

Kingborough



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, 1 August 2022 at 5.30pm

Kingborough Councillors 2018 - 2022



Mayor
Councillor Paula Wriedt



Deputy Mayor
Councillor Jo Westwood



Councillor Sue Bastone



Councillor Gideon Cordover



Councillor Flora Fox



Councillor Clare Glade-Wright



Councillor David Grace



Councillor Amanda Midgley



Councillor Christian Street



Councillor Steve Wass

QUALIFIED PERSONS

In accordance with Section 65 of the *Local Government Act 1993*, I confirm that the reports contained in Council Meeting Agenda No. 15 to be held on Monday, 1 August 2022 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, 26 July 2022

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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, 1 August 2022 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 P Wriedt
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

4 APOLOGIES

Councillor C Glade-Wright

5 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the open session of the Council Meeting No.14 held on 18 July 2022 be confirmed as a true record.

6 WORKSHOPS HELD SINCE LAST COUNCIL MEETING

25 July - Biodiversity Offset 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 QUESTIONS WITHOUT NOTICE FROM THE PUBLIC

10 QUESTIONS ON NOTICE FROM THE PUBLIC

10.1 Sports Ground User Fees

Mr Adam Smee submitted the following question on notice:

- 1) *Who from Council was tasked with the proposed direct relationship building? Does this person have a history of building co-operative relationships with local sports clubs?*
- 2) *Was a post regarding the issue of sports ground user fees put up on Council's Facebook page or other social media platforms? If so, when did this occur?*
- 3) *Was an advert regarding the issue placed in the Kingborough Chronicle or was a media release on the issue provided to this publication? If so, when did this occur?*
- 4) *Was a survey regarding the issue conducted? If so, when did this occur and why were the results of this survey not included in the report provided to Council on 16 May?*

Officer's Response:

Staff from Council's Recreation Unit were given responsibility for communication with clubs in relation to the proposal to re-introduce sports ground user fees. Initial consultation was undertaken directly with club presidents, with broader community engagement and public education to occur on an ongoing basis over the next 12 months.

Daniel Smee, Director Governance, Recreation & Property Services

10.2 DA-2021-668 - 110 Benbows Road, Oyster Cove

Dr Don Ranson and **Dr Val Ronson** submitted the following question on notice:

1. *What will be the noise profile (including decibels and frequency) of all works on site, including: i) the oyster processing to be carried out in the particular shed in which the relevant processing machinery is housed; ii) any other machinery that will be used, including their reversing klaxons?*

2. *What other activities will be carried out at the shore facility besides oyster processing?*
3. *How much road traffic will this industry create?*
4. *How much light pollution will be created at night by security and other lights?*
5. *How many oysters will be processed and by how much will this industry expand in the future?*

Officer's Response:

This development application will be coming to a future council meeting and the responses to these questions will be contained within the report.

Melissa Stevenson, Coordinator Statutory Planning

10.3 DA-2021-668 - 110 Benbow Road, Oyster Cove

Mr Martin Betts and Mrs Suzanne Betts submitted the following question on notice:

1. *Has the Council previously been aware of such alleged activity and if so has it been investigating and/or managing the issue?*
2. *If Council is not aware of this allegation will it investigate the matter as part of its consideration of the DA?*
3. *In terms of Council responses, what are the implications if such activities are actually happening now ahead of DA consideration?*
4. *If the activities are in fact actually happening as alleged, what impact will that have on the processing of this DA?*
5. *If the activities are in fact actually happening as alleged, what actions are open to the Council to take?*

Officer's Response:

1. No.
2. Council separates the functions of authorised officers and the Planning Authority. The Council is required, as the Planning Authority to consider a development application on the information that is lodged with the application. If Council receives a complaint alleging unlawful use or development, this matter would be referred to Council's Compliance Unit for assessment.
3. On complaint, if unlawful activity is occurring Council will undertake appropriate and measured compliance activity in accordance with the *Land Use Planning and Approvals Act 1993*.
4. In relation to the development application there are no implications for the assessment of the application which must be considered on its merits and assessed for compliance against the development standards of the *Kingborough Interim Planning Scheme 2015*.
5. Council has the ability to take compliance action pursuant to the provisions of the *Land Use Planning and Approvals Act 1993*, which includes but is not limited to, the issuing of a Notice of Intention to Issue an Enforcement Notice and Enforcement Notice.

Melissa Stevenson, Coordinator Statutory Planning

11 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS

12 QUESTIONS ON NOTICE FROM COUNCILLORS

12.1 FOGO

Cr Midgley submitted the following question on notice:

1. *How many households who are eligible have a FOGO service and how many households don't have a FOGO service?*
2. *Are we continuing to promote the FOGO service so we can have an increase in uptake to this service for those residents who are eligible?*
3. *Do we have a plan for implementing organic waste collection in public places?*
4. *Do we have a plan for organic collection service for commercial places/ businesses?*
5. *Do we have a plan for encouraging businesses to transfer to compostable packaging?*
6. *How are we promoting FOGO at Barretta?*

Officer's Response:

1. There are currently 13,613 eligible properties on the kerbside collection service with 7,937 registered for FOGO
2. The FOGO service is currently advertised through the Council website, social media and the Waste and Recycling Guide
3. Not currently, as there would be minimal benefit and high contamination rates until all businesses in the area were using compostable packaging. This would also most likely require a separate service to that offered to households with mobile bins.
4. Businesses on the kerbside collection route can opt into the kerbside FOGO service. Veolia currently offers a twice weekly commercial FOGO collection service to the Kingborough area
5. Many businesses have moved towards compostable packaging as a business decision and although there is no planned dedicated program for this, Kingborough Waste Services (KWS) has flagged some additional resource to increase community and business engagement.

David Reeve, Director Engineering Services

12.2 IMPLEMENTATION OF A CLIMATE AND BIODIVERSITY REPORT CARD

Cr Midgley submitted the following question on notice:

On the 8th July 2019 Kingborough Council declared a Climate and Biodiversity emergency. Would Council consider implementing a Climate and Biodiversity report card similar to City of Melbourne (<https://www.melbourne.vic.gov.au/about-council/vision-goals/Pages/climate-biodiversity-emergency.aspx>) to measure how Council is tracking with actions associated with this motion?

Officer's Response:

The declaration of a Climate and Biodiversity Emergency provided a clear mandate for Council to embed action on climate change in decision making across the organisation. The idea of communicating progress on Council's Climate Change Action Plan in the form of a report card in addition to normal progress reporting is strongly supported. A report card will summarise progress of implementing the Action Plan against the three priority objectives: Climate Change Strategic Management, Energy and Greenhouse Gas Management and Adaptation Action. A report card will be delivered annually.

Liz Quinn, Acting Manager Environmental Services

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OPEN SESSION ADJOURNS

PLANNING AUTHORITY IN SESSION

13 OFFICERS REPORTS TO PLANNING AUTHORITY

13.1 DA-2022-64 - DEVELOPMENT APPLICATION FOR DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF DWELLING, ANCILLARY DWELLING, VISITOR ACCOMMODATION AND ASSOCIATED WORKS, AND ROAD WORKS INFRASTRUCTURE ON THE CHANNEL HIGHWAY AT 4101 CHANNEL HIGHWAY, FLOWERPOT

File Number: DA-2022-64
Author: Timothy Donovan, Senior Planning Officer
Authoriser: Melissa Stevenson, Coordinator Statutory Planning

Applicant:	ERA Planning and Environment
Owner:	Ms M T Westerhausen and The Crown
Subject Site:	4101 Channel Highway, Flowerpot and CT 20339/1, CT 150765/5, CT 150765/7 and CT 242296/1.
Proposal:	Demolition of existing buildings and construction of dwelling, ancillary dwelling, visitor accommodation and associated works, and road works infrastructure on the Channel Highway
Planning Scheme:	Kingborough Interim Planning Scheme 2015 <i>Assessment is based on KIPS2015 and provisions of PD8 (which commenced 22 Feb 2022)</i>
Zoning:	Rural Resource and Utilities
Codes:	E1.0 Bushfire Prone Areas E3.0 Landslide E5.0 Road and Railway Asset E6.0 Parking and Access E7.0 Stormwater Management E10.0 Biodiversity E11.0 Waterway and Coastal Protection E23.0 On-Site Wastewater Management E25.0 Local Development
Use Class/Category:	Residential (Single Dwelling) and Visitor Accommodation
Discretions:	Rural Resource Zone: CI.26.3.1 A1 Sensitive Use CI.26.3.2 A1 Visitor Accommodation CI.26.3.3 A1 Discretionary Use CI.26.4.2 A1, A2, A4 Setbacks CI.26.4.3 A1 Design Landslide Code: CI.E3.6.2 A2 Vulnerable Use CI.E3.7.1 A1 Buildings and works, other than minor extensions

	<p>Road and Railway Asset Code:</p> <p>E5.6.2 A1 Road Accesses and Junctions</p> <p>E5.6.4 A1 Sight distance at accesses, junctions and level crossings</p> <p>Parking and Access Code:</p> <p>E6.7.1 A1 Number of vehicular accesses</p> <p>E6.7.3 A1 Vehicular passing areas along an access</p> <p>Stormwater Management Code:</p> <p>E7.7.1 A1 Stormwater drainage and disposal</p> <p>Biodiversity Code:</p> <p>E10.7.1 A1 Buildings and Works</p> <p>Waterway and Coastal Protection Code</p> <p>E11.7.1 A1 Buildings and works</p> <p>Local Development Code:</p> <p>E25.7.1 A1 Building height in the coastal proximity</p>
Public Notification:	Public advertising was undertaken between 28 May 2022 and 10 June 2022 in accordance with section 57 of the <i>Land Use Planning and Approvals Act 1993</i>
Representations:	<p>Nine (9) representations were received against the proposal. The submissions raised the following grounds:</p> <ul style="list-style-type: none"> • Proposed development is not accordance with the Rural Resource Zone • Non-complying Visitor Accommodation • Traffic • Incorrect boundary • Environmental Impacts
Recommendation:	Approval with Conditions

1. PROPOSAL

1.1 Description of Proposal

The proposal is for the demolition of the existing dwelling, a new dwelling, an ancillary dwelling, and visitor accommodation. An additional access and driveway to the Channel Highway is also proposed.

- Dwelling

The existing dwelling and garage are to be demolished and a new dwelling constructed. The replacement dwelling contains 4 bedrooms with ensuites, an open plan kitchen/dining area and ancillary spaces for storage, laundry, wine cellar, a double garage, and living spaces. The dwelling includes deck areas with access from the living areas and bedrooms. A plunge pool is also proposed and connected to a deck area and a sauna.

The building is a single storey with the primary material to be rammed earth and hardwood panelling. The roof colour is intended to be a dark colour, Colorbond "Monument" or similar and the Light Reflectance Value of this colour is 8. The dwelling has a total floor area of approx. 620m² and a maximum height above natural ground level of 5.65m. It is setback 42.9m from the Channel Highway and 9.83m from the rear boundary to the coastal reserve land.

- Ancillary Dwelling

The dwelling also includes an ancillary dwelling with a floor area of 60m² containing a single bedroom, bathroom and open plan living and kitchen area. It has a deck area. It is a single storey and the primary material is to be rammed earth and hardwood panelling. The ancillary dwelling is setback 25.5m from the Channel Highway and over 60m from the rear boundary to the coastal reserve land.

- Visitor Accommodation

A 2 bedroom visitor accommodation building is proposed with 2 bathrooms and an open plan living and kitchen area. It is located in the south of the site with access from the existing driveway. The building includes a deck and it is constructed with rendered brick walls and hardwood panels.

The building is 142m² and has a maximum height above natural ground level of 4.5m. It is setback 7.47m from the Channel Highway, 32.7m from the rear boundary to the coastal reserve land, and 50.7m from the south side boundary.

- Second access

A second vehicular access and driveway is proposed from the Channel Highway for the replacement dwelling and ancillary dwelling. The new access is located in the northern end of the property.

- Other works

Upgrading of the Channel Highway is proposed adjacent to the existing vehicle access and proposed second vehicle access. The works include benching and vegetation clearing.

The Planning Report (ERA Planning and Environment, dated 22 Feb 2022) lodged with the application contains an Owner's Statement that advises that:

"The intention of the owner ... is to create an intergenerational home for a family of two parents, three adult children and their future children. The home will be the nucleus for the family to rejuvenate and to enjoy the pure natural beauty of the local area, waterways and the surroundings."

Other matters included in the Owner's Statement include:

- The design includes passive design principles such as solar orientation and thermal mass, and blending the buildings discreetly into the site so that they are incidental to the landscape.
- The proposed buildings are at a lower height than the existing dwelling, are barely visible from the Highway and use natural building materials (e.g. rammed earth, hardwood).
- The buildings are designed to be energy self-sufficient with electricity produced by roof top solar voltaic panels and additional battery storage, and rainwater harvesting facilities on every building.
- The main residence is organised around a central courtyard with native plants, vegetables and fruit trees according to the principles of permaculture.

- The main dam will be revived to be a fully functioning biotope for wildlife.
- Overall the essence of the planned home can be summarised as a “nature retreat for the family”.

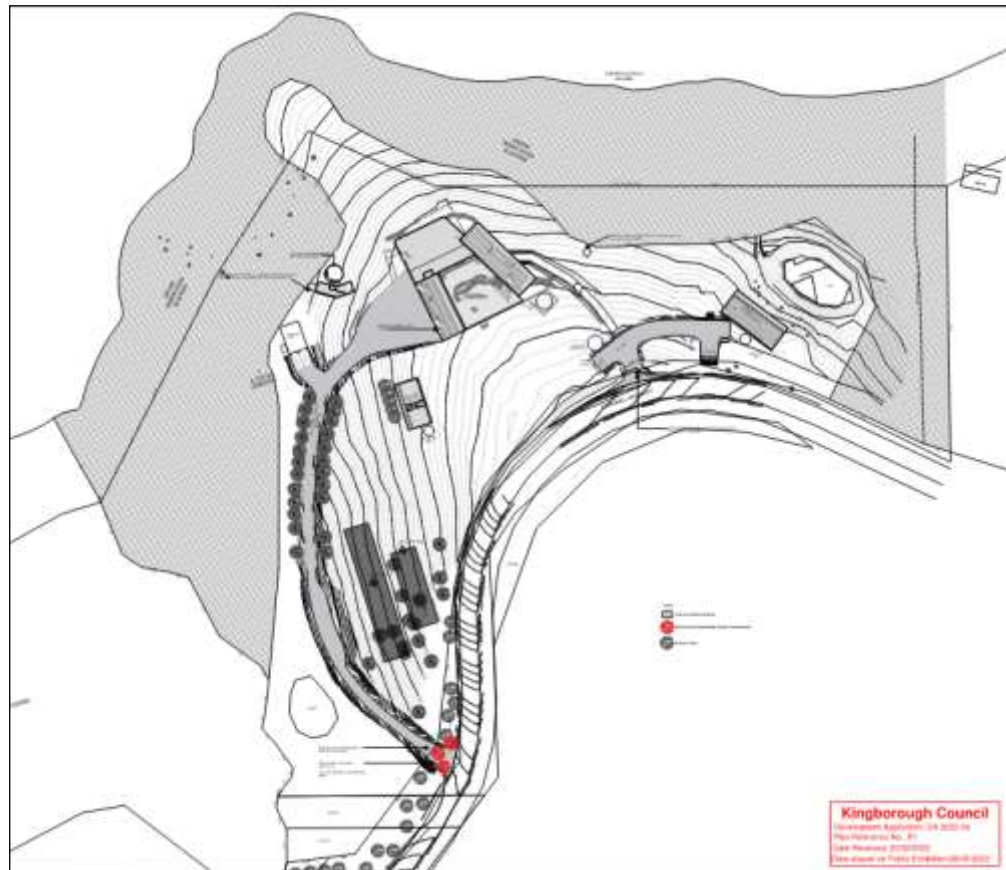


Figure 1 - Site Plan



Figure 2 - Existing House to be demolished

1.2 Description of Site.

The site is described as “Drumnadrochit”, No 4101 Channel Highway, Flowerpot being Lot 1 on CT 20339/1 with an area of 2.663ha. The lot is an irregular shape with significant frontages to both the Channel Highway to the west and the D’Entrecasteaux Channel and Crown Reserve land to the east.

In addition to the main site the application involves other land associated with the Channel Highway and upgrades to it:

Title Reference CT	Owner
21121/1	J Donaldson and E Park (public highway)
150765/5	The Crown
150765/7	The Crown
242296/1	The Crown

The site is zoned Rural Resource and contains an existing dwelling and garage. Access to the site is currently provided at the mid-way point on the Highway to the site. The site is partially cleared with vegetation mainly located around the boundaries. A watercourse flows through the northern boundary of the site. There are two small dams on the land.

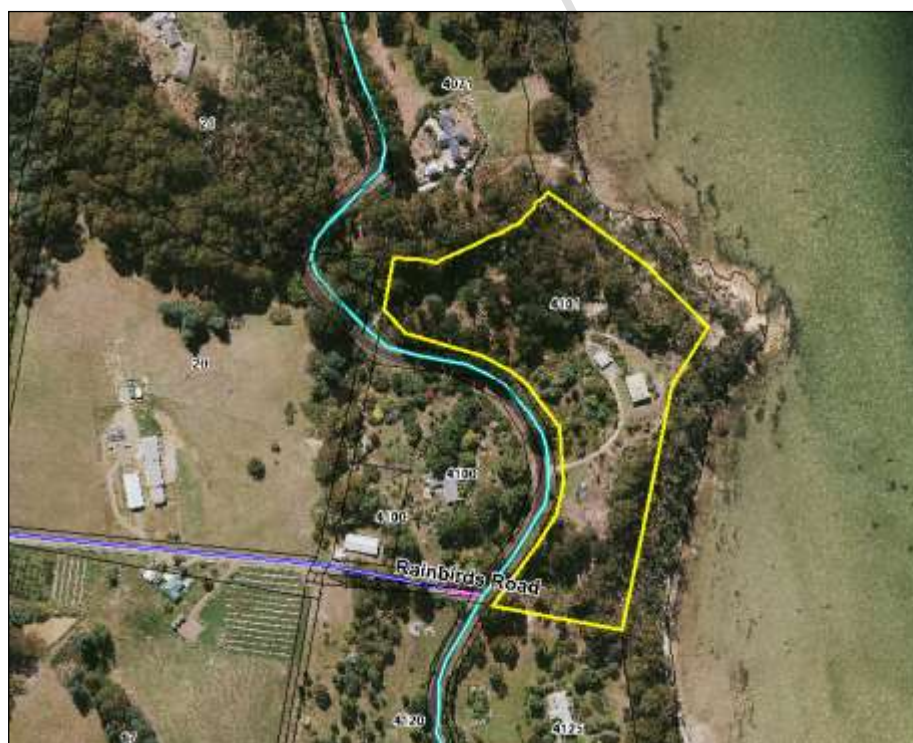


Figure 3 - Aerial Photo of subject site

1.3 Background

A development application DA-2021-309 for “Demolition of existing buildings and construction of dwelling, ancillary dwelling, visitor accommodation, boatshed and associated infrastructure” was lodged on 2 June 2021. The application was advertised on 27 November 2021. The application was withdrawn by the applicant, prior to a Council decision, on 18 January 2022.

2. ASSESSMENT

2.1 State Policies and Act Objectives

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

The proposal is consistent with the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993*.

2.2 Strategic Planning

The relevant strategies associated with the Scheme are as follows:

Zone Purpose Statements of the Rural Resource Zone.

The zone purpose statements of the Rural Resource Zone are to:

- 26.1.1.1 *To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.*
- 26.1.1.2 *To provide for other use or development that does not constrain or conflict with resource development uses.*
- 26.1.1.3 *To provide for non-agricultural use or development, such as recreation, conservation, tourism and retailing, where it supports existing agriculture, aquaculture, forestry, mining and other primary industries.*
- 26.1.1.4 *To allow for residential and other uses not necessary to support agriculture, aquaculture and other primary industries provided that such uses do not:*
 - (a) *fetter existing or potential rural resource use and development on other land;*
 - (b) *add to the need to provide services or infrastructure or to upgrade existing infrastructure;*
 - (c) *contribute to the incremental loss of productive rural resources.*
- 26.1.1.5 *To provide for protection of rural land so future resource development opportunities are not lost.*
- 26.1.1.6 *To ensure development respects and protects the natural and landscape values on the land.*

Clause 22.1.2 – Local Area Objectives

There are no Local Area Objectives for Flowerpot in the Zone.

Clause 28.1.3 - Desired Future Character Statements

There is no Desired Future Character Statement for Flowerpot in the Zone.

Zone Purpose Statements of the Utilities Zone

The zone purpose statements of Utilities Zone are:

28.1.1.1 To provide land for major utilities installations and corridors.

28.1.1.2 To provide for other compatible uses where they do not adversely impact on the utility.

Clause 28.1.2 – Local Area Objectives

There are no Local Area Objectives for this Zone.

Clause 28.1.3 - Desired Future Character Statements

There are no Desired Future Character Statements for this Zone.

The proposal complies with the above-mentioned statements and objectives as it provides residential uses that do not fetter existing or potential rural resource use and development or contribute to the incremental loss of productive rural resources.

2.3 Statutory Planning

Council's assessment of this proposal should also consider the issues raised in the representations, the outcomes of any relevant State Policies and the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993*.

2.4 Use and Development Standards

The development uses are categorised as follows:

- A Dwelling (and this may include an Ancillary Dwelling) is included in the Residential (Single Dwelling) Use Class under the Scheme.

Residential Use may be a 'No Permit Required' use if only replacing an existing use on the site and there is no associated development requiring a permit. In this case there is other development requiring a permit proposed.

Residential Use may be a 'Permitted' use only if for a home-based business or an extension or replacement of an existing dwelling. While the existing dwelling is being replaced there is also a new Ancillary Dwelling proposed. In this case there is also other discretionary development proposed and the proposed dwelling does not comply with the Development Standards for the Zone and relevant Codes. If a Single Residential Use does not comply with the Permitted Criteria it is then a Discretionary Use in the Zone.

- Visitor Accommodation is a Discretionary Use in the Rural Resource Zone and only if backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, overnight camping area or seasonal workers accommodation. The design of the visitor accommodation is best described as holiday cabin.
- Road works in the Utilities Zone are a No Permit Required use if Minor Utilities otherwise as Utilities are a Permitted Use. In this case the works are not considered to be Minor Utilities as defined.

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

Rural Resource Zone
Clause 26.3.1 – Sensitive Use

Acceptable Solution A1
A sensitive use is for a home based business or an extension or replacement of an existing dwelling or existing ancillary dwelling, or for home based child care
Performance Criteria P1
<p>A sensitive use must not unreasonably convert agricultural land or conflict with or fetter non-sensitive use on adjoining land having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the characteristics of the proposed sensitive use; (b) the characteristics of the existing or likely non-sensitive use on adjoining land; (c) setback to site boundaries and separation distance between the proposed sensitive use and existing or likely non-sensitive use on adjoining land; (d) any characteristics of the site and adjoining land that would buffer the proposed sensitive use from the adverse impacts on residential amenity from existing or likely non-sensitive use.
Proposal
Not Complying – While the new dwelling replaces an existing dwelling, there is no existing Ancillary Dwelling and the proposed Visitor Accommodation building is a new use on the site.

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

- The proposed ancillary dwelling is located on land that does not have any existing agricultural use and it does conflict with or fetter non-sensitive use on adjoining land. The site is constrained in relation to the relative small size and narrow configuration and also in relation to soil types, slope and proximity to the coast. In light of the nature of the site the use does not contribute to the incremental loss of productive rural resources.
- The site and adjacent lots on the east of the Channel Highway are constrained due to size, topography, and proximity to the water in relation to existing and further non-sensitive uses. In this regard the lots are different to the larger holdings and lots to the west of the highway.
- In light of the size and dimensions of the lot the central location and setbacks of the ancillary dwelling is considered the best compromise to limit any impacts on adjacent lots.
- The dwelling has been sited and constructed to minimise external impacts. The site contains existing vegetation along the boundaries that assist in screening the dwelling.

The proposed Visitor Accommodation is supported pursuant to this Performance Criteria of the Zone for the following reasons:

- The proposed ancillary dwelling is located in the south of the lot on land that does not have any existing agricultural use. The use will not displace or fetter existing or potential agricultural uses on or off the site. The site is constrained in relation to the relative small size and narrow configuration and also in relation to soil types, slope and proximity to the coast. In light of the nature of the site the use does not contribute to the incremental loss of productive rural resources.

- The site and adjacent lots on the east of the Channel Highway are constrained due to size, topography, and proximity to the water in relation to existing and further non-sensitive uses. In this regard the lots are different to the larger holdings and lots to the west of the highway.
- Although setback 7.47m from the Channel Highway the visitor accommodation building has been sited and constructed to minimise external impacts. The site contains existing vegetation along the boundaries that assist in screening the building.

Rural Resource Zone

Clause 26.3.2 – Visitor Accommodation

Acceptable Solution A1

Visitor accommodation must comply with all of the following:

- (a) is accommodated in existing buildings;
- (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;
- (c) has a floor area of no more than 160m².

Performance Criteria P1

Visitor accommodation must satisfy all of the following:

- (a) not adversely impact residential amenity and privacy of adjoining properties;
- (b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;
- (c) be of an intensity that respects the character of use of the area;
- (d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way;
- (e) be located on the property's poorer quality agricultural land or within the farm homestead buildings precinct;
- (f) not fetter the rural resource use of the property or adjoining land.

Proposal

Not Complying – the visitor accommodation is not contained in an existing building. The single visitor accommodation will be able to accommodate 4 visitors. The building has an area of 142m² and a maximum height above natural ground level of 4.5m. It is setback 7.47m from the Channel Highway, 32.7m from the rear boundary to the coastal reserve land, and 50.7m from the south side boundary.

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

- The use is located centrally on the site and is located 50.7m from the south side boundary. The adjacent property No 4125 Channel Highway contains a residence setback approximately 45m from the side boundary.
- The visitor accommodation will not impact on residential amenity and privacy of adjoining properties due to the setbacks, the fall of the land, and the existing screening vegetation. There is no overshadowing of adjacent dwellings or their private open space.

- The visitor accommodation provides parking and manoeuvring spaces required in accordance with the Parking and Access Code on-site.
- The low design and siting of the single building respects the character of use of the area.
- The application is supported by a Traffic Impact Assessment Report (Hubble Traffic, February 2022). The report specifically addresses the visitor accommodation parking, access and traffic. It concludes that from a traffic engineering and road safety perspective the traffic from the development is not expected to create any adverse safety or efficiency concerns. The increase in traffic expected to be generated is negligible, and there is sufficient capacity on the Highway to absorb the traffic movements. The additional traffic movements at the property will be comparable to the nature and use of the Highway.
- The use is located in an area characterised by rural living and small scale agricultural activities - e.g. grazing, small crops. There are no rural resource activities on the subject site and it is unlikely that it could be considered agricultural land. The use will not fetter the rural resource use of the property or adjoining land.

Rural Resource Zone

Clause 26.3.3 – Discretionary Use

Acceptable Solution A1
No acceptable solution
Performance Criteria P1
<p>A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the characteristics of the proposed non-agricultural use; (b) the characteristics of the existing or likely agricultural use; (c) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use; (d) any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on amenity from existing or likely agricultural use.
Proposal
No acceptable solution.

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

- The proposed uses are all residential in nature and will not conflict with or fetter the use of the subject site. The current site has no rural resource activities and it is unlikely that it could be considered agricultural land. The adjacent sites are used mainly for rural living and are similar in size and configuration.
- The site is under 2.66ha in size and does not have access to commercial quantities of water. There is insufficient water for stock drinking or irrigation. Due to the topography and building area there is approximately 0.81ha of the site available for agricultural production. It is considered that this area would not be viable for livestock, cropping or other horticultural activities. The available area may be able to be used for small scale hobby farming and gardening associated with residential use.

- In light of the dimensions and configuration of the site, and the location of the existing dwelling and associated cleared area the proposed dwelling and ancillary dwelling have been sited to minimise external impacts and with recognition of the site circumstances. There is no existing agricultural use on the site and it is unlikely that there would be in the future.
- The visitor accommodation has been sited in the south of the lot and this location does not fetter any existing or likely agricultural use on the site. The location will also not fetter any existing or likely agricultural use on adjacent land.
- The uses are located in an area characterised by rural living and small scale agricultural activities - e.g. grazing, small crops. There are no rural resource activities on the subject site and it is unlikely that it could be considered agricultural land. The uses will not fetter the rural resource use of the property or adjoining land.

Rural Resource Zone

Clause 26.4.2 Setbacks

Acceptable Solution A1
Building setback from frontage must be no less than: 20 m.
Performance Criteria P1
Building setback from frontages must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following: <ul style="list-style-type: none"> (a) the topography of the site; (b) the size and shape of the site; (c) the prevailing setbacks of existing buildings on nearby lots; (d) the location of existing buildings on the site; (e) the proposed colours and external materials of the building; (f) the visual impact of the building when viewed from an adjoining road; (g) retention of vegetation.
Proposal
The Visitor Accommodation does not comply with a frontage setback of 7.47m The dwelling and ancillary dwelling comply with setbacks of: Dwelling –42.6m Ancillary Dwelling – 25.58m.

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

- The lot is an irregular shape with significant frontages to both the Channel Highway to the west and the D'Entrecasteaux Channel and Crown Reserve land to the east. The width of the site varies with the southern area ranging from 53-85m, the central part of the site approx. 100m and the northern part of the site from 37-57m. The northern area of the site is constrained by steep slopes, a creek and small dam.
- In light of the dimensions and configuration of the site, and the location of the existing dwelling and associated cleared area the proposed dwelling and ancillary dwelling have been sited to minimise external impacts and with recognition of the site circumstances. The width of the site makes it difficult to achieve complying

setbacks and the siting of the buildings balances the frontage setback requirements with the issues associated with proximity to the Crown land and water to the east of the site.

- Note is made that both the main dwelling and ancillary dwelling comply with the front setback standard. The dwelling and ancillary dwelling are located in the area of the existing house and garage. The proposed colours and external materials of the buildings are of natural colours and low reflectivity – the primary materials are rammed earth and hardwood panelling.
- The visitor accommodation has a front setback of 7.5m-15.6m and has been sited in the south of the lot. The site slopes away from the road and down to the Crown reserve. The building is sited 2-4m below the level of the highway and is placed across the contour of the land. The building has been located to not impact on the tree protection zones of nearby trees.
- The views from the road across the site to the water are maintained. There is a range of vegetation along and adjacent to the road. The building will be constructed in rendered brickwork and charred timber cladding. It is considered that the visual impact of the building will be minimal and acceptable. The existing vegetation between the building and the road, and the south and east boundaries is to be retained.
- The setbacks are consistent with prevailing setbacks of existing buildings on nearby lots due to these lots having similar constraints.

Rural Resource Zone **Clause 26.4.2 Setbacks**

Acceptable Solution A2
Building setback from side and rear boundaries must be no less than: 50 m.
Performance Criteria P2
Building setback from side and rear boundaries must maintain the character of the surrounding rural landscape, having regard to all of the following: (a) the topography of the site; (b) the size and shape of the site; (c) the location of existing buildings on the site; (d) the proposed colours and external materials of the building; (e) visual impact on skylines and prominent ridgelines; (f) impact on native vegetation.
Proposal
The Dwelling and Visitor Accommodation do not comply with side and rear setbacks The dwelling has a minimum rear setback of 9.83m and maximum rear setbacks of 20-25m. The Visitor Accommodation has a south side setback of 51m and a rear setback of 16m. The Ancillary Dwelling complies with setbacks of more than 60m.

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

- The lot is an irregular shape with significant frontages to both the Channel Highway to the west and the D'Entrecasteaux Channel and Crown Reserve land to the east.

The width of the site varies with the southern area ranging from 53-85m, the central part of the site approx. 100m and the northern part of the site from 37-57m. The northern area of the site is constrained by steep slopes, a creek and small dam.

- In light of the dimensions and configuration of the site, and the location of the existing dwelling and associated cleared area the proposed dwelling and ancillary dwelling have been sited to minimise external impacts and with recognition of the site circumstances. The width of the site makes it difficult to achieve complying setbacks and the siting of the buildings balances the frontage setback requirements with the issues associated with proximity to the Crown land and water to the east of the site. The siting also has minimal impact on adjacent properties.
- The dwelling is located in the area of the existing house and garage. The proposed colours and external materials of the buildings are of natural colours and low reflectivity – the primary materials are rammed earth and hardwood panelling. The roof colour is colorbond "Monument" or similar with a Light Reflectance Value of 8.
- The dwelling is not located on a skyline and prominent ridgeline. The buildings will sit below the tree line and are slightly cut into the slope. The buildings will maintain the character of the surrounding rural landscape.
- As noted above the dimensions and configuration of the site make it difficult to achieve complying setbacks. The visitor accommodation has been sited with regard to the site constraints. The site slopes away from the road and down to the Crown reserve. The building is sited 2-4m below the level of the highway and is placed across the contour of the land.
- The setbacks are consistent with prevailing setbacks of existing buildings on nearby lots due to these lots having similar constraints. The visitor accommodation is approx. 125m from the dwelling located on the adjoining property to the south.
- The Visitor Accommodation building is not located on a skyline or prominent ridgeline. There is a range of vegetation along and adjacent to the road and around the boundaries. It is considered that the visual impact of the building will be minimal and acceptable. The existing vegetation between the building and the south and east boundaries is to be retained.
- The colours and materials of the visitor accommodation are natural colours (rendered brickwork and charred timber cladding) to match the main dwelling and have low reflectivity.
- There is no impact on native vegetation and the visitor accommodation building has been located to not impact on the tree protection zones of nearby trees.

Rural Resource Zone

Clause 26.4.2 Setbacks

Acceptable Solution A4
Buildings and works must be setback from land zoned Environmental Management no less than: 100 m.
Performance Criteria P4
Buildings and works must be setback from land zoned Environmental Management to minimise unreasonable impact from development on environmental values, having regard to all of the following:

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|---|
| <ul style="list-style-type: none"> (a) the size of the site; (b) the potential for the spread of weeds or soil pathogens; (c) the potential for contamination or sedimentation from water runoff; (d) any alternatives for development. |
|---|

Proposal

All buildings and works are less than 100m setback from adjacent Environmental Management zoned land.

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

- The site's configuration has been assessed in the development standards for front and side/rear setbacks above. The dimensions of the site are such that there is no location on the site that would comply with the 100m setback standard.
- The proposed dwelling is located generally on the same part of the site as the existing dwelling.
- The proposed ancillary dwelling and visitor accommodation are setback from the Environmental Management Zone further than the existing dwelling.
- The site is currently unmanaged and has significant weed issues, whereas the potential for the spread of weeds or soil pathogens is proposed to be mitigated through the development and implementation of a Weed Management Plan.
- Landscaping is proposed to prioritise the use of native Tasmanian flora species.
- A Soil and Water Management Plan (SWMP) has been submitted with the application. The SWMP includes the installation of silt fences, locations for topsoil stockpiling and other sediment controls during construction. There is also no disturbance of native vegetation within proximity to the Environmental Management Zone.
- The application is supported by a Construction and Environmental Management Plan. The applicant has provided a comment from ERA's Senior Environmental Scientist on the Plan stating:

"It is considered that the building placements is as appropriate as possible in regard to the lot size and position to the environmental management area. Even when bushfire hazard management requirements are considered the overall impacts and vegetation removal requires very little existing native vegetation to be removed. There may be small amounts of regrowth shrubs, grasses and sedges on the perimeter of the native vegetation zone that require management (slashing or minimisation), however this will not have any measurable impact on the natural values of the site. In addition, no significant trees ... are required to be removed related to the project footprint."

- In relation to stormwater there is a low risk that contamination will occur. The historic land use of the property is unlikely to have produced any point source of contamination. There will be appropriate stormwater management in construction and ongoing use of the site. The potential for contamination or sedimentation from water runoff is best managed during the construction phase through the implementation of a soil and water management plan (SWMP), which was submitted with the application documentation.

- The configuration of the site is such that other options are not considered to be practical or have any different impacts on the environmental management land. Given the size of the site, location of the existing clearings and the scale of the proposed development, there are no alternatives for development located further from the Environmental Management Zone.

Conditions are recommended for inclusion in any permit issued requiring implementation of the SWMP, development and implementation of a Landscaping Plan, Weed Management Plan and Construction Environmental Management Plan. A condition is also recommended for inclusion requiring the property boundary with the Environmental Management Zone to be clearly delineated on site. It is also recommended that advice be included in any permit issued advising that all residential and visitor accommodation use and development is to be contained within property boundaries, noting this does not preclude passive recreation or other No Permit Required uses.

Rural Resource Zone

Clause 26.4.3 Design

Acceptable Solution A1

The location of buildings and works must comply with any of the following:

- be located within a building area, if provided on the title;
- be an addition or alteration to an existing building;
- be located in an area not require the clearing of native vegetation and not on a skyline or ridgeline.

Performance Criteria P1

The location of buildings and works must satisfy all of the following:

- be located on a skyline or ridgeline only if:
 - there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;
 - significant impacts on the rural landscape are minimised through the height of the structure, landscaping and use of colours with a light reflectance value not greater than 40 percent for all exterior building surfaces;
- be consistent with any Desired Future Character Statements provided for the area;
- be located in an area requiring the clearing of native vegetation only if:
 - there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;
 - the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures.

Proposal

Approximately 1275m² of native understorey vegetation and small trees <25cm dbh requires removal for bushfire hazard management and the proposed visitor accommodation.

As the buildings and works are not located in a building area, are not an addition or alteration to an existing building and involve some vegetation removal, the proposal must be assessed against the performance criteria.

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

- The proposed development is not located on a skyline or ridgeline.
- There are no relevant Desired Future Character Statements for the area.
- The building sites are predominantly clear of native vegetation and clearing is limited to clearing of understorey vegetation and small trees <25cm dbh for bushfire hazard management.
- The construction standard is maximised with the dwelling and visitor accommodation proposed to be constructed to BAL-29 to minimise native vegetation removal and contain the hazard management area in the property boundary and the ancillary dwelling is proposed to be constructed to BAL-12.5 and not relying on any native vegetation removal.

Conditions are recommended for inclusion in any permit issued limiting clearing, requiring retention of individual trees and implementation of tree protection measures during construction and requiring building plans are consistent with the Bushfire Hazard Report and accompanying Bushfire Hazard Management Plan submitted with the development application.

E3.0 Landslide Code

Clause E3.6.2 - Vulnerable use

Acceptable Solution A2
No acceptable solution.
Performance Criteria P2
<p>Vulnerable use must satisfy all of the following:</p> <p>(a) No part of the vulnerable use is in a High Landslide Hazard Area;</p> <p>(b) Landslide risk to occupants, staff, visitors and emergency personnel associated with the vulnerable use is either:</p> <ul style="list-style-type: none"> (i) acceptable risk; or (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk. <p>(c) Landslide risk to occupants, staff and visitors takes into consideration their specific circumstances including their ability to:</p> <ul style="list-style-type: none"> (i) protect themselves and defend property from landslide; (ii) evacuate in an emergency; (iii) understand and respond to instructions in the event of a landslide; <p>whilst minimising risk to emergency personnel.</p>
Proposal
No acceptable solution (requires assessment against performance criteria).

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

- No part of the vulnerable use is in a High Landslide Hazard Area;
- A Landslide Risk Assessment and addendum by Geo-Environmental Solutions (April 2021 and 14 April 2022) confirms that the landslide risk to occupants, staff,

visitors and emergency personnel associated with the vulnerable use is low and acceptable, taking into consideration the special circumstances.

E3.0 Landslide Code

Clause E3.7.1 - Buildings and works, other than minor

Acceptable Solution A1
No acceptable solution
Performance Criteria P1
Buildings and works must satisfy all of the following: (a) no part of the buildings and works is in a High Landslide Hazard Area; (b) the landslide risk associated with the buildings and works is either: (i) acceptable risk; or (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.
Proposal
No acceptable solution (requires assessment against performance criteria)

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

- The application is supported by a Landslide Risk Assessment (GES Geo-Environmental Solutions, dated April 2021 v.1.0).
- No part of the buildings and works is in a High Landslide Hazard Area.
- There is a Very Low to Moderate Risk at the site should the recommended hazard treatments in the Landslide Risk Assessment not be met.
- If the recommended hazard treatments in the Landslide Risk Assessment are met the risk profile for landslide hazard at the site is Very Low to Low.

A condition should be included in any permit issued requiring implementation of the recommended mitigation measures.

E5.0 Road and Railway Assets Code

Clause E5.6.2 Road accesses and junctions

Acceptable Solution A1
No new access or junction to roads in an area subject to a speed limit of more than 60km/h.
Performance Criteria P1
For roads in an area subject to a speed limit of more than 60km/h, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to: (a) the nature and frequency of the traffic generated by the use; (b) the nature of the road; (c) the speed limit and traffic flow of the road; (d) any alternative access; (e) the need for the access or junction; (f) any traffic impact assessment; and (g) any written advice received from the road authority.

Proposal

A new access is proposed to the Channel Highway.
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The proposed variation can be supported pursuant to this Performance Criteria of the Zone for the following reasons:

- For the new vehicular access, there will be up to 15 trips/day.
- The Channel highway is a 5.5m wide road that exists along the frontage of the subject site with warning signs with 45km/h advisory speed signs in the vicinity of the new access point.
- The application is supported by a Traffic Impact Assessment Report (Hubble Traffic, February 2022) that states that at the vicinity of the subject site:
 - The average weekday traffic volume is 1000 vehicles/day with average two-way traffic flow of 80 vehicles/hour with flow rate of 1 vehicle passing the property every 45 seconds. This means that there are ample gaps in the traffic stream to allow for traffic generated from the development to emerge from the property without causing any adverse transport efficiency to users of the Highway.
 - In light of the long road frontage for the site, the new access will help segregate residential and visitor traffic and use. Similarly, the traffic report states that there will not be any adverse impact on the traffic.
 - The report concludes that from a traffic engineering and road safety perspective the traffic from the development is not expected to create any adverse safety or efficiency concerns. The increase in traffic expected to be generated is negligible, and there is sufficient capacity on the Highway to absorb the traffic movements. The additional traffic movements at the property will be comparable to the nature and use of the Highway.
 - With appropriate sight benching and vegetation removal within the highway reserve the two vehicle accesses will provide adequate sight distances and traffic manoeuvres will be undertaken without any adverse impacts on the flow of highway traffic.
- The Traffic Impact Assessment Report findings that there is no adverse impact on traffic is supported.
- The Department of State Growth have given in principle approval for the works for the two vehicular accesses (upgrade of existing and new access).

E5.0 Road and Railway Assets Code

Clause E5.6.4 Sight distance at accesses, junctions and level crossings

Acceptable Solution A1

Sight distances at:

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| <ul style="list-style-type: none"> (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia. |
|---|

Performance Criteria P1

The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles, having regard to:

- (a) the nature and frequency of the traffic generated by the use;
- (b) the frequency of use of the road or rail network;
- (c) any alternative access;
- (d) the need for the access, junction or level crossing;
- (e) any traffic impact assessment;
- (f) any measures to improve or maintain sight distance; and
- (g) any written advice received from the road or rail authority

Proposal

The new access does not comply with the Safe Intersection Sight Distance shown in Table E5.1.

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

- The application is supported by a Traffic Impact Assessment Report (Hubble Traffic, February 2022) that states that at the sight distance (SISD) at the access with the Highway can be achieved through vegetation removal of trees and shrubs located within the highway road reservation. In addition, the proposed slight benching on the highway verge will improve the available sight distance.
- The report concludes that from a traffic engineering and road safety perspective the traffic from the development is not expected to create any adverse safety or efficiency concerns. The increase in traffic expected to be generated is negligible, and there is sufficient capacity on the Highway to absorb the traffic movements. The additional traffic movements at the property will be comparable to the nature and use of the Highway.
- The Traffic Impact Assessment Report findings that there is no adverse impact on traffic is supported.
- The Department of State Growth have given in principle approval for the works.

Conditions are recommended on any Permit issued that the works for vehicular access must be in accordance with the approved drawings and submitted Traffic Impact Assessment (Hubble Traffic, February 2022) and the works are subject to Department of State Growth/Crown consent.

E6.0 Parking and Access Code**Clause E6.7.1 - Number of vehicular accesses****Acceptable Solution A1**

The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater

Performance Criteria P1

The number of vehicle access points for each road frontage must be minimised, having regard to all of the following:

- (a) access points must be positioned to minimise the loss of on-street parking and provide, where possible, whole car parking spaces between access points;

- (b) whether the additional access points can be provided without compromising any of the following:
- (i) pedestrian safety, amenity and convenience;
 - (ii) traffic safety;
 - (iii) residential amenity on adjoining land;
 - (iv) streetscape;
 - (v) cultural heritage values if the site is subject to the Local Historic Heritage Code;
 - (vi) the enjoyment of any 'al fresco' dining or other outdoor activity in the vicinity.

Proposal

A new second vehicle access to the Channel Highway is proposed to be located in the north of the site.

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

- There is no loss of on-street parking.
- The application is supported by a Traffic Impact Assessment Report (Hubble Traffic, February 2022) that states that at the vicinity of the subject site:
 - The average weekday traffic volume is 1000 vehicles/day with average two-way traffic flow of 80 vehicles/hour with flow rate of 1 vehicle passing the property every 45 seconds. This means that there are ample gaps in the traffic stream to allow for traffic generated from the development to emerge from the property without causing any adverse transport efficiency to users of the Highway.
 - In light of the long road frontage for the site, the new access will help segregate residential and visitor traffic and use. Similarly, the traffic report states that there will not be any adverse impact on the traffic.
 - The report concludes that from a traffic engineering and road safety perspective the traffic from the development is not expected to create any adverse safety or efficiency concerns. The increase in traffic expected to be generated is negligible, and there is sufficient capacity on the Highway to absorb the traffic movements. The additional traffic movements at the property will be comparable to the nature and use of the Highway.
 - With appropriate sight benching and vegetation removal within the highway reserve the two vehicle accesses will provide adequate sight distances and traffic manoeuvres will be undertaken without any adverse impacts on the flow of highway traffic.
- The access is located outside of an urban area and there is no pedestrian movement in the vicinity.
- The Traffic Impact Assessment Report findings that there is no adverse impact on traffic is supported.
- There is considered to be no impact on the amenity on adjoining land. The location of the second access is not adjacent to adjoining access points. The property to the north contains a dwelling located approx. 55m from the side boundary and

approx. 94m from the new access and driveway. There is existing vegetation along the creek that forms part of the boundary between the properties.

- There is no impact on the streetscape due to the sites long frontage (over 250m) and existing character of the rural area and highway.
- There is no Local Historic Heritage Code.

E6.0 Parking and Access Code

Clause E6.7.3 - Vehicular passing areas along an access

Acceptable Solution A1

Vehicular passing areas must:

- be provided if any of the following applies to an access:
 - it serves more than 5 car parking spaces;
 - is more than 30 m long;
 - it meets a road serving more than 6000 vehicles per day
- be 6 m long, 5.5 m wide, and taper to the width of the driveway;
- it meets a road serving more than 6000 vehicles per day;
- have the first passing area constructed at the kerb;
- be at intervals of no more than 30 m along the access.

Performance Criteria P1

Vehicular passing areas must be provided in sufficient number, dimension and siting so that the access is safe, efficient and convenient, having regard to all of the following:

- avoidance of conflicts between users including vehicles, cyclists and pedestrians;
- avoidance of unreasonable interference with the flow of traffic on adjoining roads;
- suitability for the type and volume of traffic likely to be generated by the use or development;
- ease of accessibility and recognition for users.

Proposal

Passing bays are proposed at the new access entrance at the highway, midway along the driveway and at the main dwelling. The distance between bays exceeds 30m.

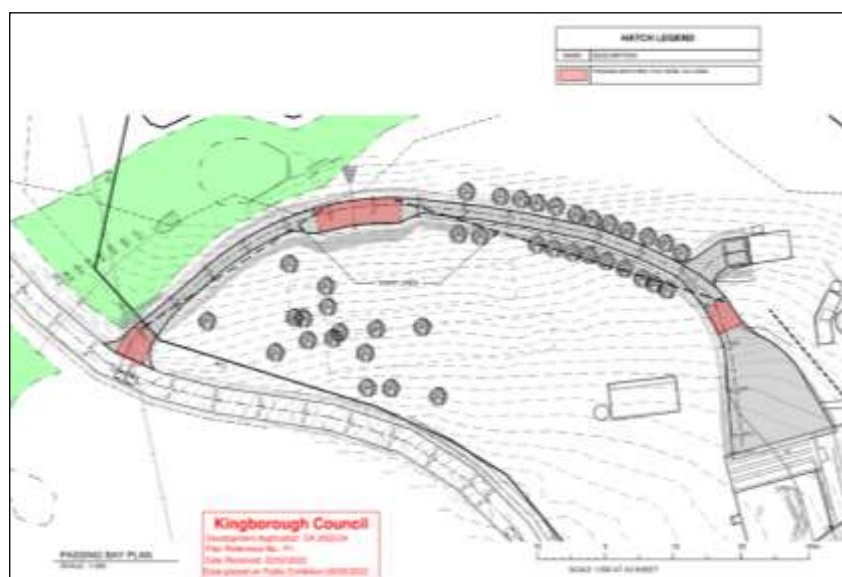


Figure 4 – Passing Bay plan.

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

- The application is supported by a Traffic Impact Assessment Report (Hubble Traffic, February 2022). The report concludes that from a traffic engineering and road safety perspective the traffic from the development is not expected to create any adverse safety or efficiency concerns. The increase in traffic expected to be generated is negligible, and there is sufficient capacity on the Highway to absorb the traffic movements. The additional traffic movements at the property will be comparable to the nature and use of the Highway.
- The new internal access driveway from the Channel Highway to the new dwelling/ancillary dwelling will be 160m in length and 3.5m wide. The design of the driveway and the spacing of the passing bays is expected to operate safely and efficiently as there is line of sight between the bays. A driver is able to proceed to the next bay and know that the route is clear. With the expected daily volume of 15 vehicle trips the likelihood of opposing vehicles is low.
- There is limited pedestrians and cyclists in the vicinity.
- There are no adverse impacts on traffic flow on the road.
- There is minimum residential traffic only.
- In conclusion the proposed passing bays are in sufficient number, dimension and siting so that the access is safe, efficient and convenient and there will be no conflict between users and no effect on the traffic flow of the road.

E7.0 Stormwater Management Code

Clause E7.7.1 - Stormwater drainage and disposal

Acceptable Solution A1

Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure

Performance Criteria P1

Stormwater from new impervious surfaces must be managed by any of the following:

- disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles
- collected for re-use on the site;
- disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council.

Proposal

Stormwater from new impervious surfaces is not disposed of by gravity to public stormwater infrastructure,

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

- In the absence of any public stormwater infrastructure, the stormwater runoff from the new impervious surfaces is proposed to be collected in on-site water tanks for reuse. Stormwater from the new driveway is proposed to be discharged to the existing dam/waterways through a culvert with energy dissipater at outlet.

E10.0 Biodiversity Code
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

Clearance and conversion or disturbance must satisfy the following:

- (a) if low priority biodiversity values:
 - (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;
- (b) if moderate priority biodiversity values:
 - (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, April 2013 and Kingborough Biodiversity Offset Policy 6.10, November 2016.
- (c) if high priority biodiversity values:
 - (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 high 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) special circumstances exist;
 - (v) residual adverse impacts on high 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, April 2013 and Kingborough Biodiversity Offset Policy 6.10, November 2016.
 - (vi) clearance and conversion or disturbance will not substantially detract from the conservation status of the biodiversity value(s) in the vicinity of the development.

Proposal

There is no Building Area on a plan of subdivision approved under this planning scheme and vegetation clearance is proposed.

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

- The proposed clearing is located to minimise impacts on priority vegetation, with clearing limited to removal of understorey vegetation and saplings.
- The extent of proposed clearing is the minimum necessary to achieve BAL-29 for the visitor accommodation and dwelling.
- All individual trees on and adjacent to the site are identified for retention.
- While the proposed visitor accommodation encroaches into the tree protection zone of Trees 1, 2, 3, 23 and 26, the tree plan indicates the extent of encroachment does not exceed 10% and is therefore tolerable.
- Remaining values are proposed to be maintained and managed.
- No offsets are required as there is no loss of moderate or high priority values.

Permit conditions are recommended limiting clearing and encroachment into tree protection zones, retaining and protecting individual trees, building plans to demonstrate consistency with the Bushfire Hazard Report and BHMP, requiring on-site wastewater to be located entirely outside the tree protection zones of trees, requiring appropriate hygiene, soil and water and tree protection measures during construction and requiring development and implementation of a Construction Environmental Management Plan.

E11.0 Waterway and Coastal Protection Code**E11.7.1 A1 - Buildings and works****Acceptable Solution A1**

Building and works within a Waterway and Coastal Protection Area must be within a building area on a plan of subdivision approved under this planning scheme.

Performance Criteria P1

Building and works within a Waterway and Coastal Protection Area must satisfy all of the following:

- avoid or mitigate impact on natural values;
- mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values;
- avoid or mitigate impacts on riparian or littoral vegetation;
- maintain natural streambank and streambed condition, (where it exists);
- maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;
- avoid significantly impeding natural flow and drainage;
- maintain fish passage (where applicable);
- avoid landfilling of wetlands;
- works are undertaken generally in accordance with Waterways and Wetlands Works Manual (DPIWE, 2003) and Tasmanian Coastal Works Manual (DPIPWE, December, 2010), and the unnecessary use of machinery within watercourses or wetlands is avoided.

Proposal

There is no building area on a plan of subdivision approved under this planning scheme.

The Planning Report submitted with the application states that the proposed development has been specifically designed with the natural values of the site and adjacent Crown reserve being given the highest priority. All development involving clearing or modification of vegetation and soil disturbance is within the private garden of the subject site. The planning report contends that the application is exempt in accordance with Clause E11.4.1(c):

E11.4.1 - The following development is exempt from this code:

- (c) development involving clearing or modification of vegetation or soil disturbance:
 - (i) on pasture, cropping, vineyard or orchard land;
 - (ii) within a private garden, public garden or park, national park or State-reserved land,

There are no works on the site within the Waterway and Coastal Protection Code area. However, the proposal includes works for access construction (batter) which extend in the WCPA as well as a small amount of vegetation removal in the road reserve for sight distances. These works are not within the landscaped garden of the existing dwelling and do not benefit from any relevant exemptions. These works are assessed under the Code.

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

- The works are within a highly modified area containing predominantly radiata pines. Therefore, there will be no impacts on natural values.
- Adverse erosion, sedimentation and runoff impacts on natural values will be limited to the construction phase. This is most appropriately addressed through implementation of a soil and water management plan.
- Littoral vegetation will not be impacted by the proposal.
- Natural streambank and streambed condition will not be impacted by the proposal.
- In-stream natural habitat will not be impacted by the proposal.
- The development will not impede natural flow and drainage.
- Fish passage will not be impacted by the proposal.
- No landfilling of wetlands is proposed.
- This proposal complies with this criterion providing works are undertaken generally in accordance with the 'Wetlands and Waterways Works Manual' (DPIWE, 2003) OR "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010).

Conditions are recommended for inclusion in any permit issued limiting vegetation removal in the road reserve to those individual and shrubs trees identified in the Traffic Impact Assessment (Hubble Traffic, February 2022), requiring implementation of the SWMP, development and implementation of a Construction Environmental Management Plan and requiring the stormwater discharge point to be located entirely outside the WCPA.

E25.0 Local Development Code**E25.7.1 Building height in the coastal proximity**

Acceptable Solution A1
Building height must be no more than 5 metres
Performance Criteria P1
<p>Building height must satisfy all of the following:</p> <p>(a) ensure there is no unreasonable loss of amenity on adjoining lots by:</p> <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or (ii) overshadowing the private open space of a dwelling on an adjoining lot; or (iii) overshadowing of an adjoining vacant lot; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling; and <p>(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.</p>
Proposal
The main dwelling has a height of 5.65m above natural ground level. The other buildings are under 5m in height.

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

- In light of the dimensions and configuration of the site, and the location of the existing dwelling and associated cleared area the proposed dwelling and ancillary dwelling have been sited to minimise external impacts and with recognition of the site circumstances.
- There is no reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot.
- There is no overshadowing of the private open space of a dwelling on an adjoining lot.
- The main dwelling and visitor accommodation are not located on a skyline and prominent ridgeline. The proposed colours and external materials of the buildings are of natural colours and low reflectivity – the primary materials are rammed earth, rendered brickwork and hardwood panelling. The roof colour is colorbond "Monument" or similar with a Light Reflectance Value of 8.
- The visitor accommodation has been sited on part of the site that slopes away from the road and down to the Crown reserve. The building is sited 2-4m below the level of the highway and is placed across the contour of the land.
- The buildings will sit below the tree line and are slightly cut into the slope. The buildings will maintain the character of the surrounding rural landscape. There is a range of vegetation along and adjacent to the road and around the boundaries.
- It is considered that the visual impact of the Ancillary Dwelling and Visitor Accommodation buildings will be minimal and acceptable. The size of the main dwelling is acknowledged however its location on the site will not cause any adverse visual impact by its the apparent scale, bulk or proportions on adjacent

properties. The topography and vegetation provide effective screening from the Highway and adjacent properties. The area contains example of properties with significant buildings and building mass.

- The setbacks are consistent with prevailing setbacks of existing buildings on nearby lots due to these lots having similar constraints.

2.5 Public Consultation and Representations

The application was advertised in accordance with the requirements of s.57 of the *Land Use Planning and Approvals Act 1993* (from 28 May 2022 to 10 June 2022). Nine (9) representations were received during the public exhibition period objecting to the application. Some of the submissions were extensive in detail and the range of issues addressed. The following issues were raised by the representors.

1) *Issue – Proposed development is not accordance with the Rural Resource Zone.*

A number of issues were raised in relation to the Rural Resource Zone and the proposed uses including:

- (a) By definition, we live in “rural resource” zone and as such this development must meet the requirements of this zoning. I do have some ongoing concerns on wildlife corridors and habitats as well as the intent to “develop” the creek.
- (b) Flowerpot is a quiet, peaceful and picturesque rural area where people choose to live away from large commercial developments with families and retired people, writers and artists, some farming and growing food, wine and beautiful gardens. There are many areas along the channel more suited to this kind of development.
- (c) The proposed new dwellings are of a size and number which will have a negative impact on the natural environment and significantly out of step with the land to dwelling ratio of other properties in the area.
- (d) Flowerpot is a peaceful area, consisting largely of residential dwellings, hobby farms and the occasional Air BnB. The only large commercial enterprise is a winery, Mewstones, which is situated on a much larger piece of land, is not visible from the Channel Highway and situated back from the coast line. The development of the property will appear like a residential block.

This planning application is not for a residence with a separate visitor unit but is rather a thinly disguised development for a main visitor accommodation caretaker and staff unit. A development of this type would set a precedent for other properties in the area to become Air BnB type short term lets which would significantly detract from our community and how the area is to be used for rural living and rural resource under the current planning laws.

- (e) It would appear that while this application is for a house and visitor accommodation, it is also intended to expand to a commercial operation. The plans indicate separate self-contained units rather than a home with many bedrooms, common bathroom, lounge etc.
- (f) The size, complexity and grandeur of this development bears the hallmark of a “commercial resort” as it not only has a main building but several “guest rooms” contrary to zoning and inconsistent to the current village like culture that is valued by residents.

- (g) This development would negatively impact the tranquil lifestyle of neighbouring residents and their safety.
- (h) It could be suggested that this is a 'back door approach' and in the near future it will be developed as a commercial accommodation and possibly expansion.

Comment

The application has sought approval of uses defined in the Planning Scheme being a Dwelling, Ancillary Dwelling and Visitor Accommodation. The proposed uses comply with the definitions in the Planning Scheme. The Council is required to assess these for compliance under the Development Standards in the Rural Resource Zone and applicable Codes including the Road and Railway Assets Code and the Biodiversity Code.

The proposed dwelling is of a significant size however that in itself is not a criteria specified in the Acceptable Solutions for the Rural Resource Zone. An observation is that parts of Tasmania and Kingston are attracting development and growth of high value and investment. At times these may seem to challenge existing values.

While the feelings of residents are acknowledged in relation to an established character and natural values of their area, the application must be assessed against the Development Standards to determine if it complies with the Planning Scheme. While the Zone Objectives contain statements on character, sustainability, and natural and landscape values these are only able to be considered when specifically referenced in the Development Standards. Further the Zone does not have any Local Objectives or Desired Further Character Statements for the area.

Council is also not able to assume what future development may be applied for or sought in consideration of the application as lodged.

The issues raised by the submitters in relation to use and impacts have been considered in the Report and Assessment Checklist to the extent they are relevant to the Development Standards in the Zone and Codes.

2) *Issue – The Visitor Accommodation*

Does not comply with Directive No 6 – Visitor Accommodation objectives (a) to (c), the Acceptable solution (new buildings), nor Performance Criteria (a) – (e).

Objective: That Visitor Accommodation:

- (a) is compatible with the character and use of the area;
- (b) does not cause an unreasonable loss of residential amenity; and
- (c) does not impact the safety and efficiency of local roads or rights of way.

Acceptable Solutions	Performance Criteria
A1-Visitor Accommodation must: (a) accommodate guests in existing habitable buildings; and	P1 - Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to: (a) the privacy of adjoining properties; (b) any likely increase in noise to adjoining properties;

Acceptable Solutions	Performance Criteria
(b) have a gross floor area of not more than 200m ² per lot.	(c) the scale of the use and its compatibility with the surrounding character and uses within the area; (d) retaining the primary residential function of an area; (e) the impact on the safety and efficiency of the local road network.

Comment

The provisions of Planning Directive No. 6 apply to Visitor Accommodation as defined and overrides the *Kingborough Interim Planning Scheme 2015* where relevant. In this regard the use of Visitor Accommodation is 'Permitted' with no qualification within the Use Tables for General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone, Environmental Living Zone and Village Zone.

Unless exempt, the relevant standards for the Zone and applicable Codes must be complied with. The Directive also states that its Use Standards apply and are in substitution for all Visitor Accommodation use standards in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone, Environmental Living Zone and Village Zone. The Directive standards do not apply to the Rural Resource Zone and the Planning Scheme standards apply.

The application has been assessed under the Development Standards in the Rural Resource Zone and applicable Codes in the report and Assessment Checklist.

3) Issue – Traffic

A number of issues were raised in relation to the Traffic Report and impacts by traffic including:

- (a) The Traffic Report is unsigned and unauthored and therefore has no professional indemnity/public liability.
- (b) The Traffic Study does not take into account the number of accidents in the area.
- (c) Significantly increased volumes of road traffic accessing blind corner bends on a busy highway. Specifically the proposed additional access point will create a significant road hazard on an already treacherous corner.
- (d) Traffic entering and leaving this property would definitely be a hazard.
- (e) Daily trip generation is underestimated as main building has been assessed as a dwelling and it will be used for visitor accommodation.
- (f) The use of May 2020 for traffic activity is misleading due to Covid impacts on activity and also the time of year.
- (g) Regarding the new proposed driveway, it is being sited at a very dangerous corner in a 90kmh zone. Is a second entry to the property really required? Why can the existing driveway not be used? Our understanding of the planning requirements is that only a single entry to the property can be approved.
- (h) The proposed access driveway "for visitors to the main dwelling" is situated in a precarious position on the Channel Highway, being close to one of the

many tight corners with poor visibility for traffic, especially from the northern direction and a speed limit of 90k the Channel Highway is not the Council's responsibility, but it is dangerously narrow with broken edges, and barely adequate for larger vehicles, caravans and boats on trailers now. While traffic flow is not "heavy", it is steady, especially in Summer and around school times and weekends.

- (i) The location of a second access to only one property compounds a real safety issue on a substandard Highway with a current speed limit of 90kph. Is this deemed necessary and compliant with 'one access to property' regulation? State Growth Department has continually refused to reduce the current 90Kph speed limit despite several requests by local residents.
- (j) The Hubble Traffic Report makes a number of statements in support of the proposal outside their area of expertise.

Comment

- (a) In response to this issue the applicant has provided documentation from Peter Hubble, Director Hubble Traffic Consulting, confirming the Traffic Study has been undertaken by Hubble Traffic Consulting. Mr Hubble has also provided a CV.
- (b)-(f) The Traffic Study has been undertaken by a suitably qualified person and addresses the relevant Codes and Standards in the Planning Scheme. The submissions have not provided any Expert Reports or advice by a suitable qualified person.

The Department of State Growth has not advised of any issues with the Traffic Report and has advised that they have approved the proposed Channel Highway works.

- (g)-(i) The proposed second driveway has been assessed in the report.
- (j) Not an issue for Council to address and the Traffic Study has been assessed in relation to its relevance to the Road and Railway Asset Code and the Parking and Access Code.

4) *Issue – Incorrect Boundary*

The boundary with No. 4071 is incorrectly shown on the plans as the creek centreline should be the boundary. The boundary shown incorrectly on the plans is the animal fencing on No. 4071 above the watercourse. The Application plans should be withdrawn and corrected.

Comment

The application has provided a copy of the title and also site plans. In relation to the site plans these include a 'Contours and Detail Plan' prepared by Surveyors Brooks, Lark and Carrick, and this plan has been used as the site plan for the application. The Brooks, Lark and Carrick Plan contains Notes that state:

"This plan has been prepared for Thilo Westerhausen from a combination of field survey and existing records for the purpose of showing the physical features of the land, to assist in the future design and new constructions on the land, and should not be used for any other purpose."

The title boundaries as shown on this plan were not verified or marked at the time of survey and have been determined by a combination of existing plan dimensions, occupation (if available) and evidence. Consequently these dimensions may be outdated. This plan should not be used for building in relation to a boundary without further boundary survey."

In relation to the issue of the boundary the Contours and Detail Plan seems to be consistent with the title plan in that what is shown on the title is the "boundary along centre line creek". While the centre line of the creek does not have any dimensions/bearings the other boundaries, where shown, are consistent with the title plan in relation to dimension and bearing. Council is assessing the application on the basis that it is on the subject title only. If approved the Permit will refer to the current title and only approve development on it. There is no development proposed for adjoining land.

5) *Issue – Environmental Issues*

There were a range of issues in relation to environmental impacts including:

(a) Impact on Threatened Species

- Increase noise and disturbance, increase visitor numbers has potential to negatively impact.
- The amount of glass used in the dwellings is also a major problem, given the rich and rare birdlife in the area, particularly the endangered Swift Parrot. There are sea eagles nesting in the area and Tasmanian devils are often sited. The plans do not suggest that the new dwellings have strong environmental credentials. They are at odds with broader Tasmanian government's initiatives to encourage innovative environmentally sustainable tourism in Tasmania.
- The area is frequented by Native Quolls, Tasmanian Devils, Bandicoots, Wallaby's and Pademelon and the removal of this native vegetation reduces available habitat for these creatures.

(b) Wastewater

- The excessive development and its subsequent disposal of the sewerage raises considerable danger to the adjoining properties and creeks.

(c) Vegetation and Clearing

- Severely doubt, given the size and scale of the development that all of the trees represented on the plans as being preserved, will in fact survive the development. A significant number of trees have been removed which has exposed the existing dwelling to travellers along the Channel Highway, spoiling what was previously a bush setting.

Comment

The environmental issues have been addressed in the report and assessment checklist.

The onsite wastewater and stormwater systems have been assessed against the relevant Codes and standards. The design of these systems has been supported by reports from suitably qualified persons and demonstrate compliance with the Development Standards. Conditions and Advice for these systems are recommended for inclusion in any permit issued.

In relation to tree removal this is a separate compliance issue in relation to the removal of vegetation (mainly pine and fruit trees) on the site in August 2021 and not able to be considered as part of the application as submitted.

6) *Issue – Other Issues*

- (a) Lack of Transparency – Consultants ERA have provided 4 of the supporting documents and has a conflict of interest in providing these – should be independent consultants.
- (b) Ownership of the property is uncertain and raises issues under *Foreign Acquisitions and Takeovers Act 1975*.
- (c) Negative impact on property values.
- (d) No consultation with residents and local community.
- (e) Noise from use will impact on adjacent properties.
- (f) Owners can seek a change to a commercial application after any approval is given. The intention is to have a high level tourist operation.

Comment

These issues are about matters not relevant to the Planning Scheme and the assessment of the application against the Development Standards in the Rural Resource Zone and relevant Codes. They are not able to be addressed in this report.

2.6 Other Matters

Weed Management

Consistent with the recommendations in the Ecological Assessment submitted with the application (ERA, 19 May 2022), a condition should be included in any permit issued requiring development and implementation of a weed management plan.

Endangered swift parrot (*Lathamus discolor*).

The development is located in an important foraging and breeding area for the nationally Endangered swift parrot (*Lathamus discolor*). One of the recognised threats to the survival of this species is collision with man-made structures. Large areas of glass in buildings are invisible to the birds and a high collision risk.

While the collision risk at the site was assessed as low, an assessment of collision risk submitted with the application documentation (ECOtas, 12 February 2022) acknowledges that the main dwelling contains a high ratio of glazing to solid wall for several elevations. Therefore, the assessment recommends the use of low reflectivity glazing with a rating of 15% or less. Low reflectivity glazing is also recommended on elevation B of the visitor accommodation and elevations B and C of the ancillary dwelling.

The plans submitted incorporate these measures, with the exception of the visitor accommodation, where the requirement for low reflectivity glazing has been omitted.

To ensure the measures are adopted, a condition is recommended for inclusion in any permit issued requiring plans submitted for building approval include these measures for all recommended elevations.

State Growth

The application has provided the Consent of the Crown as Landowner in relation to the proposed works within the Channel Highway.

The Council has also been advised that State Growth have given in principle approval for the second access to the Channel Highway. This advice has been provided by the Officers of the Traffic Engineering Network Management, Department of State Growth in relation to consultation undertaken by the Applicant with the Department prior to lodgement.

3. CONCLUSION

The application has been assessed against the Development Standards for the Rural Resource Zone and relevant Codes in the Kingborough Interim Planning Scheme 2015. The application has demonstrated compliance with the Acceptable Solutions and Performance Criteria and is recommended for approval with conditions.

4. RECOMMENDATION

That the Planning Authority resolves that the development application for demolition of existing buildings and construction of dwelling, ancillary dwelling, visitor accommodation and associated works, and road works infrastructure on the channel highway at 4101 Channel Highway, Flowerpot and CT 20339/1, CT 150765/5, CT 150765/7 and CT 242296/1 for ERA Planning and Environment 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-2022-64 and Council Plan Reference No. P1 submitted on 22 February 2022.

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 following vegetation removal and modification is approved for the purposes of the development:
 - (a) understorey vegetation and saplings <25cm in dbh within the bushfire hazard management area as shown in the Bushfire Hazard Management Plan (ERA, 22 February 2022) and Council Plan Reference P1 (22 February 2022); and
 - (b) individual trees and shrub removal within the road reserve as identified in the Traffic Impact Assessment (Hubble Traffic, February 2022).

This vegetation must not be removed prior to building approval and approval of an 'Application for Approval of Planning Start of Works Notice'.

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.

3. All individual native trees with a dbh >25cm, including but not limited to trees shown in the Tree Plan contained in the Ecological Assessment (ERA, 19 May 2022), must be retained.

Prior to the commencement of 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 and all individual trees, including but not limited to those identified for retention in the Tree Plan contained in the Ecological Assessment (ERA, 19 May 2022), must be appropriately protected during construction through the installation of signage and temporary fencing between any on-site works and adjacent trees and native vegetation in accordance with AS 4970-2009 to exclude:

- (a) machine excavation including trenching;
- (b) excavation for silt fencing;
- (c) cultivation;
- (d) storage;
- (e) preparation of chemicals, including preparation of cement products;
- (f) parking of vehicles and plant;
- (g) refuelling;
- (h) dumping of waste;
- (i) wash down and cleaning of equipment;
- (j) placement of fill;
- (k) lighting of fires;
- (l) soil level changes;
- (m) temporary or permanent installation of utilities and signs; and
- (n) physical damage to the tree(s).

Evidence of satisfactory installation of this fencing must be obtained prior to the commencement of on-site works and made available to Council upon request.

In addition, the following vegetation protection measures must be adhered to following construction for all areas of native vegetation and/or within the Tree Protection Zone of individual trees but outside the footprint of the approved works:

- (a) the existing soil level must not be altered (including the disposal of fill, placement of materials or the scalping of the soil);
- (b) these areas must be free from the storage of fill, contaminants or other materials;
- (c) machinery and vehicles are not permitted to access these areas; and
- (d) development and associated works are not permitted unless otherwise approved by Council in writing.

4. Due to the presence of environmental and declared weeds, prior to the commencement of on-site works, a Weed Management Plan developed by a suitably qualified consultant and to the satisfaction Council's Manager Development Services must be submitted for approval. When endorsed, this plan will form part of the permit. This Plan must include:
- (i) timeframes and methods of primary and follow up treatment for all declared and environmental weeds on site before, during and after construction;
 - (ii) weed hygiene measures required to ensure the risk of the spread of weeds from the site during clearing and construction is minimised; and
 - (iii) a fully costed implementation, monitoring and reporting plan for a minimum of five years (including actions and timeframes).

Primary treatment of all weeds within the development footprint is required in accordance with this Plan and to the satisfaction of the Manager Development Services prior to the commencement of construction works.

In addition, a weed management bond equivalent to the costs of implementing, monitoring and reporting on outstanding actions in the Weed Management Plan must be bonded to Council prior approval of an 'Application for Approval of Planning Start of Works Notice'.

Reporting on the progress with respect to the Weed Management Plan outcomes for the site must be to Council no less than once a year for a minimum of 5 years.

The bond will be repaid to the payer in stages on an annual basis upon completion of the plan to the satisfaction of Council's Manager Development Services and receipt of the annual report, in accordance with the cost schedule identified in the Plan.

5. Prior to the commencement of on-site works, landscaping plans must be prepared by a qualified landscape architect or suitably qualified person knowledgeable in the field and submitted for approval.

The landscape plan must be to the satisfaction of the Manager Development Services and:

- (i) be at a suitable scale;
- (ii) outline the proposed buildings;
- (iii) detail proposed planting by quantity, genus, species, common name, expected mature height and plant size;
- (iv) demonstrate plantings prioritise the use of native Tasmanian flora species local to the area and do not include any declared weeds under the Weed Management Act 1999 or environmental weeds;
- (v) identify the proposed method and location of the demarcation between the lot and the Environmental Management Zone;
- (vi) demonstrate existing trees will be retained and identify proposed measures to be carried out for their preparation and protection during construction;
- (vii) identify earth shaping proposals, including retaining wall(s);
- (viii) identify fencing, paths and paving (indicating materials and surface finish);

- (ix) detail the proposed maintenance program; and
- (x) show the relationship of the plantings to the proposed height of the buildings.

Once endorsed, the Plan will form part of the permit and must be implemented to the satisfaction of the Manager Development Services.

For Advice: It is recommended that the Kingborough Landscaping Guidelines be referred to in the preparation of the Landscaping Plan. The Guidelines are available online at: [Kingborough-Landscape-Guidelines-30.03.2021.pdf](#)

6. Prior to the commencement of on-site works a soil and water management plan must be prepared and applied on site. 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.
7. Prior to the commencement of on-site works a Construction Environmental Management Plan (CEMP) must be submitted to Council for approval. The plan must be to the satisfaction of the Manager Development Services and include the following:
 - (a) a site plan:
 - (i) demarcating construction areas, laydown areas, vehicle movements and access points from all no-go areas and environmental values including native vegetation and individual trees;
 - (ii) showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises;
 - (iii) identifying storage locations for the stockpiling of fill on site and demonstrating that the stockpiling of fill will not encroach into the Tree Protection Zones of trees identified for retention;
 - (iv) identifying the location of tree protection and soil and water management measures;
 - (v) showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves; and
 - (vi) showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
 - (b) a Traffic Management Plan showing truck routes to and from the site;
 - (c) swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;
 - (d) details of construction methodology, include all demolition and heavy machinery required to go on site;
 - (e) confirmation of the location for the disposal of any excess fill off site and demonstration this site is either a certified landfill facility for Level 1 fill or a site that has been approved for the disposal or use of Level 1 fill under a development use permit issued by Council;

- (f) specification that all works must be guided by an Unanticipated Discovery Plan. If at any time during excavations Aboriginal heritage is suspected, works are to cease immediately and Aboriginal Heritage Tasmania contacted for advice. An Unanticipated Discovery Plan must be on hand during ground disturbing works, to aid in meeting the requirements under the Aboriginal Heritage Act 1975;
- (g) identification of site responsibilities including names and contact details of site foreperson, or similar, who holds responsibility for CEMP communication and implementation;
- (h) communication and training procedures for all site staff. This includes: policies, details of the unanticipated discovery plan, safe work procedures, maintenance requirements, processes for hazard/risk management, reporting requirements incidents/near misses and site inductions;
- (i) construction hours, which must be consistent with any other condition of this permit;
- (j) weed management during construction in accordance with the endorsed Weed Management Plan;
- (k) identification of environmental values, potential impacts and proposed management measures including:
 - (i) native vegetation and individual trees and any tree protection measures in accordance with Condition 3;
 - (ii) air quality;
 - (iii) noise;
 - (iv) soil and erosion;
 - (v) dangerous goods, hazardous materials and spills management; and
 - (vi) water quality; and
 - (vii) monitoring, auditing, and reporting procedures on the outcomes of the CEMP.

Once endorsed, the Plan will form part of the permit and must be implemented and maintained throughout construction of the development to the satisfaction of the Manager Development Services.

A site inspection of the implemented plan by the Council's Development Inspector and Council's Environmental Planner must be satisfactorily undertaken with the principal contractor prior to the commencement of on-site works and approval of an 'Application for Approval of Planning Start of Works Notice'.

8. Prior to the commencement of on-site works, excluding weed management but including vegetation removal or modification, demolition, construction, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings, an 'Application for Approval of Planning Start of Works Notice' must be lodged with Council.

This application must be lodged a minimum of 14 days prior to commencement of on-site works and works must not commence until this notice has been approved by the Manager Development Services.

For Advice: A copy of the application form is available on Council's website.

9. Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent. Unpainted metal surfaces will not be approved. Plans submitted for building approval must indicate the proposed colour and type of the external building materials.
10. Plans submitted for building approval must:
 - (a) demonstrate the dwelling, ancillary dwelling and visitor accommodation and associated hazard management areas are in accordance with the Bushfire Hazard Report and accompanying Bushfire Hazard Management Plan (ERA, 21 February 2022), including:
 - (i) construction to the specified BALs;
 - (ii) achieving the required separation distances; and
 - (iii) demonstrating the separation distances are no greater than shown in the Bushfire Hazard Management Plan (ERA, 21 February 2022) and are contained within the lot boundary;
 - (b) incorporate the construction recommendations in the Landslide Risk Assessment prepared by (Geo-Environmental Solutions, April 2021) and accompanying letter (Geo-Environmental Solutions, 14 April 2022); and
 - (c) demonstrate windows on the following elevations utilise low reflectivity glazing (0-15%), consistent with the Collision Risk Analysis (ECOtas, 12 February 2022):
 - (i) all elevations for the dwelling;
 - (ii) elevation B of the visitor accommodation; and
 - (iii) and elevations B and C of the ancillary dwelling.

All bushfire, geotechnical and glazing requirements must be implemented and maintained to the satisfaction of the Manager Development Services for the life of the development.

11. Documentation submitted for plumbing approval must demonstrate the on-site wastewater system, including the absorption trenches, are located outside the tree protection zone of all native trees with a dbh >25cm, including but not limited to those identified for retention in the Tree Plan contained in the Ecological Assessment (ERA, 19 May 2022).
12. All works for the upgrading/widening of the existing vehicular access and the construction of one new vehicular access must be in accordance with the Tasmanian Standard Drawings (TSD-R03, TSD-R04 and TSD-RF01). The vehicular accesses must be sealed to match the existing road surface from the edge of the carriageway to the lot boundary.

For Advice: As stated in the Crown Landowner Consent letter dated 17 March 2022, the consent of the Minister under Section 16 of the Roads and Jetties Act 1935 is required to undertake works within the State road reservation.

13. All construction works for the vehicular access/driveway, carparking areas and vehicle circulation roadways must be undertaken in accordance with the approved plans, the recommendations of 'Landslide Risk Assessment' (GES, April 2021), the 'Traffic Impact

Assessment' (Hubble Traffic, February 2022) and must be to the satisfaction and approval of the Director Engineering Services.

14. The stormwater runoff from all new impervious surfaces must be contained within the property or discharged to a Council approved discharge point. All works in relation to the discharge of stormwater must be completed to the satisfaction and approval of the Director Engineering Services.
15. Prior to occupancy of any buildings and the commencement of the uses on the site, the property boundary with the Environmental Management Zone must be clearly demarcated and delineated with signage and permanent barriers or other means of demarcation such as large rocks or bollards. The method of demarcation must not impact on or result in the clearing of retained vegetation and be to the satisfaction of the Manager Development Services.

For Advice: All residential and visitor accommodation use and development must be contained within the subject land unless otherwise approved by Council and the Crown. Please note, this advice relates to the residential and visitor accommodation use only and does not preclude passive recreation or other No Permit Required uses from being undertaken within the Environmental Management Zone, providing this is in accordance with any requirements of the Crown.

16. The main dwelling building must not exceed 5.65 metres in height above the natural ground level existing prior to the construction of that building directly below that point.
17. The ancillary dwelling must:
 - (a) not exceed a floor area greater than 60m²;
 - (b) share all access and parking, sewer and water, gas, electricity and telecommunications connections and meters with the main dwelling;
 - (c) not be used for visitor accommodation without prior consent of Council;
 - (d) be contained on the same title as the main dwelling and must not be located on its own lot created under the Strata Titles Act 1998.

The requirements of (a) must be demonstrated on the Building Plans to the satisfaction of the Manager Development Services where applicable.

18. With consideration to the number of habitable rooms in the Visitor Accommodation building and the capacity of the existing onsite wastewater management system, the maximum number of occupants must not exceed 4 persons at any time.
19. The Visitor Accommodation use and development must be managed so that the amenity of the area is not detrimentally impacted upon through any of the following:
 - (a) Transport of materials, goods or commodities to or from the land;
 - (b) Appearance of any building, works or materials;
 - (c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater or waste products (rubbish).
20. The visitor accommodation is for short term stay only. Accommodated guests must not stay any longer than a total of three (3) months on any one occasion.
21. Guests must park within the designated car parking area for the subject site.

22. Prior to decommissioning, the septic tank must be emptied of all controlled waste by an appropriately licensed contractor (ref: Environmental Management and Pollution Control Act 1994). The tank must then be removed, destroyed or completely filled in with a solid inert material.

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. This permit does not include approval for any signage to be erected on site. Further approval may be required for the erection of signage on the site.
- 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. The developer should obtain a Plumbing Permit for the development prior to commencing construction.

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.

- E. The proposed development requires onsite disposal of wastewater. Prior to Council issuing a Plumbing Permit, the developer must submit all documents specified in Schedule 2 of the Director's Specified List for an onsite wastewater management system.
- F. Food must not be sold/served/provided to guests unless prior approval is granted by Council.

ATTACHMENTS

1. Application Plans
2. Assessment Checklist



DRAWING SCHEDULE

0A-00	CROWN SHEET	1'x50'
0A-01	KNOTTING SITE PLATE	1'x8'
0A-02	DISCUTTER SITE PLATE	1'x8'
0A-03	SLAB	1'x8'
0A-04	NATURAL VEGETATION DISTRIBUTION MAP	1'x8'
0A-05	SOIL FINE-FOUR MARCH MARCH/2007 AREA PLATE (B&W)	1'x10'
0A-06	WATER RESOURCES ELEVATION C, D	1'x10'
0A-07	WATER RESOURCES PHOTO PLATE	1'x10'
0A-08	WATER RESOURCES ELEVATION A, B	1'x10'
0A-09	WATER RESOURCES ELEVATION C, D	1'x10'
0A-10	WATER RESOURCES ELEVATION E, F	1'x10'
0A-11	WATER RESOURCES ELEVATION G, H	1'x10'
0A-12	WATER RESOURCES ELEVATION I, J (SLOPES)	1'x10'
0A-13	VISITOR AGGREGATION	2'x10'
0A-14	ANGULARITY SWELLING	1'x10'
0A-15	EXPLANATION OF PLATE	1'x10'
0A-16	SARIN STRUCTURE	1'x10'
0A-17	40' SITE SECTION A, B, C	4'x10', 1'x10'
0A-18	50' SITE SECTION D, E, F	1'x10'

GENERAL NOTES: APPLICABLE TO ALL SHEET(S)

11. All statements by the verifier are also performed prior to the commencement of work.
12. Planned deviations to false procedures over stated deviations.
13. All ground levels are to be confirmed prior to construction - any discrepancies found are to be referred to/checked by written instruction.
14. These drawings to be read in conjunction with all other contract documents.
15. Refer any discrepancies to Architect for written instruction.
16. Working method. Contractor is to engage a competent worker to ensure compliance with all standards with statutory height limits and boundary setbacks.
17. Temporary works. Contractor is responsible for securing materials in accordance with the S.G.A. and ACDM80.1.
18. Displacement is to be disclosed in accordance with all other authority rules and regulations.
19. All work to be in accordance with the S.G.A. and relevant Australian Standards.

NOTE: 1. Series data reported is a preliminary. This means we are not able to report on the full extent of a nation's health resources. Our primary assessment, therefore, is based on the information available to the World Bank and the World Health Organization.



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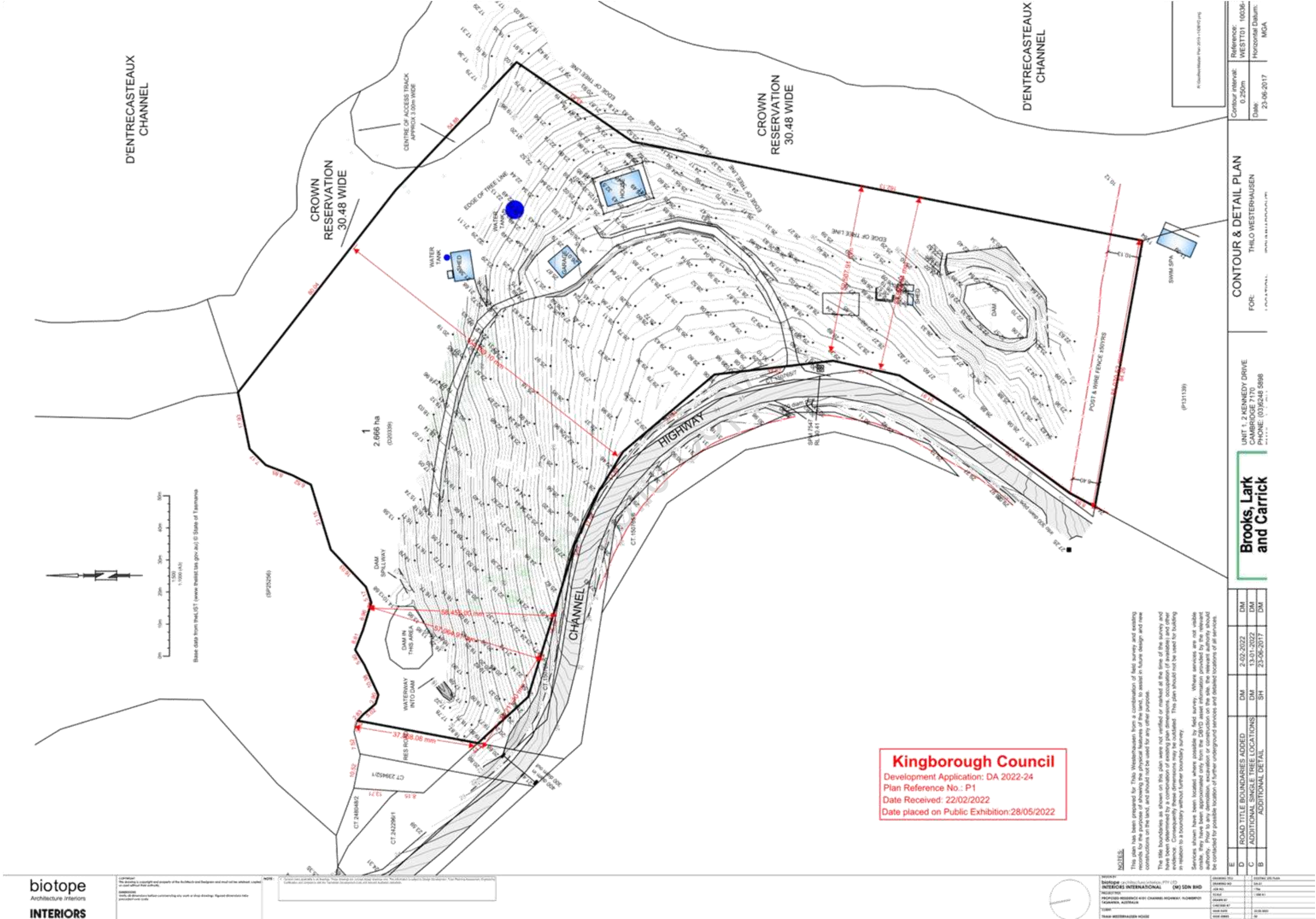
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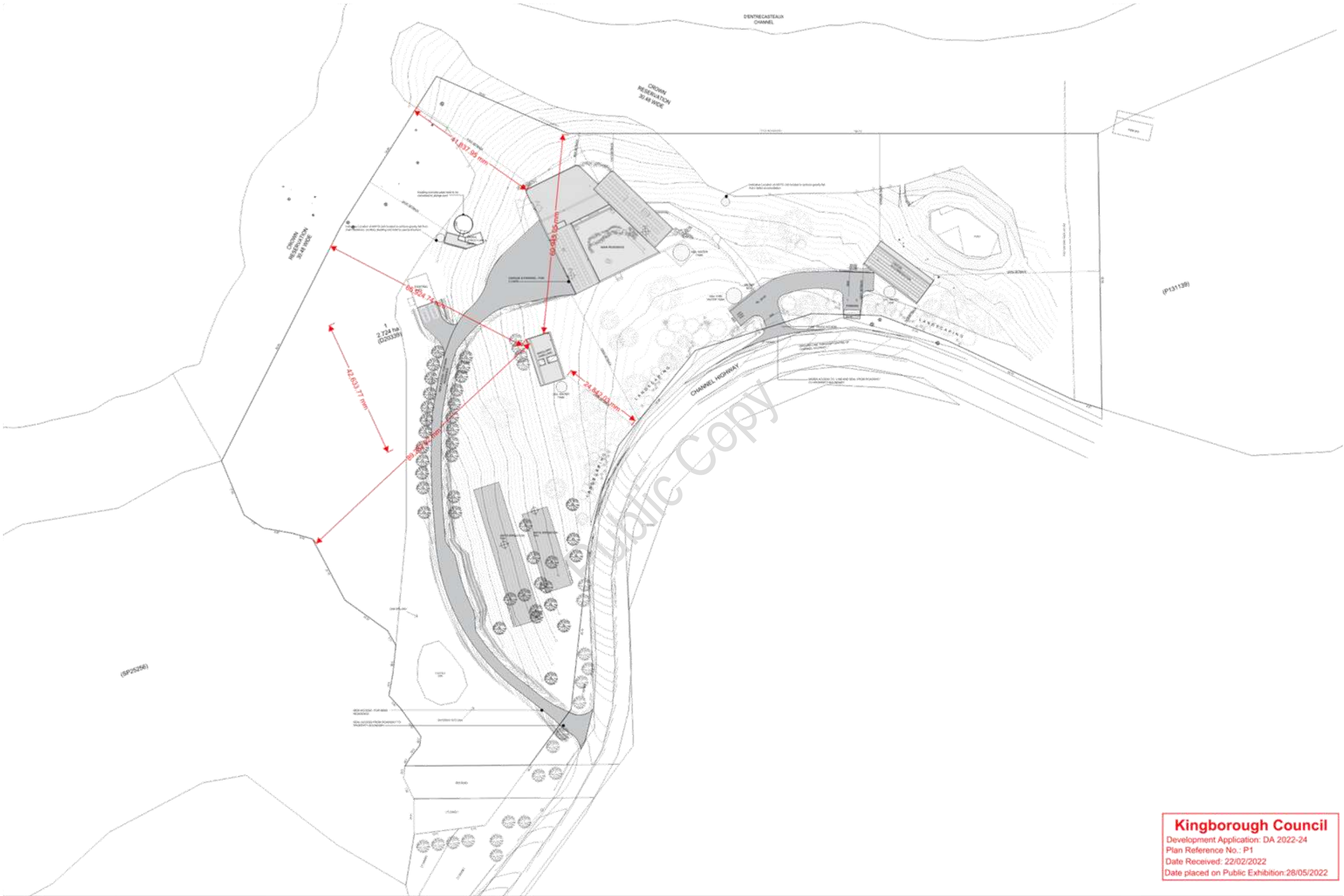
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 DESIGN INTERIORS GROUP

Monitors (Hz)	>	120 Hz (60 Hz)
Graphics (Hz)	>	60 Hz
RAM (Hz)	>	1 Hz
Mouse	>	1000 Hz
Keyboard	>	
USB (Hz)	>	
Audio (Hz)	>	20 Hz (20 kHz)
Video (Hz)	>	60 Hz







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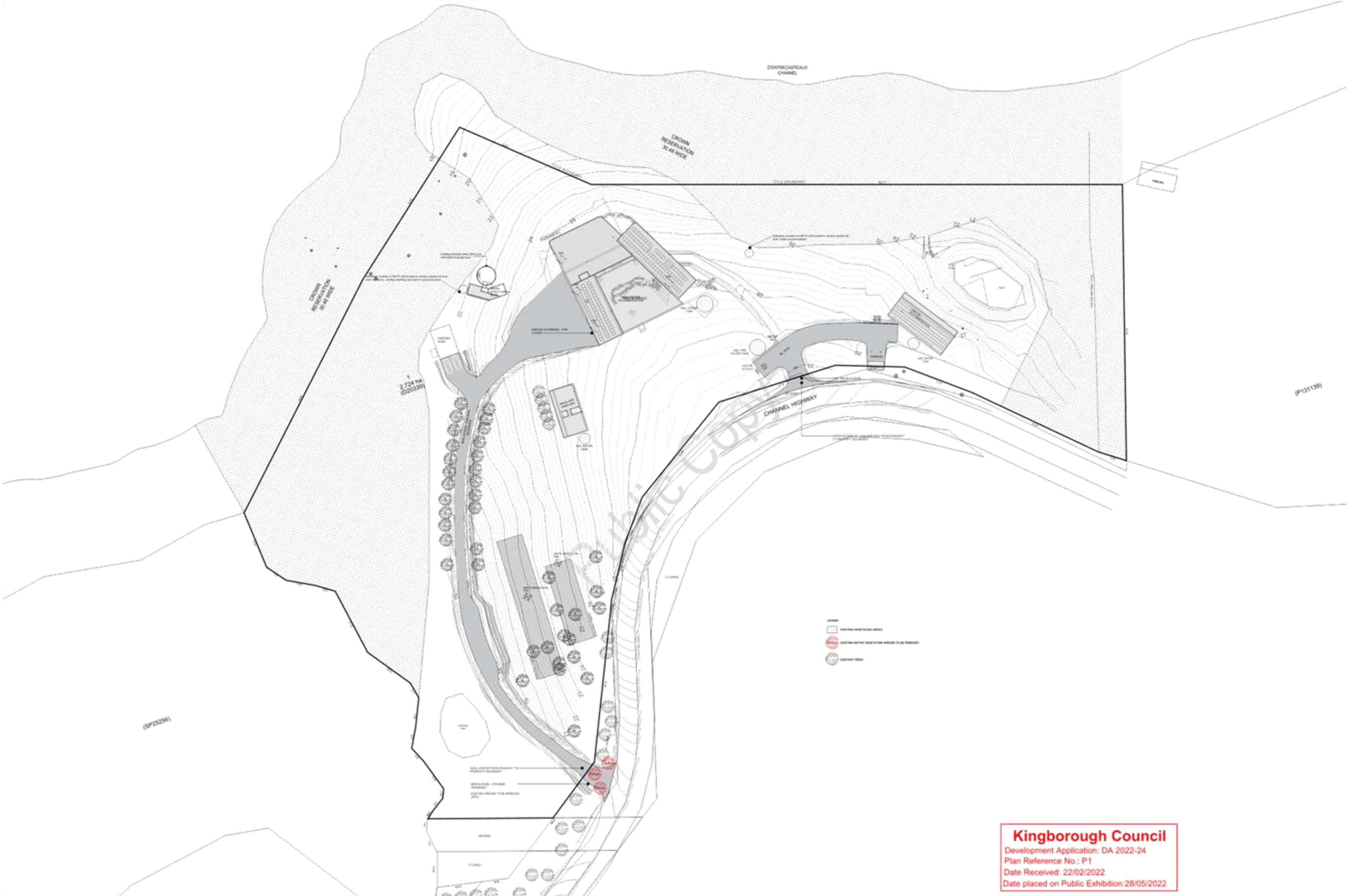
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PROJECT	PROJECT RESIDENT 41ST CHANNEL HIGHWAY, FLORENCE	DATE	22/02/2022
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Project Reference	Plan Reference No.: P1
Project Location	Channel Highway, Kingborough Council
Project Status	Development Application: DA 2022-24
Project Date	22/02/2022
Project Author	Kingborough Council
Project Reviewer	Kingborough Council
Project Approver	Kingborough Council
Project Date	28/05/2022







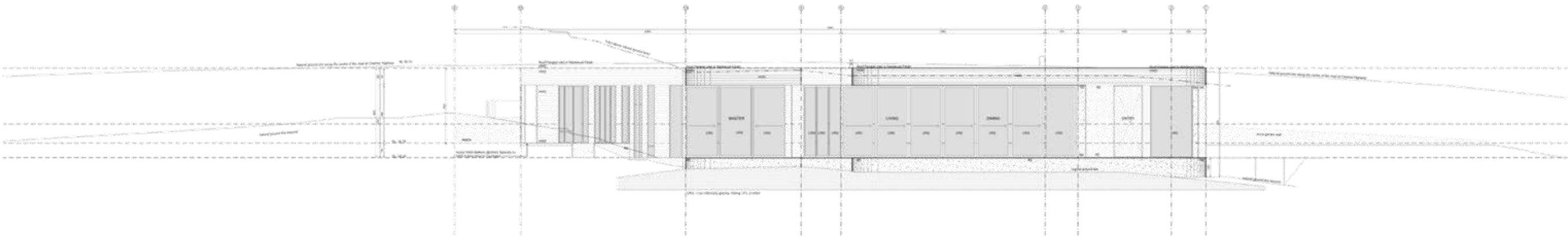
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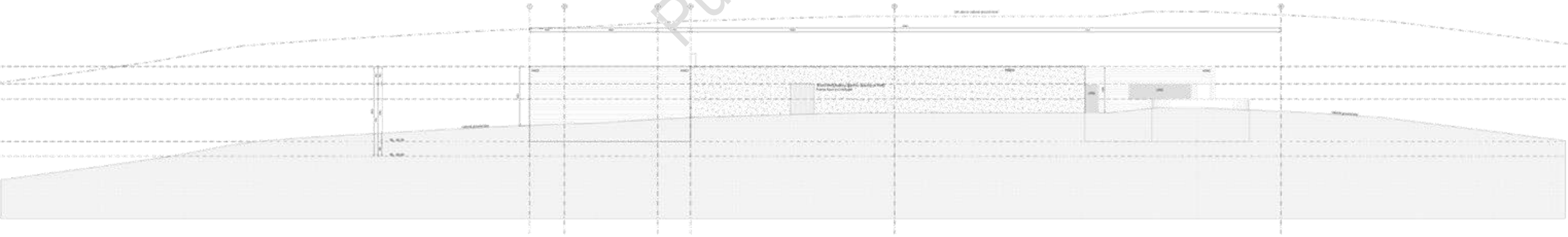


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- LEGEND
- RMW Rendered Masonry
 - CR Flat Coloured Steel Sheet
 - CL 100x100 Galv. Steel Post to Engineer Specification
 - DCN Deckboard Cladding
 - DP Downpipe to Wall
 - PL Plasterboard
 - PS Plywood
 - RWB Hardwood (Chaired Timber)
 - OV Overhang
 - RT Rainwater Downpipe
 - RWD Rain Water Downpipe
 - SL Skylight
 - ST Storm Wall
 - TCW Top of Wall
 - WFI Window Frame



ELEVATION C



ELEVATION D

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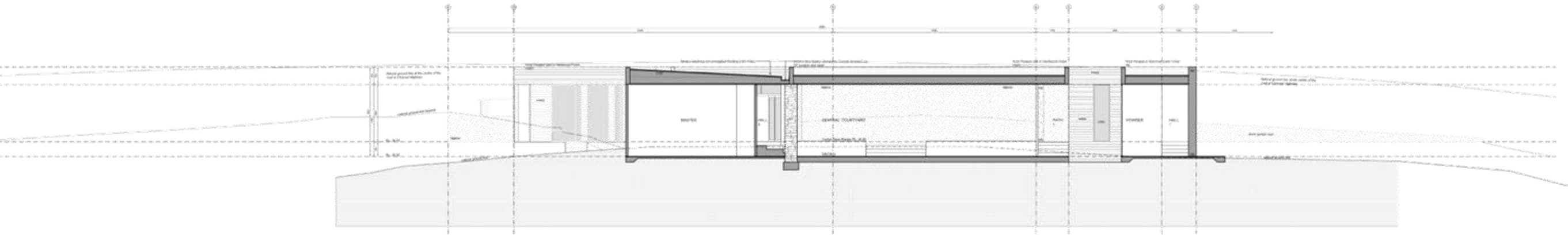


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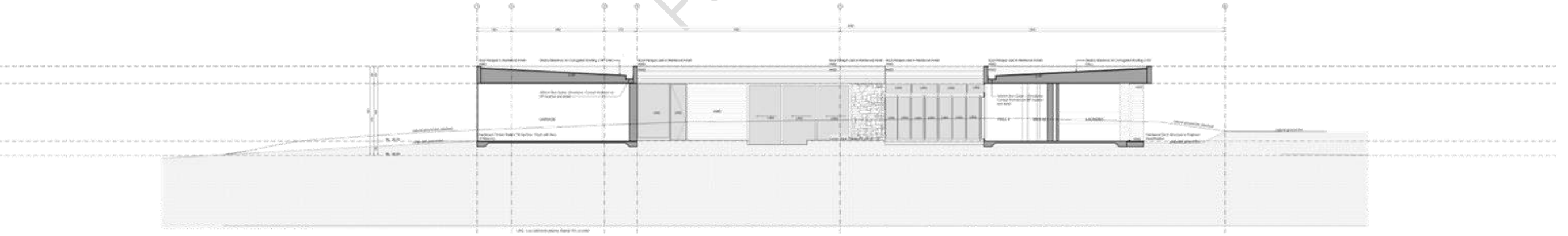
ELEVATION F

LEGEND

REBW	Reinforced Masonry
CB	Hot Cast-in-place Concrete
CL	100% (100) GFRP Steel Profile To Engineer Specification
SCM	Decorated Masonry
DF	Downpipe - To Wall
PL	Plastered Floor Level
PG	Ground Glass
RWB	Reinforced Concrete (Reinforced)
CH	Overhang
RE	Reinforced Earth Wall
RWO	Rain Water Outlet
SL	Skylight
TOW	Top of Wall
UPH	Underfloor Heating



ELEVATION G



ELEVATION H

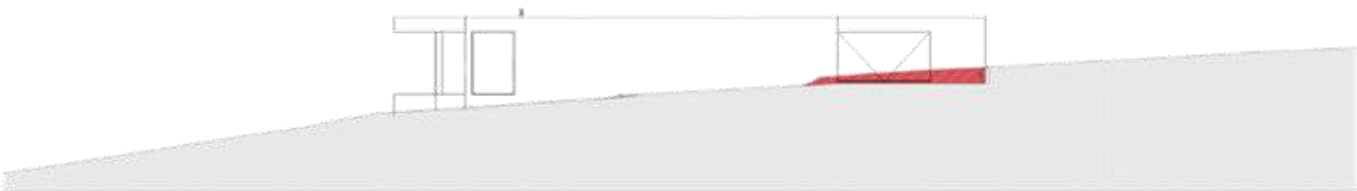
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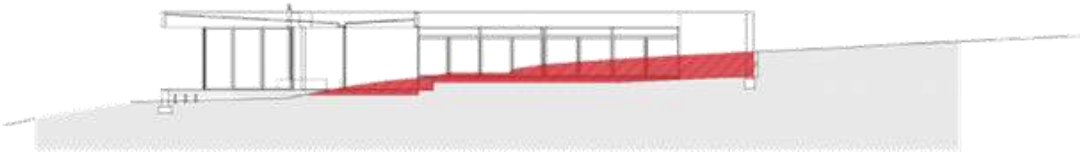
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ARCHITECT:	INTERIORS INTERNATIONAL (M) SDN BHD
ENGINEER:	INTERIORS INTERNATIONAL (M) SDN BHD
DATE:	28/05/2022
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ELEVATION A



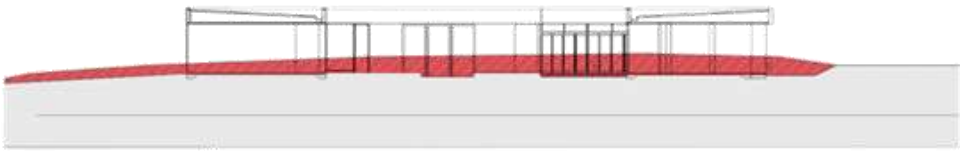
ELEVATION B



ELEVATION E



ELEVATION F



ELEVATION H

EXCAVATION AREA

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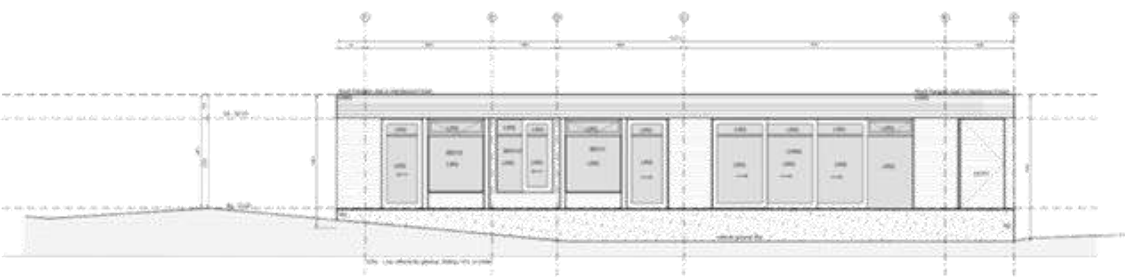
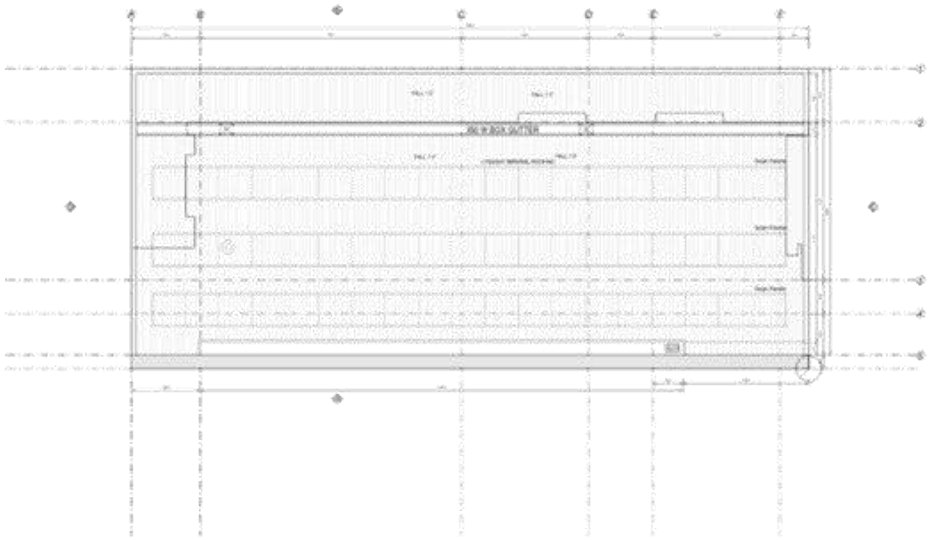
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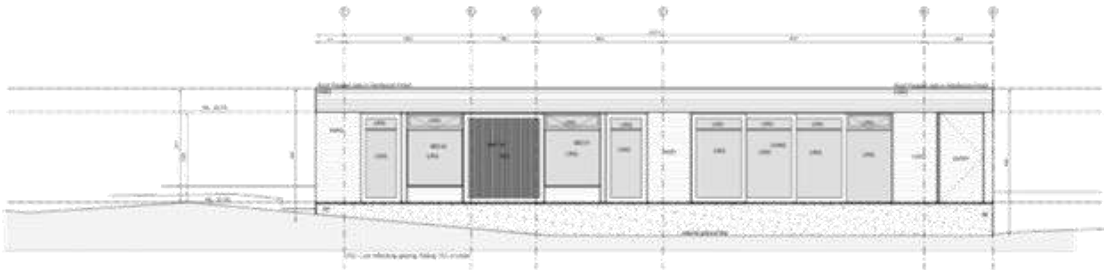
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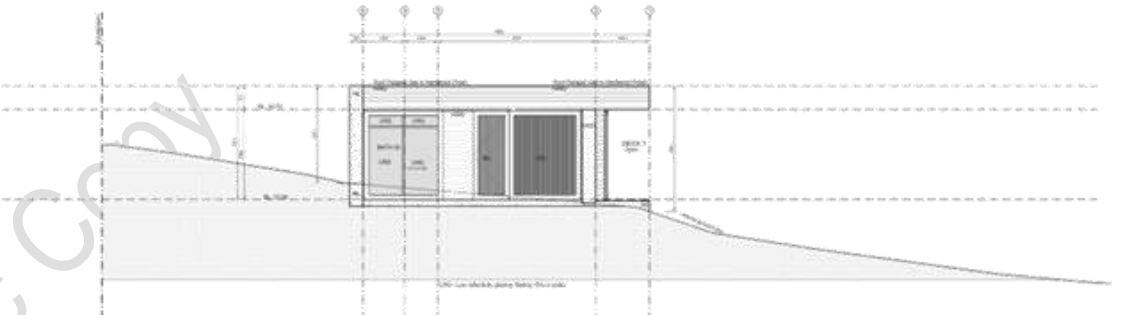
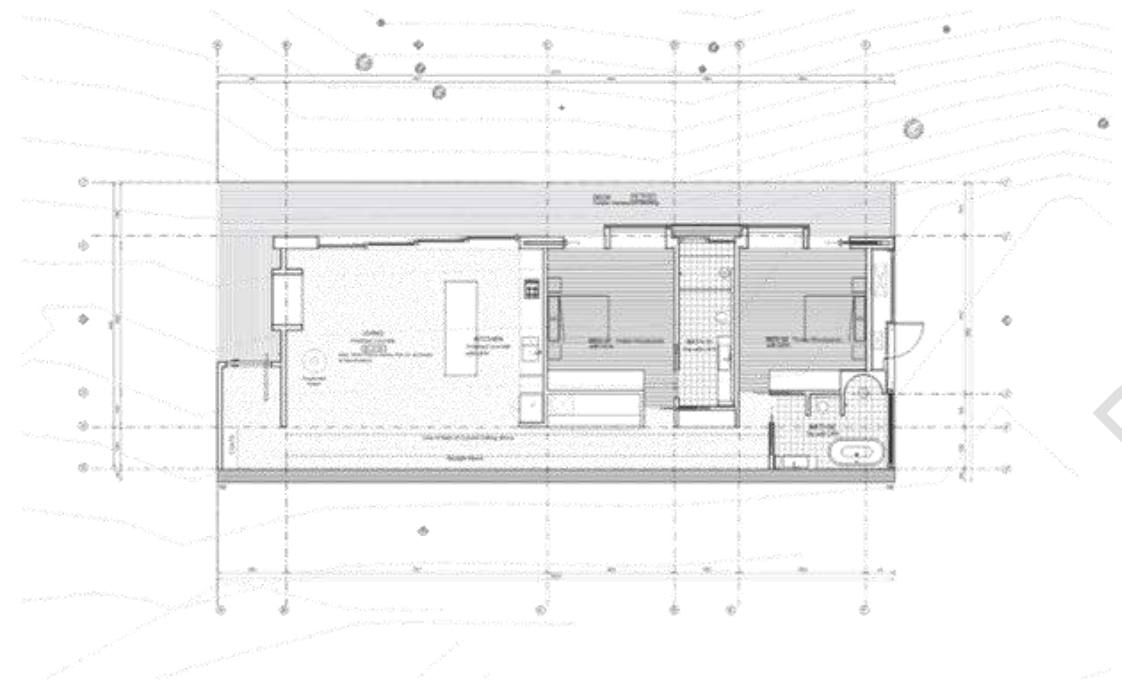
- LEGEND
- CB Flat Galvalume Sheet
 - CS 100x100 Gully, Steel Post, To Engineer Specification
 - DNH Deck-mounted Handrail
 - DP Downpipes - To Wall
 - HL Finished Floor Level
 - FG Floor Glass
 - RWD Hardwood (Engineered Timber)
 - OH Overhang
 - RE Recessed Earth Wall
 - RWO Rain Water Outlet
 - SI Skylight
 - ST Stone Wall
 - TOW Top of Wall
 - UPH Upgutter Handrail
 - SC2 Timber Sliding Screen
 - SC1 Timber Hinged Screen



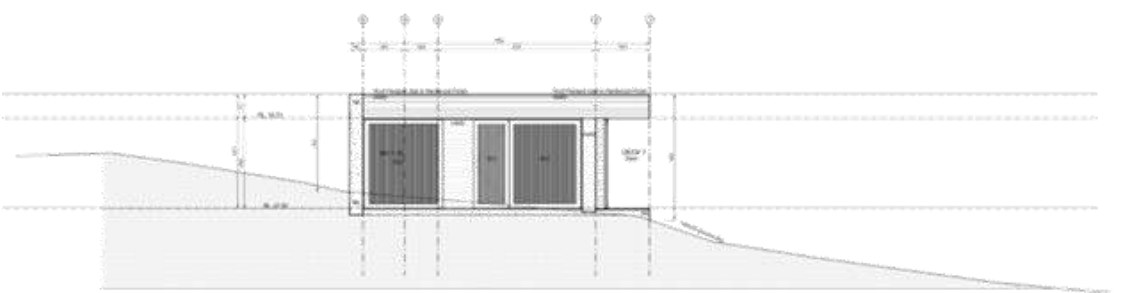
ELEVATION B



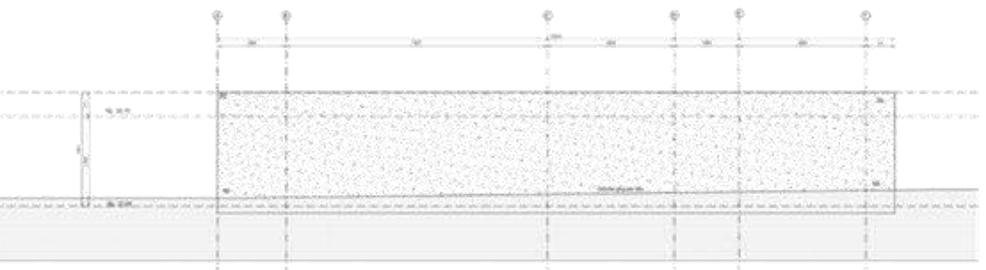
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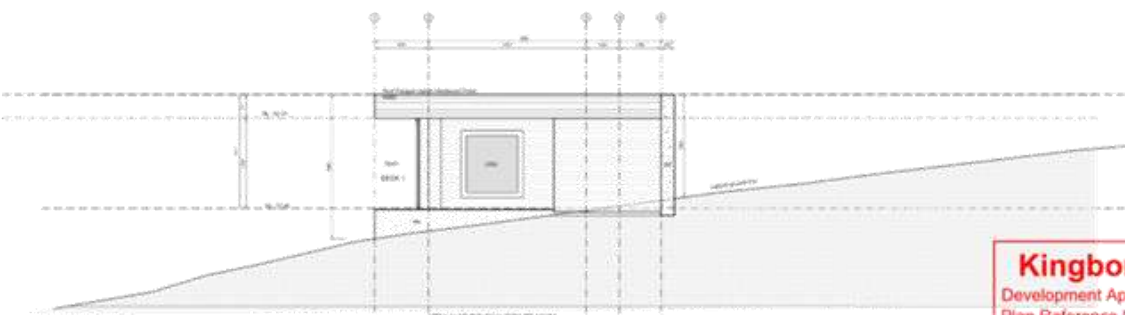
ELEVATION C



ELEVATION C (with screen)



ELEVATION A



ELEVATION D

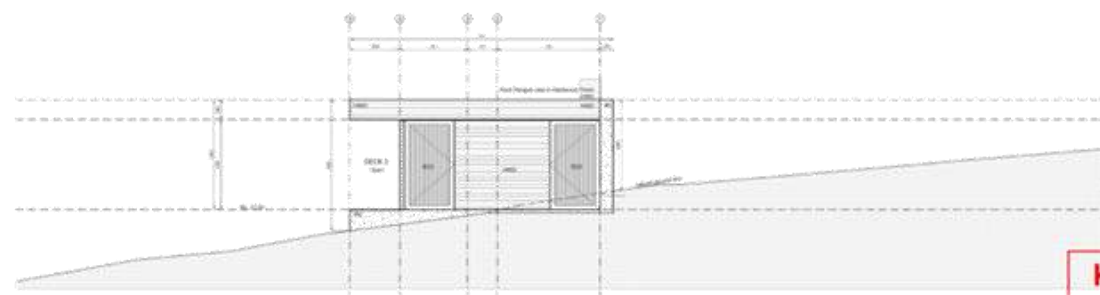
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DATE	22/02/2022
BY	1
DATE	22/02/2022
BY	1



-
- ELEVATION B**
- 1+0.00 1+05.00 1+10.00 1+15.00 1+20.00 1+25.00 1+30.00 1+35.00 1+40.00 1+45.00 1+50.00 1+55.00 1+60.00 1+65.00 1+70.00 1+75.00 1+80.00 1+85.00 1+90.00 1+95.00 2+00.00 2+05.00 2+10.00 2+15.00 2+20.00 2+25.00 2+30.00 2+35.00 2+40.00 2+45.00 2+50.00 2+55.00 2+60.00 2+65.00 2+70.00 2+75.00 2+80.00 2+85.00 2+90.00 2+95.00 3+00.00 3+05.00 3+10.00 3+15.00 3+20.00 3+25.00 3+30.00 3+35.00 3+40.00 3+45.00 3+50.00 3+55.00 3+60.00 3+65.00 3+70.00 3+75.00 3+80.00 3+85.00 3+90.00 3+95.00 4+00.00 4+05.00 4+10.00 4+15.00 4+20.00 4+25.00 4+30.00 4+35.00 4+40.00 4+45.00 4+50.00 4+55.00 4+60.00 4+65.00 4+70.00 4+75.00 4+80.00 4+85.00 4+90.00 4+95.00 5+00.00 5+05.00 5+10.00 5+15.00 5+20.00 5+25.00 5+30.00 5+35.00 5+40.00 5+45.00 5+50.00 5+55.00 5+60.00 5+65.00 5+70.00 5+75.00 5+80.00 5+85.00 5+90.00 5+95.00 6+00.00 6+05.00 6+10.00 6+15.00 6+20.00 6+25.00 6+30.00 6+35.00 6+40.00 6+45.00 6+50.00 6+55.00 6+60.00 6+65.00 6+70.00 6+75.00 6+80.00 6+85.00 6+90.00 6+95.00 7+00.00 7+05.00 7+10.00 7+15.00 7+20.00 7+25.00 7+30.00 7+35.00 7+40.00 7+45.00 7+50.00 7+55.00 7+60.00 7+65.00 7+70.00 7+75.00 7+80.00 7+85.00 7+90.00 7+95.00 8+00.00 8+05.00 8+10.00 8+15.00 8+20.00 8+25.00 8+30.00 8+35.00 8+40.00 8+45.00 8+50.00 8+55.00 8+60.00 8+65.00 8+70.00 8+75.00 8+80.00 8+85.00 8+90.00 8+95.00 9+00.00 9+05.00 9+10.00 9+15.00 9+20.00 9+25.00 9+30.00 9+35.00 9+40.00 9+45.00 9+50.00 9+55.00 9+60.00 9+65.00 9+70.00 9+75.00 9+80.00 9+85.00 9+90.00 9+95.00 10+00.00 10+05.00 10+10.00 10+15.00 10+20.00 10+25.00 10+30.00 10+35.00 10+40.00 10+45.00 10+50.00 10+55.00 10+60.00 10+65.00 10+70.00 10+75.00 10+80.00 10+85.00 10+90.00 10+95.00 11+00.00 11+05.00 11+10.00 11+15.00 11+20.00 11+25.00 11+30.00 11+35.00 11+40.00 11+45.00 11+50.00 11+55.00 11+60.00 11+65.00 11+70.00 11+75.00 11+80.00 11+85.00 11+90.00 11+95.00 12+00.00 12+05.00 12+10.00 12+15.00 12+20.00 12+25.00 12+30.00 12+35.00 12+40.00 12+45.00 12+50.00 12+55.00 12+60.00 12+65.00 12+70.00 12+75.00 12+80.00 12+85.00 12+90.00 12+95.00 13+00.00 13+05.00 13+10.00 13+15.00 13+20.00 13+25.00 13+30.00 13+35.00 13+40.00 13+45.00 13+50.00 13+55.00 13+60.00 13+65.00 13+70.00 13+75.00 13+80.00 13+85.00 13+90.00 13+95.00 14+00.00 14+05.00 14+10.00 14+15.00 14+20.00 14+25.00 14+30.00 14+35.00 14+40.00 14+45.00 14+50.00 14+55.00 14+60.00 14+65.00 14+70.00 14+75.00 14+80.00 14+85.00 14+90.00 14+95.00 15+00.00 15+05.00 15+10.00 15+15.00 15+20.00 15+25.00 15+30.00 15+35.00 15+40.00 15+45.00 15+50.00 15+55.00 15+60.00 15+65.00 15+70.00 15+75.00 15+80.00 15+85.00 15+90.00 15+95.00 16+00.00 16+05.00 16+10.00 16+15.00 16+20.00 16+25.00 16+30.00 16+35.00 16+40.00 16+45.00 16+50.00 16+55.00 16+60.00 16+65.00 16+70.00 16+75.00 16+80.00 16+85.00 16+90.00 16+95.00 17+00.00 17+05.00 17+10.00 17+15.00 17+20.00 17+25.00 17+30.00 17+35.00 17+40.00 17+45.00 17+50.00 17+55.00 17+60.00 17+65.00 17+70.00 17+75.00 17+80.00 17+85.00 17+90.00 17+95.00 18+00.00 18+05.00 18+10.00 18+15.00 18+20.00 18+25.00 18+30.00 18+35.00 18+40.00 18+45.00 18+50.00 18+55.00 18+60.00 18+65.00 18+70.00 18+75.00 18+80.00 18+85.00 18+90.00 18+95.00 19+00.00 19+05.00 19+10.00 19+15.00 19+20.00 19+25.00 19+30.00 19+35.00 19+40.00 19+45.00 19+50.00 19+55.00 19+60.00 19+65.00 19+70.00 19+75.00 19+80.00 19+85.00 19+90.00 19+95.00 20+00.00 20+05.00 20+10.00 20+15.00 20+20.00 20+25.00 20+30.00 20+35.00 20+40.00 20+45.00 20+50.00 20+55.00 20+60.00 20+65.00 20+70.00 20+75.00 20+80.00 20+85.00 20+90.00 20+95.00 21+00.00 21+05.00 21+10.00 21+15.00 21+20.00 21+25.00 21+30.00 21+35.00 21+40.00 21+45.00 21+50.00 21+55.00 21+60.00 21+65.00 21+70.00 21+75.00 21+80.00 21+85.00 21+90.00 21+95.00 22+00.00 22+05.00 22+10.00 22+15.00 22+20.00 22+25.00 22+30.00 22+35.00 22+40.00 22+45.00 22+50.00 22+55.00 22+60.00 22+65.00 22+70.00 22+75.00 22+80.00 22+85.00 22+90.00 22+95.00 23+00.00 23+05.00 23+10.00 23+15.00 23+20.00 23+25.00 23+30.00 23+35.00 23+40.00 23+45.00 23+50.00 23+55.00 23+60.00 23+65.00 23+70.00 23+75.00 23+80.00 23+85.00 23+90.00 23+95.00 24+00.00 24+05.00 24+10.00 24+15.00 24+20.00 24+25.00 24+30.00 24+35.00 24+40.00 24+45.00 24+50.00 2

ELEVATION D

ELEVATION F

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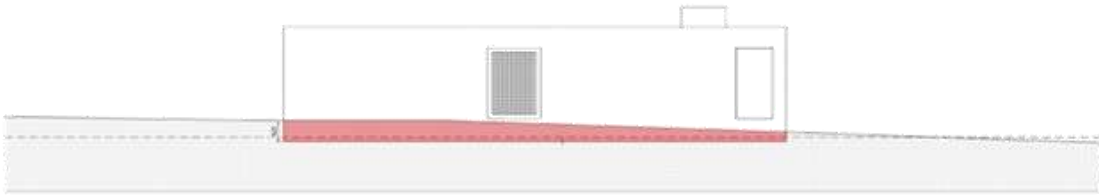
NOTES:

1. General note regarding the drawings: These drawings are intended for the use of the Architect and are not to be used for any other purpose without the written consent of the Architect.
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3. The drawings are not to be used for any other purpose without the written consent of the Architect.
4. The drawings are not to be used for any other purpose without the written consent of the Architect.
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8. The drawings are not to be used for any other purpose without the written consent of the Architect.
9. The drawings are not to be used for any other purpose without the written consent of the Architect.
10. The drawings are not to be used for any other purpose without the written consent of the Architect.

REVISIONS:

1. All dimensions shall be in millimeters (mm) unless otherwise specified. Round dimensions to the nearest millimeter.

	PRODUCT biologie certified by the Institute FFY LTD INTERIORS INTERNATIONAL (M) SDN BHD		DRAWING NO : ANGLIMY (DRAWING)	
	PROJECT NO RESPONSE HIGHWAY 401 CHANNING HIGHWAY 121 PULHAMPIT TRUKINGA, AUSTRALIA		DRAWING NO : No 16 DATE : 17/01/2016 SCALE : 1:100.00	
	CLIENT : http://www.interiorsinternational.com		DRAWN BY CHECKED BY DATE : 22.01.2016	



ANCILLARY DWELLING - ELEVATION A



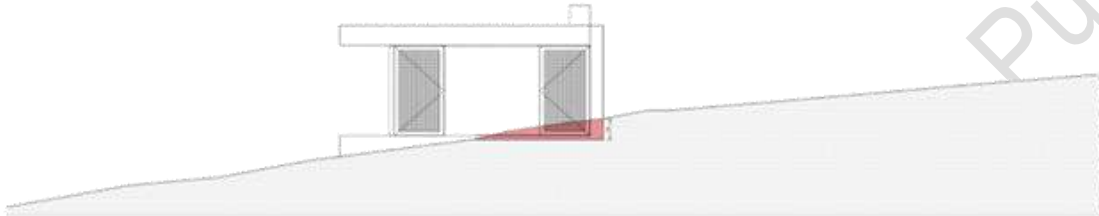
VISITOR ACCOMMODATION - ELEVATION A



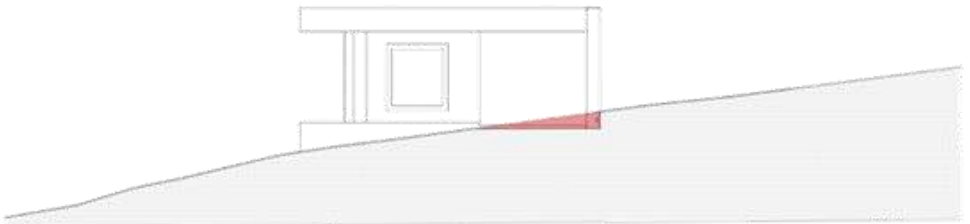
ANCILLARY DWELLING - ELEVATION C



VISITOR ACCOMMODATION - ELEVATION C



ANCILLARY DWELLING - ELEVATION D



VISITOR ACCOMMODATION - ELEVATION D

EXCAVATION AREA

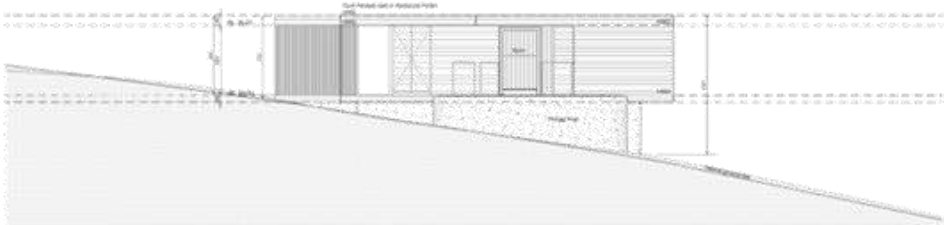
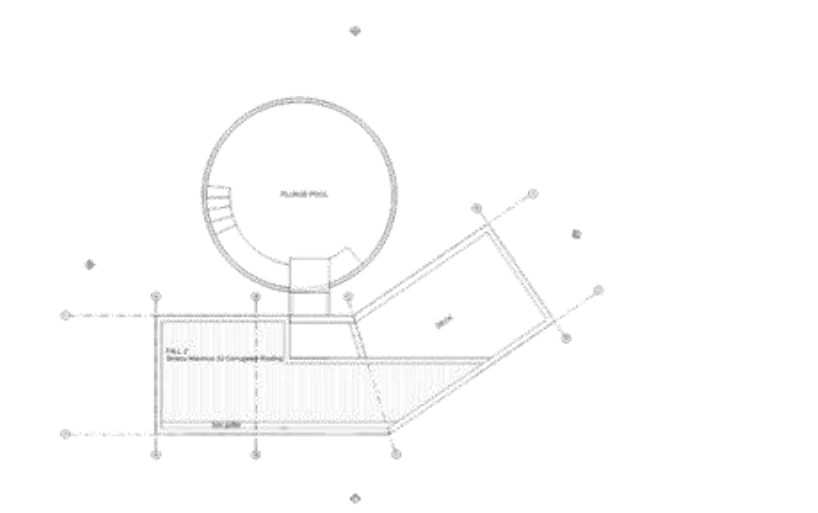
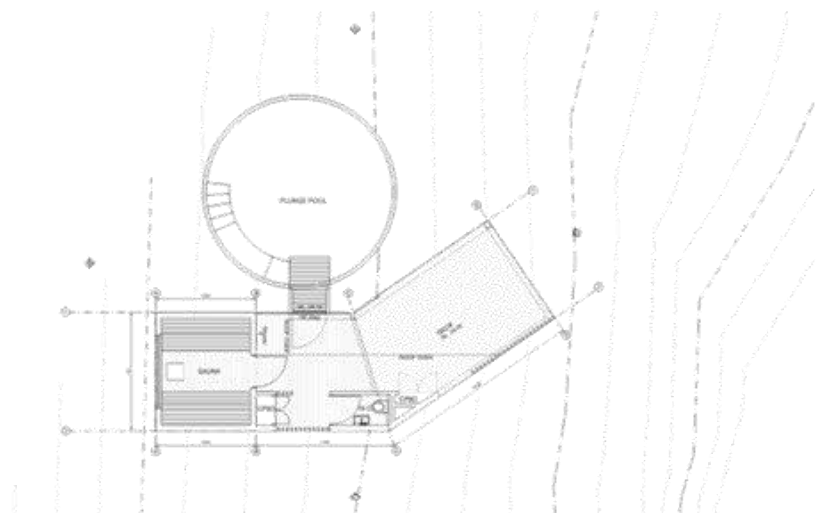
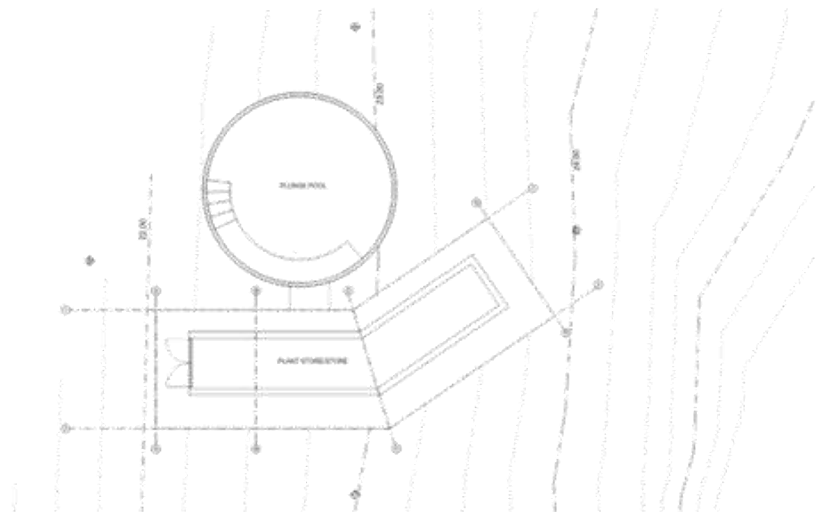
Kingborough Council
Development Application: DA 2022-24
Plan Reference No.: P1
Date Received: 22/02/2022
Date placed on Public Exhibition: 28/05/2022

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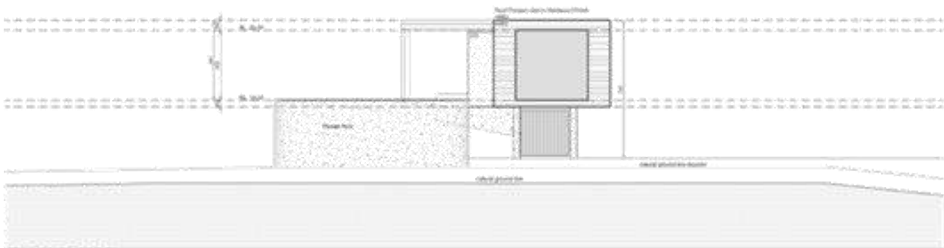
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2. The drawings are subject to change without notice.
3. The drawings are not to be used for construction purposes without the written consent of the Architect and Designer.

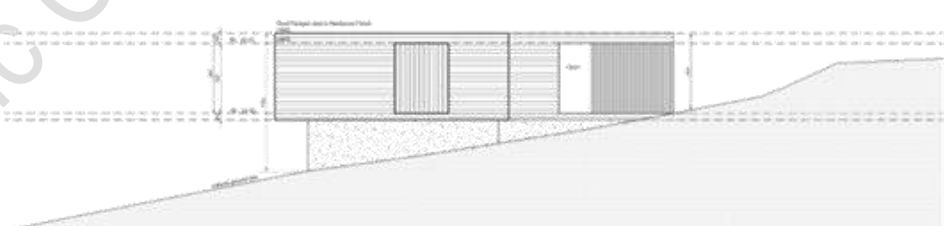
PROJECT:	biotope architecture interiors PTY LTD	DRAWING NO:	DA 2022-24
CLIENT:	INTERIORS INTERNATIONAL (M) SDN BHD	DATE:	22/02/2022
PROJECT ADDRESS:	PROPOSED RESIDENCE 4101 CHANGING HIGHWAY, KUMARUPT	DRAWN BY:	DA 2022-24
LOCATION:	KUMARUPT, KUMARUPT	CHECKED BY:	DA 2022-24
DATE:	22/02/2022	DATE:	22/02/2022



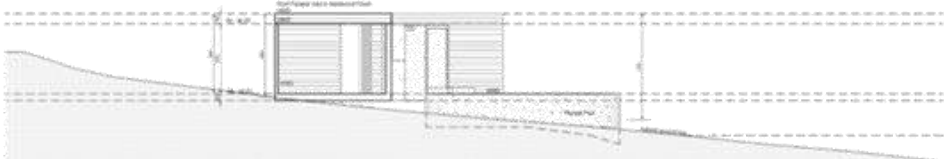
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

LEGEND

RMW	Rendered Masonry
CB	Reinforced Concrete
CL	100x100 Gdr. Steel Post, To Engineer Specification
CG	Clay Tiles
QCH	Decorative Heating
DP	Downpipe - in Wall
PS	Roofed Floor Level
PG	Roof Glass
WWD	Hardwood (Chopped Timber)
OW	Overhang
FWO	Rain Water Outlet
SL	Skylight
ST	Stone Wall
TOW	Top of Wall
UW	Underfloor Heating

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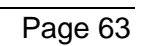
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NOTES

1. All dimensions are in millimetres unless otherwise stated.

2. All dimensions are to the centre of the element unless otherwise stated.

PROJECT	biofibre architecture studios (P/L)
CLIENT	INTERIORS INTERNATIONAL (M) SDN BHD
PROJECT NO.	1001
PROJECT NAME	PROPOSED RESIDENTIAL 401 CHANDEL HIGHWAY, GUMPERT
PROJECT NO.	1001
PROJECT NAME	PROPOSED RESIDENTIAL 401 CHANDEL HIGHWAY, GUMPERT
PROJECT NO.	1001
PROJECT NAME	PROPOSED RESIDENTIAL 401 CHANDEL HIGHWAY, GUMPERT



SITE SECTION B

SITE SECTION C

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Date Received: 22/02/2022

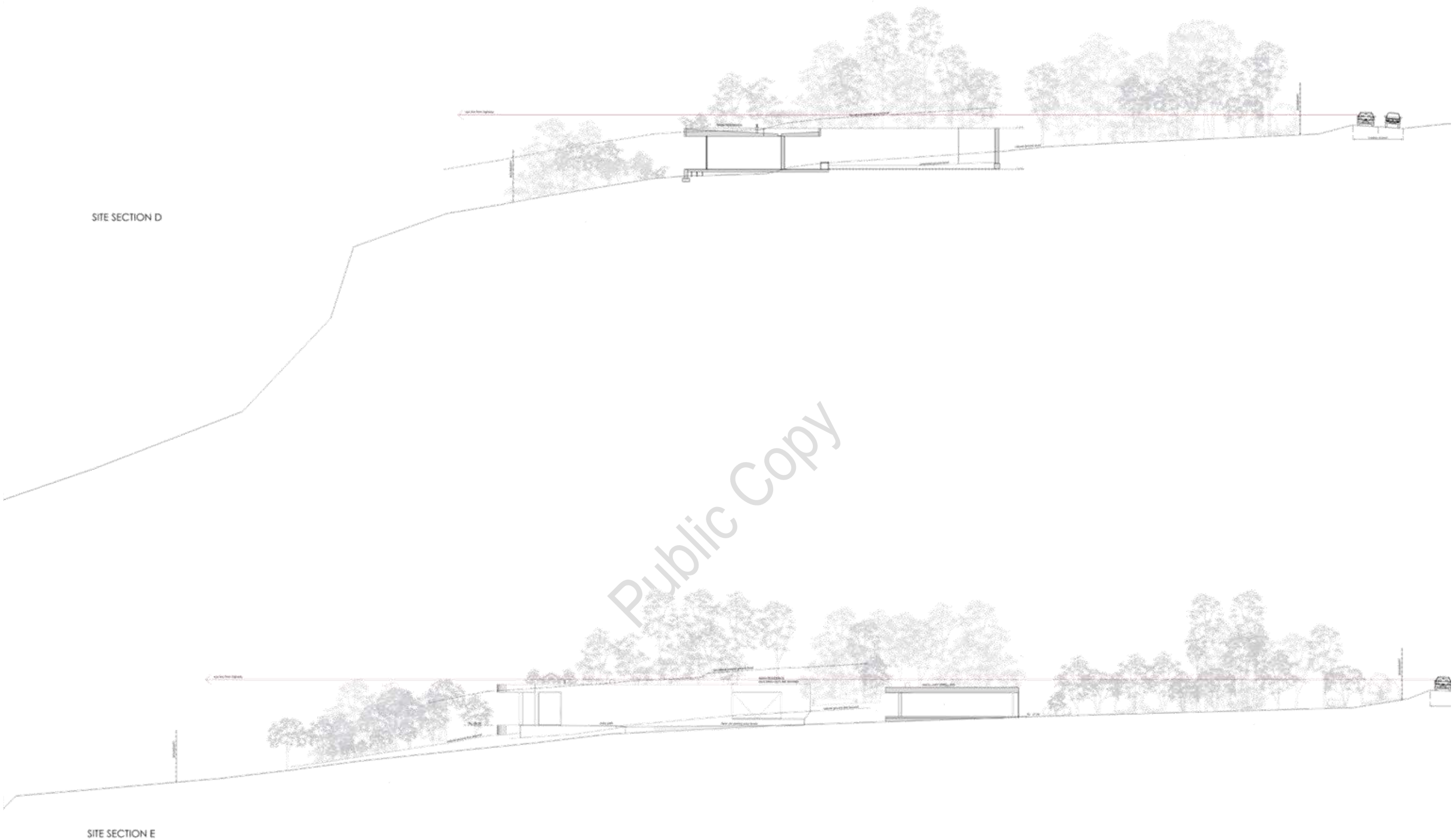
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NOTES
1. General site layout to be confirmed. These drawings are not to be used for construction purposes and are not to be used for any other purpose without the written consent of the Architect and Designer.

PROJECT	biotope Architecture Interiors Pty Ltd	DRAWING NO.	DA 2022-24
CLIENT	INTERIORS INTERNATIONAL (M) SDN BHD	DATE	28/05/2022
PROJECT ADDRESS	PROPOSED RESIDENCE 4101 CHANGING HIGHWAY, KUMARU, KUMARU	DRAWN BY	DA 2022-24
DATE	28/05/2022	CHECKED BY	DA 2022-24
DATE	28/05/2022	DATE	28/05/2022



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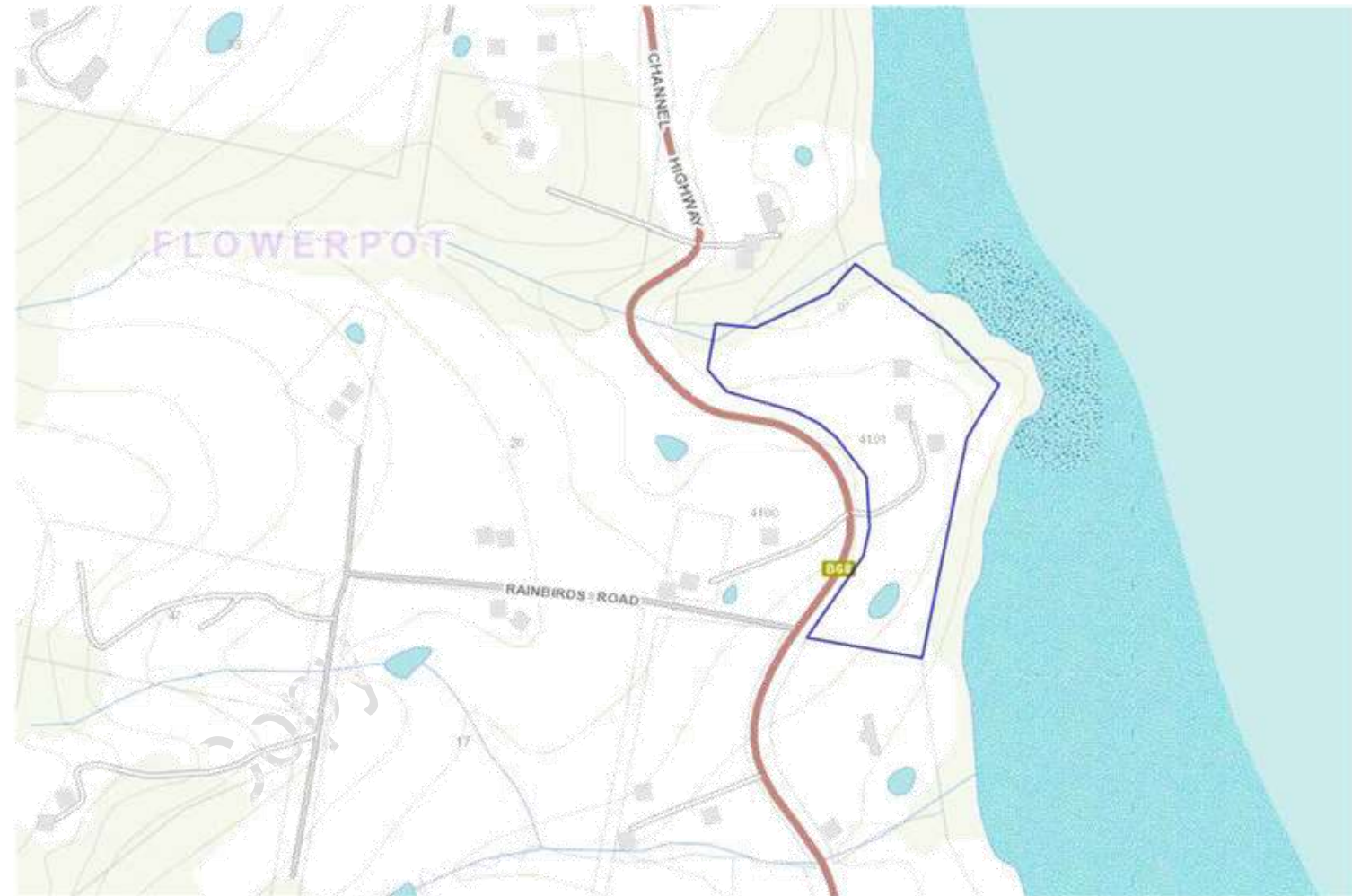
NOTE:
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PROJECT:	biotope architecture interiors PTY LTD	DRAWING NO:	DA 2022-24
CLIENT:	INTERIORS INTERNATIONAL (M) SDN BHD	DATE:	22/02/2022
PROJECT ADDRESS:	PROPOSED RESIDENCE 4101 CHANGING HIGHWAY, KLANG, SELANGOR, MALAYSIA	DRAWN BY:	DA 2022-24
DATE:	22/02/2022	CHECKED BY:	DA 2022-24
DATE:	22/02/2022	DATE:	22/02/2022

PROPOSED DEVELOPMENT 4101 CHANNEL HIGHWAY, FLOWERPOT, 7163 TASMANIA

INDEX

C00	INDEX & COVER SHEET
N01	CIVIL & HYDRAULIC NOTES
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C07	LONG SECTION - ENTRANCE
C08	LONG SECTION - NEW ACCESS
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C10	CROSS SECTIONS
C11	TYPICAL CROSS SECTION
C12	SOIL & WATER MANAGEMENT PLAN
C13	SIGHT DISTANCE PLAN
C14	PASSING BAY PLAN



LOCALITY PLAN
SCALE: NTS

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Date Received: 22/02/2022
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REV	DESCRIPTION	BY	CHK	DATE
H	FOR PLANNING APPROVAL - MINOR AMENDMENTS	DG	MH	15/02/22
G	FOR PLANNING APPROVAL - DWELLING NAME CHANGE	DG	MH	26/06/21
F	FOR PLANNING APPROVAL - RAINWATER TANK UPDATES	DG	MH	26/04/21
E	FOR PLANNING APPROVAL - GARAGE LEVEL ADDED	DG	MH	23/04/21
D	FOR PLANNING APPROVAL - CARETAKER PARKING	DG	MH	09/04/21
C	FOR PLANNING APPROVAL - PARKING DESIGN ADDED	DG	MH	11/02/21
B	FOR PLANNING APPROVAL	DG	MH	16/01/19
A	FOR PRELIMINARY	DG	MH	01/06/17

JSA CONSULTING ENGINEERS
121 Sandy Bay Road, Sandy Bay TAS 7005
Phone (03) 6240 9911 www.jsaengineers.com.au

ENGINEER	M. HORSHAM CC5865 I	SCALE	AS SHOWN	SIZE	A3
CIVIL ENGINEER	D. GRANNETIA	HYDRAULIC ENGINEER			
STATUS	PLANNING APPROVAL				

PROJECT
PROPOSED DEVELOPMENT
4101 CHANNEL HIGHWAY
FLOWERPOT

DRAWING TITLE	INDEX & COVER SHEET		
PROJECT NO	DWG NO	REV	
17E04-03	C00	H	

CIVIL AND HYDRAULIC NOTES

- GENERAL NOTES:**
- 1. THE MAIN CONTRACTOR AND ALL SUB CONTRACTORS SHALL COMPLY WITH THE STATE WORK HEALTH AND SAFETY ACT AND ALL RELEVANT CODES OF PRACTICE.
 - 2. ALL HYDRAULICS WORKS TO BE CARRIED OUT IN ACCORDANCE WITH IPWEA STANDARD DRAWINGS AND SPECIFICATIONS, (WSAA SEWERAGE CODE OF AUSTRALIA & WATER SUPPLY CODE OF AUSTRALIA) AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
 - 3. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING TASNETWORKS TO APPLY FOR NEW CONNECTIONS AND/OR ADDITIONAL SUPPLY. SUFFICIENT TIME FOR TASNETWORKS DESIGN AND REVIEW PROCESSES SHOULD BE ALLOWED FOR.
 - 4. NO TOP SOIL SHALL BE REMOVED FROM THE SITE WITHOUT THE CONSENT OF COUNCIL. TOP SOIL DISTURBED OR REMOVED AS A RESULT OF WORKS SHALL BE STOCK-PILED ON SITE AND LATER USED FOR REDRESSING ANY DISTURBED SURFACES.
 - 5. ALL DISTURBED SURFACES ON SITE, EXCEPT THOSE SET ASIDE FOR ROADWAYS AND FOOTPATHS SHALL BE DRESSED WITH IMPORTED FILL AND REVEGETATED TO THE SATISFACTION OF THE COUNCIL'S DEVELOPMENT ENGINEER.
 - 6. ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
 - 7. ALL LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
 - 8. ALL CONNECTIONS TO EXISTING STORMWATER MAINS TO BE CARRIED OUT BY COUNCIL AT DEVELOPERS COST UNLESS APPROVED OTHERWISE, ALL CONNECTIONS TO SEWERWATER MAINS TO BE CARRIED OUT BY TASWATER AT DEVELOPERS COST UNLESS APPROVED OTHERWISE.
 - 9. GENERAL MATERIALS, INSTALLATION AND TESTING SHALL COMPLY WITH TASMANIAN MUNICIPAL STANDARDS PART 4.
 - 10. EXCAVATED AND IMPORTED MATERIAL USED AS FILL TO BE APPROVED BY ENGINEER PRIOR TO INSTALLATION.
 - 11. ANY DEPARTURES FROM THE DESIGN DRAWINGS ARE TO BE AT THE WRITTEN APPROVAL OF THE ENGINEER AND APPROVAL FROM THE AUTHORITY. CHANGES INCLUDES CONFLICTS WITH EXISTING SERVICES.
 - 12. UNLESS NOTED OTHERWISE, THESE NOTES SHALL APPLY TO ALL DRAWINGS IN THE SET
 - 13. **BATTERS:**
 - MAX EMBANKMENT SLOPE 1:3.0
 - MAX CUTTING SLOPE 1:2.0 (LOOSE ROCK)
 - 1:3.0 (SOIL)
 - 14. FOR EMBANKMENTS HEIGHTS IN EXCESS OF 2.0m, THE DESIGN MUST BE APPROVED BY JSA DURING CONSTRUCTION.

- APPROVALS:**
- 1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT A VALID BUILDING AND PLUMBING PERMIT IS IN PLACE FOR THE WORK AND THAT THE BUILDING SURVEYOR IS NOTIFIED OF ALL SITE INSPECTION REQUESTS.
 - 2. THE APPLICANT SHALL NOT COMMENCE CIVIL CONSTRUCTION WORKS WITHIN A ROAD RESERVE UNTIL THE FOLLOWING REQUIREMENTS ARE MET:
 - 3. A 'PERMIT TO CARRY OUT WORKS WITHIN A COUNCIL ROAD RESERVATION' HAS BEEN ISSUED BY THE COUNCIL AND THE ASSOCIATED FEE PAYMENT MADE
 - 4. TRAFFIC MANAGEMENT AND PEDESTRIAN PLAN HAS BEEN PRODUCED AND FOLLOWED IN ACCORDANCE WITH DEPARTMENT OF INFRASTRUCTURE, ENERGY AND RESOURCES 'TRAFFIC CONTROL AT WORK SITES' CODE OF PRACTICE.

- GENERAL HYDRAULICS NOTES:**
- 1. DURING CONSTRUCTION ANY OPEN PIPES TO BE SEALED TEMPORARILY DURING WORKS TO PREVENT ENTRY OF FOREIGN MATTER
 - 2. CONCEAL ALL PIPEWORK IN DUCTS, CEILING SPACES, WALL CAVITIES UNLESS OTHERWISE NOTED
 - 3. CONFIRM ALL INVERT LEVELS PRIOR TO EXCAVATION.
 - 4. THE LOCATION OF EXISTING SERVICES SHOULD BE CONFIRMED ONSITE INCLUDING: MAINS WATER, GAS, TELECOMMUNICATIONS, POWER, SEWER STORMWATER.
 - 5. ALL PIPEWORK UNDER TRAFFICABLE AREAS TO BE BACKFILLED TO FULL DEPTH WITH DIER CLASS A 19MM FCR COMPACTED TO AS3798.
 - 6. FOR CLASS H AND E SITES, JOINTS IN PLUMBING SHALL BE ARTICULATED WITHIN 3M OF THE BUILDING UNDER CONSTRUCTION TO ACCOMMODATE GROUND MOVEMENT WITHOUT LEAKAGE
 - 7. ALL PIPEWORK SHALL BE ADEQUATELY SUPPORTED. SUPPORT SHALL ALLOW FOR EXPANSION AND BE FITTED AT THE TIME OF PIPE INSTALLATION
 - 8. WHERE PIPEWORK PENETRATES FIRE RATED WALL OR FLOORS A FIRE STOP COLLAR SHALL BE INSTALLED

- SEWER NOTES:**
- 1. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH WSAA SEWERAGE CODE OF AUSTRALIA WSA 02-2014-3.1 MRWA EDITION V2.0, TASWATERS SUPPLEMENT TO THIS CODE, AS3500.2:2018 AND TO THE SATISFACTION OF TASWATER'S DEVELOPMENT ENGINEER.
 - 2. ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
 - 3. ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY TASWATER'S APPROVED CONTRACTOR AT DEVELOPERS COST UNLESS APPROVED OTHERWISE.
 - 4. GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH WSAA SEWERAGE CODE OF AUSTRALIA WSA 02-2014-3.1 MRWA EDITION V2.0, TASWATERS SUPPLEMENT TO THIS CODE, AS3500.2:2018 AND TO THE SATISFACTION OF TASWATER'S DEVELOPMENT ENGINEER.
 - 5. ALL DROPS MUST BE INTERNAL AND IN ACCORDANCE WITH MRWA S-311
 - 6. ALL PIPE WORK UNDER TRAFFICABLE AREAS, INCLUDING DRIVEWAYS, IS TO BE BACKFILLED WITH FCR.
 - 7. LOT CONNECTIONS SHALL BE DN100 UPVC U.N.O. AS PER MRWA S-302 AND BRING INSPECTION OPENING TO SURFACE INSIDE LOT BOUNDARY.
 - 8. ALL SEWER MAINS TO BE PIPE CLASS SN8.
 - 9. PIPEWORK SHALL BE PRESSURE TESTED PROGRESSIVELY DURING INSTALLATION TO ENSURE ABSENCE OF LEAKS.
 - 10. ALL PIPEWORK SHALL BE INSTALLED AS CLOSE AS PRACTICABLE TO THE UNDERSIDE OF FLOORS.

- STORMWATER NOTES:**
- 1. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL MUNICIPAL STANDARDS, AS3500 AND IPWEA (TAS) MUNICIPAL STANDARD DRAWINGS AND SPECIFICATIONS WHERE APPLICABLE AND TO THE SATISFACTION OF COUNCIL'S MUNICIPAL ENGINEER
 - 2. ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS. ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY COUNCIL AT DEVELOPERS COST UNLESS APPROVED OTHERWISE.
 - 3. GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH TASMANIAN MUNICIPAL STANDARDS PART 4. PROVIDE 600mm MIN COVER TO ALL SERVICES.
 - 4. ALL PIPE WORK UNDER TRAFFICABLE AREAS INCLUDING DRIVEWAYS IS TO BE FILLED WITH FCR.
 - 5. LOT CONNECTIONS SHALL BE DN150 UPVC UNO MINIMUM PIPE CLASS TO BE CLASS SN4, PIPE UNDER ROADS TO BE CLASS SN8.
 - 6. ALL MAINTENANCE HOLES DEEPER THAN 1m FROM FINISHED SURFACE LEVEL TO MAINTENANCE HOLE BASE TO BE FITTED WITH APPROVED STEP IRONS.
 - 7. IPWEA STANDARD DRAWINGS REFERENCED ARE THE MOST RECENT DRAWING SET UNO.

- INSPECTION OPENINGS**
- 8. FOR OTHER THAN SINGLE DWELLINGS, INSPECTION OPENINGS FOR MAINTENANCE OF SITE STORMWATER DRAINS SHALL BE EXTENDED TO AND CAPPED AT THE FINISH SURFACE LEVEL AND INSTALLED AT:-
 - 8.1. EACH POINT OF CONNECTION;
 - 8.2. EVEN SPACING NOT MORE THAN 30m APART;
 - 8.3. EACH END OF INCLINED JUMP-UP THAT EXCEED 6m IN LENGTH;
 - 8.4. EACH CONNECTION TO AN EXISTING SITE STORMWATER DRAIN; AND
 - 8.5. AT ANY CHANGE OF DIRECTION GREATER THAN 45°.
- NOTE: INSPECTION OPENINGS MAY BE REPLACED BY AN INLET OR STORMWATER PIT.**
- 9. THE NOMINAL SIZE OF INSPECTION OPENINGS FOR SITE STORMWATER DRAINS SHALL BE -
 - 9.1. FOR NOMINAL PIPE SIZE LESS THAN OR EQUAL TO DN150, THE SAME SIZE AS THE SITE STORMWATER DRAIN; AND
 - 9.2. FOR NOMINAL PIPE SIZES GREATER THAN DN150, NOT LESS THAN DN150
 - 10. ACCESS A BELOW-GROUND INSPECTION OPENINGS SHALL BE EITHER BY:-
 - 10.1. A STORMWATER PIT; OR
 - 10.2. A SEALED RISER TERMINATED AT GROUND LEVEL OR FLOOR LEVEL IN AN ACCESSIBLE POSITION
 - 11. INSPECTION OPENINGS AND UNUSED SOCKETS SHALL BE SEALED WITH AIRTIGHT REMOVAL PLUGS OR CAPS FITTED WITH AN ELASTOMERIC SEAL AND SECURELY HELD IN POSITION BY A CLIP, STRAP OR THREADED CONNECTION. EACH PLUG OR CAP SHALL BE LEGIBLY MARKED 'SW'.

- WATER NOTES:**
- 1. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH WSAA WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 MRWA EDITION V2.0, TASWATERS SUPPLEMENT TO THIS CODE AND TO THE SATISFACTION OF TASWATERS DEVELOPMENT ENGINEER
 - 2. ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
 - 3. ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY TASWATER AT DEVELOPERS COST UNLESS APPROVED OTHERWISE.
 - 4. GENERAL MATERIALS INSTALLATION AND TESTING SHALL COMPLY WITH WSA 03-2011-3.1 AND TASWATER APPROVED PRODUCTS CATALOGUE.
 - 5. WATER MAIN TO BE gPVC SERIES 2 CLASS 16 OR APPROVED EQUIVALENT, WITH RODS AND CONNECTIONS BEING POLY PN16 PE100.
 - 6. THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, BLANK ENDS, VALVES, FIRE HYDRANTS, REDUCERS AND BENDS GREATER THAN 5°.
 - 7. INDIVIDUAL LOT CONNECTIONS TO BE MIN DN25 ID20 PN16 POLY UNO.
 - 8. DEVELOPER TO MAKE APPLICATION TO TASWATER FOR THE SUPPLY OF 20mm WATER METER AND BOX, PRIOR TO COMMENCEMENT OF WORKS ONSITE. METER TO BE INSTALLED BY PLUMBING CONTRACTOR.
 - 9. ALL ISOLATION VALVES SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS. VALVES LOCATED IN WALLS OR DUCTS SHALL BE FITTED WITH APPROVED ACCESS COVERS.
 - 10. INTERNAL PLUMBING SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS3500 PARTS 1, 2 & 3 AND THE TASMANIAN PLUMBING CODE
 - 11. THE PLUMBER SHALL ARRANGE FOR ALL INSPECTIONS AND PRESSURE TESTING REQUIRED BY TASWATER OR THE LOCAL AUTHORITY PRIOR TO CONCEALMENT.
 - 12. ALL STOP VALVES TO BE CLOCKWISE CLOSING.
 - 13. PROVIDE C.I. VALVE BOX COVERS TO ALL VALVES AND FIRE PLUG.
 - 14. STOP VALVES AND FIRE PLUGS SHALL BE MARKED IN ACCORDANCE WITH THE IPWEA FIRE HYDRANT GUIDELINES: TASMANIA DIVISION.
 - 15. FIRE PLUGS AND VALVE POSITIONS TO BE MARKED ON KERB BACKS WITH HIMARK CONCRETE PAINT.
 - 16. PROVIDE ELECTROMAGNETIC, METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES. ENSURE TAPE TERMINATIONS ARE ACCESSIBLE.
 - 17. ALL PROPERTY CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MRWA-W-110 AND MRWA-W-111 AND TASWATER STANDARD DRAWING TW-SD-W-20 SERIES. THE SHALL BE DN25 (ID20) HDPE PE100 SDR11 PN16 PIPE
 - 18. ALL FITTINGS TO BE F.B.E.
 - 19. FIRE PLUGS TO HAVE 100mm RISERS WITH SPRING TYPE PLUGS.
 - 20. TASWATER TO WITNESS PRESSURE TEST TO 1200kPa PRIOR TO BACKFILL AT JOINTS.
 - 21. MAIN TO BE DISINFECTED PRIOR TO CONNECTION TO THE RETICULATION NETWORK. REFER TO WSA CODE FOR DETAILS.
 - 22. PLACEMENT OF WATER MAINS IN FILL REQUIRES THE CONTRACTOR TO PROVIDE DOCUMENTARY EVIDENCE INCLUDING: THE COMPOSITION OF FILL MATERIAL, VERIFYING THAT IT CONTAINS NO ORGANIC OR OTHER MATERIALS THAT DECOMPOSE OR OTHERWISE LEAD TO LONG TERM SETTLEMENT.

- ROAD NOTES:**
- 1. MINIMUM SUB BASE THICKNESS TO BE 200mm.
 - 2. PRIOR TO PLACEMENT OF SUB BASE COURSE, PAVEMENT CUT IS TO BE ROLLED AND TESTED FOR CBR VALUES BY METHOD APPROVED BY THE SUPERINTENDENT. WHERE THE CBR VALUES ARE LESS THAN 5 WITHIN THE FIRST 200mm THEN ADDITIONAL TESTS WILL BE REQUIRED TO ALLOW SUFFICIENT DESIGN ALTERATIONS TO THE SUB BASE.
 - 3. PAVEMENT DESIGN BASED ON A CBR VALUE OF 3-4%.
 - 4. ROAD MARKINGS AND SIGNS AS PER AS1742
 - 5. IF THE CBR VALUE IS LESS THAN 2 AT ANY DEPTH GREATER THAN 200mm THEN THE SUB BASE IS TO BE INCREASED GENERALLY ACCORDING TO THE FOLLOWING TABLE & CONSULT ENGINEER.

CBR VALUES	DESIGN:
3-4	AS PER PAVEMENT DETAIL
~2	ADVISE & CONSULT ENGINEER. TYPICALLY INCREASE SUB BASE TO 400mm THICK (SUBGRADE REPLACEMENT)
<1	ADVISE & CONSULT ENGINEER. SPECIAL PAVEMENT DESIGN TO BE SPECIFIED.

- DRIVEWAY NOTES:**
- 1. EXCAVATED AND IMPORTED MATERIAL USED AS FILL IS TO BE APPROVED BY ENGINEER PRIOR TO INSTALLATION.
 - 2. FILL MATERIAL SHALL BE WELL GRADED AND FREE OF BOULDERS OR COBBLES EXCEEDING 150mm IN DIAMETER UNLESS APPROVED OTHERWISE.
 - 3. FILL REQUIRED TO SUPPORT DRIVEWAYS INCLUDING FILL IN EMBANKMENTS THAT SUPPORT DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
 - 4. TOP SOIL AND ORGANIC MATTER SHALL BE STRIPPED TO A MINIMUM OF 100mm.
 - 5. THE SUB GRADE SHALL BE CHECKED FOR A MINIMUM BEARING CAPACITY OF 50 kPa.
 - 6. FILL IN EMBANKMENTS SHALL BE KEYED 150mm INTO NATURAL GROUND.
 - 7. THE FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS OF NOT MORE THAN 200mm.
 - 8. EACH LAYER SHALL BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95%, IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THIS IS ACHIEVED.
 - 9. WHERE THE ABOVE REQUIREMENTS CANNOT BE ACHIEVED THE ENGINEER SHALL BE CONSULTED AND THE FORMATION SHALL BE PROOF ROLLED (UNDER SUPERVISION OF THE ENGINEER) TO DEMONSTRATE COMPACTION PRIOR TO THE PLACEMENT OF BASE OR SUB-BASE COURSES.
 - 10. UNREINFORCED CONCRETE KERBS AND CHANNELS SHALL HAVE TROWELLED JOINTS AT NOT MORE THAN 3.0m CRS

- CONTROLLED FILL:**
- 1. CONTROLLED FILL SHALL BE LAID IN STRICT ACCORDANCE WITH AS2870 AND AS3798 REQUIREMENTS. THE FOLLOWING METHOD IS APPROVED:
 - 2. FILL MATERIAL SHALL BE WELL GRADED FOR OR SITE ROCK REVIEWED DURING EXCAVATION.
 - 3. THE SUB GRADE SHALL BE CHECKED FOR BEARING CAPACITY WHICH IS A MINIMUM OF 50kPa FOR SLABS AND A MINIMUM OF 100kPa FOR FOOTINGS.
 - 4. THE FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS OF NOT MORE THAN 150mm.
 - 5. THE FILL SHALL BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95% FOR RESIDENTIAL APPLICATIONS. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THIS LEVEL OF COMPACTION IS ACHIEVED. IMPORTED MATERIAL, CONTRARY TO THE ABOVE SPECIFICATION, INTENDED FOR USE AS STRUCTURAL FILL SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO USE.

- CONCRETE:**
- 1. CONCRETE SHALL BE NOT LESS THAN N25 GRADE, WITH 20mm NOMINAL MAXIMUM AGGREGATE SIZE. SLUMP SHALL BE SELECTED TO SUIT THE CONSTRUCTION CONDITIONS. UNLESS NOTED OTHERWISE THE MINIMUM APPROPRIATE SPECIFICATIONS FROM AS3600 AND AS2870 SHALL BE ADOPTED.
 - 2. SAWN CONTROL JOINTS SHALL BE CONSTRUCTED AS SOON AS POSSIBLE WITHOUT RAVELING THE JOINT. GENERALLY THIS SHALL BE WITHIN 24 HOURS.
 - 3. CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS USING CURRENT BEST PRACTICE METHODS. SPRAY APPLIED CURING COMPOUNDS ARE GENERALLY NOT DEEMED SATISFACTORY AS SOLE CURING METHOD.
 - 4. CONCRETE SHALL BE MECHANICALLY VIBRATED U.N.O.
 - 5. ADDITIONAL WATER SHALL NOT BE ADDED TO THE CONCRETE ON SITE UNLESS SIGNED BY THE DRIVER AND APPROVED BY THE SUPPLIER.

DISCLAIMER
ENGINEERING NOTES ARE INTENDED FOR USE AS A GUIDE TO RELEVANT CODES, REGULATIONS AND STANDARDS FOR THE BUILDER OR CONTRACTOR DURING THE CONSTRUCTION PROCESS, THEY SHALL NOT REPLACE THEM IN ANY WAY. THESE NOTES ARE NOT SITE SPECIFIC AND SHALL NOT BE USED TO CONTRAVENE APPROVED PLANS OR TO SPECIFY ANY UNAPPROVED WORKS.

Kingborough Council
Development Application: DA 2022-24
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F	FOR PLANNING APPROVAL - RAINWATER TANK UPDATES	DG	MH	26/04/21
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A	FOR PRELIMINARY	DG	MH	01/06/17
REV	DESCRIPTION	BY	CHK	DATE



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ENGINEER M. HORSHAM CC5865 I	SCALE AS SHOWN	SIZE A3	PROJECT PROPOSED DEVELOPMENT 4101 CHANNEL HIGHWAY FLOWERPOT	DRAWING TITLE CIVIL & HYDRAULIC NOTES
CIVIL ENGINEER D. GRANNETIA	HYDRAULIC ENGINEER			
STATUS PLANNING APPROVAL				
				PROJECT NO 17E04-03
				DWG NO N01
				REV H

PIPE LEGEND	
MARK	DESCRIPTION
— AG —	SLOTTED HDPE SN8 DRAINAGE PIPE
— W —	PROPOSED PE PN16 WATER SUPPLY
— S —	PROPOSED SEWER PIPE
— SW —	PROPOSED STORMWATER PIPE
— MW —	PROPOSED MAIN WATER PIPE
— P —	POWER CIRCUIT
— T —	COMMUNICATIONS
— FS —	DN100 PVC-M PN16 PVC
— EX AG —	EXISTING SLOTTED AG DRAINAGE PIPE.
— EX W —	EXISTING WATER SUPPLY
— EX S —	EXISTING SEWER PIPE.
— EX SW —	EXISTING STORMWATER.
— EX MW —	EXISTING MAIN WATER
— EX P —	EXISTING POWER
— MW —	DEMOLISHED MAIN WATER
— > —	SWALE DRAIN

LINE LEGEND	
MARK	DESCRIPTION
—	PROPERTY BOUNDARY
— · — · —	SURROUNDING PROPERTY BOUNDARY
— + —	PROPOSED PROPERTY BOUNDARY
— · — · —	EXISTING EASEMENT
— · — · —	PROPOSED EASEMENT
—	NATURAL SURFACE CONTOUR (MAJOR)
—	NATURAL SURFACE CONTOUR (MINOR)
—	BANK TOP
— · — · —	BANK BOTTOM
—	EXISTING BUILDING OUTLINE
—	PROPOSED BUILDING OUTLINE
— · — · —	PROPOSED ROAD CENTRELINE
—	PROPOSED ROAD
—	EXISTING ROAD
—	EXISTING KERB
— · — · —	PROPOSED BARRIER FENCE

SYMBOL LEGEND	
MARK	DESCRIPTION
(M)	DN25 ID 20 WATER CONNECTION + METER AS PER TW-SD-W-20 SERIES
⊗	450 x 450 x 600 DEEP PIT WITH GRATED LID
—	'ACO' K300 CHANNEL DRAIN & INCLINE PIT WITH CLASS 'B' TRAFFICABLE GRATE
(SW)	STORMWATER MANHOLE AS PER LGAT STANDARD DRAWING TSD-SW02-v1
(S)	SEWER MAINTENANCE HOLE TYPE P2 AS PER WSAA STANDARD DRAWING SEW-1300
○	DN150 STORMWATER LOT CONNECTION AS PER LGAT STANDARD DRAWINGS TSD-SW25-v1
(H)	DN100 SEWER LOT CONNECTION AS PER WSAA STANDARD DRAWING SEW-1106
(FH)	FIRE HYDRANT AS PER MRWA-W-302
⋈	ISOLATING VALVE AS PER MRWA-W-302
▽	THRUST BLOCK (CONCRETE) AS PER MRWA-W-205A
⌒	CONCRETE HEADWALL
⊞	SIDE ENTRY PIT TYPE 5 AS PER TSD-SW12-v1
⊞	SIDE ENTRY PIT TYPE 3 AS PER TSD-SW09-v1
(PS-1)	POWER SUBSTATION
⬢	POWER TURRET
(P5)	NBN PIT
⊞	STREETLIGHT

HATCH LEGEND	
MARK	DESCRIPTION
▨	2 COAT SEAL DRIVEWAY WITH PR. CONTOUR SHOWN
▨	CONCRETE FOOTPATH 100 THICK SL72 CENTRAL
▨	RETAINING WALL
▨	SUSPENDED/CANTILEVERED DRIVEWAY

SURFACE LEGEND	
MARK	DESCRIPTION
FSL XX.XX	PROPOSED FINISHED SURFACE LEVEL
Δ XX.XX	HEIGHT OF PROPOSED SURFACE RELATIVE TO NATURAL SURFACE (FILL REQUIRED)
Δ -XX.XX	HEIGHT OF PROPOSED SURFACE RELATIVE TO NATURAL SURFACE (CUT REQUIRED)

Kingborough Council

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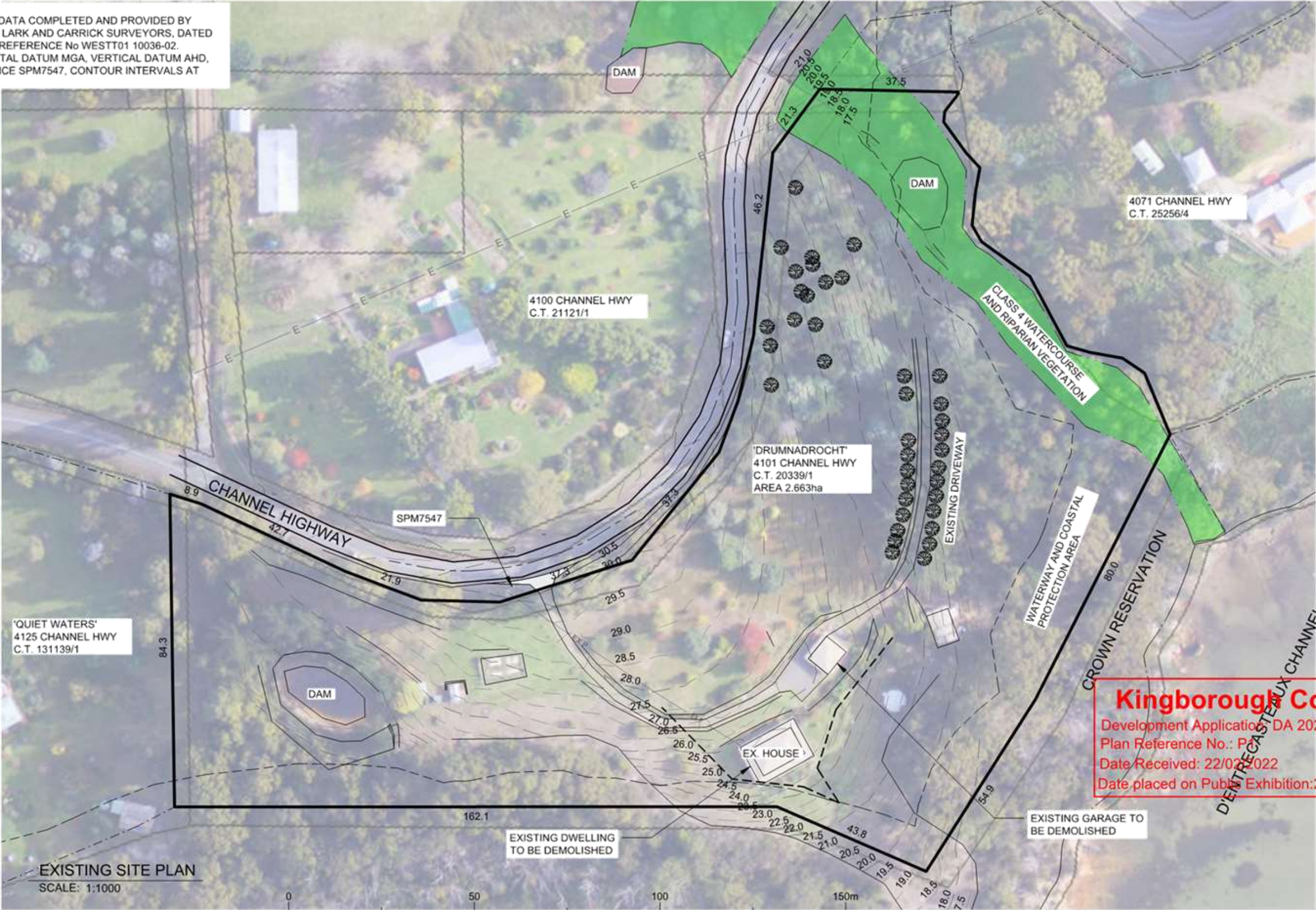


ENGINEER M. HORSHAM CC5865 I	SCALE AS SHOWN	SIZE A3
CIVIL ENGINEER D. GRANNETIA	HYDRAULIC ENGINEER	
STATUS PLANNING APPROVAL		

PROJECT
PROPOSED DEVELOPMENT
4101 CHANNEL HIGHWAY
FLOWERPOT

DRAWING TITLE		
SYMBOL/LINE LEGENDS		
PROJECT NO 17E04-03	DWG NO N02	REV H

- NOTE
- 1. SURVEY DATA COMPLETED AND PROVIDED BY BROOKS, LARK AND CARRICK SURVEYORS, DATED 23/06/17, REFERENCE No WESTT01 10036-02.
 - 2. HORIZONTAL DATUM MGA, VERTICAL DATUM AHD, REFERENCE SPM7547, CONTOUR INTERVALS AT 0.25m.



Kingborough Council
Development Application DA 2022-24
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REV	DESCRIPTION	BY	CHK	DATE

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ENGINEER	M. HORSHAM CC5865 I	SCALE	AS SHOWN	SIZE	A3
CIVIL ENGINEER	D. GRANNETIA	HYDRAULIC ENGINEER			
STATUS	PLANNING APPROVAL				

PROPOSED DEVELOPMENT
4101 CHANNEL HIGHWAY
FLOWERPOT

DRAWING TITLE		
EXISTING SITE PLAN		
PROJECT NO	DWG NO	REV
17E04-03	C01	H

NOTE

1. SURVEY DATA COMPLETED AND PROVIDED BY BROOKS, LARK AND CARRICK SURVEYORS, DATED 23/06/17, REFERENCE No WESTT01 10036-02.
2. HORIZONTAL DATUM MGA, VERTICAL DATUM AHD, REFERENCE SPM7547, CONTOUR INTERVALS AT 0.25m.

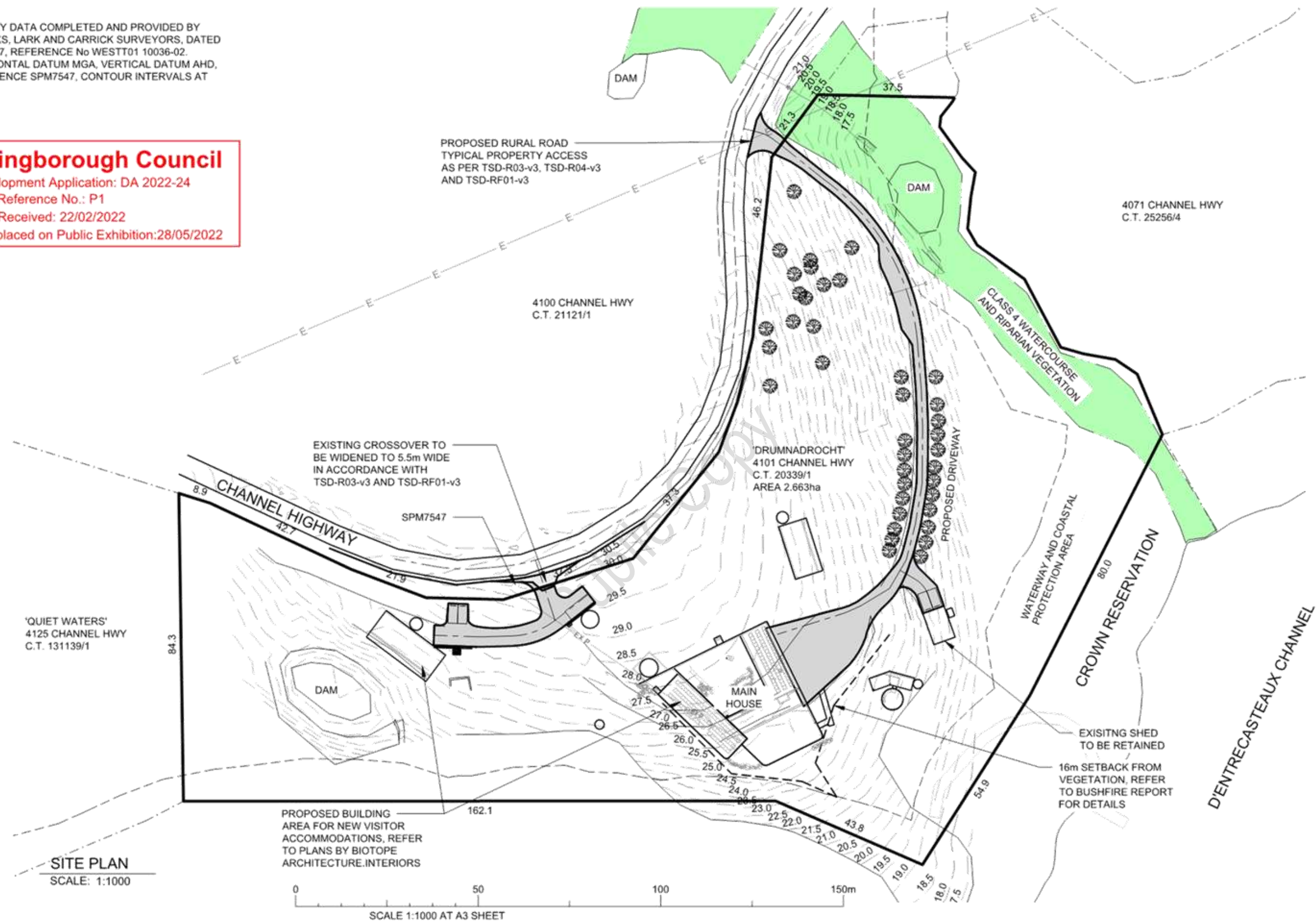
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Development Application: DA 2022-24

Plan Reference No.: P1

Date Received: 22/02/2022

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SITE PLAN
SCALE: 1:1000

REV	DESCRIPTION	BY	CHK	DATE
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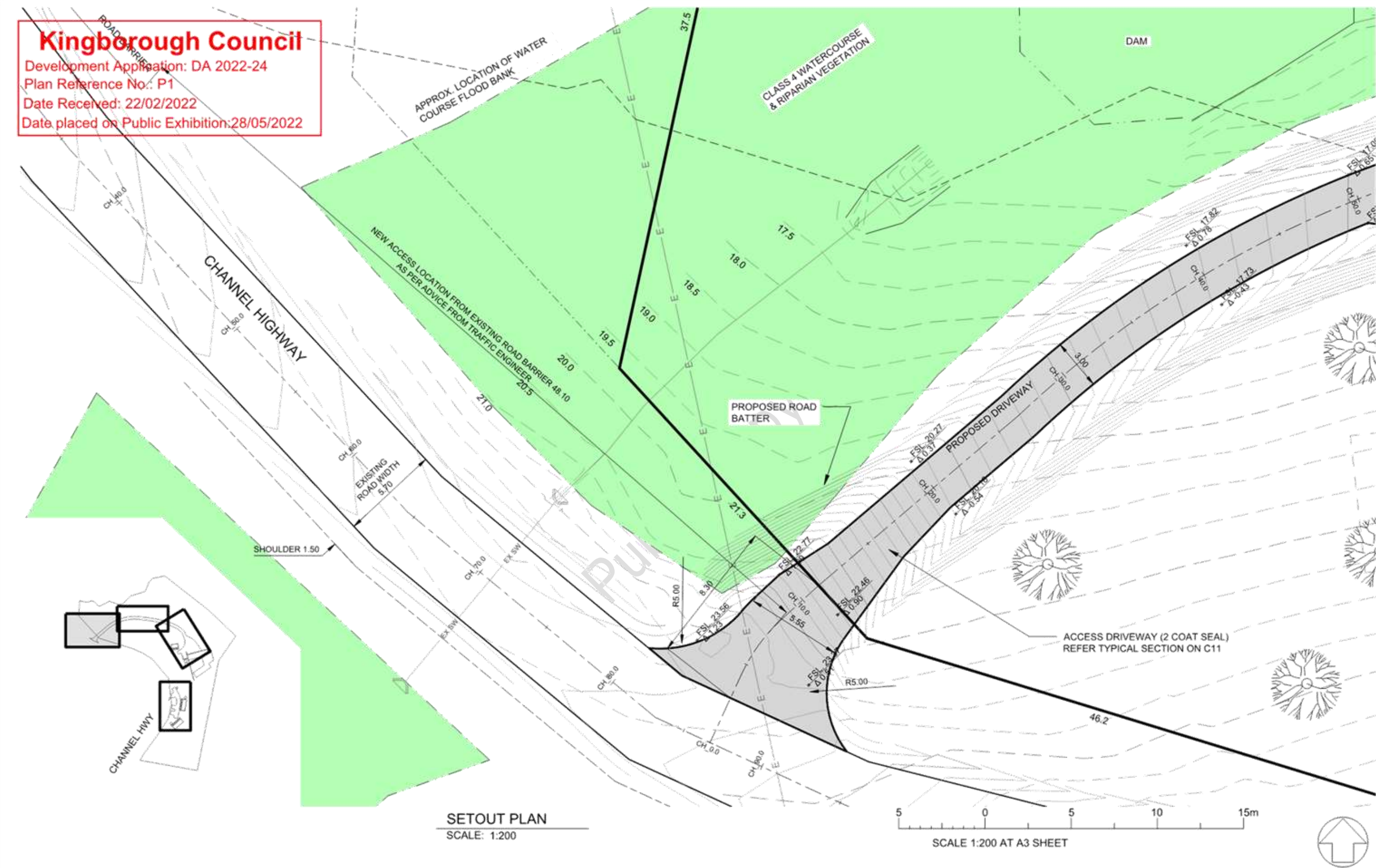
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ENGINEER M. HORSHAM CC5865 I	SCALE AS SHOWN	SIZE A3
CIVIL ENGINEER D. GRANNETIA	HYDRAULIC ENGINEER	
STATUS PLANNING APPROVAL		

PROJECT
**PROPOSED DEVELOPMENT
4101 CHANNEL HIGHWAY
FLOWERPOT**

DRAWING TITLE PROPOSED SITE PLAN		
PROJECT NO 17E04-03	DWG NO C02	REV H



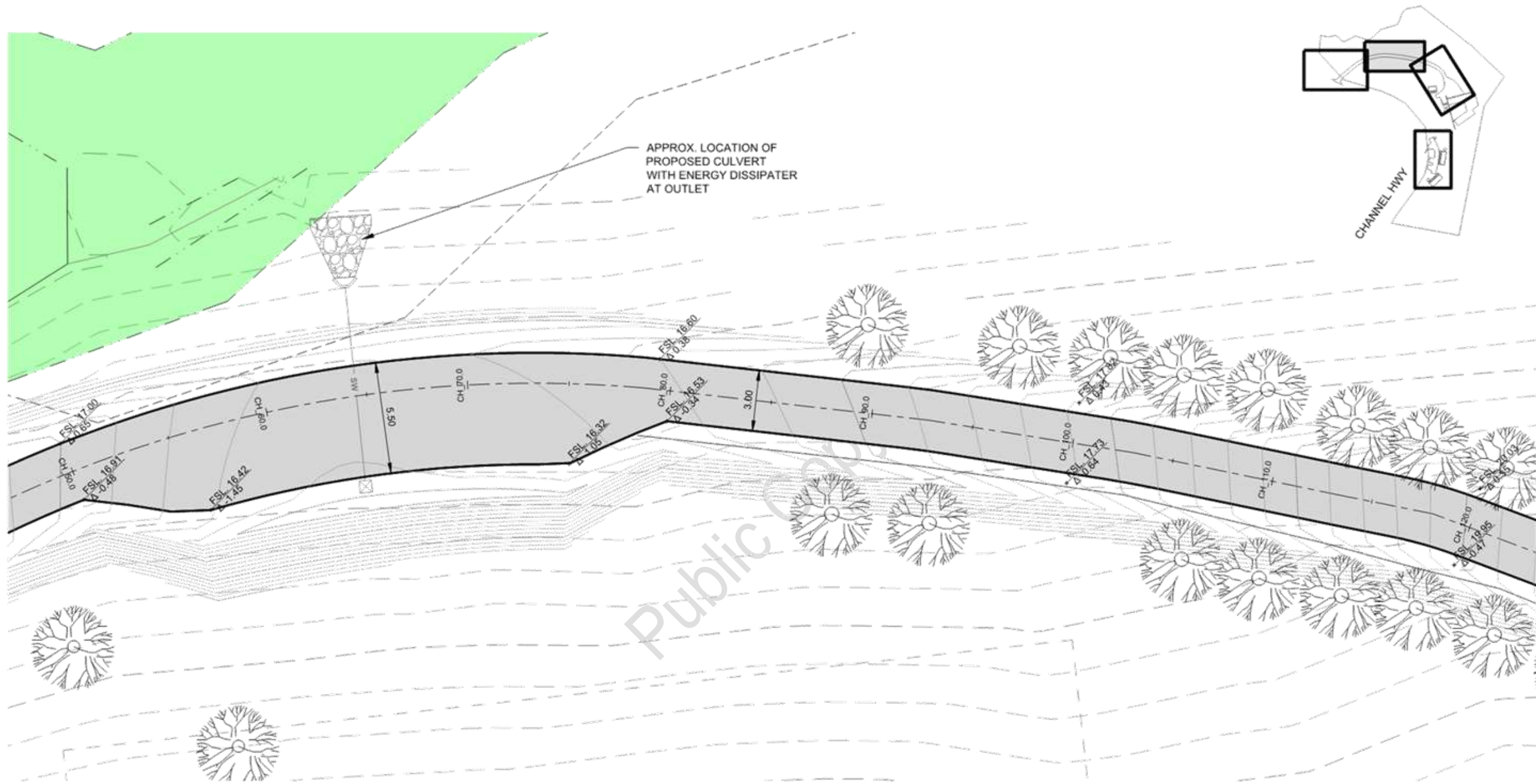
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ENGINEER	M. HORSHAM CC5865 I	SCALE	AS SHOWN	SIZE	A3
CIVIL ENGINEER	D. GRANNETIA	HYDRAULIC ENGINEER			
STATUS	PLANNING APPROVAL				

PROJECT	PROPOSED DEVELOPMENT 4101 CHANNEL HIGHWAY FLOWERPOT
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DRAWING TITLE		
SETOUT PLAN SH.1		
PROJECT NO	DWG NO	REV
17E04-03	C03	H



SETOUT PLAN
SCALE: 1:200

Kingborough Council

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5 0 5 10 15m
SCALE 1:200 AT A3 SHEET



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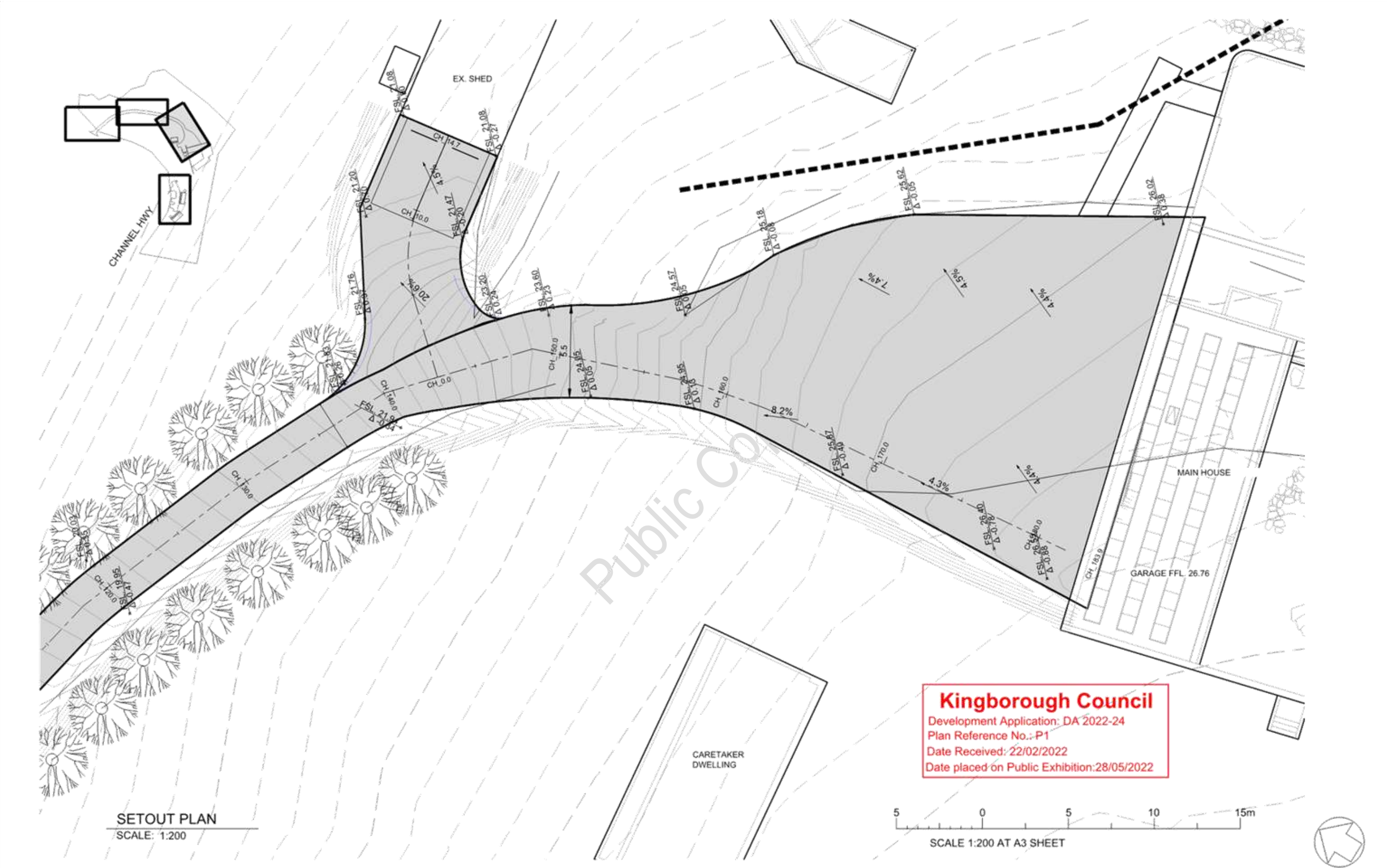
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CIVIL ENGINEER	D. GRANNETIA	HYDRAULIC ENGINEER			
STATUS	PLANNING APPROVAL				

PROJECT
PROPOSED DEVELOPMENT
4101 CHANNEL HIGHWAY
FLOWERPOT

DRAWING TITLE SETOUT PLAN SH.2		
PROJECT NO 17E04-03	DWG NO C04	REV H



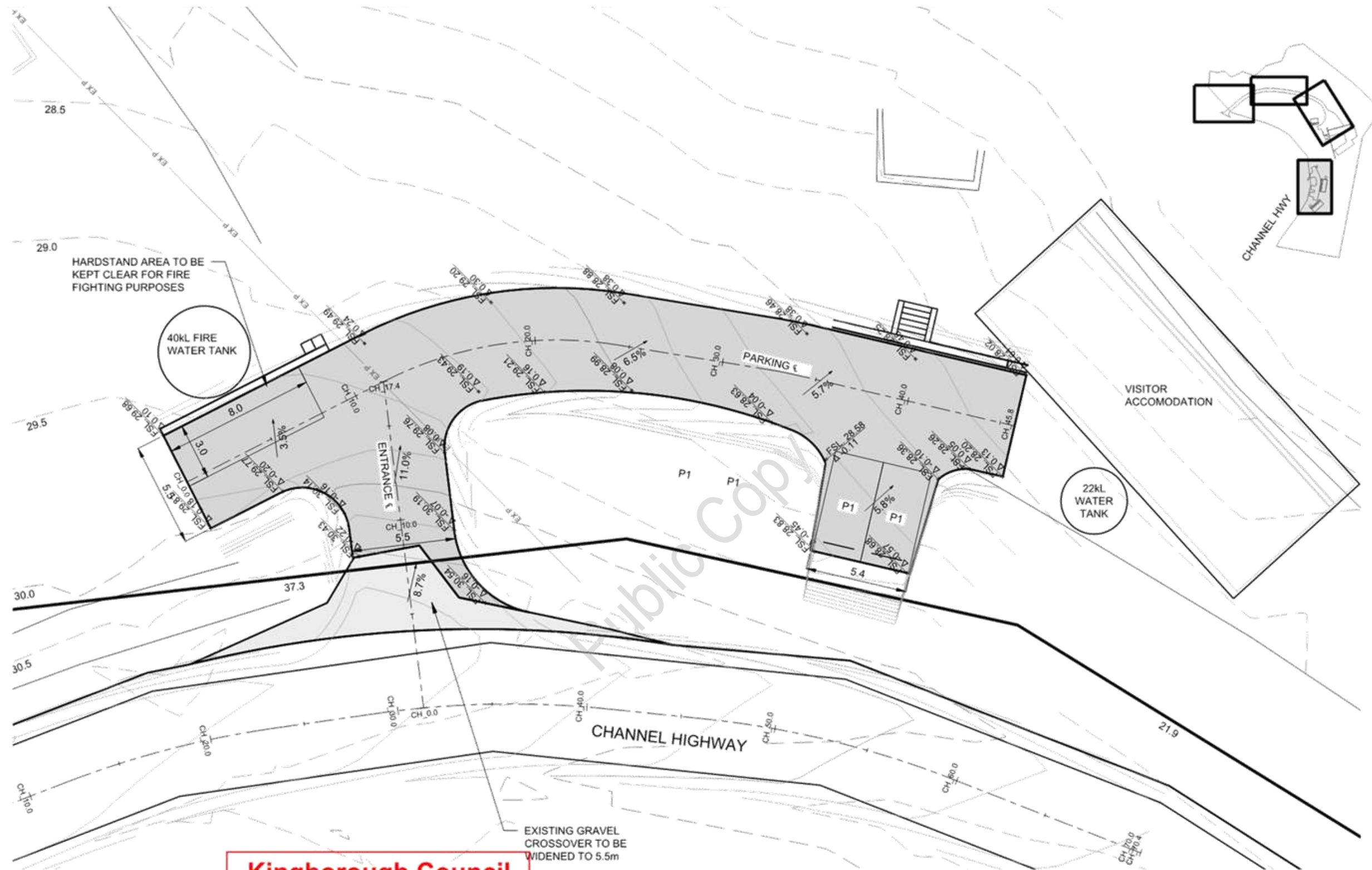
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STATUS	PLANNING APPROVAL				

PROJECT	PROPOSED DEVELOPMENT
	4101 CHANNEL HIGHWAY
	FLOWERPOT

DRAWING TITLE	SETOUT PLAN SH.3
PROJECT NO	17E04-03
DWG NO	C05
REV	H



SETOUT PLAN
SCALE: 1:200

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5 0 5 10 15m
SCALE 1:200 AT A3 SHEET



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C	FOR PLANNING APPROVAL - PARKING DESIGN ADDED	DG	MH	11/02/21
B	FOR PLANNING APPROVAL	DG	MH	16/01/19
A	FOR PRELIMINARY	DG	MH	01/06/17

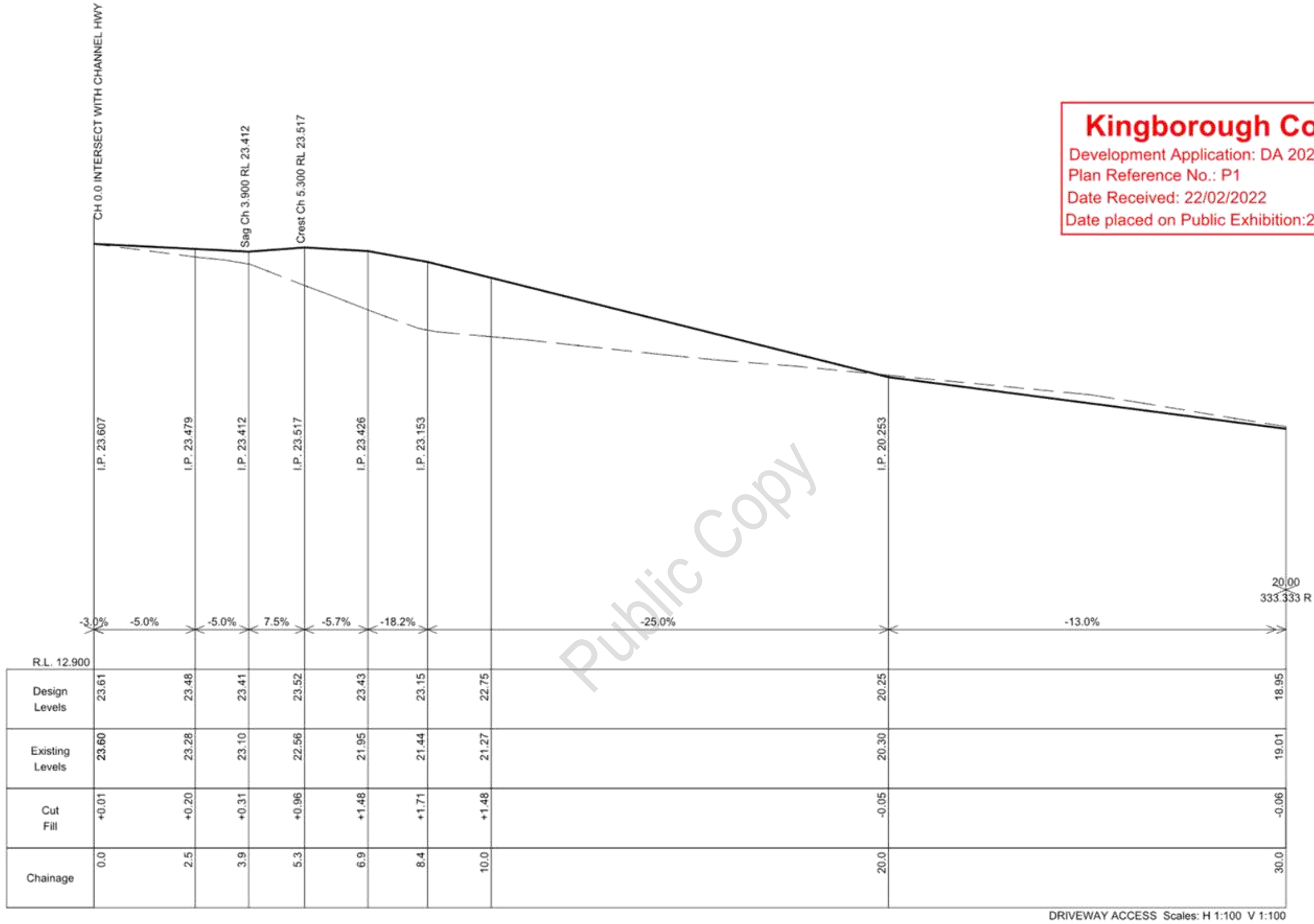
JSA CONSULTING ENGINEERS
121 Sandy Bay Road, Sandy Bay TAS 7005
Phone (03) 6240 9911 www.jsaengineers.com.au

ENGINEER
M. HORSHAM CC5865 I
CIVIL ENGINEER
D. GRANNETIA
HYDRAULIC ENGINEER
STATUS
PLANNING APPROVAL

SCALE
AS SHOWN
SIZE
A3

PROJECT
PROPOSED DEVELOPMENT
4101 CHANNEL HIGHWAY
FLOWERPOT

DRAWING TITLE
SETOUT PLAN SH.4
PROJECT NO
17E04-03
DWG NO
C06
REV
H



Kingborough Council
Development Application: DA 2022-24
Plan Reference No.: P1
Date Received: 22/02/2022
Date placed on Public Exhibition: 28/05/2022

LONG SECTION - ENTRANCE
SCALE: V 1:100 H 1:100

H	FOR PLANNING APPROVAL - MINOR AMENDMENTS	DG	MH	15/02/22
G	FOR PLANNING APPROVAL - DWELLING NAME CHANGE	DG	MH	26/06/21
F	FOR PLANNING APPROVAL - RAINWATER TANK UPDATES	DG	MH	26/04/21
E	FOR PLANNING APPROVAL - GARAGE LEVEL ADDED	DG	MH	23/04/21
D	FOR PLANNING APPROVAL - CARETAKER PARKING	DG	MH	09/04/21
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B	FOR PLANNING APPROVAL	DG	MH	16/01/19
A	FOR PRELIMINARY	DG	MH	01/06/17
REV	DESCRIPTION	BY	CHK	DATE

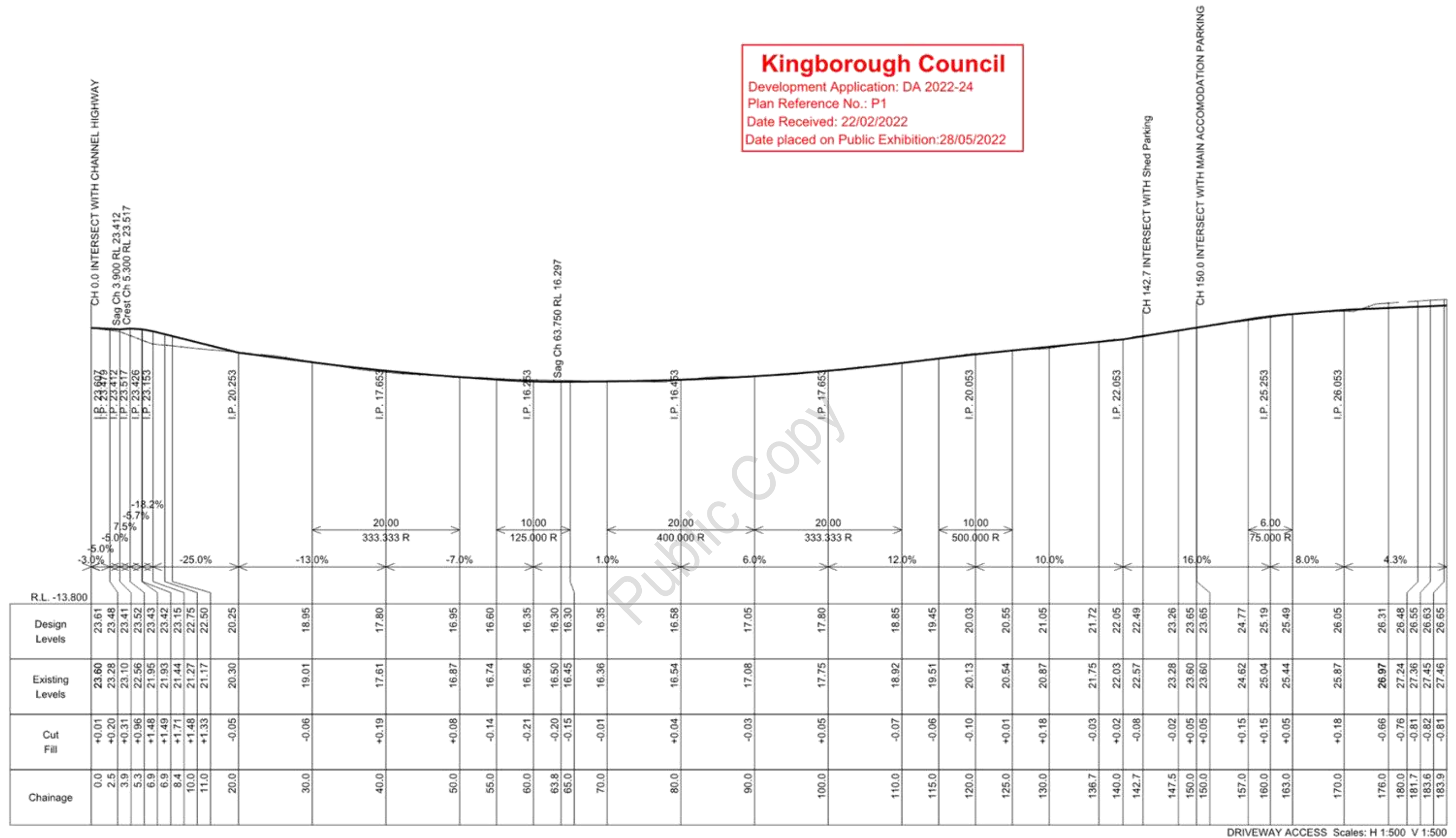


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ENGINEER	M. HORSHAM CC5865 I	SCALE	AS SHOWN	SIZE	A3
CIVIL ENGINEER	D. GRANNETIA	HYDRAULIC ENGINEER			
STATUS	PLANNING APPROVAL				

PROJECT	PROPOSED DEVELOPMENT 4101 CHANNEL HIGHWAY FLOWERPOT
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DRAWING TITLE		
LONG SECTION - ENTRANCE		
PROJECT NO	DWG NO	REV
17E04-03	C07	H



LONG SECTION - NEW ACCESS
SCALE: H 1:500 V 1:500

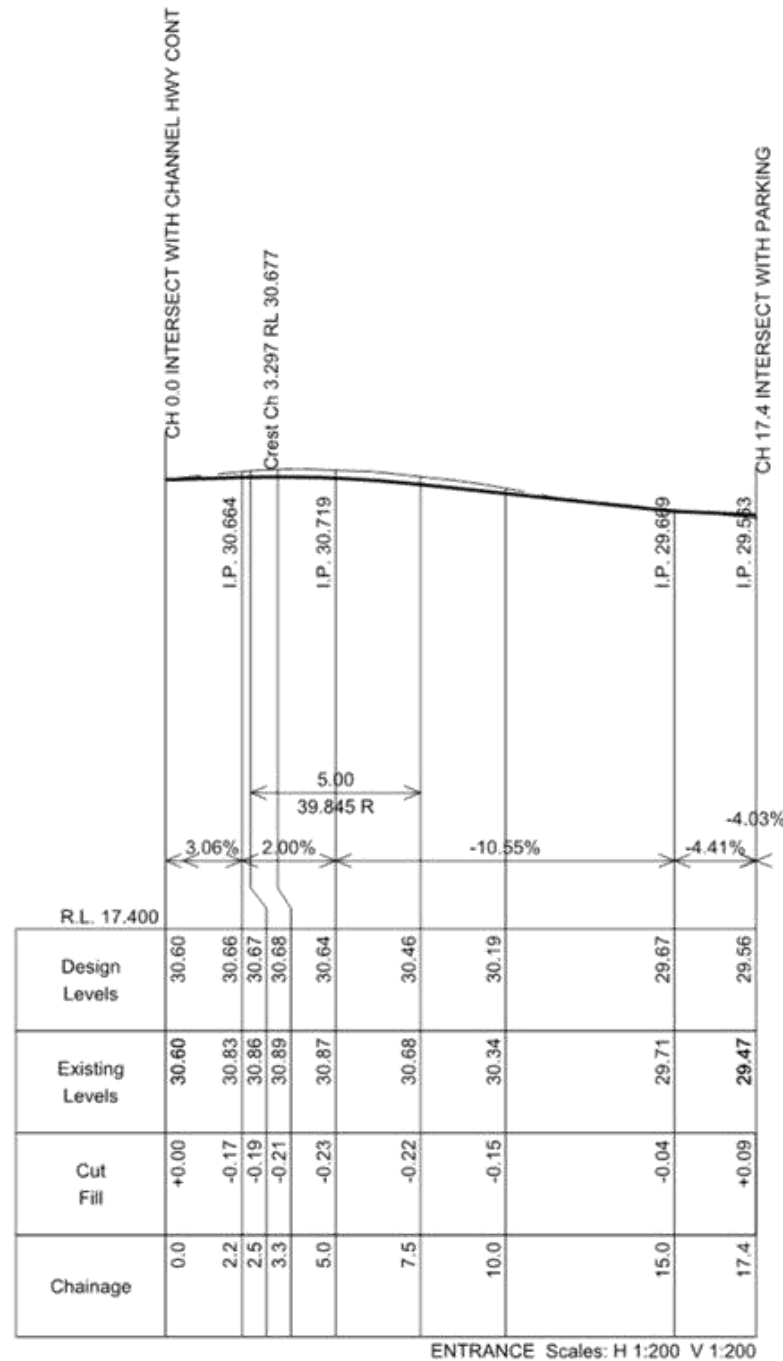
REV	DESCRIPTION	BY	CHK	DATE
H	FOR PLANNING APPROVAL - MINOR AMENDMENTS	DG	MH	15/02/22
G	FOR PLANNING APPROVAL - DWELLING NAME CHANGE	DG	MH	25/06/21
F	FOR PLANNING APPROVAL - RAINWATER TANK UPDATES	DG	MH	26/04/21
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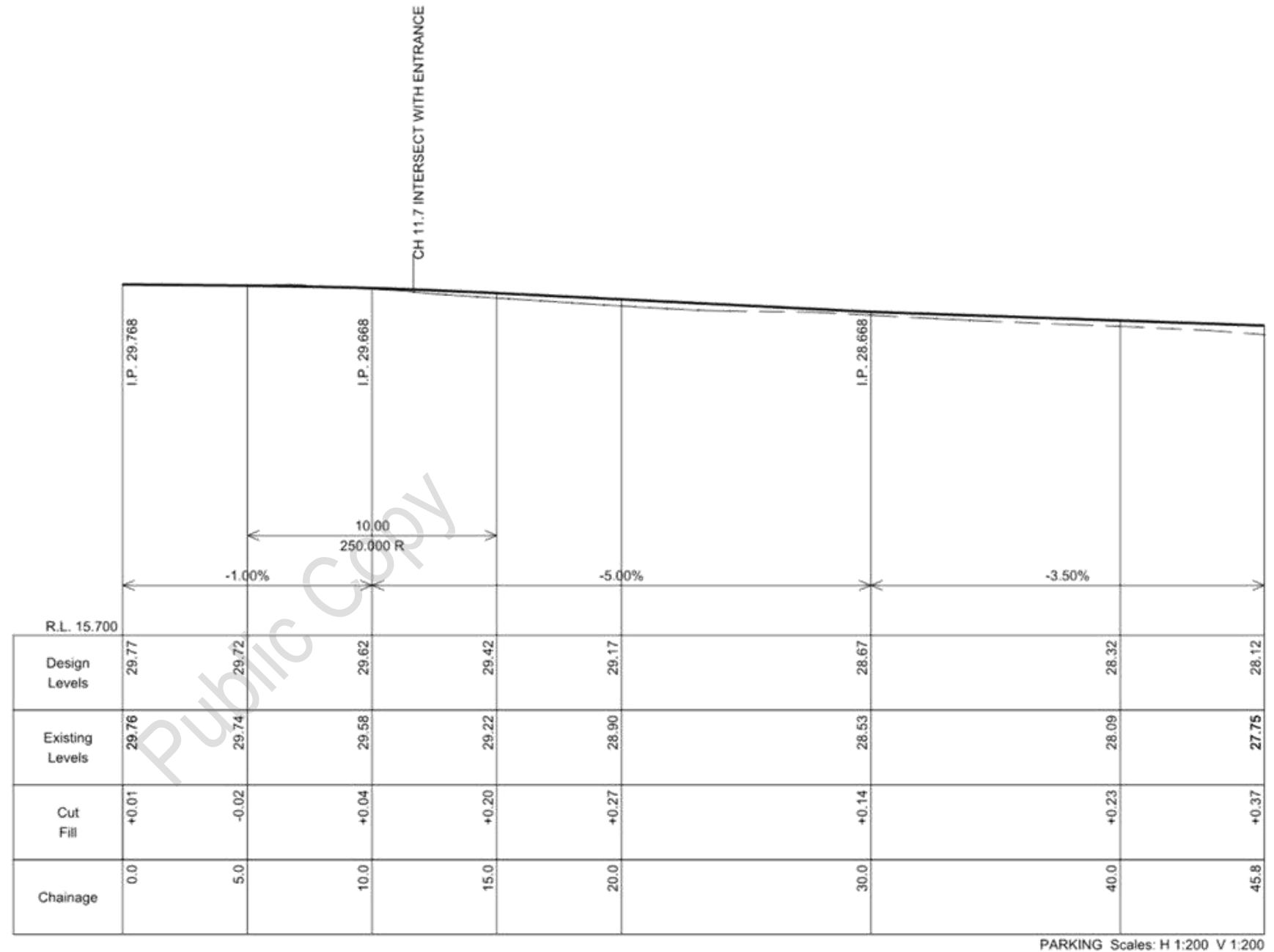
ENGINEER M. HORSHAM CC5865 I	SCALE AS SHOWN	SIZE A3
CIVIL ENGINEER D. GRANNETIA	HYDRAULIC ENGINEER	
STATUS PLANNING APPROVAL		

PROJECT PROPOSED DEVELOPMENT 4101 CHANNEL HIGHWAY FLOWERPOT
--

DRAWING TITLE		
LONG SECTION - NEW ACCESS		
PROJECT NO	DWG NO	REV
17E04-03	C08	H



ENTRANCE Scales: H 1:200 V 1:200



PARKING Scales: H 1:200 V 1:200

LONG SECTION - ACCOMMODATION ACCESS
SCALE: V 1:200 H 1:200

Kingborough Council
Development Application: DA 2022-24
Plan Reference No.: P1
Date Received: 22/02/2022
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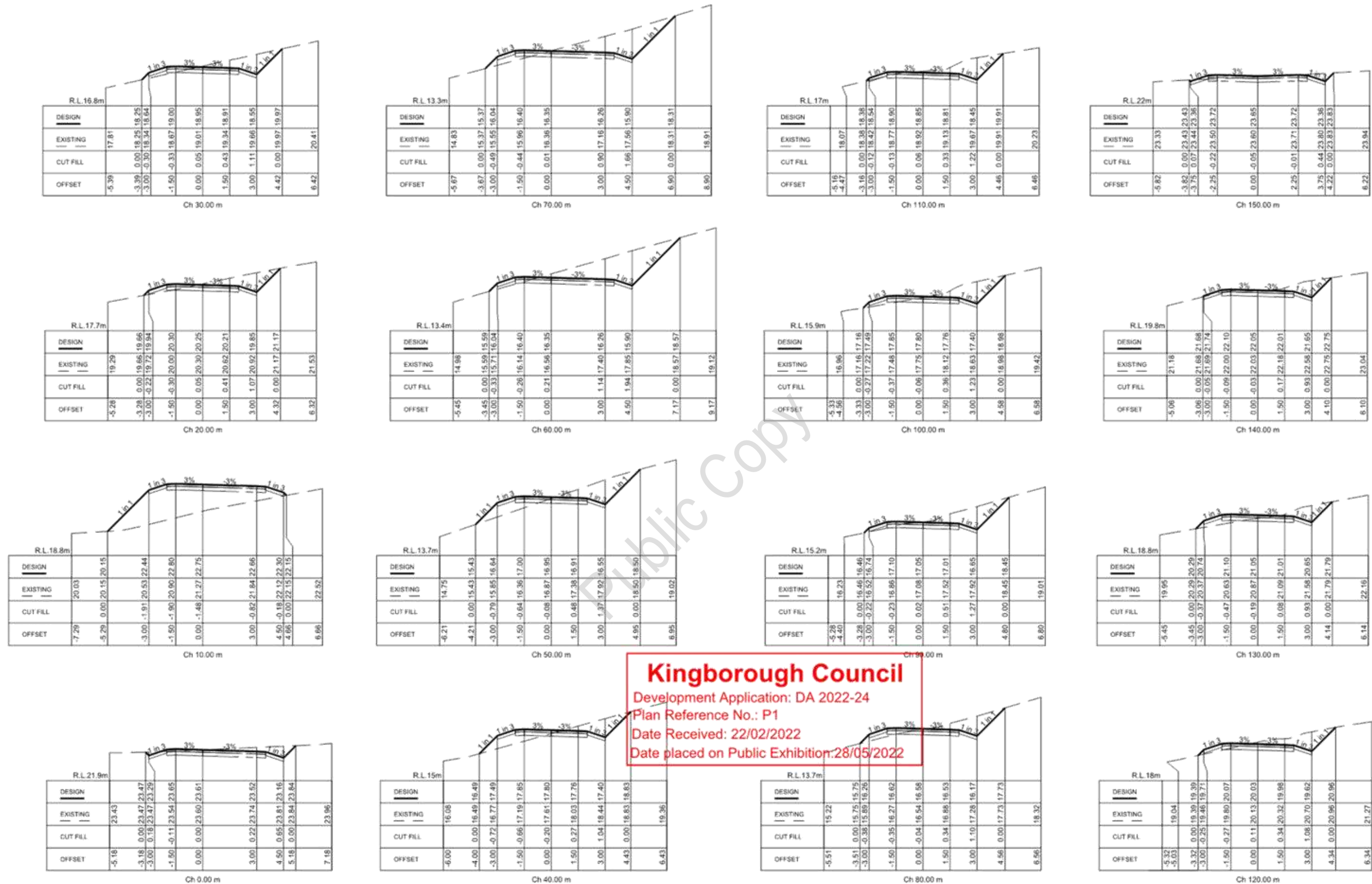
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G	FOR PLANNING APPROVAL - DWELLING NAME CHANGE	DG	MH	25/06/21
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A	FOR PRELIMINARY	DG	MH	01/06/17



ENGINEER M. HORSHAM CC5865 I	SCALE AS SHOWN	SIZE A3
CIVIL ENGINEER D. GRANNETIA	HYDRAULIC ENGINEER	
STATUS PLANNING APPROVAL		

PROJECT PROPOSED DEVELOPMENT 4101 CHANNEL HIGHWAY FLOWERPOT
--

DRAWING TITLE LONG SECTION - ACCOMMODATION ACCESS	PROJECT NO 17E04-03	DWG NO C09	REV H
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Kingborough Council

Development Application: DA 2022-24

Plan Reference No.: P1

Date Received: 22/02/2022

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REV	DESCRIPTION	BY	CHK	DATE
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ENGINEER
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CIVIL ENGINEER
D. GRANNETIA
STATUS
PLANNING APPROVAL

SCALE
AS SHOWN
SIZE
A3

PROJECT
PROPOSED DEVELOPMENT
4101 CHANNEL HIGHWAY
FLOWERPOT

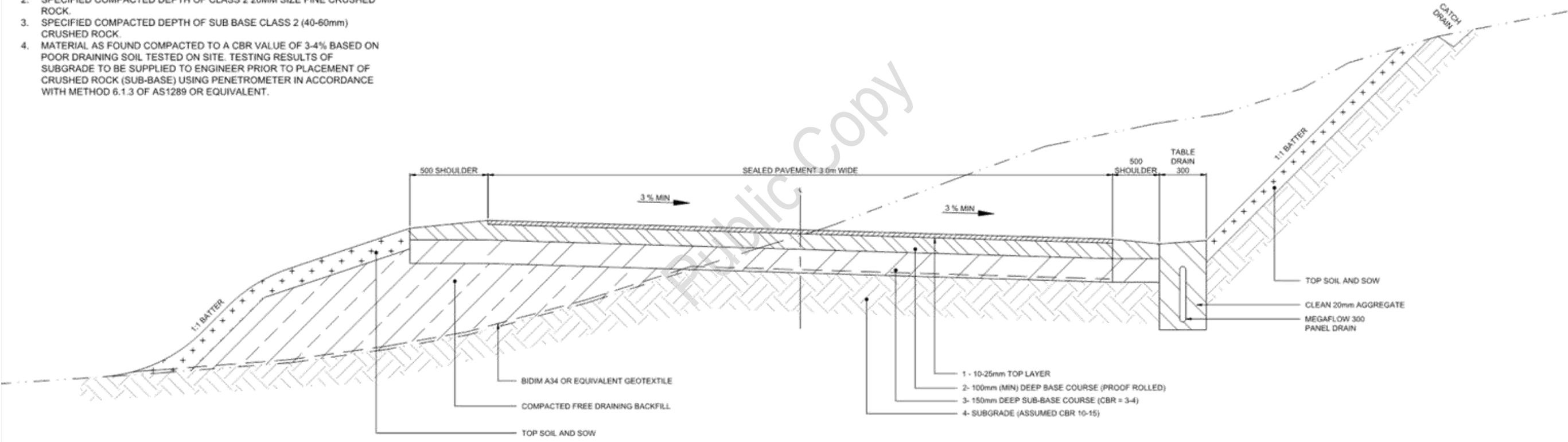
DRAWING TITLE
CROSS SECTIONS
PROJECT NO
17E04-03
DWG NO
C10
REV
H

GENERAL

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE SERVICES AUTHORITY AND LOCATE EXISTING UNDER GROUND SERVICES PRIOR TO ANY EXCAVATION WORKS COMMENCING ON SITE.
2. AREAS DISTURBED BY EARTHWORKS ARE TO BE STRIPPED OF TOPSOIL TO A DEPTH OF 100mm (OR AS DIRECTED BY THE SUPERINTENDENT). TOPSOIL IS TO BE STOCKPILED ON SITE AND RE-SPREAD AFTER EARTHWORKS ARE COMPLETE.
3. EXCAVATED AND IMPORTED MATERIAL USED AS FILL IS TO BE APPROVED BY ENGINEER PRIOR TO INSTALLATION.
4. FILL MATERIAL SHALL BE WELL GRADED AND FREE OF BOULDERS OR COBBLES EXCEEDING 150MM IN DIAMETER UNLESS APPROVED OTHERWISE.
5. FILL REQUIRED TO SUPPORT DRIVEWAYS INCLUDING FILL IN EMBANKMENTS THAT SUPPORT DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
 - a. THE SUB GRADE SHALL BE KEYED 150MM INTO NATURAL GROUND.
 - b. THE FILL SHALL BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95%, IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THIS IS ACHIEVED.
6. WHERE THE ABOVE REQUIREMENTS CANNOT BE ACHIEVED THE ENGINEER SHALL BE CONSULTED AND THE FORMATION SHALL BE PROOF ROLLED (UNDER SUPERVISION OF THE ENGINEER) TO DEMONSTRATE COMPACTION PRIOR TO THE PLACEMENT OF BASE OR SUB BASE COURSES.

2 COAT SEAL DRIVEWAY:

1. 10MM AGGREGATE SIZE INITIAL TREATMENT BITUMINOUS PRIMER SEAL AND 7MM AGGREGATE SIZE BITUMINOUS FINAL SEAL.
2. SPECIFIED COMPACTED DEPTH OF CLASS 2 20MM SIZE FINE CRUSHED ROCK.
3. SPECIFIED COMPACTED DEPTH OF SUB BASE CLASS 2 (40-60mm) CRUSHED ROCK.
4. MATERIAL AS FOUND COMPACTED TO A CBR VALUE OF 3-4% BASED ON POOR DRAINING SOIL TESTED ON SITE. TESTING RESULTS OF SUBGRADE TO BE SUPPLIED TO ENGINEER PRIOR TO PLACEMENT OF CRUSHED ROCK (SUB-BASE) USING PENETROMETER IN ACCORDANCE WITH METHOD 6.1.3 OF AS1289 OR EQUIVALENT.



TYP. DRIVEWAY SECTION (2 COAT SEAL)
SCALE: 1:25

Kingborough Council
Development Application: DA 2022-24
Plan Reference No.: P1
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G	FOR PLANNING APPROVAL - DWELLING NAME CHANGE	DG	MH	26/06/21
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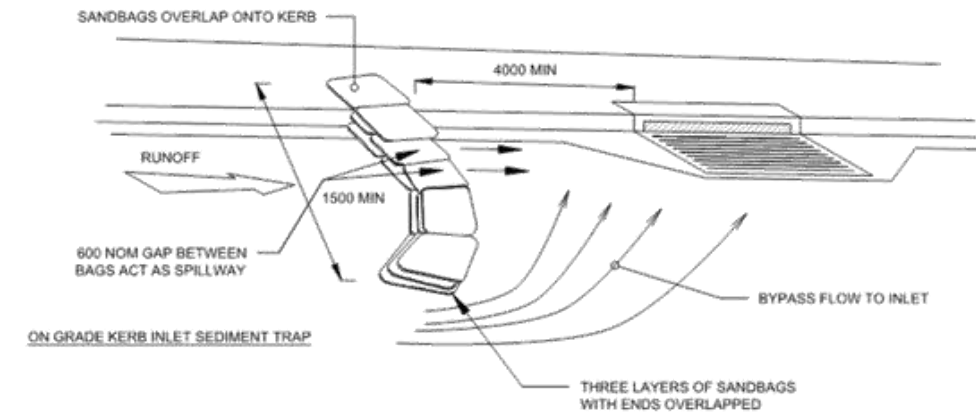
ENGINEER	M. HORSHAM CC5865 I	SCALE	AS SHOWN	SIZE	A3
CIVIL ENGINEER	D. GRANNETIA	HYDRAULIC ENGINEER			
STATUS	PLANNING APPROVAL				

PROJECT	PROPOSED DEVELOPMENT 4101 CHANNEL HIGHWAY FLOWERPOT
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DRAWING TITLE	TYP. DRIVEWAY SECTION
PROJECT NO	17E04-03
DWG NO	C11
REV	H

NOTES

1. GENERAL
 - a. SWMP TO BE ESTABLISHED AND INSPECTED BY A COUNCIL ENGINEER PRIOR TO COMMENCEMENT OF WORKS ON SITE.
 - b. TEMPORARY DRAINAGE CONTROL. FLOW SHOULD BE DIVERTED AROUND THE WORK SITE WHERE POSSIBLE.
 - c. ALL DRAINAGE, EROSION AND SEDIMENT CONTROLS TO BE INSTALLED AND BE OPERATIONAL BEFORE COMMENCING UP-SLOPE EARTHWORKS.
 - d. ALL CONTROL MEASURES TO BE INSPECTED AT LEAST WEEKLY AND AFTER SIGNIFICANT RUNOFF PRODUCING STORMS.
 - e. CONTROL MEASURES MAY BE REMOVED WHEN ON-SITE EROSION IS CONTROLLED AND 70% PERMANENT SOIL COVERAGE IS OBTAINED OVER ALL UPSTREAM DISTURBED LAND.
 - f. IN AREAS WHERE RUNOFF TURBIDITY IS TO BE CONTROLLED, EXPOSED SURFACES TO BE EITHER MULCHED, COVERED WITH EROSION CONTROL BLANKETS OR TURFED IF EARTHWORKS ARE EXPECTED TO BE DELAYED FOR MORE THAN 14 DAYS.
 - g. STRAW BALE SEDIMENT TRAPS ARE A SECONDARY OPTION WHICH GENERALLY SHOULD NOT BE USED IF OTHER OPTIONS ARE AVAILABLE.
2. SEDIMENT FENCE.
 - a. NOT TO BE LOCATED IN AREAS OF CONCENTRATED FLOW.
 - b. NORMALLY LOCATED ALONG THE CONTOUR WITH A MAXIMUM CATCHMENT AREA 0.6ha PER 100m LENGTH OF FENCE.
 - c. WOVEN FABRICS ARE PREFERRED, NON-WOVEN FABRICS MAY BE USED ON SMALL WORK SITES, i.e. OPERATIONAL PERIOD LESS THAN 6 MONTHS OR ON SITE WHERE SIGNIFICANT SEDIMENT RUNOFF IS NOT EXPECTED.
 - d. FENCES ARE REQUIRED 2m MIN FROM TOE OF CUT OR FILL BATTERS, WHERE NOT PRACTICAL ON FENCE CAN BE AT THE TOE WITH A SECOND FENCE 1m MIN AWAY. FENCE SHOULD NOT BE LOCATED PARALLEL WITH TOE IF CONCENTRATION OF FLOW WILL OCCUR BEHIND THE FENCE.
3. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL, MAINTAIN AND (UPON COMPLETION) REMOVE ALL SEDIMENT CONTROL MEASURES.
4. PROVIDE TEMPORARY CONNECTION FROM DOWNPIPES TO STORMWATER DRAIN IMMEDIATELY FOLLOWING COMPLETION OF ROOF CLADDING, FASCIA AND GUTTER INSTALLATION. PERMANENT DOWNPIPE CONNECTION TO BE INSTALLED AT APPROPRIATE TIME OF EXTENSION CONSTRUCTION.
5. ALL DIMENSIONS IN MILLIMETRES UNLESS INDICATED OTHERWISE



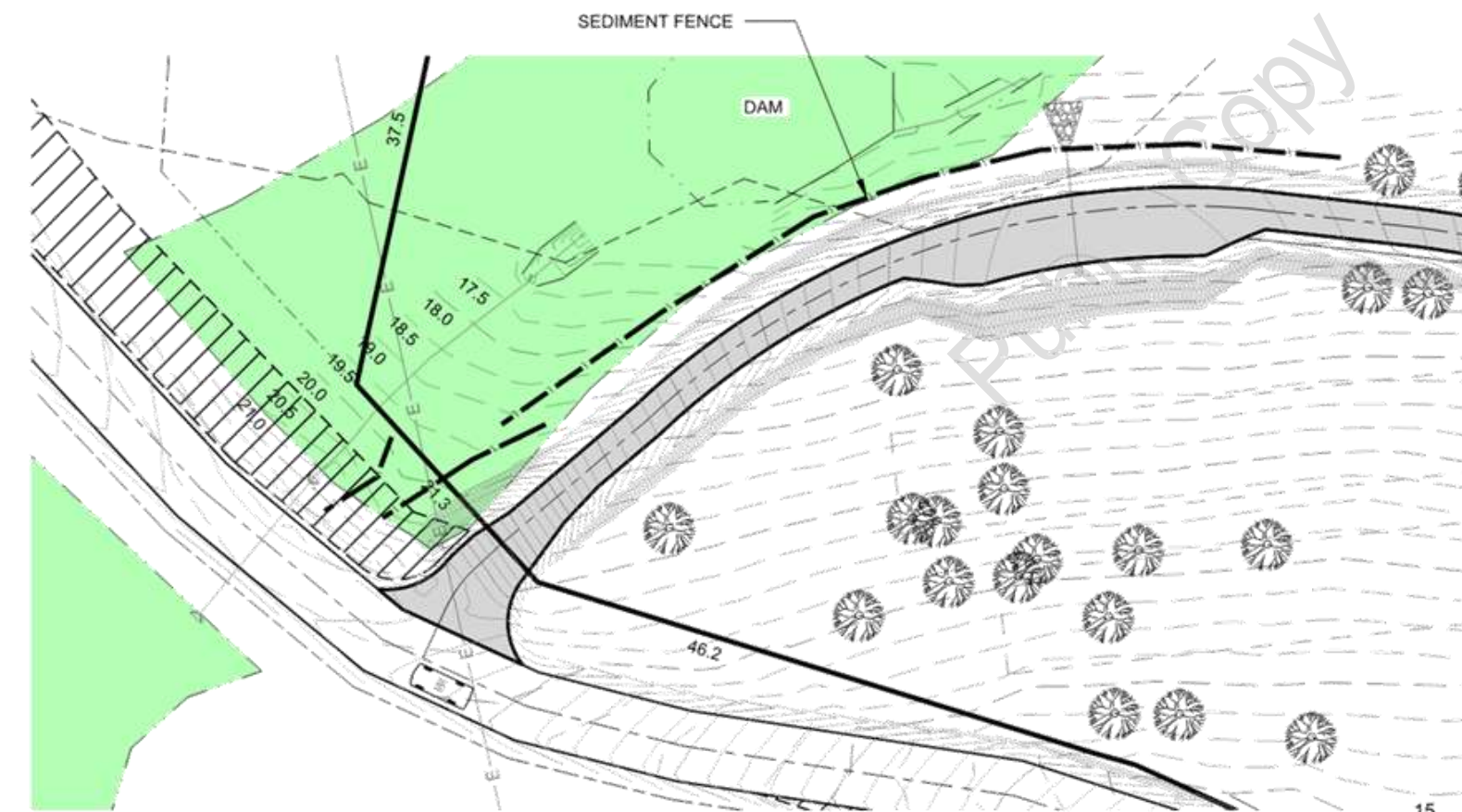
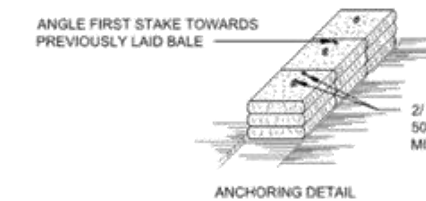
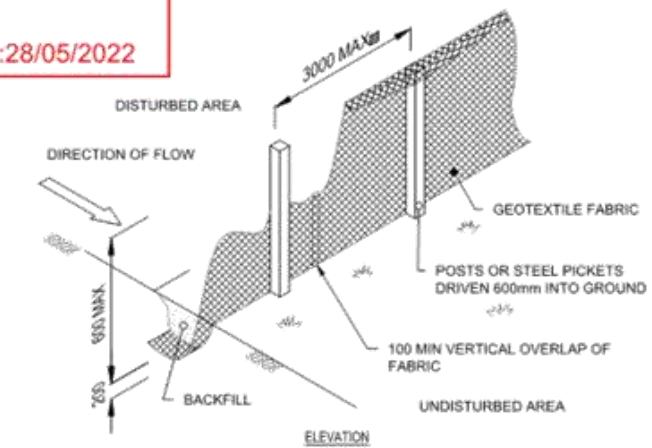
Kingborough Council

Development Application: DA 2022-24

Plan Reference No.: P1

Date Received: 22/02/2022

Date placed on Public Exhibition: 28/05/2022

SOIL & WATER MANAGEMENT PLAN
SCALE: 1:500

SCALE 1:500 AT A3 SHEET

REV	DESCRIPTION	BY	CHK	DATE
H	FOR PLANNING APPROVAL - MINOR AMENDMENTS	DG	MH	15/02/22
G	FOR PLANNING APPROVAL - DWELLING NAME CHANGE	DG	MH	25/06/21
F	FOR PLANNING APPROVAL - RAINWATER TANK UPDATES	DG	MH	26/04/21
E	FOR PLANNING APPROVAL - GARAGE LEVEL ADDED	DG	MH	23/04/21
D	FOR PLANNING APPROVAL - CARETAKER PARKING	DG	MH	08/04/21
C	FOR PLANNING APPROVAL - PARKING DESIGN ADDED	DG	MH	11/02/21
B	FOR PLANNING APPROVAL	DG	MH	16/01/19
A	FOR PRELIMINARY	DG	MH	01/06/17

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ENGINEER
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STATUS
PLANNING APPROVAL

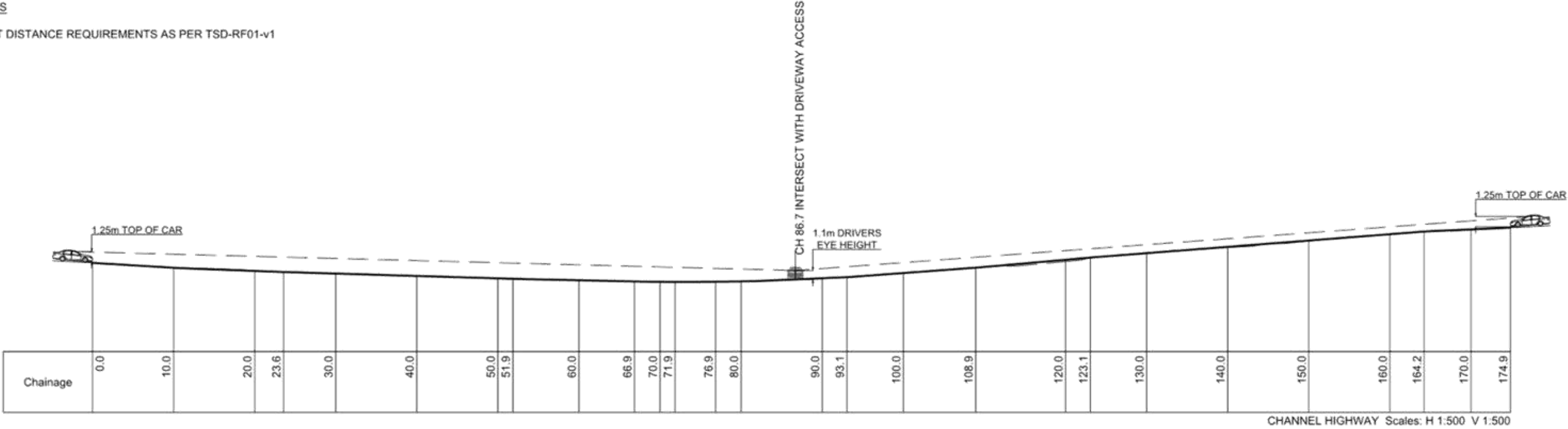
SCALE
AS SHOWN
SIZE
A3

PROJECT
PROPOSED DEVELOPMENT
4101 CHANNEL HIGHWAY
FLOWERPOT

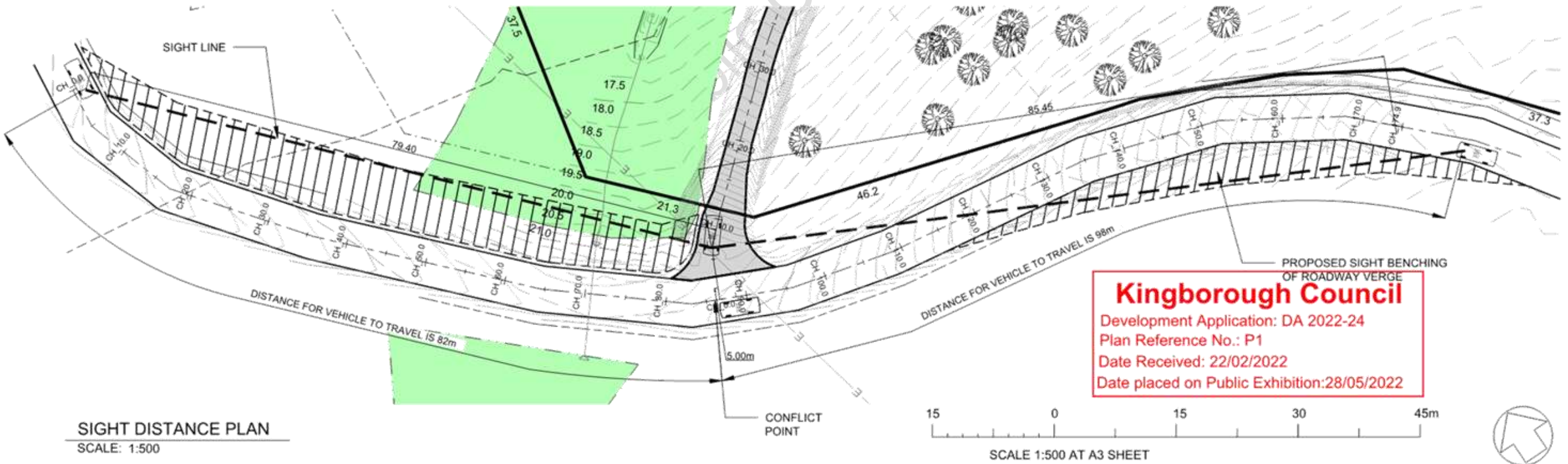
DRAWING TITLE
SOIL & WATER MANAGEMENT PLAN
PROJECT NO
17E04-03
DWG NO
C12
REV
H

NOTES

SIGHT DISTANCE REQUIREMENTS AS PER TSD-RF01-v1



SIGHT DISTANCE LONG SECTION
SCALE: 1:500



SIGHT DISTANCE PLAN
SCALE: 1:500

Kingborough Council
Development Application: DA 2022-24
Plan Reference No.: P1
Date Received: 22/02/2022
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REV	DESCRIPTION	BY	CHK	DATE

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
ENGINEER
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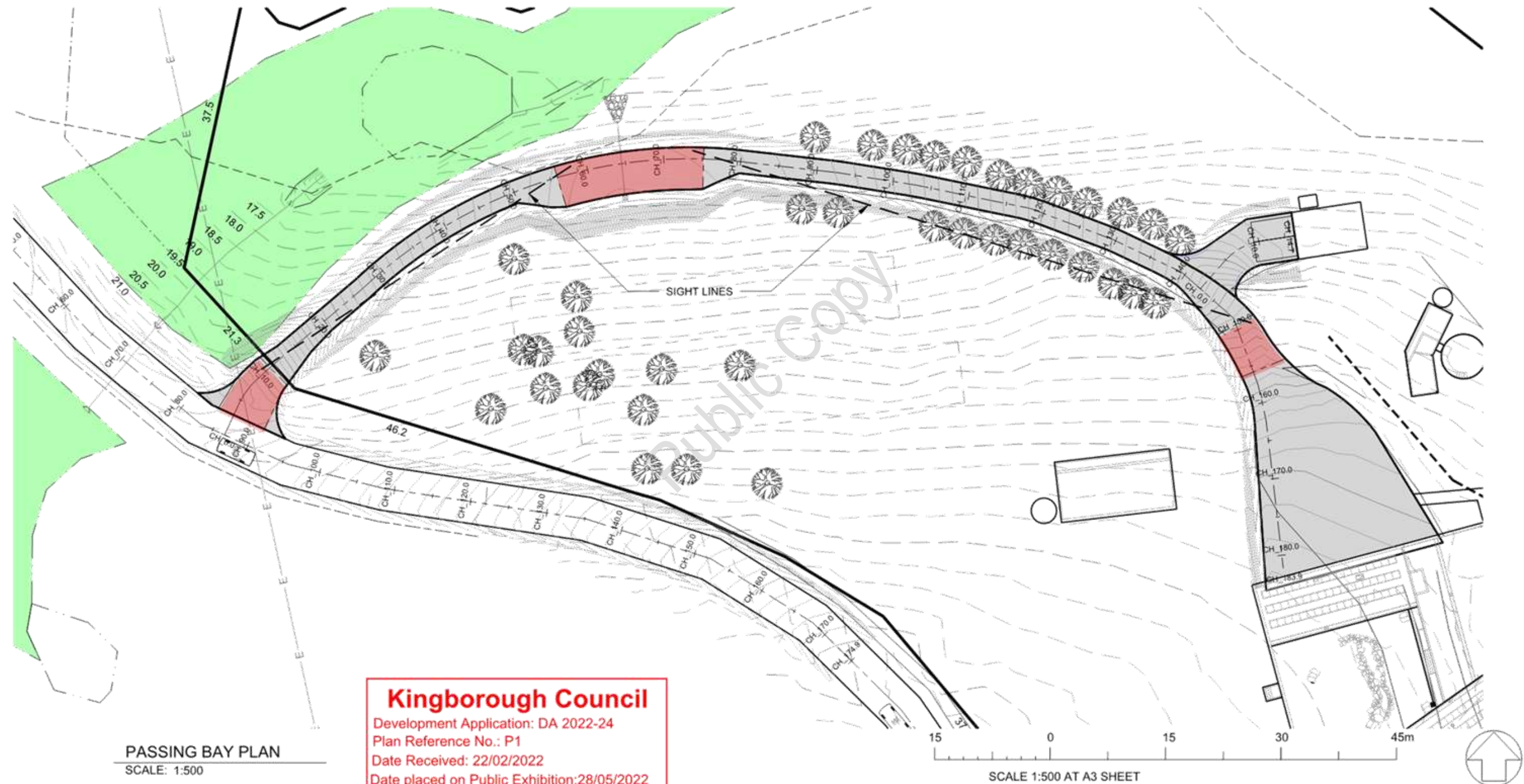
SCALE
AS SHOWN
HYDRAULIC ENGINEER

SIZE
A3

PROJECT
**PROPOSED DEVELOPMENT
4101 CHANNEL HIGHWAY
FLOWERPOT**

DRAWING TITLE
SIGHT DISTANCE PLAN
PROJECT NO
17E04-03
DWG NO
C13
REV
H

HATCH LEGEND	
MARK	DESCRIPTION
	PASSING BAYS MIN. 5.5m WIDE, 6m LONG



REV	DESCRIPTION	BY	CHK	DATE
H	FOR PLANNING APPROVAL - MINOR AMENDMENTS	DG	MH	15/02/22
G	FOR PLANNING APPROVAL - DWELLING NAME CHANGE	DG	MH	26/06/21
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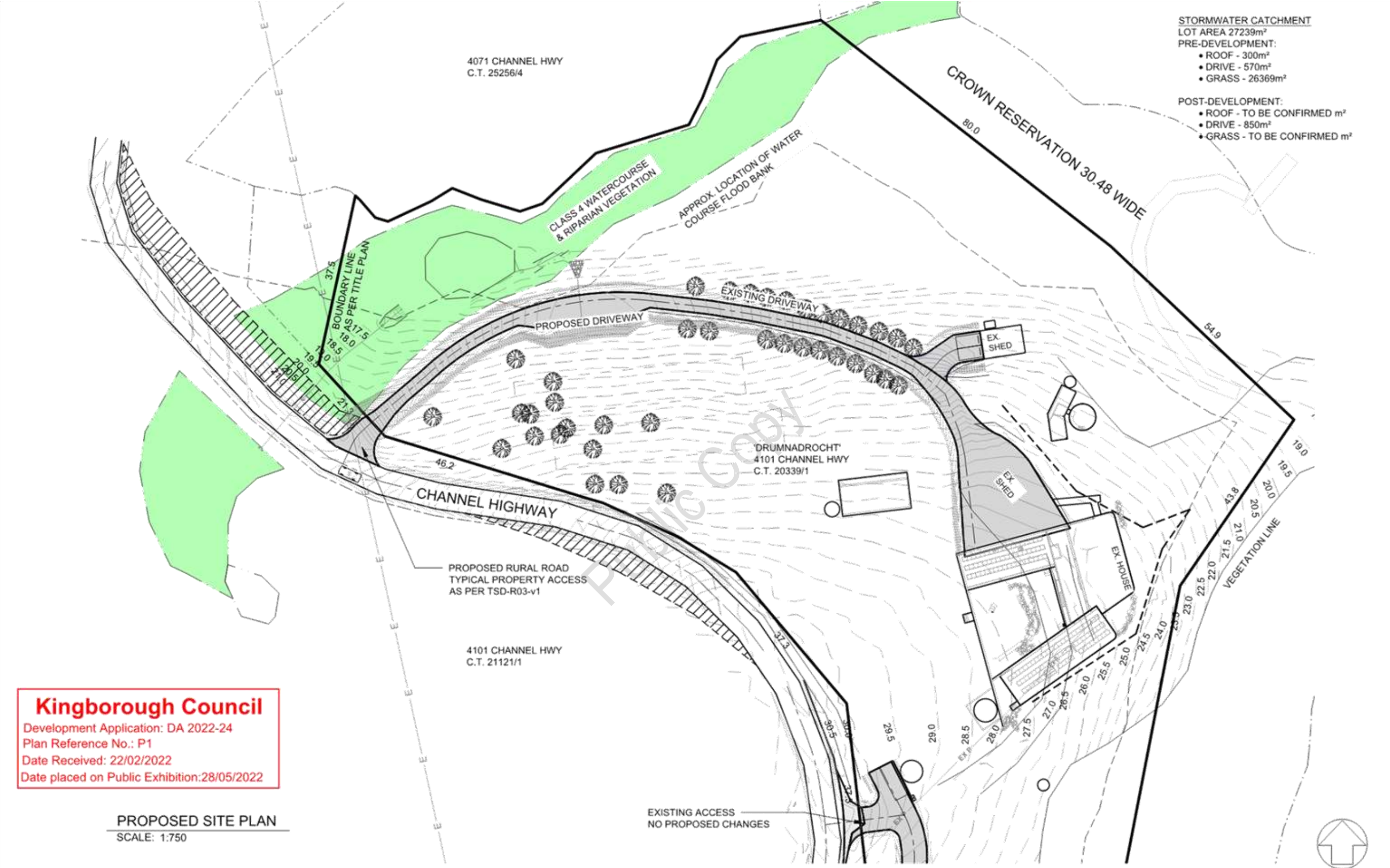
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ENGINEER M. HORSHAM CC5865 I	SCALE AS SHOWN	SIZE A3
CIVIL ENGINEER D. GRANNETIA	HYDRAULIC ENGINEER	
STATUS PLANNING APPROVAL		

PROJECT PROPOSED DEVELOPMENT 4101 CHANNEL HIGHWAY FLOWERPOT
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DRAWING TITLE PASSING BAY PLAN		
PROJECT NO 17E04-03	DWG NO C14	REV H



H	FOR PLANNING APPROVAL - MINOR AMENDMENTS	DG	MH	15/02/22
G	FOR PLANNING APPROVAL - DWELLING NAME CHANGE	DG	MH	26/06/21
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REV	DESCRIPTION	BY	CHK	DATE

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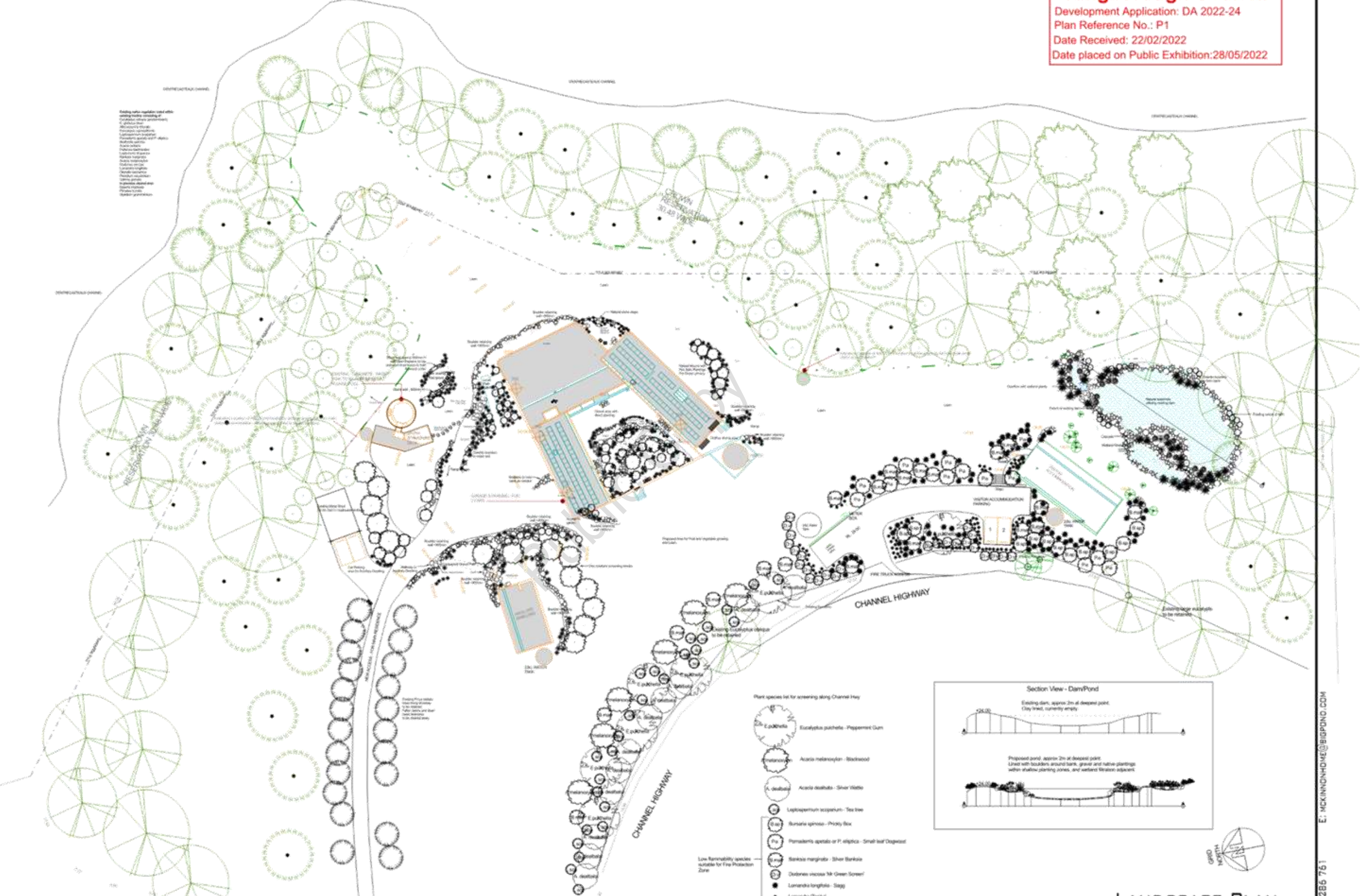
ENGINEER	M. HORSHAM CC5865 I	SCALE	AS SHOWN	SIZE	A3
CIVIL ENGINEER	D. GRANNETIA	HYDRAULIC ENGINEER			
STATUS	PLANNING APPROVAL				

PROJECT	PROPOSED DEVELOPMENT 4101 CHANNEL HIGHWAY FLOWERPOT
---------	---

DRAWING TITLE	PROPOSED SITE PLAN
PROJECT NO	17E04-03
DWG NO	H01
REV	H

Kingborough Council

Development Application: DA 2022-24
Plan Reference No.: P1
Date Received: 22/02/2022
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ALL DIMENSIONS MUST BE CHECKED ON SITE, AND NOT SCALED FROM THIS DRAWING.
ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND ANY BY LAWS THAT MAY APPLY.
PRIOR TO COMMENCING ANY CONSTRUCTION OR EARTHWORKS, OWNER MUST CONTACT LOCAL COUNCIL AS PLANNING, BUILDING, PLUMBING OR EARTHWORK PERMITS MAY APPLY.
IT REMAINS THE OWNER'S RESPONSIBILITY THAT PERMITS ARE SOUGHT AND OBTAINED.

NOTES

4101 CHANNEL HIGHWAY FLOWERPOT
FOR DIWAH THAM & THILD WESTERHAUSEN

SCALE: 1:500 A2
DATE: 11-02-2022
JOB NUMBER: WESTERHAUSEN-07-2020

SUSAN MCKINNON
LANDSCAPE & GARDEN DESIGN

E: MCKINNON@SIGSPONG.COM
M: 0438 265 751

DEVELOPMENT APPLICATION NUMBER: DA-2022-64

Assessment Checklist for Development Applications for Use and/or Development within the Rural Resource Zone.

Application No: DA-2022-64	Description: demolition of existing buildings and construction of dwelling, ancillary dwelling, visitor accommodation and associated works, and road works infrastructure on the channel highway
Applicant: ERA Planning and Environment	Owner: Ms M T Westerhausen and The Crown
Location: 4101 Channel Highway, Flowerpot. and CT 20339/1, CT 150765/5, CT 150765/7 and CT 242296/1	

Rural Resource Zone Provisions (use and/or development)

Checklist is based on KIPS2015 and provisions of PD8 (which commenced 22 Feb 2022)

Clause	Compliance/Comments
26.3 Use Standards	
Clause 26.3.1 – Sensitive Use (including residential use) A1 – A sensitive use is for a home based business or an extension or replacement of an existing dwelling or existing ancillary dwelling, or for home-based child care in accordance with a licence under the Child Care Act 2001.	A1 – Not Complying The proposed visitor accommodation is not a use or development specified in A1. There is no existing ancillary dwelling. The dwelling complies as it is a replacement of the existing dwelling.
Clause 26.3.2 – Visitor Accommodation A1 – Visitor accommodation must comply with all of the following: <ul style="list-style-type: none"> (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m². 	A1(a) – Not Complying A new dwelling is proposed for the visitor accommodation. A1(b) – Complies The visitor accommodation will use the existing vehicular access from the Channel Highway and parking and manoeuvring is provided on site in accordance with the Code. A1(c) – Complies The floor area is 142m ² .
Clause 26.3.3 – Discretionary Use A1 – No acceptable solution.	A1 – Not Complying - The Ancillary Dwelling and Visitor Accommodation are Discretionary Uses in the Rural Resource Zone.

DEVELOPMENT APPLICATION NUMBER: DA-2022-64

	No acceptable solution and requires assessment against the performance criteria.
26.4 Development Standards for Buildings and Works	
Clause 26.4.1 – Building Height A1 – Building height must be no more than: 8.5 m if for a residential use. 10 m otherwise.	A1 – Complies Dwelling – 5.65m Ancillary Dwelling – 4.3m Visitor Accommodation – 4.5m
Clause 26.4.2 – Setback A1 – Building setback from frontage must be no less than: 20 m. A2 – Building setback from side and rear boundaries must be no less than: 50 m.	A1 – Not Complying Visitor Accommodation – 7.47m The dwelling and ancillary dwelling comply with setbacks of: Dwelling – 42.6m Ancillary Dwelling – 25.58m A2 – Not Complying Dwelling – 9.83m Visitor Accommodation – 32.7m Ancillary Dwelling complies with setbacks of more than 60m.
A3 – Building setback for buildings for sensitive use must comply with all of the following: (a) be sufficient to provide a separation distance from a plantation forest, Private Timber Reserve or State Forest of 100 m; (b) be sufficient to provide a separation distance from land zoned Significant Agriculture of 200 m.	A3 – NA
A4 – Buildings and works must be setback from land zoned Environmental Management no less than: 100 m.	A4 – Not Complying All uses are less than 100m setback from adjacent Environmental Management zoned land.
Clause 26.4.3 – Design A1 – The location of buildings and works must comply with any of the following: (a) be located within a building area, if provided on the title;	A1 – Not Complying Approximately 1275m ² of native understorey vegetation and small trees <25cm dbh requires removal for bushfire hazard management and the proposed visitor accommodation.

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<p>(b) be an addition or alteration to an existing building;</p> <p>(c) be located in an area not require the clearing of native vegetation and not on a skyline or ridgeline.</p>	<p>As the buildings and works are not located in a building area and involved some vegetation removal, the proposal must be assessed against the performance criteria 26.4.3 P1.</p> <p>A1(a) – There is no building area on the title.</p> <p>A1(b) – The application is not for an addition or alteration to an existing building.</p> <p>A1(c) – The buildings are not located on a skyline or ridgeline. However, the application involves the clearing of native vegetation.</p>
<p>A2 - Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p>A2 – Complies The external materials of walls are rammed earth and hardwood cladding. Roof is Colourbond Monument.</p>
<p>A3 – The depth of any fill or excavation must be no more than 2 m from natural ground level, except where required for building foundations.</p>	<p>A3 – Complies The depth of any fill or excavation will be no more than 2 m from natural ground level.</p>
<p>Clause 26.4.4 – Plantation Forestry</p> <p>A1 – Plantation forestry, including establishment and harvesting, must comply with a certified Forest Practices Plan.</p>	<p>A1 – NA</p>

Utilities Zone Provisions (use and/or development)

Checklist is based on KIPS2015 and provisions of PD8 (which commenced 22 Feb 2022)

Clause	Compliance/Comments
28.3 Use Standards	
<p>Clause 28.3.1 – Hours of Operation</p> <p>A1 – Hours of operation of a use within 50 m of a residential zone must be within 7.00 am to 7.00 pm, except if:</p> <p>(i) for office and administrative tasks;</p> <p>or</p>	<p>A1 – NA</p> <p>The application is for a new road access and road improvements in the Utilities zone. There are no adjacent residential zones.</p>

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(ii) a Utilities use.	
<p>Clause 28.3.2 – Noise</p> <p>A1 – Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <ul style="list-style-type: none"> (a) 55 dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am; (c) 65dB(A) (LAMax) at any time. <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	<p>A1 – NA - There are no Residential zones adjacent to the boundary.</p>
<p>Clause 28.3.3 – External Lighting</p> <p>A1 – External lighting (not including street lighting) within 50 m of a residential zone must comply with all of the following:</p> <ul style="list-style-type: none"> (a) be turned off between 10:00 pm and 6:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone. 	<p>A1 – NA</p> <p>There are no Residential zones adjacent to the boundary.</p>
<p>Clause 28.3.4 – Commercial Vehicle Movements</p> <p>A1 – Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:</p> <ul style="list-style-type: none"> (a) 7.00 am to 7.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 5.00 pm Saturdays; (c) Nil Sundays and Public Holidays. 	<p>A1 – NA - There are no Residential zones adjacent to the boundary. The use does not involve Commercial Vehicles in its daily operations.</p>
<p>Clause 28.3.5 – Discretionary Use</p> <p>A1 – No Acceptable Solution.</p>	<p>A1 – NA – The use of Utilities is a Permitted Use in the Utilities Zone.</p>

28.4 Development Standards for Buildings and Works	
Clause 28.4.1 – Building Height A1 – Building height must be no more than: 10 m.	A1 – N/A – no building works in the Utilities zone.
A2 – Building height within 10 m of a residential zone must be no more than 8.5 m.	A2 – N/A
Clause 28.4.2 – Setback A1 – Building setback from frontage must be no less than: 10 m. A2 – Building setback from a residential zone must be no less than: (a) 5 m; (b) half the height of the wall, whichever is the greater.	A1 – N/A – no building works in the Utilities zone. A2 – N/A
Clause 28.4.3 – Landscaping A1 – Landscaping is not required along the frontage of a site if the building has nil setback to frontage.	A1 – N/A
A2 – Along a boundary with a residential zone landscaping must be provided for a depth no less than: 10 m.	A2 – N/A
Clause 28.4.4 – Outdoor Storage Areas A1 – Outdoor storage areas for non-residential uses must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	A1 – N/A
Clause 28.4.5 – Fencing A1 – Fencing must comply with all of the following:	A1 – N/A

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<p>(a) fences and gates of greater height than 2.1 m must not be erected within 10 m of the frontage;</p> <p>(b) fences along a frontage must be 50% transparent above a height of 1.2 m;</p> <p>(c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.</p>	
<p>Clause 28.4.6 – Environmental Values</p> <p>A1 – No trees of high conservation value will be impacted.</p>	<p>A1 – Complies - There are no trees of high conservation value impacted.</p>

Code Provisions

Clause	Compliance/Comments
E1.0 Bushfire-Prone Areas Code	
While the proposed development is located within a Bushfire Prone Area, the Bushfire Prone Areas Code does not apply to the visitor accommodation and residential use classes. Notwithstanding, impacts of any bushfire hazard management measures and vegetation removal have been assessed against the provisions of the Scheme, including vegetation removal and ensuring the hazard management area is contained within the lot boundary.	
E3.0 Landslide Code	
The application is supported by a Landslide Risk Assessment (GES Geo-Environmental Solutions, dated April 2021 v.1.0). The site contains areas within the Landslide Low area.	
<p>Clause E3.6.1 - Hazardous Use</p> <p>A1 – Hazardous use relates to an alteration or intensification of an approved use.</p>	A1 – NA
A2 – No acceptable solution (requires assessment against performance criteria)	A2 – NA
<p>Clause E3.6.2 - Vulnerable Use</p> <p>A1 – Vulnerable use is for visitor accommodation.</p>	A1 – Complies - the proposal complies with A1 as the vulnerable use is for visitor accommodation.
A2 – No acceptable solution.	<p>A2 – Not Complying</p> <p>No acceptable solution (requires assessment against performance criteria).</p>

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Clause E3.7.1 - Buildings and works, other than minor extensions A1 – No acceptable solution	A1 – Not Complying No acceptable solution (requires assessment against performance criteria).
Clause E3.7.2 - Minor extensions A1 – Buildings and works for minor extensions must comply with the following: (a) be in a Medium Landslide Hazard Area.	A1 – NA
Clause E3.7.3 - Major works A1 – No acceptable solution <i>(Def: major works means any of the following:</i> <i>(a) excavation of 100 m³ or more in cut volume;</i> <i>(b) excavation or soil disturbance of an area of 1,000 m² or more;</i> <i>(c) clearance of vegetation involving an area of more than 1,000 m²;</i> <i>(d) water storages or swimming pools with a volume of 45,000 litres or more.)</i>	A1 – Complies The extent of excavation is <100m ³ and the extent of vegetation removal within a Landslide Hazard Area is less than 1000m ² . Therefore, the proposal does not involve major works and this clause is not applicable.
E5.0 Road and Railway Assets Code	
Clause E5.5.1 – Existing road accesses and junctions A1 – The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	A1 – NA
A2 – The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	A2 – Complies
A3 – The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.	A3 – NA

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E5.5.2 Exiting level crossings A1 – Where use has access across part of a rail network, the annual average daily traffic (AADT) at an existing level crossing must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater.	A1 – NA
Clause E5.6.1 - Development adjacent to roads and railways A1.1 – Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h: (a) new buildings; (b) other road or earth works; and (c) building envelopes on new lots.	A1.1 – NA
A1.2 – Buildings, may be: (a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or (b) an extension which extends no closer than: (i) the existing building; or (ii) an immediately adjacent building.	A1.2 – NA
Clause E5.6.2 - Road access and junctions A1 – No new access or junction to roads in an area subject to a speed limit of more than 60km/h.	A1 – Not Complying A new second access is proposed.
A2 – No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.	A2 – NA
Clause E5.6.3 – New level crossings A1 – No acceptable solution (requires assessment against performance criteria)	A1 – NA
Clause E5.6.4 - Sight distance at accesses, junctions and level crossings A1 – Sight distances at: (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices -	A1 – Not Complying. The new access does not comply with the Safe Intersection Sight Distance shown in Table E5.1.

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Railway crossings, Standards Association of Australia.	
E6.0 Parking and Access Code	
<p>Clause E6.6.1 - Number of car parking spaces</p> <p>A1 - The number of on-site car parking spaces must be:</p> <p>(a) no less than the number specified in Table E6.1;</p> <p>except if:</p> <p>(i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p>	<p>A1 – Complies</p> <p>Complies as sufficient carparking is proposed as per Table E6.1.</p> <ul style="list-style-type: none"> double garage for main residence is proposed. 2 (>1 required) carparks for visitor accommodation are proposed. <p>Additional on-site car parking available if required.</p>
<p>Clause E6.6.2 – Number of Accessible Car Parking Spaces for People with a Disability</p> <p>A1 - Car parking spaces provided for people with a disability must:</p> <p>(a) satisfy the relevant provisions of the Building Code of Australia;</p> <p>(b) be incorporated into the overall car park design;</p> <p>(c) be located as close as practicable to the building entrance.</p>	A1 – NA
<p>Clause E6.6.3 – Number of Motorcycle Parking Spaces</p> <p>A1 - The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.</p>	A1 – NA
<p>Clause E6.6.4 – Number of Bicycle Parking Spaces</p> <p>A1 - The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.</p>	A1 – NA
<p>Clause E6.7.1 - Number of vehicular accesses</p> <p>A1 – The number of vehicle access points provided for each road frontage must be no more than 1 or</p>	A1 – Not Complying

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the existing number of vehicle access points, whichever is the greater.	A new second vehicle access to the Channel Highway is proposed to be located in the north of the site.
<p>Clause E6.7.2 - Design of vehicular accesses</p> <p>A1 – Design of vehicle access points must comply with all of the following:</p> <p>(a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;</p> <p>(b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 “Access Driveways and Circulation Roadways” of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.</p>	A1 – Complies
<p>Clause E6.7.3 - Vehicular passing areas along an access</p> <p>A1 – Vehicular passing areas must:</p> <p>(a) be provided if any of the following applies to an access:</p> <p>(i) it serves more than 5 car parking spaces;</p> <p>(ii) is more than 30 m long;</p> <p>(iii) it meets a road serving more than 6000 vehicles per day</p> <p>(b) be 6 m long, 5.5 m wide, and taper to the width of the driveway;</p> <p>(c) it meets a road serving more than 6000 vehicles per day;</p> <p>(d) have the first passing area constructed at the kerb;</p> <p>(e) be at intervals of no more than 30 m along the access.</p>	<p>A1 – Not Complying</p> <p>The passing bays are not at every 30m intervals.</p>
<p>Clause E6.7.4 - On-site turning</p> <p>A1 – On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following:</p> <p>(a) it serves no more than two dwelling units;</p>	A1 – Complies

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<p>Clause E6.7.5 - Layout of parking areas</p> <p>A1 – The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard.</p>	<p>A1 – Complies</p>
<p>Clause E6.7.6 - Surface treatment of parking areas</p> <p>A1 – Parking spaces and vehicle circulation roadways must be in accordance with all of the following;</p> <p>(a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway;</p> <p>(b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.</p>	<p>A1 – Complies - the access/driveway and parking areas will be sealed/all-weather surface with SW drainage provision.</p>
<p>Clause E6.7.7 - Lighting of parking areas</p> <p>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 in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.</p>	<p>A1 – NA</p> <p>N/A as no access is servicing 5 or more vehicles. Note is made that motion sensing security and surveillance lighting will be provided for visitor parking areas. (Reference: Traffic Impact Assessment)</p>
<p>Clause E6.7.8 - Landscaping of parking areas</p> <p>A1 – Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.</p>	<p>A1 – NA</p>
<p>Clause E6.7.14 - Access to a road</p> <p>A1 – Access to a road must be in accordance with the requirements of the road authority.</p>	<p>A1 – Complies</p> <p>The application has submitted the Department of State Growth's consent for the new vehicular access and upgrading of existing vehicular access.</p> <p><u>For Advice:</u> Works for the vehicular access is subjected to further consent from DSG/Crown prior to commencement of any works on</p>

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	Crown land and/or DSG's road reserve.
E7.0 Stormwater Management Code	
Clause E7.7.1 - Stormwater drainage and disposal A1 – Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.	A1 – Not Complying There is no public stormwater infrastructure.
A2 – A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply: (a) the size of new impervious area is more than 600 m ² ; (b) new car parking is provided for more than 6 cars; (c) a subdivision is for more than 5 lots.	A2 – NA
A3 – A minor stormwater drainage system must be designed to comply with all of the following: (a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed; (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.	A3 – NA
A4 – A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.	A4 – NA
E10.0 Biodiversity Code	
Clause E10.7.1 - Buildings and works A1 – Clearance and conversion or disturbance must be within a Building Area on a plan of subdivision approved under this planning scheme.	A1 – Not Complying The proposal will impact on 1275m ² moderate priority biodiversity values, being a non-threatened native vegetation community <i>Eucalyptus obliqua</i> dry forest and woodland (DOB) with the occasional tree of high conservation value. There is no Building Area on a plan of subdivision approved under this planning scheme.

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E11.0 Waterway and Coastal Protection Code

The Planning Report submitted with the application states that the proposed development has been specifically designed with the natural values of the site and adjacent Crown reserve being given the highest priority. All development involving clearing or modification of vegetation and soil disturbance is within the private garden of the subject site. The planning report contends that the application is exempt in accordance with Clause E11.4.1(c):

E11.4.1 - The following development is exempt from this code:

- (c) development involving clearing or modification of vegetation or soil disturbance:
 - (i) on pasture, cropping, vineyard or orchard land;
 - (ii) within a private garden, public garden or park, national park or State-reserved land,

There are no works on the site within the Waterway and Coastal Protection Code area however the Channel Highway works for the second access may involve works that are. The proposal includes works for access construction (batter) which extend in the WCPA as well as a small amount of vegetation removal in the road reserve for sight distances. These works are not within the landscaped garden of the existing dwelling and do not benefit from any relevant exemptions. These works are assessed under the Code.

Clause E11.7.1 - Buildings and works

A1 - Building and works within a Waterway and Coastal Protection Area must be within a building area on a plan of subdivision approved under this planning scheme.

A1 – Not Complying

The works are not located in a building area on a subdivision plan approved under this Scheme and therefore must be assessed against the performance criteria P1.

A2 – Building and works within a Future Coastal Refugia Area must be within a building area on a plan of subdivision approved under this planning scheme.

A2 – NA

A3 – Buildings and works within a Potable Water Supply Area must be within a building area on a plan of subdivision approved under this planning scheme.

A3 – NA

A4 – Development must involve no new stormwater point discharge into a watercourse, wetland or lake.

A4 – Complies - the new discharge location is outside the WCPA and is diffuse and not a point source.

Clause E11.7.2 – Buildings and Works Dependent on a Coastal Location

A1 – NA

A1 - An extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway must be no more than 20% of the size of the facility existing at the effective date.

A2 - No Acceptable Solution for dredging and reclamation.

A2 – NA

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A3 - No Acceptable Solution for coastal protection works initiated by the private sector.	A3 – NA
E23.0 On-Site Wastewater Management Code	
Clause E23.7.1 - Development standards for residential development A1 – A new dwelling must be provided with a land application area that complies with Table E23.1.	A1 – Complies The application is supported by an on-site wastewater report (Geo-Environment Assessment, GES Geo-Environmental Solutions, dated April 2021). The Geo-Environment Assessment demonstrates compliance with the Code and the Building Act 2016 Guidelines for On-Site Wastewater management Systems.
A2 – An addition or alteration to an existing dwelling, or change of use to a dwelling, must not encroach onto an existing land application area and comply with at least one of the following: (a) not increase the number of bedrooms or otherwise increase the potential volume of wastewater generated onsite; (b) not increase the number of bedrooms or otherwise increase the potential volume of wastewater generated onsite to greater than that allowed for in the design of the existing OWMS; (c) provide a land application area that complies with Table E23.1.	A2 – Complies
Clause E.23.8.1 - Development Standards for Non-Residential Development A1 - A land application area for non-residential development must comply with the following: (a) if including bedrooms, (such as visitor accommodation), the size of the land application areas must comply with Table E.23.1; (b) if other development, design flow rates must be no less than the rates provided in the following table: Wastewater Fixture: Flow Design Allowance per person per day: Closet Pan: 50L Urinals 25L Washbasin: 10L Shower: 30L	A1 – Complies

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Bath: 30L Laundry: 30L	
E25.0 Local Development Code	
Clause E25.7.1 Building height in the coastal proximity A1 – Building height must be no more than 5 metres.	A1 – Not Complying Dwelling – 5.65m Ancillary dwelling and visitor accommodation buildings comply.

Note: Codes not listed in this Checklist have been assessed as not being relevant to the assessment of this application.

Public Copy

13.2 DA-2022-150 - DEVELOPMENT APPLICATION FOR CHANGE OF USE FROM RESIDENTIAL TO VISITOR ACCOMMODATION AT 110 FERRY ROAD, KETTERING

File Number: DA-2022-150
Author: Rianisa Fitriani, Planner
Authoriser: Melissa Stevenson, Coordinator Statutory Planning

Applicant:	Pink Pig Productions Pty Ltd
Owner:	Pink Pig Productions Pty Ltd
Subject Site:	110 Ferry Road, Kettering (CT 123709/4)
Proposal:	Change of use from residential to visitor accommodation
Planning Scheme:	Kingborough Interim Planning Scheme 2015 <i>Assessment is based on KIPS2015 and provisions of PD8 (which commenced 22 Feb 2022)</i>
Zoning:	Environmental Living
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 E23.0 On-Site Wastewater Management
Use Class/Category:	Visitor Accommodation
Discretions:	Landslide Code Cl. E3.6.2 A2 – Landslide risk
Public Notification:	Public advertising was undertaken between 22 June 2022 and 5 July 2022 in accordance with section 57 of the <i>Land Use Planning and Approvals Act 1993</i>
Representations:	Eight (8) representations were received against the proposal. The submissions raised the following grounds: <ul style="list-style-type: none"> • Privacy • Security • Noise • Environment impacts • Fire safety • Traffic increase • Property safety • Housing affordability
Recommendation:	Approval with Conditions

1. PROPOSAL

1.1 Description of Proposal

The application seeks approval for a change of use of the existing dwelling from residential (holiday house) to visitor accommodation. The existing dwelling proposed for visitor accommodation has a total gross floor area of 140m² with 3 bedrooms available for bookings. There is at least one on-site car parking space dedicated for the guests within the site.

The application is for a change of use only and accordingly no other works are proposed under the application.

1.2 Description of Site

The site is located at 110 Ferry Road, Kettering and is legally described as CT 123709/4. The site is an internal lot with a total area of 3,989m². The site is moderately vegetated and currently supports a single dwelling and decks at the rear of the property. The site moderately slopes down to the south and has a frontage to Ferry Road. Access to the site is from Ferry Road, by shared carriageway passing through four neighbouring lots. The site is zoned Environmental Living and has several code overlays, including E3.0 Landslide Code. There are 4 properties adjoining the subject site, including Crown land to the south.



Figure 1: Aerial photograph showing site outlined in yellow and adjoining properties in red (MapInfo)



Figure 2: Existing shared driveway(left) and parking space(right) (July, 2022)



Figure 3: The rear of the property adjoining Crown Land (July, 2022)

1.3 Background

Creation of the lot

The subject lot was created under Council application number SD 001576 (4 lot subdivision).

Council records of approvals

The property has been subject to the following previous applications:

- DA-098284 New dwelling with relaxation of side setback (1998);
- BA-019676 New dwelling (1998);
- DA-2021-435 Alteration and extension to dwelling and outbuilding (withdrawn).

There has been no further development undertaken since.

2. ASSESSMENT

2.1 State Policies and Act Objectives

The proposal is consistent with the outcomes of the State Policies.

The proposal is consistent with the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993*.

2.2 Strategic Planning

The relevant strategies associated with the Scheme are as follows:

Zone Purpose Statements of the Environmental Living Zone

The relevant zone purpose statements of the Environmental Living Zone are to:

- 14.1.1.1 *To provide for residential use or development in areas where existing natural and landscape values are to be retained. This may include areas not suitable or needed for resource development or agriculture and characterised by native vegetation cover, and where services are limited and residential amenity may be impacted on by nearby or adjacent rural activities.*
- 14.1.1.2 *To ensure development is reflective and responsive to the natural or landscape values of the land.*
- 14.1.1.3 *To provide for the management and protection of natural and landscape values, including skylines and ridgelines.*
- 14.1.1.4 *To protect the privacy and seclusion that residents of this zone enjoy.*
- 14.1.1.5 *To provide for limited community, tourism and recreational uses that do not impact on natural values or residential amenity.*
- 14.1.1.6 *To encourage passive recreational opportunities through the inclusion of pedestrian, cycling and horse trail linkages.*
- 14.1.1.7 *To avoid land use conflict with adjacent Rural Resource or Significant Agriculture zoned land by providing for adequate buffer areas.*

Clause 14.1.2 – Local Area Objectives

There are no Local Area Objectives for this Zone.

Clause 14.1.3 – Desired Future Character Statements

There are no Desired Future Character Statements for this Zone.

The proposed change of use from residential to visitor accommodation is consistent with the zone purpose statements above. The proposal supports recreational uses and passive recreational activities in the area without impacting on natural values or residential amenity. Given the size of the property, the location of the existing building used to accommodate the guests, and dense vegetation on the subject property and the neighbouring properties, the proposal will not impact on the privacy or seclusion of the local residents who live in the area. The proposal will not have any conflict with lands zoned Rural Resource or Significant Agriculture as there are generous separations between those lands and the subject property.

2.3 Statutory Planning

The dwelling is not used by the owner or occupier as their main place of residence. The whole dwelling is proposed to be used for visitor accommodation. Therefore, the 'Home-Sharing' Exemption under the Planning Directive No.6 (the Directive) does not apply.

The use is categorised as Visitor Accommodation under the Scheme. Given the zoning of the site and the gross floor area of the dwelling, the proposed Visitor Accommodation is a 'Permitted' use under the Directive. Visitor Accommodation also has a 'Permitted' status under the zone pursuant to the Scheme. The Directive overrides the Scheme in case of any inconsistencies.

Whilst the application is classified as a Permitted use, it relies on Performance Criteria to comply with the Scheme provisions, and is therefore discretionary.

Council's assessment of this proposal should also consider the issues raised in the representations, the outcomes of any relevant State Policies and the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993*.

2.4 Use and Development Standards

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

Landslide Code

Clause E3.6.2 - Vulnerable Use

Acceptable Solution
A2 – No acceptable solution.
Performance Criteria
<p>P2 - Vulnerable use must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) No part of the vulnerable use is in a High Landslide Hazard Area; (b) Landslide risk to occupants, staff, visitors and emergency personnel associated with the vulnerable use is either: <ul style="list-style-type: none"> (i) acceptable risk; or (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk. (c) Landslide risk to occupants, staff and visitors takes into consideration their specific circumstances including their ability to: <ul style="list-style-type: none"> (i) protect themselves and defend property from landslide; (ii) evacuate in an emergency; (iii) understand and respond to instructions in the event of a landslide; whilst minimising risk to emergency personnel.
Proposal
The proposal is for visitor accommodation which is categorised as a 'vulnerable use' under E3.0 Landslide Code. As there is no Acceptable Solution for the clause, the proposal requires assessment against the Performance Criteria P2.

The application was referred to Council's Environmental Planner who advised that the proposed variation can be supported pursuant to this Performance Criteria of the Code for the following reasons:

- The use is not in a High Landslide Hazard Area and therefore complies with A2 (a).
- A Landslide assessment by GES Environmental Solutions (dated 15 June 2022) confirms that the landslide risk associated with the proposed change of use is low and acceptable.

2.5 Public Consultation and Representations

The application was advertised in accordance with the requirements of s.57 of the *Land Use Planning and Approvals Act 1993* (from 22 June 2022 to 5 July 2022) and eight (8) representations were received against the proposal. The following issues were raised by the representors:

1.1.1 Issue – Privacy

Most neighbouring properties are not fully fenced or gated. Visitors who are seeking access to Kettering Point Track might enter the neighbouring private properties. Representors request that Council imposes a condition for all boundaries of the subject property to be appropriately fenced and gated if the proposal is approved.

Response:

The Kettering Point Track adjoins the subject property at the rear boundary. The applicant has offered to provide a gate through the subject property boundary fence that will allow direct access to Kettering Point Track for the guests. However, as the track is owned by the Crown, this matter is considered not relevant to Council. An advice clause stating the permit does not include any approval for building and works within the Crown Land is recommended for inclusion in any permit issued.

Trespassing is not considered a planning matter and therefore it is unreasonable for Council to impose a condition for boundary fencing to address the issue. Trespassing is regulated under separate legislation.

1.1.2 Issue - Security

The absence of an on-site manager exposes residents to security risks as trespassers will not be easily identified.

Response:

The impact on residential security is not a matter that can be considered in the assessment of the application under the Planning Scheme. Creating community safety is beyond the development standards in the Planning Scheme.

1.1.3 Issue – Noise

There is potential for an increase in noise from the visitors, such as loud voices, babies or children, parties or gatherings, and outboard motors.

Response:

The visitor accommodation use is unlikely to exceed the noise levels permitted under the Planning Scheme. Council's Environmental Health Officer has advised that the noise generated by visitor accommodation is identical to the noise generated by a residential dwelling.

1.1.4 *Environment impacts*

The surrounding area is a habitat for a variety of native species, including the endangered Swift Parrot, 40 spotted pardalotes, ring-tailed and brush tailed possums, orchids and the Kettering Pretty Heath. Residents actively maintain a wildlife corridor for these species. Visitors will likely to be unaware of these native species' needs and therefore can potentially detriment their habitat and corridor.

Response:

Council's Environmental Planner has advised that the proposed change of use does not have any impacts on native vegetation subject to the Biodiversity Code in the Planning Scheme. The issue raised by the representors regarding visitor's awareness of native species in the area is not considered a planning matter.

1.1.5 *Fire safety*

The subject property is located within a bushfire prone area, but it does not have any fire-fighting water storage. Visitors are unlikely to be aware about bushfire risk in the area and might undertake risky behaviour, such as lighting outdoor fires, using BBQ or fire pit, and throwing cigarette butts into the bush. Consequently, local residents are exposed to the risk of fire escaping.

Response:

Council's Environmental Planner has advised that there are no explicit requirements under the Planning Scheme or the building regulations to consider bushfire risk where a proposal is for a change of use from a dwelling to visitor accommodation and the self-assessment process is able to be relied upon. The self-assessment process is limited to things like ensuring installation of compliant fire alarms. Notwithstanding, to ensure the applicant is aware of the risks and obtains any required further approvals, it is recommended that an advice clause is included in any permit issued recommending that the applicant seek further advice on bushfire risk before proceeding with the application. This advice must be provided by an accredited bushfire practitioner and should include:

- (a) clarification on the level of risk and whether:
 - (i) additional vegetation modification or clearing is recommended for bushfire hazard purposes;
 - (ii) upgrading of the access or water supply is recommended to bring the development into compliance with current requirements;
- (b) demonstration that any vegetation modification or clearing is the minimum necessary; and
- (c) confirmation that any additional vegetation modification or clearing is contained within the lot boundary and does not rely upon management of adjacent land, including the coastal reserve.

If the proposal does require the undertaking of works to comply with bushfire requirements, including vegetation modification or clearing, access works or works associated with installation of a compliant water supply, further planning approval will be required.

1.1.6 Traffic increase

Visitor access to the property will increase the traffic to the shared private carriageway and into the surrounding area (Ferry Road).

Response:

Council's Engineering Officer has advised that the increase in traffic movements triggered by the proposal will not be substantially more than the movements for an existing house which is assumed to be 8-10 movements per day. In terms of private shared carriageway, the subject lot has existing access rights to use the carriageway and therefore it is legal for the visitors to use it.

1.1.7 Property safety

The subject property does not have a street frontage to a public road. Allowing unsupervised visitor access to the property is considered not appropriate. The building on the subject property also has a narrow and elevated balcony on the south side which creates safety risk to the visitors.

Response:

Property safety is not considered a planning matter. Building design which provides safety and health for occupants is regulated under separate legislation.

1.1.8 Housing affordability

The increase in the amount of visitor accommodation in the area (currently approximately 46 properties) can affect housing affordability and availability as stated in the *Short Stay Accommodation Act 2019*.

Response:

Visitor accommodation is a permitted use under the Environmental Living Zone in the Planning Scheme. In addition, the proposal complies with all the Acceptable Solutions in Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes which aligns with the *Short Stay Accommodation Act 2019*.

3. CONCLUSION

The application meets all the relevant Zone and Code Acceptable Solution requirements with exception of one in the E3.0 Landslide Code. The Performance Criteria in this case is met.

The application is therefore recommended for approval with conditions.

4. RECOMMENDATION

That the Planning Authority resolves that the development application for the change of use from residential to visitor accommodation at 110 Ferry Road, Kettering for Pink Pig Productions Pty Ltd 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-2022-150 and Council Plan Reference No. P1 submitted on 12 April 2022 and P2 submitted on 9 May 2022.

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 use and development must be managed so that the amenity of the area is not detrimentally impacted upon through any of the following:
 - (a) Transport of materials, goods or commodities to or from the land;
 - (b) Appearance of any building, works or materials;
 - (c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater or waste products (rubbish).
 3. The visitor accommodation is for short term stay only. Accommodated guests must not stay any longer than a total of three (3) months on any one occasion.
 4. Guests must park within the designated car parking area for the subject site.

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 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.

- C. This permit does not include approval for any signage to be erected on site. Further approval may be required for the erection of signage on the site.
- D. Food must not be sold or served to guests without prior consent from Council's Environmental Health Officer.
- E. This permit does not include approval for any building and works within the Crown Land adjoining the subject property.
- F. While the proposed change of use is located within an existing building, there is the potential that this change of use may trigger bushfire requirements. Works associated with bushfire hazard management have the potential to trigger discretions under the Environmental Living Zone, Code E10.0 (Biodiversity Code) and Code E11.0 (Waterway and Coastal Protection Code), particularly if native vegetation removal or disturbance is required.

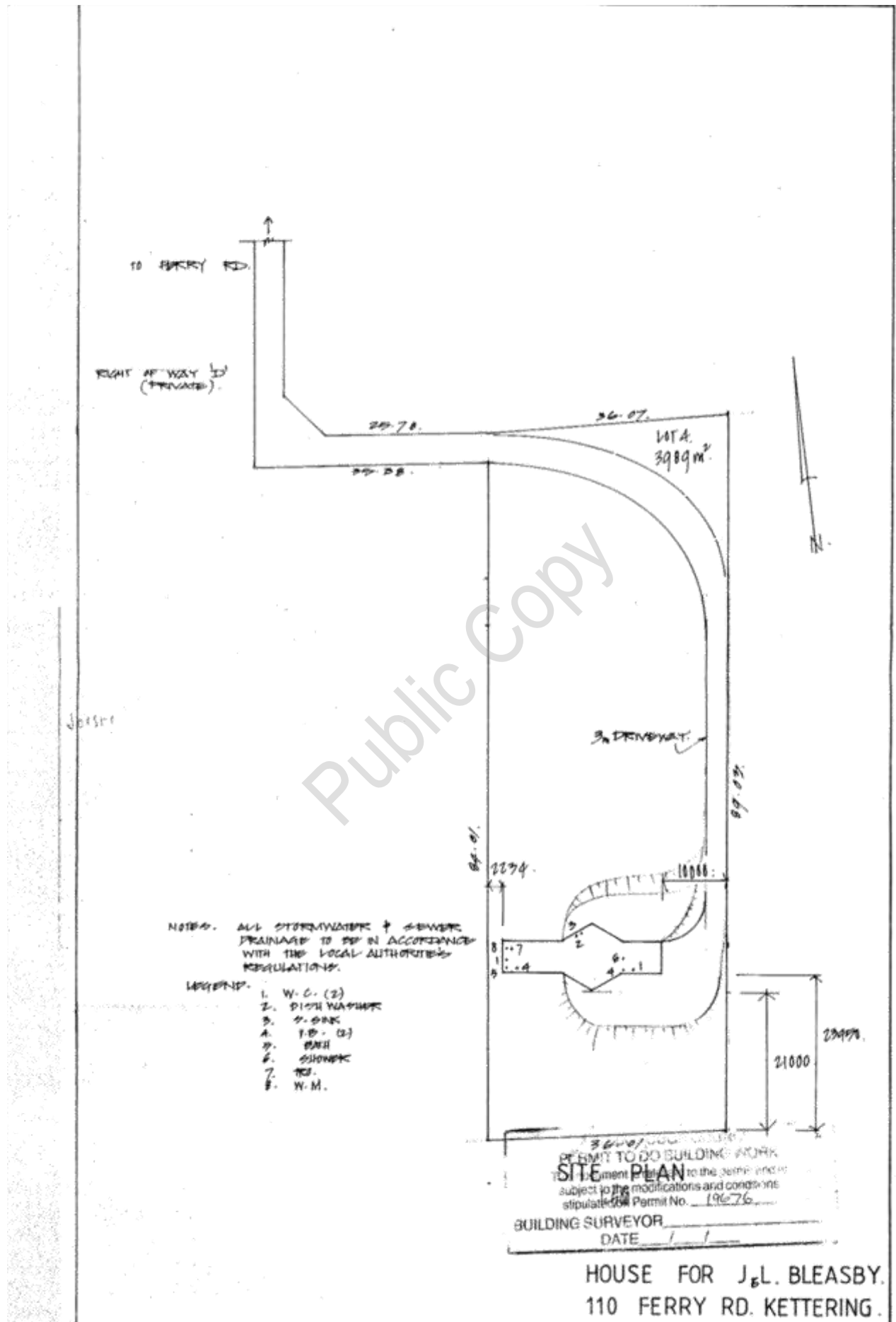
We therefore recommend you seek the following written advice from an accredited bushfire practitioner prior to proceeding with the change of use:

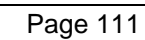
- (a) clarification on the level of bushfire risk and whether:
 - (i) additional vegetation modification or clearing is recommended for bushfire hazard purposes;
 - (ii) upgrading of the access or water supply is recommended to bring the development into compliance with current requirements;
- (b) if so, clarification on the extent of any works and associated vegetation modification or clearing and demonstration that it is the minimum necessary; and
- (c) confirmation that any additional vegetation modification or clearing is contained within the lot boundary and does not rely upon management of adjacent land, including the coastal reserve.

If the change of use does require the undertaking of works to comply with bushfire recommendations and requirements, including vegetation modification or clearing, access works or works associated with installation of a compliant water supply, further planning approval will be required prior to undertaking these works.

ATTACHMENTS

- 1. Application Plans**
- 2. Assessment Checklist**





DEVELOPMENT APPLICATION NUMBER: DA-2022-150

Assessment Checklist for Development Applications for Non-Residential Use and/or Development within the Environmental Living Zone

Application No: DA-2022-150	Description: Change of use from residential to visitor accommodation
Applicant: Pink Pig Productions Pty Ltd	Owner: Pink Pig Productions Pty Ltd
Location: 110 Ferry Road, Kettering	

Planning Directive No. 6

Issue	Compliance/Comments
Planning Directive No. 6 - Exemption and Standard for Visitor Accommodation Substitute Clause 14.3.2 – Visitor Accommodation A1 – Visitor Accommodation must: (a) accommodate guests in existing habitable buildings; and (b) have a gross floor area of not more than 200m ² per lot.	A1 – Complies. (a) Complies. The proposed visitor accommodation is accommodated in the existing habitable building. (b) Complies. The floor area of the proposed visitor accommodation is 140m ² (see gross floor area declaration).
A2 – Visitor Accommodation is not for a lot, as defined in the <i>Strata Titles Act 1998</i>, that is part of a strata scheme where another lot within that strata scheme is used for a residential use.	A2 – NA.

Environmental Living Zone Provisions (non-residential use and/or development)

Checklist is based on KIPS2015 and provisions of PD8 (which commenced 22 Feb 2022)

Clause	Compliance/Comments
14.3 Use Standards	
Clause 14.3.1 – Non-Residential Use A1 – Hours of operation must be within: (a) 8.00 am to 6.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12.00 noon Saturdays;	A1 – Complies. The proposal is for a visitor accommodation.

DEVELOPMENT APPLICATION NUMBER: DA-2022-150

(c) nil Sundays and Public Holidays; except for office and administrative tasks or visitor accommodation.	
A2 – Noise emissions measured at the boundary of the site must not exceed the following: (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAm _{ax}) at any time.	A2 – Complies. The visitor accommodation use is unlikely to exceed the noise levels permitted under the Scheme. The noise generated by visitor accommodation is identical to the noise generated by a residential dwelling (see email dated 15 July 2022 from Environmental Health Officer, Michael Steele).
Clause 14.3.2 – Visitor Accommodation A1 – Visitor accommodation must comply with all of the following: (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m ² .	A1 – N/A The provisions of Clause 14.3.2 are overridden by the provisions of the Planning Directive PD6.

Code Provisions

Clause	Compliance/Comments
E1.0 Bushfire-Prone Areas Code	
NA. While the proposed development is located within a Bushfire Prone Area, the Bushfire Prone Areas Code does not apply to the visitor accommodation use class. Notwithstanding, impacts of any bushfire hazard management measures and vegetation removal have been assessed against the provisions of the Scheme.	
E3.0 Landslide Code	
Clause E3.6.2 - Vulnerable Use A1 – Vulnerable use is for visitor accommodation.	A1 – Complies. The proposal is for a visitor accommodation use.
A2 – No acceptable solution (requires assessment against performance criteria)	A2 – Does not comply. The proposal requires assessment against the Performance Criteria.
E5.0 Road and Railway Assets Code	
Complies with the relevant Acceptable Solutions. Engineering Officer - The increase in traffic movements would not be substantially more than the movements for an existing house. Traffic movements from a house is assumed to be 8-10 movements per day (see email from Development Engineer, Simon Johnson dated 8 July 2022).	

DEVELOPMENT APPLICATION NUMBER: DA-2022-150

E6.0 Parking and Access Code	
<p>Clause E6.6.1 - Number of car parking spaces</p> <p>A1 - The number of on-site car parking spaces must be:</p> <p>(a) no less than the number specified in Table E6.1;</p> <p>except if:</p> <p>(i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p>	<p>A1 – Complies. Sufficient existing on-site car parking</p>
<p>Clause E6.7.1 - Number of vehicular accesses</p> <p>A1 – The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.</p>	<p>A1 – NA. No changes to existing.</p>
<p>Clause E6.7.2 - Design of vehicular accesses</p> <p>A1 – Design of vehicle access points must comply with all of the following:</p> <p>(a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;</p> <p>(b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 “Access Driveways and Circulation Roadways” of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.</p>	<p>A1 – NA. No changes to existing.</p>
<p>Clause E6.7.4 - On-site turning</p> <p>A1 – On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following:</p> <p>(a) it serves no more than two dwelling units;</p>	<p>A1 – NA. No changes to existing.</p>
<p>Clause E6.7.5 - Layout of parking areas</p> <p>A1 – The layout of car parking spaces, access aisles, circulation roadways and ramps must be</p>	<p>A1 – NA. No changes to existing.</p>

DEVELOPMENT APPLICATION NUMBER: DA-2022-150

designed and constructed to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard.

E7.0 Stormwater Management Code

NA. The proposal is for a change of use only and therefore does not trigger E7.0 Stormwater Management Code.

E10.0 Biodiversity Code

NA. While the proposed development is within a Biodiversity Protection Area, no native vegetation subject to the Code will be impacted by the building and works, therefore Code E10.0 is not applicable.

E11.0 Waterway and Coastal Protection Code

NA. The proposed change of use is located on land partially within a Waterway and Coastal Protection Area however the proposed change of use will not impact this area therefore Code E11.0 is not applicable.

E23.0 On-Site Wastewater Management Code**Clause E.23.8.1 - Development Standards for Non-Residential Development**

A1 - A land application area for non-residential development must comply with the following:

- (a) if including bedrooms, (such as visitor accommodation), the size of the land application areas must comply with Table E.23.1;
- (b) if other development, design flow rates must be no less than the rates provided in the following table:

Wastewater Fixture: Flow Design Allowance per person per day:

Closet Pan:	50L
Urinals	25L
Washbasin:	10L
Shower:	30L
Bath:	30L
Laundry:	30L

A1 – NA. The application is for a change of use only. There are no new bedrooms or wastewater fixtures proposed.

Note: Codes not listed in this Checklist have been assessed as not being relevant to the assessment of this application.

DEVELOPMENT APPLICATION NUMBER: DA-2022-150

Other Matters

Schedule of Easements on Title:

- SP 123709 - Rights of Carriage way. The proposal is clear of the easement.

Lot 4 is TOGETHER WITH a RIGHT-OF-CARRIAGEWAY over the Rights-of-Way shown on the plan Right-of-Way 'A' (Private) passing through Lot 2, Right-of-Way 'C' (Private) passing through Lot 3, Right-of-Way 'E' (Private) passing through Lot 3, Right-of-Way 'F' (Private) passing through Lot 6 and Right-of-Way 'G' (Private) passing through Lot 5.

Lot 4 is SUBJECT TO a RIGHT-OF-CARRIAGEWAY over the Right-of-Way marked 'B' (Private) on the plan appurtenant to Lots 2, 3, 5 and 6, and Right-of-Way marked 'D' (Private) on the plan appurtenant to Lots 2 and 3.

Covenants on Title:

- SP 35352 and SP 123709 Covenants in Schedule of Easements. Complies – The proposed change of use complies with the relevant stipulations.

The owner of each lot on the plan covenants with the Vendors, Malcolm Graham Innes, Valerie May Innes, Garry Robert Fordham, Joanne Lee Fordham, Micheal Stanley Brown and Alison Margaret Clark Brown and the owners for the time being of every other lot on the plan to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of each and every other lot shown on the plan to observe the following stipulations:-

- (1) Not to erect or permit to be erected on such lot or part thereof or attach or permit to be attached to any erection on the lot any advertisement hoarding bill or poster or any similar erection of an unsightly nature.
- (2) Not to carry on or permit to be carried on any trades, noisome noxious or otherwise on such lots.

DEVELOPMENT APPLICATION NUMBER: DA-2022-150

- (3) Not to erect on any such lot any dwelling house or other building of other than brick, concrete masonry or timber exterior with low reflective roof material.
 - (4) Not to erect on any such lot any dwelling house or other building comprising more than two storeys including any basement or garage.
 - (5) Not to use that portion of lot 1 shown on the ^{land} plan marked Right-of-Way 'F' (Private) for traffic of vehicles with a gross weight in excess of ~~five tonnes~~ *twenty five (25) tonnes*.
 - (6) The Vendors, Malcolm Graham Innes, Valerie May Innes, Garry Robert Fordham, Joanne Lee Fordham, Micheal Stanley Brown and Alison Margaret Clark Brown, reserve the right to sell any lot on the plan freed and exempt from any one or more of the restrictive covenants and conditions hereinbefore provided for or to waive or alter any of such restrictive covenants.
- SP 123709 Covenants in Schedule of Easements. Complies – The proposed change of use complies with the stipulations.

The owner of each lot on the plan covenants with the Vendors, Malcolm Graham Innes, Valerie May Innes, Garry Robert Fordham, Joanne Lee Fordham, Micheal Stanley Brown and Alison Margaret Clark Brown and the owners for the time being of every other lot on the plan to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of each and every other lot shown on the plan to observe the following stipulations:-

 - (1) that no structure is to be erected or be permitted to be erected and that no vegetation shall be planted ~~which grows to a height in excess of 1 metre~~ within the area labelled W, X, Y, Z that will diminish the view from Lot 2 on the plan.
 - SP 123709 Water supply restriction
 - D160804 Burdening Easement - Service easements of 2m wide. The proposal is clear of the easement.
 - E130840 Burdening Easement - Electricity infrastructure easement (covenant between the owner and TasNetworks). The proposal is clear of the easement.

OPEN SESSION RESUMES

14 PETITIONS STILL BEING ACTIONED

There are no petitions still being actioned.

15 PETITIONS RECEIVED IN LAST PERIOD

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

16 OFFICERS REPORTS TO COUNCIL

16.1 RATE REMISSION FOR KALIS MARGATE DEVELOPMENT

File Number: 2770084

Author: Tim Jones, Manager Finance

Authoriser: John Breen, Chief Financial Officer

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 enable Council to determine whether to give a rate remission and fee relief to the proposed Kalis development in Margate.

2. BACKGROUND

- 2.1 At the Council meeting held on 6 June 2022 Council considered a report with the officer's recommendation to deny the request.
- 2.2 Council resolved to support an alternate motion (Minute C252/10-2022 refers) as follows:
- a) *That Council is prepared to consider a partial rate remission and fee relief for the Kalis Group development at Margate;*
 - b) *That Council officers seek legal advice to enable a targeted remission to be forwarded on to the anchor tenant (supermarket) of the development;*
 - c) *That the remission period be capped at two years; and*
 - d) *That officers bring a further report back to Council, no later than 31 July 2022.*

3. STATUTORY REQUIREMENTS

- 3.1 Council have the power, by absolute majority, to grant a remission of all, or part, of rates payable by a ratepayer under section 129 of the *Local Government Act 1993 Tasmania*

129. Remission of rates

(1) A ratepayer may apply to the council for remission of all or part of any rates paid or payable by the ratepayer or any penalty imposed or interest charged under section 128.

(2) An application is to be –

(a) made in writing; and

(b) lodged with the general manager.

(3) A council, by absolute majority, may grant a remission of all or part of any rates, penalty or interest paid or payable by the ratepayer.

(4) A council, by absolute majority, may grant a remission of any rates, penalty or interest paid or payable by a class of ratepayers.

(5) The general manager is to keep a record of the details of any remission granted under this section.

4. DISCUSSION

- 4.1 Council was approached by the developers of the Margate site, Kalis Group, requesting a rate remission and fee relief to assist the development to proceed.
- 4.2 Council resolved to consider a further report following legal advice. This advice has been received and a potential motion is included with this report.
- 4.3 The development at Margate has stalled for many years and this remission may assist in progressing the development.
- 4.4 An expiry date has been included in the potential motion to ensure the development of the supermarket proceeds in a timely manner, i.e build completion by 30/06/2025 if not sooner, and so the two year remission will cease by 30/06/2027.
- 4.5 The remission amount included in the potential motion, \$45,000 pa, has been calculated using the estimated improvement in Capital Value of the property from the building of the supermarket. This estimated improvement is based on indicated building costs and standard building index costs. The anticipated building costs have been provided to Council for this report in confidence and so cannot be released.
- 4.6 The intention is to provide a rate remission to the tenant. However, the property owner is the one who Council invoice for rates and they then on charge this cost to the tenant. To ensure any remission given is passed on to the tenant supermarket, this would need to be a condition of the remission and Council would confirm with the tenant that the remission benefit has been received. If it was not passed on the remission would be withdrawn.
- 4.7 Consideration has also been given to the request for fee relief. Development Application fees are a cost recovery fee for service. Any waiving of fees does raise equity issues for other developers and all ratepayers having to fund the application cost.

5. FINANCE

- 5.1 The financial impact to Council would be the loss of revenue of the amount of the remission.

6. ENVIRONMENT

- 6.1 There are no environmental impacts of this proposal.

7. COMMUNICATION AND CONSULTATION

- 7.1 The decision will be communicated to the Kalis Group as the property developer.

8. RISK

- 8.1 The only risk in committing to a specified remission amount is that a supermarket of a lower cost/standard is built, and the remission has been set at the level of a higher standard supermarket. This is unlikely and could be protected by a condition.

9. CONCLUSION

- 9.1 In the original report to Council the officer recommendation was that Council Officers did not support the request for a remission. This recommendation has not changed.
- 9.2 Likewise the request for fee relief is not supported because Development Application fees are a cost recovery fee for service. It is not considered appropriate to waive fees in this instance, as Council waiving application fees spreads the cost of the application across all other ratepayers.
- 9.3 Council has three choices in relation to a rate submission for the supermarket on the new Kalis development site in Margate.
- 9.3.1 Give a general rate remission with the conditions included in the motion passed on 6 June,
- 9.3.2 Give no rate remission, or
- 9.3.3 Give a remission on different principles to the 6 June motion.
- 9.4 If Council's decision is to provide a general rate remission the following motion has been reviewed as satisfying the legal criteria by our lawyers:

POTENTIAL MOTION

That Kingborough Council will provide a Rate Remission to the owner of the Property Titles CT156210/1 and CT156210/2 on the following conditions

- *The Remission will be the maximum of \$45,000 pa, or the equivalent pro rata,*
- *The supermarket has been built to the standard expected from the indicated construction cost,*
- *The remission will apply from the date when the supermarket is lawfully occupied and the property's Capital Value has consequently been increased to reflect the construction of the supermarket,*
- *The remission is for a maximum of two financial years,*

- *The benefit of this rate remission should be passed on to the supermarket tenant,*
- *That Council will be entitled to call upon the owner to furnish sufficient evidence that the benefit of the remission has been passed on to the tenant and the tenant confirms receipt. The remission will be withdrawn and full rates will be payable upon failure to furnish that sufficient evidence when called upon to do so, and*
- *No remission will be given beyond 30 June 2027*

10. RECOMMENDATION

That the request for a rate remission for the Kalis Group be denied.

ATTACHMENTS

Nil

Public Copy

16.3 FINANCIAL HARDSHIP POLICY 1.8

File Number: 12.261

Author: Tim Jones, Manager Finance

Authoriser: John Breen, Chief Financial Officer

Strategic Plan Reference

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

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

1. PURPOSE

1.1 The purpose of this report is to provide a review of the Financial Hardship Policy 1.8.

2. BACKGROUND

2.1 Council adopted a Financial Hardship Policy on 6 June 2020 and set a review date of 2022. The policy is now due for renewal or amendment.

2.2 The policy was developed to provide assistance during COVID but also to provide a framework for hardship assistance going forward.

2.3 Rates are levied on all property owners within a municipality as a means of funding a Council's operations, both Operational and Capital.

2.4 Council's annual revenue is approximately \$40 million, of which \$30 million is from rates.

2.5 The Local Government Act s.86A(1)(a) specifies "Rates constitute taxation for the purposes of local government, rather than a fee for a service".

3. STATUTORY REQUIREMENTS

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

3.2 The Local Government Act s.125 and 126 gives Council the ability to postpone the due date for the payment of rates.

125. Postponement of payment

(1) A ratepayer may apply to the council for a postponement of payment of rates on the ground of hardship.

(2) An application is to be –

(a) made in writing; and

(b) lodged with the general manager.

126. Conditions of postponement

(1) A council may grant a postponement of the payment of rates for a specified period if satisfied that such payment would cause hardship.

(2) A council may grant a postponement of payment of rates –

(a) on the condition that the ratepayer pay interest on the amount of rates postponed at a rate fixed by the council; and

(b) on any other condition the council determines.

(3) Interest fixed under subsection (2) (a) is not to exceed the prescribed percentage as calculated in section 128 (2) .

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

129. Remission of rates

(1) A ratepayer may apply to the council for remission of all or part of any rates paid or payable by the ratepayer or any penalty imposed or interest charged under section 128.

(2) An application is to be –

(a) made in writing; and

(b) lodged with the general manager.

(3) A council, by absolute majority, may grant a remission of all or part of any rates, penalty or interest paid or payable by the ratepayer.

(4) council, by absolute majority, may grant a remission of any rates, penalty or interest paid or payable by a class of ratepayers.

(5) The general manager is to keep a record of the details of any remission granted under this section.

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

4. DISCUSSION

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

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

- 4.3 Kingborough's financial situation means it does not have a financial buffer for large scale remissions in times of natural disaster, or States of Emergency. Any significant loss of revenue, or cash flow, would require loan funding to replace.

- 4.4 This Policy proposal provides hardship rates relief for Residential ratepayers, Commercial/Industrial ratepayers, and rental relief for tenants of Council properties.

- 4.5 If Council Officers consider assistance may be justified, however a ratepayer does not qualify under this policy, the request for assistance will be submitted to Council for decision.

- 4.6 During COVID there was only one remission granted under this policy, a commercial accommodation business that had a substantial decline in guests. Subsequently the property was reclassified as residential so the remission was no longer applicable.

RESIDENTIAL RATEPAYERS

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

COMMERCIAL/INDUSTRIAL RATEPAYERS

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

TENANTS OF COUNCIL PROPERTIES

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

SPORTING CLUBS

- 4.18 Applications for assistance from sporting clubs are not covered by this policy.
- 4.19 Any applications should be made directly with Director Governance, Recreation and Property Services.

PROPOSED CHANGES

- 4.20 The only proposed change to the policy is to increase the maximum turnover for Commercial applications from \$500,000 to \$1,000,000. In discussions with potential

applicants it was realised that a business with turnover of towards \$1,000,000 is still a small business deserving of assistance.

5. FINANCE

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

6. ENVIRONMENT

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

7. COMMUNICATION AND CONSULTATION

- 7.1 This policy will be communicated to ratepayers.

8. RISK

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

9. CONCLUSION

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

10. RECOMMENDATION

That Council adopt the attached Financial Hardship Policy 1.18 for a further two years.

ATTACHMENTS

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

EXISTING POLICY WITH TRACK CHANGES



Policy No: 1.18
 Approved by Council
 New Review Date:
 Responsible Officer: Manager Finance

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

Financial Hardship Policy	
POLICY STATEMENT	<p>1.1 Kingborough Council acknowledges that from time to time some residents/ratepayers may suffer from financial hardship.</p> <p>1.2 The purpose of this policy is to provide assistance to those ratepayers who are experiencing financial hardship.</p>
DEFINITIONS	<p>2.1 'Financial Hardship' is when a ratepayer is unable to pay their bills, or meet other financial obligations, when they are due.</p>
OBJECTIVE	<p>3.1 This policy is to help ratepayers who are suffering financial hardship by providing relief via alternative payment arrangements to the requirement to pay Council rates and charges. Relief may also be available in the application of interest and penalties applied to overdue rates.</p>
SCOPE	<p>4.1 This policy establishes the guidelines for the assessment of financial hardship applications.</p>
PROCEDURE (POLICY DETAIL)	<p>5.1 A ratepayer may be eligible for consideration for hardship assistance in the payment of rates, service charges, interest and penalties, where:</p> <ul style="list-style-type: none"> the person is unable to pay rates, or charges, when due and payable, for reasons beyond the person's control, or payment would cause the person hardship. <p>5.2 What is Financial Hardship? Serious financial hardship involves both low income/cash flow and a low asset base. Personal property portfolios, beyond a primary residence or a business's primary operating space, may be employed to improve an applicant's cash flow and financial sustainability. Applications for assistance on residential investment properties will generally not be considered. The nature of a hardship application means Council will request financial information.</p> <p>5.3 Assistance for Residential Council will consider waiving the application of interest and penalties and a deferment of due dates for payment. In most instances an application for deferment will only be agreed if the ratepayer enters into, and adheres to, a direct debit payment plan.</p> <p>5.4 Assistance for Commercial and Industrial Any rate relief will only be available upon provision of evidence of loss of revenue over the previous year. It will only be available for ratepayers with an annual turnover of less than \$500<u>1,000</u>,000. For a revenue loss, over the previous year, of:</p>

	<ul style="list-style-type: none"> • between 75 - 100% <ul style="list-style-type: none"> ○ there will be a waiver of rates for the quarter where the revenue loss is verified by evidence supplied; • between 50 – 75% <ul style="list-style-type: none"> ○ there will be negotiated payment terms and/or waiver of penalty and interest charges over the following twelve months; • between 30 – 50% <ul style="list-style-type: none"> ○ there will be negotiated payment terms and/or waiver of penalty and interest charges over following six months; • between 0 – 30% <ul style="list-style-type: none"> ○ there will be no benefit provided unless they show individual cause, in which case some benefit may be considered. <p>5.5 Tenants of Commercial properties</p> <p>Rate relief can only be provided to a ratepayer that is the landlord of a commercial property where that ratepayer agrees to provide the rate relief to a commercial tenant. A landlord may apply on a tenant's behalf, on condition that:</p> <ul style="list-style-type: none"> • the revenue loss of the tenant is verified under the same criteria as the commercial ratepayer above; and • the landlord agrees to pass the rate relief on to the tenant and the tenant must verify they have received the rate relief. <p>Where a commercial property has multiple tenants', relief may be given to portions of a property that are associated with individual tenants. Council will determine appropriate allocations.</p> <p>5.6 The assistance given to tenants will be to treat each tenant as a "stand alone" ratepayer and apply the assistance from 5.4 above.</p> <p>5.7 Application process</p> <p>Ratepayers seeking assistance from this policy should apply via the application form on Council's website.</p> <p>5.8 Assistance for Tenants of Council properties</p> <p>Council will consider any application for rental relief from tenants of Council properties where, due to circumstances beyond their control, they are unable to conduct their normal activities. Rental relief will usually only be granted where the tenant is not using the Council facilities. This relief will only be available where the hardship is for a period of longer than one month.</p> <p><u>5.9</u> Normal outgoings that are charged to tenants will still be payable.</p> <p><u>5.10 Sporting Clubs</u></p>
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	<p><u>5-9 This policy is not designed for Sporting Clubs. If they require assistance they should apply directly to Council.</u></p> <p><u>5-105.11 Limit of Rate/Rental relief</u></p> <p>Any rate or rental relief under this policy will only be for a period of no longer than twelve months. Applications should be submitted quarterly.</p>
GUIDELINES	<p>6.1 A ratepayer or tenant seeking relief under this policy must apply by completing the application form and describing why they are in genuine financial hardship. The application form is available on the Council website.</p> <p>6.2 Assistance can only be given to ratepayers. If the ratepayer agrees to pass any assistance provided, in full, on to a tenant, a tenant will be assessed individually using the above turnover criteria. This may mean only a portion of a rate assessment will qualify for hardship assistance.</p> <p>6.3 Council may ask the ratepayer to provide evidence that they are suffering, or will suffer, genuine financial hardship. For Commercial and Industrial ratepayers independently verified turnover information will be required.</p> <p>6.4 Ratepayers and tenants will be assisted through consideration of the application of interest and penalties on overdue rates and an extension of due dates for payment.</p> <p>6.5 Decisions for applications under this policy are to be made by</p> <ul style="list-style-type: none"> • Rates Officers, for the deferment of the payment due date, or the waiving of interest and penalties, and where these alternative payment arrangements still result in the full payment of rates within the financial year. • Chief Financial Officer, or Manager Finance, for decisions up to \$2,500, or payment of rates over multiple rating years, • Executive Manager Governance and Community Services, for decisions on tenants' rental up to \$2,500, and • General Manager for decisions above \$2,500.
COMMUNICATION	<p>7.1 Members of the public</p> <p>7.2 Kingborough Councillors</p> <p>7.3 Kingborough Council staff</p>
LEGISLATION	8.1 Sections 125 and 126 of the <i>Local Government Act 1993</i> .
RELATED DOCUMENTS	9.1 Nil
AUDIENCE	10.1 Ratepayers

APPLICATION FOR FINANCIAL HARDSHIP CONSIDERATION

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

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

UPDATED POLICY FOR APPROVAL



Financial Hardship Policy

Policy No:	1.18
Approved by Council:	August 2022
New Review Date:	August 2024
Minute No:	TBA
ECM File No:	12.261
Version:	2.0
Responsible Officer:	Manager Finance
Strategic Plan Reference:	1.1 A Council that engages with and enables its community

1. POLICY STATEMENTS

- 1.1 Kingborough Council acknowledges that from time to time some residents/ratepayers may suffer from financial hardship.
- 1.2 The purpose of this policy is to provide assistance to those ratepayers who are experiencing financial hardship.

2. DEFINITIONS

- 2.1 '*Financial Hardship*' means when a ratepayer is unable to pay their bills, or meet other financial obligations, when they are due.

3. OBJECTIVE

- 3.1 This policy is to help ratepayers who are suffering financial hardship by providing relief via alternative payment arrangements to the requirement to pay Council rates and charges. Relief may also be available in the application of interest and penalties applied to overdue rates.

4. SCOPE

- 4.1 This policy establishes the guidelines for the assessment of financial hardship applications.

5. PROCEDURE (POLICY DETAIL)

- 5.1 A ratepayer may be eligible for consideration for hardship assistance in the payment of rates, service charges, interest and penalties, where:
 - 5.1.1 the person is unable to pay rates, or charges, when due and payable, for reasons beyond the person's control, or
 - 5.1.2 payment would cause the person hardship.
- 5.2 What is Financial Hardship?
 - 5.2.1 Serious financial hardship involves both low income/cash flow and a low asset base. Personal property portfolios, beyond a primary residence or a business's primary operating space, may be employed to improve an applicant's cash flow and financial sustainability. Applications for assistance on residential investment properties will generally not be considered. The nature of a hardship application means Council will request financial information.
- 5.3 Assistance for Residential
 - 5.3.1 Council will consider waiving the application of interest and penalties and a deferment of due dates for payment. In most instances an application for deferment will only be agreed if the ratepayer enters into, and adheres to, a direct debit payment plan.
- 5.4 Assistance for Commercial and Industrial
 - 5.4.1 Any rate relief will only be available upon provision of evidence of loss of revenue over the previous year. It will only be available for ratepayers with an annual turnover of less than \$1,000,000.
 - 5.4.2 For a revenue loss, over the previous year, of:
 - i. between 75 - 100%
there will be a waiver of rates for the quarter where the revenue loss is verified by evidence supplied;
 - ii. between 50 – 75%
there will be negotiated payment terms and/or waiver of penalty and interest charges over the following twelve months;

- iii. between 30 – 50%
there will be negotiated payment terms and/or waiver of penalty and interest charges over following six months;
- iv. between 0 – 30%
there will be no benefit provided unless they show individual cause, in which case some benefit may be considered.

5.5 Tenants of Commercial properties

5.5.1 Rate relief can only be provided to a ratepayer that is the landlord of a commercial property where that ratepayer agrees to provide the rate relief to a commercial tenant. A landlord may apply on a tenant's behalf, on condition that:

- i. the revenue loss of the tenant is verified under the same criteria as the commercial ratepayer above; and
- ii. the landlord agrees to pass the rate relief on to the tenant and the tenant must verify they have received the rate relief.

5.5.2 Where a commercial property has multiple tenants', relief may be given to portions of a property that are associated with individual tenants. Council will determine appropriate allocations.

5.5.3 The assistance given to tenants will be to treat each tenant as a "stand alone" ratepayer and apply the assistance from 5.4 above.

5.6 Application process

5.6.1 Ratepayers seeking assistance from this policy should apply via the application form on Council's website.

5.7 Assistance for Tenants of Council properties

5.7.1 Council will consider any application for rental relief from tenants of Council properties where, due to circumstances beyond their control, they are unable to conduct their normal activities. Rental relief will usually only be granted where the tenant is not using the Council facilities. This relief will only be available where the hardship is for a period of longer than one month.

5.7.2 Normal outgoings that are charged to tenants will still be payable.

5.8 Sporting Clubs

This policy is not designed for Sporting Clubs. If they require assistance they should apply directly to Council.

5.9 Limit of Rate/Rental relief

5.9.1 Any rate or rental relief under this policy will only be for a period of no longer than twelve months. Applications should be submitted quarterly.

6 GUIDELINES

6.1 A ratepayer or tenant seeking relief under this policy must apply by completing the application form and describing why they are in genuine financial hardship. The application form is available on the Council website.

6.2 Assistance can only be given to ratepayers. If the ratepayer agrees to pass any assistance provided, in full, on to a tenant, a tenant will be assessed individually using the above turnover criteria. This may mean only a portion of a rate assessment will qualify for hardship assistance.

- 6.3 Council may ask the ratepayer to provide evidence that they are suffering, or will suffer, genuine financial hardship. For Commercial and Industrial ratepayers independently verified turnover information will be required.
- 6.4 Ratepayers and tenants will be assisted through consideration of the application of interest and penalties on overdue rates and an extension of due dates for payment.
- 6.5 Decisions for applications under this policy are to be made by
 - 6.5.1 Rates Officers, for the deferment of the payment due-date, or the waiving of interest and penalties, and where these alternative payment arrangements still result in the full payment of rates within the financial year.
 - 6.5.2 Chief Financial Officer, or Manager Finance, for decisions up to \$2,500, or payment of rates over multiple rating years,
 - 6.5.3 Executive Manager Governance and Community Services, for decisions on tenants' rental up to \$2,500, and
 - 6.5.4 General Manager for decisions above \$2,500.

7 COMMUNICATION

- 7.1 Members of the public
- 7.2 Kingborough Councillors
- 7.3 Kingborough Council staff

8 LEGISLATION

- 8.1 Sections 125 and 126 of the *Local Government Act 1993*.

9 RELATED DOCUMENTS

- 9.1 Nil.

10 AUDIENCE

- 10.1 Public.

APPLICATION FOR FINANCIAL HARDSHIP CONSIDERATION

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

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

16.4 FINANCIAL REPORT - JUNE 2022

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 June 2022 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 final information is not available.
- 2.2 The main information that is not available to date is the financial report from Southern Waste Solutions (Copping). An estimate of Council's share of the result has been included in the forecast, however no figures are in the YTD Actuals.

3. STATUTORY REQUIREMENTS

- 3.1 There are no specific requirements under the *Local Government Act* 1993 regarding 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:
- Statutory Fees and Fines are \$225k under budget due to revenue from planning being \$290k under budget as a result of reduced volume of applications and limited subdivision activity resulting in less post approval income. Recovery of legal fees of \$67k over budget offsets this variance.
 - User fees are \$188k over budget primarily due to property revenue of \$72k over budget the majority of which relates to rental income at the Depot for providing space to store Metro buses. The Community Hub venue hire income is \$48k over budget due to hire fees for the vaccination program and the sports centre is \$40k over budget due to kiosk sales and building rental income.
 - Grants Recurrent are \$1.2m over budget primarily due to the early prepayment of \$1.9m in grant revenue for 2022/23, offset by grant revenue of \$1.2m paid in 2020/21. Also grant income of \$310k has been carried forward from 2020/21 under the new accounting standards. This income will be matched with expenditure in 2022/23. In addition, the financial assistance grants for 2021/22 will be around \$100k over budget due to changes in allocation between Councils and we have

received \$94k in Local Roads and Community Infrastructure operational grant funds and \$50k for a netball feasibility study.

- Contributions – Cash is \$238k over budget due to the contribution to public open space (POS) of \$207k from the Spring Farm subdivision.
- Other income is \$550k over budget primarily due to Private Works revenue of \$504k over budget for works undertaken on behalf of the state government on Bruny Island. Council was also in receipt of \$42k in insurance revenue to settle the claim relating to the flood damage at the Civic Centre.
- Employee costs are \$190k under budget due to the long service leave provision figure being well below budget as a result of the impact of interest rates on the model used to determine future payments.
- Materials and Services are \$1,792k over budget primarily due to maintenance activities undertaken by the works area funded by grant funds under the LRCI program (\$110k), the Bruny Island Boat Shed protection grant (\$85K), Transform Kingston (\$200k) and private works (\$400k) which is funded through other income. In addition, waste management costs have substantially increased leading to a \$250k negative variance, plant costs of fuel and maintenance are \$108k over budget and property management costs are \$75k over budget.
- Depreciation is \$151k over budget due to the impacts of the road revaluation on Council assets leading to increased depreciation.
- Loss on disposal of assets is \$174k under budget due to the trade in values being received for our auctioned vehicles and profit of \$153k on the sale of land.
- Dividends from Taswater are \$858k over budget due to the payment of the full dividend for the year as well as an additional \$210k to cover past dividends that were not paid.
- Grants Capital is under budget by \$0.8m due to the \$2m grant unspent on Transform Kingston being carried forward to 2022/23 under the accounting standards.
- Contributions – Non-Monetary Assets is \$789k under budget due to limited assets being gifted to Council for subdivision works.

4.2 Council's cash and investments amount to \$22.8m at the end of June, which is down \$0.3m from the June 2021 figure. Borrowing of \$22.3 million offset this amount.

5. FINANCE

- 5.1 Council's underlying deficit for June 2022 is \$0.44 million, which is a \$0.15m favourable variance on the budget for 2021/22. The forecast result for 2021/22 of a \$19k underlying surplus, which will be achieved if the revenue from Copping is \$450k or more.
- 5.2 Council has already been notified of around \$200k in revenue from the payment of tax equivalents, the remainder of \$250k is expected from Council's share of the Copping surplus. In 2020/21 Council recorded \$490k in revenue from its share of the Copping result.

6. ENVIRONMENT

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

7. COMMUNICATION AND CONSULTATION

- 7.1 The financial results for June 2022 are available for public scrutiny in the Council meeting agenda.

8. RISK

- 8.1 As Council is forecasting a small underlying surplus for 2021/22, the financial sustainability risk is reduced. Also given the Long-Term Financial Plan forecasts future underlying surpluses, Council can be confident in its future finances.

9. CONCLUSION

- 9.1 Council is on track to deliver a result that is better than forecast budget underlying deficit.

10. RECOMMENDATION

That Council endorses the attached Financial Report as at 30 June 2022.

ATTACHMENTS

1. Financial Report June 2022
2. Capital Report June 2022

Public Copy



Kingborough

KINGBOROUGH COUNCIL

**SUMMARISED FINANCIAL REPORT
FOR THE PERIOD
1ST JULY, 2021
TO
30TH JUNE, 2022**

**SUBMITTED TO COUNCIL
1ST AUGUST, 2022**

kingborough.tas.gov.au



KINGBOROUGH COUNCIL - June 2022

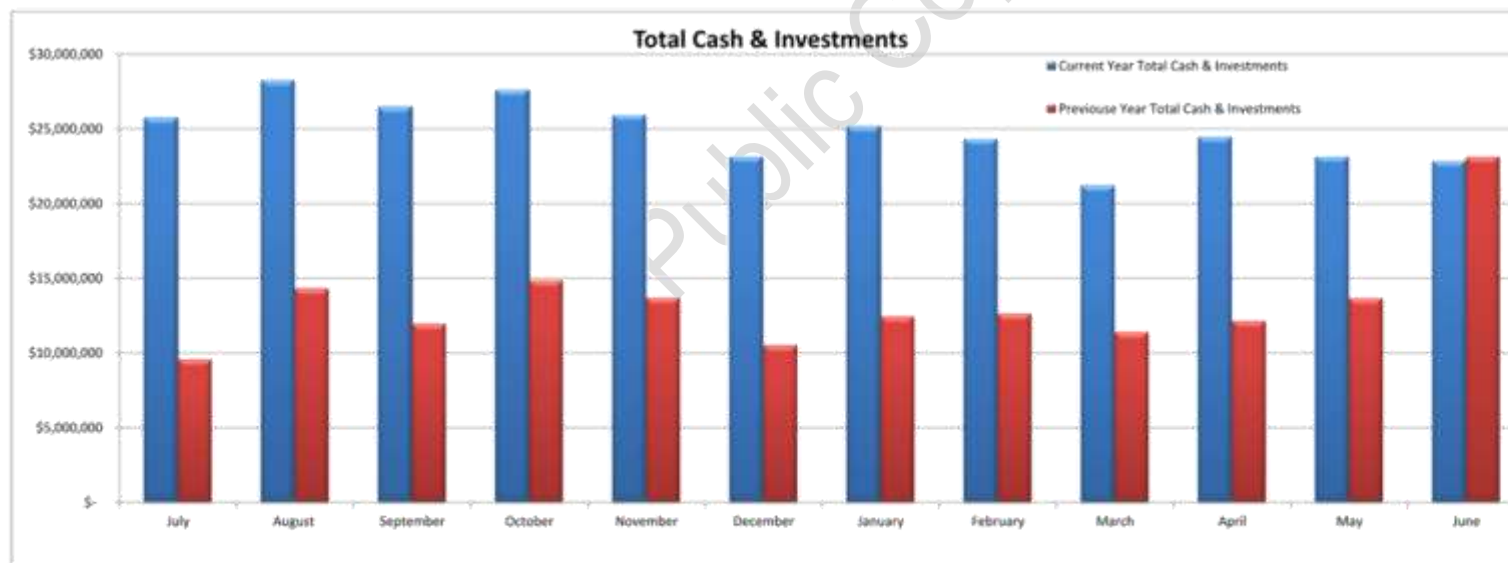
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KINGBOROUGH COUNCIL - June 2022

CASH BALANCES

Balance Type	July	August	September	October	November	December	January	February	March	April	May	June
Reserves	\$ 3,622,695	\$ 2,853,365	\$ 2,614,265	\$ 2,614,265	\$ 2,636,623	\$ 2,636,623	\$ 2,685,373	\$ 2,690,623	\$ 2,881,315	\$ 2,893,611	\$ 2,912,261	\$ 2,929,381
Held in Trust	\$ 1,718,472	\$ 1,716,249	\$ 1,717,988	\$ 1,738,988	\$ 1,901,450	\$ 1,896,387	\$ 1,881,137	\$ 1,663,525	\$ 1,701,564	\$ 1,711,603	\$ 1,725,412	\$ 1,718,451
Unexpended Capital Works*	\$ 454,973	\$ 1,281,223	\$ 2,143,186	\$ 2,724,247	\$ 2,905,309	\$ 3,626,371	\$ 4,777,433	\$ 6,436,216	\$ 7,557,718	\$ 8,262,911	\$ 9,357,566	\$ 9,667,000
Current Year Total Committed Cash	\$ 5,796,140	\$ 5,850,837	\$ 6,475,439	\$ 7,077,500	\$ 7,443,381	\$ 8,159,380	\$ 9,343,942	\$ 10,790,363	\$ 12,140,597	\$ 12,868,125	\$ 13,995,239	\$ 14,314,832
Previous 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	\$ 9,681,463	\$ 10,154,617	\$ 10,485,817
Uncommitted Funds	\$ 19,927,050	\$ 22,382,710	\$ 19,979,957	\$ 20,510,439	\$ 18,485,436	\$ 14,973,849	\$ 15,811,616	\$ 13,520,752	\$ 9,056,036	\$ 11,585,745	\$ 9,137,025	\$ 8,530,666
Current Year Total Cash	\$ 25,723,190	\$ 28,233,547	\$ 26,455,395	\$ 27,587,940	\$ 25,928,817	\$ 23,133,230	\$ 25,155,559	\$ 24,311,116	\$ 21,196,633	\$ 24,453,870	\$ 23,132,264	\$ 22,845,498
Previous 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	\$ 13,630,478	\$ 23,115,909

*Unexpended Capital Works excludes Kingston Park expenditure



KINGBOROUGH COUNCIL - June 2022

CASH, INVESTMENTS & BORROWINGS

CASH ACCOUNTS	Interest Rate	Maturity Date	July	August	September	October	November	December	January	February	March	April	May	June
BA - Overdraft Account			\$ 2,867,601	\$ 4,661,131	\$ 2,390,325	\$ 3,150,525	\$ 1,938,551	\$ 398,077	\$ 2,953,493	\$ 1,350,046	\$ 708,701	\$ 3,198,999	\$ 1,177,473	\$ 602,162
BA - Applications Account			\$ 96,470	\$ 253,479	\$ 46,425	\$ 158,546	\$ 3,490	\$ 11,770	\$ 100,586	\$ 956	\$ 4,350	\$ 92,164	\$ 234,082	\$ 18,201
BA - AR Account			\$ 465,852	\$ 1,023,596	\$ 36,925	\$ 295,025	\$ 532	\$ 34,827	\$ 395,794	\$ 4,270	\$ 20,881	\$ 50,067	\$ 605,700	\$ 63,651
BA - Business Online Saver			\$ 8,058,542	\$ 8,059,911	\$ 9,744,280	\$ 9,745,679	\$ 9,747,335	\$ 8,448,937	\$ 7,450,515	\$ 8,700,002	\$ 6,201,152	\$ 6,847,386	\$ 6,848,499	\$ 4,892,976
Total Cash			\$ 11,488,466	\$ 13,998,118	\$ 12,217,956	\$ 13,349,776	\$ 11,689,908	\$ 8,893,611	\$ 10,900,389	\$ 10,055,274	\$ 6,935,084	\$ 10,188,615	\$ 8,865,754	\$ 5,576,985
INVESTMENTS														
lendigo 4	0.22%	11-Jul-22	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,008,055	\$ 5,008,055	\$ 5,008,055	\$ 5,008,055	\$ 5,008,055	\$ 5,008,055
Wystate 3	0.44%	23-Sep-22	\$ 2,021,423	\$ 2,021,423	\$ 2,022,697	\$ 2,022,697	\$ 2,022,697	\$ 2,022,697	\$ 2,022,697	\$ 2,022,697	\$ 2,027,712	\$ 2,027,712	\$ 2,027,712	\$ 2,027,712
Wystate 4	0.92%	31-Oct-22	\$ 3,000,139	\$ 3,000,139	\$ 3,000,139	\$ 3,000,139	\$ 3,000,139	\$ 3,000,139	\$ 3,006,982	\$ 3,006,982	\$ 3,006,982	\$ 3,009,948	\$ 3,009,948	\$ 3,009,948
Westpac	1.59%	03-Jan-23												\$ 3,000,000
Wascorp HT	0.73%	Managed Trust	\$ 2,115,369	\$ 2,115,549	\$ 2,115,723	\$ 2,115,902	\$ 2,116,076	\$ 2,116,256	\$ 2,116,436	\$ 2,116,598	\$ 2,116,778	\$ 2,116,952	\$ 2,117,538	\$ 2,118,814
Wascorp Cash Indexed	0.42%	Managed Trust	\$ 2,097,792	\$ 2,098,318	\$ 2,098,880	\$ 2,099,425	\$ 2,099,997	\$ 2,100,527	\$ 2,101,001	\$ 2,101,510	\$ 2,102,022	\$ 2,102,588	\$ 2,103,257	\$ 2,103,986
Total Investments			\$ 14,234,724	\$ 14,235,429	\$ 14,237,439	\$ 14,238,164	\$ 14,238,910	\$ 14,239,619	\$ 14,255,170	\$ 14,255,842	\$ 14,261,549	\$ 14,265,254	\$ 14,266,510	\$ 17,268,505
Current Year Total Cash & Investments			\$ 25,723,190	\$ 28,233,547	\$ 26,455,395	\$ 27,587,940	\$ 25,928,817	\$ 23,133,230	\$ 25,155,559	\$ 24,311,116	\$ 21,196,633	\$ 24,453,870	\$ 23,132,264	\$ 22,845,496
Previous Year Cash & Investments			\$ 9,551,285	\$ 14,307,424	\$ 11,939,006	\$ 14,835,953	\$ 13,676,499	\$ 10,502,790	\$ 10,253,798	\$ 12,430,269	\$ 12,599,016	\$ 12,133,665	\$ 13,630,478	\$ 23,115,905
Borrowings														
Wascorp (Grant Funded)	3.43%	22-Jun-23	\$2,700,000	\$2,700,000	\$2,700,000	\$2,700,000	\$2,700,000	\$2,700,000	\$2,700,000	\$2,700,000	\$2,700,000	\$2,700,000	\$2,700,000	
Wascorp	3.47%	11-Oct-23	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	
Wascorp (Grant Funded)	2.13%	27-Jun-24	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	
Wascorp (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	\$2,100,000	
Wascorp	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	\$2,900,000	
Wascorp	1.10%	19-Jun-24	\$9,422,500	\$9,422,500	\$9,422,500	\$9,422,500	\$9,422,500	\$9,422,500	\$9,422,500	\$9,422,500	\$9,422,500	\$9,422,500	\$9,422,500	
Total Borrowings			\$ 22,322,500	\$ 22,322,500	\$ 22,322,500	\$ 22,322,500	\$ 22,322,500	\$ 22,322,500	\$ 22,322,500	\$ 22,322,500	\$ 22,322,500	\$ 22,322,500	\$ 22,322,500	\$ -

KINGBOROUGH COUNCIL - June 2022

RESERVES

Accounts	July	August	September	October	November	December	January	February	March	April	May	June
Boronia Hill Reserve	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733
Car Parking	\$ 46,248	\$ 46,248	\$ 46,248	\$ 46,248	\$ 46,248	\$ 46,248	\$ 46,248	\$ 46,248	\$ 46,248	\$ 46,248	\$ 46,248	\$ 46,248
Hall Equipment Replacement	\$ 70,785	\$ 70,785	\$ 70,785	\$ 70,785	\$ 70,785	\$ 70,785	\$ 70,785	\$ 70,785	\$ 70,785	\$ 70,785	\$ 70,785	\$ 70,785
IT Equipment Replacement	\$ 54,931	\$ 54,931	\$ 54,931	\$ 54,931	\$ 54,931	\$ 54,931	\$ 54,931	\$ 54,931	\$ 54,931	\$ 54,931	\$ 54,931	\$ 54,931
KSC Equipment Replacement	\$ 135,070	\$ 135,070	\$ 135,070	\$ 135,070	\$ 135,070	\$ 135,070	\$ 135,070	\$ 135,070	\$ 135,070	\$ 135,070	\$ 135,070	\$ 135,070
Office Equipment Replacement	\$ 87,024	\$ 87,024	\$ 87,024	\$ 87,024	\$ 87,024	\$ 87,024	\$ 87,024	\$ 87,024	\$ 87,024	\$ 87,024	\$ 87,024	\$ 87,024
Plant & Equipment Replacement	\$ 618,887	\$ 618,887	\$ 618,887	\$ 618,887	\$ 618,887	\$ 618,887	\$ 618,887	\$ 618,887	\$ 618,887	\$ 618,887	\$ 618,887	\$ 618,887
Public Open Space	\$ 996,018	\$ 1,005,718	\$ 764,618	\$ 764,618	\$ 769,206	\$ 769,206	\$ 813,206	\$ 817,456	\$ 979,646	\$ 979,646	\$ 983,546	\$ 996,796
Tree Preservation Reserve	\$ 821,968	\$ 823,968	\$ 825,968	\$ 825,968	\$ 843,738	\$ 843,738	\$ 848,488	\$ 849,488	\$ 877,990	\$ 890,286	\$ 905,036	\$ 908,906
Unexpended Grants	\$ 781,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current Year Total Reserve	\$ 3,622,695	\$ 2,853,365	\$ 2,614,265	\$ 2,614,265	\$ 2,636,623	\$ 2,636,623	\$ 2,685,373	\$ 2,690,623	\$ 2,881,315	\$ 2,893,611	\$ 2,912,261	\$ 2,929,381
Previous Year Total Reserve	\$ 3,250,945	\$ 3,250,945	\$ 3,250,945	\$ 3,250,945	\$ 3,250,945	\$ 3,250,945	\$ 3,250,945	\$ 3,250,945	\$ 3,250,945	\$ 3,250,945	\$ 3,250,945	\$ 3,250,945

PUBLIC OPEN SPACE COMMITMENTS

Public Open Space Balance \$ 996,796

Less Projects Committed, yet to be taken from POS

Project	Amount
Spring Farm or Whitewater Park	\$ 195,009
	\$ 195,009

Public Open Space Uncommitted Balance \$ 801,787

Commitments yet to be taken from Public Open Space, to be funded by land sales

Donohoe Gardens \$ 275,000 Funded by sale of 41 Hiern Road

Funds to come to Public Open Space

Sale of 110 Channel Highway Funds already used for Louisa Hinsby Park \$125,000

KINGBOROUGH COUNCIL - June 2022

BUDGET NOTES

RECONCILIATION OF ORIGINAL TO FORECAST BUDGET	
BUDGET UNDERLYING RESULT	(593,408)
Forecast Changes:	
User Fees - KSC and Community Hub	150,000
Grants Recurrent - Carried forward from 2020/21.	150,000
Grants Recurrent - New grants in 2021/22.	250,000
Grants Recurrent - Financial Assistance Grants paid in advance	800,000
Grants Recurrent - Increase in Financial Assistance Grants	100,000
Cash Contribution - POS Spring Farm & Others	250,000
Other Income - Insurance funds and private works income	550,000
Dividend - Full dividend from Taswater	850,000
Valuation Fees - Deferred to 2022/23	50,000
Share of Surplus - KWS	20,000
Share of Surplus - Copping	300,000
Employee Costs - Long Service Leave	200,000
Statutory Fees - Planning	(200,000)
Materials & Services - Expenditure of Grant Funds	(400,000)
Materials & Services - Additional use of Contractors	(200,000)
Materials & Services - Waste Management	(250,000)
Materials & Services - Private works	(400,000)
Materials & Services - Building Maintenance	(250,000)
Materials & Services - Plant Costs	(100,000)
Materials & Services - Property Costs	(150,000)
Materials & Services - IT Expenditure	(50,000)
Depreciation - Impact of Road Revaluation	(150,000)
Write Off of assets due to renewal and upgrades.	(25,000)
Financial Assistance Grants for 2022/23	(780,000)
Financial Assistance Grants unspent in 2021/22	(100,000)
FORECAST UNDERLYING RESULT	21,592
Adjustments not affecting the Underlying Surplus	
Capital Grants	2,300,000
Financial Assistance Grants for 2022/23	780,000
Net Surplus.	7,301,592

KINGBOROUGH COUNCIL - June 2022

Summary Operating Statement All

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	32,183,189	32,210,000	(26,811)	32,210,000	32,210,000	0
Income Levies	1,786,435	1,799,000	(12,565)	1,799,000	1,799,000	0
Statutory Fees & Fines	2,390,050	2,614,700	(224,650)	2,614,700	2,414,700	(200,000)
User Fees	1,487,118	1,299,550	187,568	1,299,550	1,449,550	150,000
Grants Recurrent	3,970,821	2,765,000	1,205,821	2,765,000	3,965,000	1,200,000
Contributions - Cash	444,528	207,000	237,528	207,000	457,000	250,000
Reimbursements	1,212,900	1,200,000	12,900	1,200,000	1,200,000	0
Other Income	1,753,451	1,203,600	549,851	1,203,600	1,753,600	550,000
Internal Charges Income	219,996	220,000	(4)	220,000	220,000	0
Total Income	45,448,488	43,518,850	1,929,638	43,518,850	45,468,850	1,950,000
Expenses						
Employee Costs	15,686,649	15,876,756	190,107	15,876,756	15,676,756	200,000
Expenses Levies	1,785,212	1,799,000	13,788	1,799,000	1,799,000	0
Loan Interest	99,236	98,000	(1,236)	98,000	98,000	0
Materials and Services	12,307,643	10,515,203	(1,792,440)	10,375,203	12,175,203	(1,800,000)
Other Expenses	4,178,908	4,238,700	59,792	4,378,700	4,328,700	50,000
Internal Charges Expense	219,996	220,000	4	220,000	220,000	0
Total Expenses	34,277,643	32,747,658	(1,529,984)	32,747,658	34,297,658	(1,550,000)
Net Operating Surplus/(Deficit) before:	11,170,845	10,771,192	399,653	10,771,192	11,171,192	400,000
Depreciation	12,084,119	11,932,600	(151,519)	11,932,600	12,082,600	(150,000)
Loss/(Profit) on Disposal of Assets	225,554	400,000	174,446	400,000	225,000	175,000
Net Operating Surplus/(Deficit) before:	(1,138,829)	(1,561,408)	422,580	(1,561,408)	(1,136,408)	425,000
Interest	76,609	98,000	(21,391)	98,000	98,000	0
Dividends	1,478,400	620,000	858,400	620,000	1,470,000	850,000
Share of Profits/(Losses) of Invest. In Assoc	120,000	100,000	20,000	100,000	120,000	20,000
Investment Copping	0	150,000	(150,000)	150,000	450,000	300,000
NET OPERATING SURPLUS/(DEFICIT)	536,180	(593,408)	1,129,589	(593,408)	1,001,592	1,595,000
Grants Capital	2,154,755	3,000,000	(845,245)	3,000,000	5,300,000	2,300,000
Contributions - Non Monetary Assets	210,709	1,000,000	(789,291)	1,000,000	1,000,000	0
Initial Recognition of Infrastructure Assets	3,186	0	3,186	0	0	0
NET SURPLUS/(DEFICIT)	2,904,830	3,406,592	(501,761)	3,406,592	7,301,592	3,895,000
Underlying Result						
Grant Received in Advance	780,000	0	(780,000)	0	780,000	(780,000)
Capital Items	203,000	0	(203,000)		203,000	(203,000)
UNDERLYING RESULT	(446,820)	(593,408)	146,589	(593,408)	18,592	612,000
TOTAL CASH GENERATED	12,620,300	11,339,192	1,281,108	11,339,192	13,084,192	1,745,000

KINGBOROUGH COUNCIL - June 2022

Summary Operating Statement Governance

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	26,471,146	26,631,000	(159,854)	26,631,000	26,531,000	(100,000)
Income Levies	1,786,435	1,799,000	(12,565)	1,799,000	1,799,000	0
Statutory Fees & Fines	0	0	0	0	0	0
User Fees	85,000	85,000	(0)	85,000	85,000	0
Grants Recurrent	3,296,873	2,420,000	876,873	2,420,000	3,270,000	850,000
Contributions - Cash	353,976	125,000	228,976	125,000	375,000	250,000
Reimbursements	1,212,900	1,200,000	12,900	1,200,000	1,200,000	0
Other Income	363,732	273,000	90,732	273,000	323,000	50,000
Internal Charges Income	0	0	0	0	0	0
Total Income	33,570,062	32,533,000	1,037,062	32,533,000	33,583,000	1,050,000
Expenses						
Employee Costs	372,478	401,650	29,172	401,650	401,650	0
Expenses Levies	1,785,212	1,799,000	13,788	1,799,000	1,799,000	0
Loan Interest	0	0	0	0	0	0
Materials and Services	154,347	171,000	16,653	171,000	171,000	0
Other Expenses	2,224,221	2,241,200	16,979	2,241,200	2,341,200	(100,000)
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	4,536,258	4,612,850	76,592	4,612,850	4,712,850	100,000
Net Operating Surplus/(Deficit) before:	29,033,804	27,920,150	1,113,654	27,920,150	28,870,150	950,000
Depreciation	6,579	240,000	233,421	240,000	240,000	0
Loss/(Profit) on Disposal of Assets	225,554	400,000	174,446	400,000	400,000	0
Net Operating Surplus/(Deficit) before:	28,801,671	27,280,150	1,521,521	27,280,150	28,230,150	950,000
Interest	0	0	0	0	0	0
Dividends	1,478,400	620,000	858,400	620,000	1,450,000	830,000
Share of Profits/(Losses) of Invest. In Assoc	0	100,000	(100,000)	100,000	250,000	150,000
Investment Copping	0	150,000	(150,000)	150,000	150,000	0
NET OPERATING SURPLUS/(DEFICIT)	30,280,071	28,150,150	2,129,921	28,150,150	30,080,150	1,930,000
Grants Capital	2,154,755	3,000,000	(845,245)	3,000,000	3,000,000	0
Contributions - Non Monetary Assets	210,709	1,000,000	(789,291)	1,000,000	1,000,000	0
Initial Recognition of Infrastructure Assets	3,186	0	3,186	0	0	0
NET SUPRPLUS/(DEFICIT)	32,648,721	32,150,150	498,571	32,150,150	34,080,150	1,930,000
TOTAL CASH GENERATED	30,273,493	27,910,150	2,363,343	27,910,150	29,840,150	(1,930,000)

KINGBOROUGH COUNCIL - June 2022

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	298,824	313,200	(14,376)	313,200	313,200	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	121,816	128,400	(6,584)	128,400	128,400	0
Internal Charges Income	150,000	150,000	0	150,000	150,000	0
Total Income	570,640	591,600	(20,960)	591,600	591,600	0
Expenses						
Employee Costs	2,864,659	2,900,207	35,548	2,900,207	2,900,207	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	99,236	98,000	(1,236)	98,000	98,000	0
Materials and Services	862,247	799,000	(63,247)	799,000	799,000	0
Other Expenses	1,225,702	1,290,800	65,098	1,290,800	1,290,800	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	5,051,844	5,088,007	36,163	5,088,007	5,088,007	0
Net Operating Surplus/(Deficit) before:	(4,481,204)	(4,496,407)	15,203	(4,496,407)	(4,496,407)	0
Depreciation	313,077	77,400	(235,677)	77,400	77,400	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(4,794,281)	(4,573,807)	(220,474)	(4,573,807)	(4,573,807)	0
Interest	76,609	98,000	(21,391)	98,000	98,000	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)	(4,717,672)	(4,475,807)	(241,865)	(4,475,807)	(4,475,807)	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)	(4,717,672)	(4,475,807)	(241,865)	(4,475,807)	(4,475,807)	0
TOTAL CASH GENERATED	(4,404,595)	(4,398,407)	(6,188)	(4,398,407)	(4,398,407)	0

KINGBOROUGH COUNCIL - June 2022

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	509,954	456,000	53,954	456,000	506,000	50,000
User Fees	1,161,403	1,049,650	111,753	1,049,650	1,199,650	150,000
Grants Recurrent	305,479	200,000	105,479	200,000	300,000	100,000
Contributions - Cash	0	0	0	0	0	0
Reimbursements	0	0	0	0	0	0
Other Income	79,422	113,300	(33,878)	113,300	113,300	0
Internal Charges Income	0	0	0	0	0	0
Total Income	2,056,258	1,818,950	237,308	1,818,950	2,118,950	300,000
Expenses						
Employee Costs	2,917,180	2,831,089	(86,091)	2,831,089	2,931,089	(100,000)
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	1,456,430	1,244,460	(211,970)	1,244,460	1,344,460	(100,000)
Other Expenses	159,662	194,400	34,738	194,400	194,400	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	4,533,273	4,269,949	(263,324)	4,269,949	4,469,949	(200,000)
Net Operating Surplus/(Deficit) before:	(2,477,015)	(2,450,999)	(26,016)	(2,450,999)	(2,350,999)	100,000
Depreciation	948,735	1,001,200	52,465	1,001,200	1,001,200	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(3,425,750)	(3,452,199)	26,449	(3,452,199)	(3,352,199)	100,000
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)	(3,425,750)	(3,452,199)	26,449	(3,452,199)	(3,352,199)	100,000
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	(3,425,750)	(3,452,199)	26,449	(3,452,199)	(3,352,199)	100,000
TOTAL CASH GENERATED	(2,477,015)	(2,450,999)	78,913	(2,450,999)	(2,350,999)	100,000

KINGBOROUGH COUNCIL - July 2021

Summary Operating Statement Environment, Development & 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	1,581,273	1,845,500	(264,227)	1,845,500	1,745,500	(100,000)
User Fees	150,488	98,700	51,788	98,700	98,700	0
Grants Recurrent	164,095	145,000	19,095	145,000	245,000	100,000
Contributions - Cash	87,688	80,000	7,688	80,000	80,000	0
Reimbursements	0	0	0	0	0	0
Other Income	54,575	44,700	9,875	44,700	44,700	0
Internal Charges Income	0	0	0	0	0	0
Total Income	2,038,120	2,213,900	(175,780)	2,213,900	2,213,900	0
Expenses						
Employee Costs	4,964,528	4,865,086	(99,441)	4,865,086	4,965,086	(100,000)
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	774,999	1,021,000	246,001	1,021,000	821,000	200,000
Other Expenses	413,976	357,300	(56,676)	357,300	357,300	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	6,153,503	6,243,386	89,883	6,243,386	6,143,386	100,000
Net Operating Surplus/(Deficit) before:	(4,115,383)	(4,029,486)	(85,897)	(4,029,486)	(3,929,486)	100,000
Depreciation	184,790	173,000	(11,790)	173,000	173,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(4,300,173)	(4,202,486)	(97,687)	(4,202,486)	(4,102,486)	100,000
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)	(4,300,173)	(4,202,486)	(97,687)	(4,202,486)	(4,102,486)	100,000
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)	(4,300,173)	(4,202,486)	(97,687)	(4,202,486)	(4,102,486)	100,000
TOTAL CASH GENERATED	(4,115,383)	(4,029,486)	(85,897)	(4,029,486)	(3,929,486)	100,000

KINGBOROUGH COUNCIL - June 2022

Summary Operating Statement Infrastructure Services

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	5,712,043	5,579,000	133,043	5,579,000	5,679,000	100,000
Income Levies	0	0	0	0	0	0
Statutory Fees & Fines	0	0	0	0	0	0
User Fees	90,226	66,200	24,026	66,200	66,200	0
Grants Recurrent	204,373	0	204,373	0	200,000	200,000
Contributions - Cash	2,864	2,000	864	2,000	2,000	0
Reimbursements	0	0	0	0	0	0
Other Income	1,133,905	644,200	489,705	644,200	1,144,200	500,000
Internal Charges Income	69,996	70,000	(4)	70,000	70,000	0
Total Income	7,213,408	6,361,400	852,008	6,361,400	7,161,400	800,000
Expenses						
Employee Costs	4,567,804	4,878,723	310,919	4,878,723	4,578,723	300,000
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	9,059,619	7,279,743	(1,779,876)	7,279,743	9,079,743	(1,800,000)
Other Expenses	155,346	155,000	(346)	155,000	155,000	0
Internal Charges Expense	219,996	220,000	4	220,000	220,000	0
Total Expenses	14,002,765	12,533,466	(1,469,299)	12,533,466	14,033,466	(1,500,000)
Net Operating Surplus/(Deficit) before:	(6,789,357)	(6,172,066)	(617,291)	(6,172,066)	(6,872,066)	(700,000)
Depreciation	10,630,938	10,441,000	(189,938)	10,441,000	10,441,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(17,420,295)	(16,613,066)	(807,229)	(16,613,066)	(17,313,066)	(700,000)
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)	(17,420,295)	(16,613,066)	(807,229)	(16,613,066)	(17,313,066)	(700,000)
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)	(17,420,295)	(16,613,066)	(807,229)	(16,613,066)	(17,313,066)	(700,000)
TOTAL CASH GENERATED	(28,051,233)	(27,054,066)	(997,167)	(6,172,066)	(6,872,066)	(700,000)

KINGBOROUGH COUNCIL - June 2022

Governance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
RATES AND FIRE LEVIES						
General Rate	26,471,146	26,631,000	(159,854)	26,471,146	26,631,000	(159,854)
Fire Levy - General Land	362,168	358,000	4,168	362,168	358,000	4,168
Fire Levy - Permanent Brigade	425,293	435,000	(9,707)	425,293	435,000	(9,707)
Fire Levy - Volunteer Brigade	998,973	1,006,000	(7,027)	998,973	1,006,000	(7,027)
TOTAL RATES AND LEVIES	28,257,581	28,430,000	(172,419)	28,257,581	28,430,000	(172,419)
USER FEES						
KWS Corporate Support & Dividend	85,000	85,000	(0)	85,000	85,000	(0)
TOTAL USER FEES	85,000	85,000	(0)	85,000	85,000	(0)
GRANTS RECURRENT						
Grants - Federal	3,288,189	2,420,000	868,189	3,288,189	2,420,000	868,189
Grants - Other	8,684	0	8,684	8,684	0	8,684
TOTAL RECURRENT GRANTS	3,296,873	2,420,000	876,873	3,296,873	2,420,000	876,873
GRANTS CAPITAL						
Grants - Federal Capital	524,669	2,400,000	(1,875,331)	524,669	2,400,000	(1,875,331)
Grants - State Capital	1,627,550	600,000	1,027,550	1,627,550	600,000	1,027,550
Grants - Other Capital	2,536	0	2,536	2,536	0	2,536
TOTAL CAPITAL GRANTS	2,154,755	3,000,000	(845,245)	2,154,755	3,000,000	(845,245)
OTHER INCOME						
Carrying Amount of Assets Retired	(539,486)	(400,000)	(139,486)	(539,486)	(400,000)	(139,486)
Contributions - Capital Works	30,000	0	30,000	30,000	0	30,000
Contributions - Public Open Space	323,976	125,000	198,976	323,976	125,000	198,976
Contributions - Non Monetary Assets	210,709	1,000,000	(789,291)	210,709	1,000,000	(789,291)
Initial Recognition of Assets	3,186	0	3,186	3,186	0	3,186
Insurance Claim	42,500	0	42,500	42,500	0	42,500
Interest On Overdue Rates	75,621	50,000	25,621	75,621	50,000	25,621
Investment Copping	0	150,000	(150,000)	0	150,000	(150,000)
Motor Tax Reimbursement	244,222	220,000	24,222	244,222	220,000	24,222
Pensioner Rate Remission (State Govt)	1,212,900	1,200,000	12,900	1,212,900	1,200,000	12,900
Proceeds of Sale of Assets	313,932	0	313,932	313,932	0	313,932
Share of Profits/(Losses) of Invest. In Assoc	0	100,000	(100,000)	0	100,000	(100,000)
Sundry Receipts	1,390	3,000	(1,610)	1,390	3,000	(1,610)
Tas Water Dividend	1,478,400	620,000	858,400	1,478,400	620,000	858,400
TOTAL OTHER INCOME	3,397,349	3,068,000	329,349	3,397,349	3,068,000	329,349
TOTAL INCOME	37,191,558	37,003,000	188,558	37,191,558	37,003,000	188,558

KINGBOROUGH COUNCIL - June 2022

Governance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
EXPENSES						
TOTAL EMPLOYEE BENEFITS	372,478	401,650	29,172	372,604	401,650	29,046
MATERIALS AND SERVICES						
By-Law Review	6,756	0	(6,756)	6,756	0	(6,756)
Bruny Island Destination Action Plan	0	5,000	5,000	0	5,000	5,000
Consultancy Services	30,852	30,000	(852)	30,852	30,000	(852)
Derwent Estuary Monitoring Cont.	27,429	27,000	(429)	27,429	27,000	(429)
Hobart City Deal	81,250	50,000	(31,250)	81,250	50,000	(31,250)
Internal Audit Fees	29,712	40,000	10,288	29,712	40,000	10,288
New Equipment & Furniture	0	1,200	1,200	0	1,200	1,200
Plant and Vehicles Costs	15,158	16,000	842	15,158	16,000	842
Telephone	(49,639)	1,800	51,439	(49,639)	1,800	51,439
Water & Sewerage	12,830	0	(12,830)	12,830	0	(12,830)
TOTAL MATERIALS AND SERVICES	154,347	171,000	16,653	154,347	171,000	16,653
OTHER EXPENSES						
Advertising & Marketing	9,639	20,000	10,361	9,639	20,000	10,361
Audit Committee (Sitting Fees)	10,223	11,000	777	10,223	11,000	777
Citizenship Ceremonies	2,772	6,000	3,228	2,804	6,000	3,196
Council Elections	59,769	24,000	(35,769)	59,769	24,000	(35,769)
Council Functions	2,222	10,000	7,778	2,253	10,000	7,747
Councillors Allowances	403,375	410,000	6,625	403,375	410,000	6,625
Councillors Conferences	1,875	5,000	3,125	1,875	5,000	3,125
Councillors Expenses	6,343	14,000	7,657	6,343	14,000	7,657
Councillors Expenses - Mayoral Vehicle	1,844	0	(1,844)	1,844	0	(1,844)
Councillors P.A. Insurance	364	2,000	1,636	364	2,000	1,636
Courier Services	22	200	178	22	200	178
Covid 19 Costs	0	2,000	2,000	0	2,000	2,000
Donations	4,000	10,000	6,000	4,000	10,000	6,000
K Comm Enterprise Centre	35,000	35,000	0	35,000	35,000	0
Kingborough News & Snapshot	0	12,000	12,000	0	12,000	12,000
Kingston Tennis Club Upgrades (Contribution)	35,000	0	(35,000)	35,000	0	(35,000)
Land Tax	330,549	320,000	(10,549)	330,549	320,000	(10,549)
Legal Fees	1,368	10,000	8,632	1,368	10,000	8,632
Mayoral Donations	2,688	5,000	2,312	2,688	5,000	2,312
Rate Remissions - Council Other	11,448	12,000	552	11,448	12,000	552
Rate Remissions - Government	1,150,300	1,160,000	9,700	1,150,300	1,160,000	9,700
Rate Remissions - Fire Pensioner	60,355	60,000	(355)	60,355	60,000	(355)
Staff Functions	3,046	4,000	954	3,046	4,000	954
Southern Metro Bicycle Program Prog	12,000	12,000	0	12,000	12,000	0
Subscriptions - LGAT	64,176	64,000	(176)	64,176	64,000	(176)
Subscriptions - Other	2,259	3,000	741	2,259	3,000	741
Sundry	6,890	5,000	(1,890)	7,885	5,000	(2,885)
Tourism	6,692	25,000	18,308	6,692	25,000	18,308
TOTAL OTHER EXPENSES	2,224,221	2,241,200	16,979	2,225,279	2,241,200	15,921

KINGBOROUGH COUNCIL - June 2022

Governance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
FIRE LEVIES EXPENSE						
Fire Levy - General Land	362,241	358,000	(4,241)	362,241	358,000	(4,241)
Fire Levy - Permanent Brigade	425,385	435,000	9,615	425,385	435,000	9,615
Fire Levy - Volunteer Brigade	997,586	1,006,000	8,414	997,586	1,006,000	8,414
TOTAL FIRE LEVIES EXPENSE	1,785,212	1,799,000	13,788	1,785,212	1,799,000	13,788
TRANSFERS EXPENSE						
DEPRECIATION	6,579	240,000	233,421	6,579	240,000	233,421
TOTAL EXPENSES	4,542,837	4,852,850	310,013	4,544,020	4,852,850	308,830
TOTAL SURPLUS/ DEFICIT	32,648,721	32,150,150	498,571	32,647,538	32,150,150	497,388

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KINGBOROUGH COUNCIL - June 2022

Finance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
STATUTORY FEES AND FINES						
Charges - Certificates	283,882	300,000	(16,118)	283,882	300,000	(16,118)
Licenses - Fees & Fines	0	1,200	(1,200)	0	1,200	(1,200)
Legal Fees & Collection Costs	14,941	12,000	2,941	14,941	12,000	2,941
TOTAL FEES AND FINES	298,824	313,200	(14,376)	298,824	313,200	(14,376)
OTHER INCOME						
Runy Island PO Commissions	46,785	55,000	(8,215)	46,785	55,000	(8,215)
Commissions	3,159	4,800	(1,641)	3,159	4,800	(1,641)
Fire Levy	71,408	66,000	5,408	71,408	66,000	5,408
Interest - Bank & Investments	76,609	98,000	(21,391)	76,609	98,000	(21,391)
Dundry Receipts	131	2,000	(1,869)	131	2,000	(1,869)
TOTAL OTHER INCOME	198,092	225,800	(27,708)	198,092	225,800	(27,708)
ONCOSTS						
Incinerator Recovery - Garbage Rates	150,000	150,000	0	150,000	150,000	0
TOTAL ONCOSTS	150,000	150,000	0	150,000	150,000	0
TOTAL INCOME	646,916	689,000	(42,084)	646,916	689,000	(42,084)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	1,156,722	1,190,852	34,130	1,156,954	1,190,852	33,898
MATERIALS AND SERVICES						
Consultants	21,577	6,000	(15,577)	21,577	6,000	(15,577)
Contractors	284	2,000	1,716	284	2,000	1,716
New Equipment & Furniture	361	0	(361)	361	0	(361)
Fleet and Vehicles Costs	24,095	24,000	(95)	24,095	24,000	(95)
Stationery	14,562	22,000	7,438	14,562	22,000	7,438
Telephone	131,603	80,000	(51,603)	131,603	80,000	(51,603)
TOTAL MATERIALS AND SERVICES	192,482	134,000	(58,482)	192,482	134,000	(58,482)
OTHER EXPENSES						
Advertising & Marketing	1,298	3,000	1,702	1,298	3,000	1,702
Audit Fees (External)	54,488	50,000	(4,488)	54,488	50,000	(4,488)
Bank Charges	94,343	98,000	3,657	94,343	98,000	3,657
Collection Costs & Commissions	11,366	18,000	6,634	11,366	18,000	6,634
Debt Servicing	97	0	(97)	97	0	(97)
Franchise Benefits Tax	77,658	95,000	17,342	77,658	95,000	17,342
Insurance - Councillors & Officers Liability (Fidelity)	40,299	40,000	(299)	40,299	40,000	(299)
Insurance - Industrial Special Risk	171,722	160,000	(11,722)	171,722	160,000	(11,722)
Insurance - Public Liability	277,430	250,000	(27,430)	277,430	250,000	(27,430)
Legal Fees & Retainers	19,222	4,000	(15,222)	19,222	4,000	(15,222)

KINGBOROUGH COUNCIL - June 2022

Finance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
Minor Cash Discrepancies	7	0	(7)	7	0	(7)
Printing - Finance	3,971	14,000	10,029	6,063	14,000	7,937
Printing - Rates	27,732	3,000	(24,732)	27,732	3,000	(24,732)
Postage	17,924	36,000	18,076	17,924	36,000	18,076
Postage - Rates	45,439	66,000	20,561	45,439	66,000	20,561
Post Office Expenses	21,584	14,000	(7,584)	21,584	14,000	(7,584)
Procurement Expenses	17,988	25,000	7,012	29,389	25,000	(4,381)
Laundry	33	1,000	967	33	1,000	967
Evaluation Fees	271,150	350,000	78,850	271,150	350,000	78,850
TOTAL OTHER EXPENSES	1,153,752	1,227,000	73,248	1,167,245	1,227,000	59,755
DEPRECIATION	103,149	5,000	(98,149)	103,149	5,000	(98,149)
DAN INTEREST	99,236	98,000	(1,236)	99,236	98,000	(1,236)
TOTAL EXPENSES	2,705,341	2,654,852	(50,489)	2,719,066	2,654,852	(64,216)
TOTAL SURPLUS/ DEFICIT	(2,058,425)	(1,965,852)	(92,573)	(2,072,150)	(1,965,852)	(106,298)

KINGBOROUGH COUNCIL - June 2022

Information Services - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
OTHER INCOME						
Sundry Receipts	333	600	(267)	333	600	(267)
TOTAL OTHER INCOME	333	600	(267)	333	600	(267)
TOTAL INCOME	333	600	(267)	333	600	(267)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	1,342,306	1,357,986	15,680	1,343,302	1,357,986	14,684
MATERIALS AND SERVICES						
Computer - Consumables	7,249	10,300	3,051	7,249	10,300	3,051
Computer - Hardware Maintenance	9,131	25,000	15,869	9,131	25,000	15,869
Computer - Minor Upgrades	6,023	5,000	(1,023)	6,023	5,000	(1,023)
Computer - Software Maintenance	511,066	424,000	(87,066)	511,066	424,000	(87,066)
Digital Imagery Capture	35,000	25,000	(10,000)	35,000	25,000	(10,000)
Equipment Maintenance	31,995	38,700	6,705	31,995	38,700	6,705
IT Contract Services	39,703	51,000	11,297	39,702	51,000	11,298
New Equipment & Furniture - IT	640	1,000	360	640	1,000	360
New Equipment & Furniture - Customer Service	0	1,000	1,000	0	1,000	1,000
Plant and Vehicle Costs	15,862	9,500	(6,362)	15,862	9,500	(6,362)
Telephone	0	7,300	7,300	-7	7,300	7,307
TOTAL MATERIALS AND SERVICES	656,671	597,800	(58,871)	656,663	597,800	(58,863)
OTHER EXPENSES						
Records Storage	30,201	44,000	13,799	30,201	44,000	13,799
Subscriptions	205	4,000	3,795	205	4,000	3,795
Sundry	48	600	552	48	600	552
TOTAL OTHER EXPENSES	30,454	48,600	18,146	30,454	48,600	18,146
DEPRECIATION	209,928	70,000	(139,928)	209,928	70,000	(139,928)
TOTAL EXPENSES	2,239,877	2,074,386	(165,491)	2,240,865	2,074,386	(166,479)
TOTAL SURPLUS/ DEFICIT	(2,239,544)	(2,073,786)	(165,758)	(2,240,532)	(2,073,786)	(166,746)

KINGBOROUGH COUNCIL - June 2022

Organisational Development - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
EXPENSES						
TOTAL EMPLOYEE BENEFITS	365,062	351,369	(13,693)	365,308	351,369	(13,939)
MATERIALS AND SERVICES						
Consultants	3,680	10,000	6,320	3,680	10,000	6,320
New Equipment & Furniture	0	1,200	1,200	0	1,200	1,200
Plant and Vehicles Costs	9,370	12,000	2,630	9,370	12,000	2,630
TOTAL MATERIALS AND SERVICES	13,050	23,200	10,150	13,050	23,200	10,150
OTHER EXPENSES						
Advertising & Marketing	136	4,000	3,864	136	4,000	3,864
Employee Assistance Service	4,067	5,000	933	4,067	5,000	933
Legal Fees & Technical Advice	4,129	15,000	10,871	4,129	15,000	10,871
Postage	555	0	(555)	555	0	(555)
Printing	0	1,200	1,200	0	1,200	1,200
Risk Management	21,099	25,000	3,901	24,479	25,000	521
Staff Tea & Coffee	10,421	5,000	(5,421)	10,421	5,000	(5,421)
Sundry	1,184	4,000	2,816	1,184	4,000	2,816
TOTAL OTHER EXPENSES	41,592	59,200	17,608	44,971	59,200	14,229
DEPRECIATION	0	2,400	2,400	0	2,400	2,400
TOTAL EXPENSES	419,703	436,169	16,466	423,329	436,169	12,840
TOTAL SURPLUS/ DEFICIT	(419,703)	(436,169)	16,466	(423,329)	(436,169)	12,840

KINGBOROUGH COUNCIL - June 2022

Compliance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals Incl Commit	Annual Budget	Variance
INCOME						
STATUTORY FEES AND FINES						
By-Laws & Other Fees & Fines	49,467	60,000	(10,533)	49,467	60,000	(10,533)
Pound Fees - Dogs	3,176	6,000	(2,824)	3,176	6,000	(2,824)
Dog Registration Fees	239,165	215,000	24,165	239,165	215,000	24,165
Licenses - Fees & Fines	34,358	40,000	(5,642)	34,358	40,000	(5,642)
Parking - Fees & Fines	101,656	120,000	(18,344)	101,656	120,000	(18,344)
Recovered Legal Fees & Collection Costs	82,133	15,000	67,133	82,133	15,000	67,133
TOTAL FEES AND FINES	509,954	456,000	53,954	509,954	456,000	53,954
OTHER INCOME						
Parking - Other Fees & Fines	6,600	0	6,600	6,600	0	6,600
Sundry Receipts	0	12,000	(12,000)	0	12,000	(12,000)
TOTAL OTHER INCOME	6,600	12,000	(5,400)	6,600	12,000	(5,400)
TOTAL INCOME	516,554	468,000	48,554	516,554	468,000	48,554
EXPENSES						
TOTAL EMPLOYEE BENEFITS	723,402	655,970	(67,432)	723,402	655,970	(67,432)
MATERIALS AND SERVICES						
Contractors	1,480	5,000	3,520	1,980	5,000	3,020
Fire Hazard Inspection & Abatement	0	3,000	3,000	0	3,000	3,000
New Equipment & Furniture	1,885	3,000	1,115	1,885	3,000	1,115
Plant and Vehicles Costs (Internal)	31,787	28,000	(3,787)	31,787	28,000	(3,787)
Plant Hire	20	0	(20)	20	0	(20)
Telephone	4,636	5,000	364	4,636	5,000	364
TOTAL MATERIALS AND SERVICES	39,808	44,000	4,192	40,308	44,000	3,692
OTHER EXPENSES						
Advertising & Marketing	11,043	4,000	(7,043)	11,043	4,000	(7,043)
Dog Signage	50	1,000	950	50	1,000	950
Feed for Animals	0	1,200	1,200	0	1,200	1,200
Insurance Claims	499	0	(499)	499	0	(499)
Legal Fees & Retainers	63,579	30,000	(33,579)	63,579	30,000	(33,579)
Postage	5,228	3,000	(2,228)	5,228	3,000	(2,228)
Pound Maintenance & Upgrade	0	3,000	3,000	0	3,000	3,000
Refund Fees & Charges	510	1,200	690	510	1,200	690
Sundry	11,297	13,000	1,703	11,343	13,000	1,657
TOTAL OTHER EXPENSES	92,206	56,400	(35,806)	92,251	56,400	(35,851)
DEPRECIATION	901	1,200	299	901	1,200	299
TOTAL EXPENSES	856,317	757,570	(98,747)	856,862	757,570	(99,292)

KINGBOROUGH COUNCIL - June 2022

Compliance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals Incl Commit	Annual Budget	Variance
TOTAL SURPLUS/ DEFICIT	(339,763)	(289,570)	(50,193)	(340,309)	(289,570)	50,739

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KINGBOROUGH COUNCIL - June 2022

Kingborough Sports Centre - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
USER FEES						
Fitness Centre - Casual	7,526	13,000	(5,474)	7,526	13,000	(5,474)
Fitness Centre - Membership	292,146	290,000	2,146	292,146	290,000	2,146
Fitness Centre - Programs	25,632	30,000	(4,368)	25,632	30,000	(4,368)
Fitness Centre - School Bookings	3,918	4,500	(582)	3,918	4,500	(582)
Rental - Kingborough Gymnastics Centre	25,564	25,000	564	25,564	25,000	564
Rental - Indoor Cricket Centre	14,700	10,700	4,000	14,700	10,700	4,000
Rental - Other Buildings	15,902	1,000	14,902	15,902	1,000	14,902
Rental - Telstra Tower	6,050	3,000	3,050	6,050	3,000	3,050
Sports Centre - General Hire	4,910	2,000	2,910	4,910	2,000	2,910
Sports Centre - Hire Equipment	479	1,000	(521)	479	1,000	(521)
Sports Centre - Kiosk Sales	228,842	200,000	28,842	228,842	200,000	28,842
Sports Centre - Martial Arts	31,397	23,000	8,397	31,397	23,000	8,397
Sports Centre - Sale Sports Goods	1,276	750	526	1,276	750	526
Sports Centre - Squash	15,882	15,000	882	15,882	15,000	882
Sports Centre - Stadium Basketball	128,583	150,000	(21,418)	128,583	150,000	(21,418)
Sports Centre - Stadium Netball	47,642	50,000	(2,358)	47,642	50,000	(2,358)
Sports Centre - Stadium Other	67,724	60,000	7,724	67,724	60,000	7,724
Sports Centre - Table Tennis	10,090	9,000	1,090	10,090	9,000	1,090
TOTAL USER FEES	928,261	887,950	40,311	928,261	887,950	40,311
Master Plan for Netball in Kingborough	30,820	0	30,820	30,820	0	30,820
OTHER INCOME						
KSC Advertising	0	3,000	(3,000)	0	3,000	(3,000)
Charges Recovered	50,876	58,000	(7,124)	50,876	58,000	(7,124)
Sponsorship	3,636	20,000	(16,364)	3,636	20,000	(16,364)
Sundry Receipts	95	0	95	95	0	95
TOTAL OTHER INCOME	54,607	81,000	(26,393)	54,607	81,000	(26,393)
TOTAL INCOME	982,869	968,950	13,919	982,869	968,950	13,919
EXPENSES						
EMPLOYEE BENEFITS						
TOTAL EMPLOYEE BENEFITS	916,592	887,075	(29,517)	916,985	887,075	(29,910)
SPORTS CENTRE EXPENSES						
Advertising & Marketing	0	2,400	2,400	0	2,400	2,400
Building Maintenance	107,286	40,000	(67,286)	112,551	40,000	(72,551)
Cleaning	25,202	30,000	4,798	25,242	30,000	4,758
Equipment Maintenance	16,938	10,000	(6,938)	16,938	10,000	(6,938)
Jack Jumpers at KSC (State Govt)	4,295	0	(4,295)	4,295	0	(4,295)
Kiosk Purchases	146,012	120,000	(26,012)	146,012	120,000	(26,012)
Licenses and Subscriptions	10,438	15,000	4,562	10,438	15,000	4,562

KINGBOROUGH COUNCIL - June 2022

Kingborough Sports Centre - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
Light & Power	67,925	75,000	7,075	67,925	75,000	7,075
New Equipment & Furniture	1,646	8,000	6,354	1,747	8,000	6,253
Master Plan for Netball in Kingborough	30,820	0	(30,820)	49,260	0	(49,260)
Plant and Vehicles Costs (Internal)	5,314	7,000	1,686	5,314	7,000	1,686
Purchase Sports Goods	409	1,000	591	409	1,000	591
Refund Fees & Charges	0	1,000	1,000	0	1,000	1,000
Stationery	118	1,000	882	118	1,000	882
Sundry	4,993	2,000	(2,993)	4,993	2,000	(2,993)
Telephone	1,342	1,000	(342)	1,342	1,000	(342)
Waste Disposal	5,664	6,500	836	5,664	6,500	836
SPORTS CENTRE TOTAL EXPENSES	428,401	319,900	(108,501)	452,247	319,900	(132,347)
FITNESS CENTRE EXPENSES						
Advertising & Marketing	0	1,000	1,000	0	1,000	1,000
Equipment Maintenance	0	2,000	2,000	0	2,000	2,000
Leased Equipment	(3,749)	60,000	63,749	-34,001	60,000	94,001
New Equipment & Furniture	1,613	1,000	(613)	1,613	1,000	(613)
Refund Fees & Charges	49	0	(49)	49	0	(49)
Subscriptions	1,480	2,000	520	1,480	2,000	520
Sundry	782	1,000	218	782	1,000	218
TOTAL FITNESS CENTRE EXPENSES	176	67,000	66,824	-30,077	67,000	97,077
DEPRECIATION	508,228	540,000	31,772	508,228	540,000	31,772
TOTAL EXPENSES	1,853,397	1,813,975	(39,422)	1,847,383	1,813,975	(33,408)
TOTAL SURPLUS/ DEFICIT	(870,528)	(845,025)	(25,503)	-864,514	(845,025)	(19,489)

KINGBOROUGH COUNCIL - June 2022

Property Management - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
USER FEES						
Fees - Burial Plots	8,811	4,000	4,811	8,811	4,000	4,811
Lease - Depot Bus Parking	35,360	0	35,360	35,360	0	35,360
Rental - Adventure Bay East Cove Jetty	9,770	8,000	1,770	9,770	8,000	1,770
Rental - 98 Beach Road Kingston	24,611	22,000	2,611	24,611	22,000	2,611
Rental - Blackmans Bay Hall	18,516	14,000	4,516	18,516	14,000	4,516
Rental - Bruny Other Halls	2,116	1,200	916	2,116	1,200	916
Rental - Civic Centre Building	0	100	(100)	0	100	(100)
Rental - Dennes Point Hall	17,058	16,000	1,058	17,058	16,000	1,058
Rental - Dru Pt Bicentennial Park	1,704	2,400	(696)	1,704	2,400	(696)
Rental - General Halls & Buildings	5,002	3,600	1,402	5,002	3,600	1,402
Rental - General Land (Income)	200	0	200	200	0	200
Rental - Glensyn Units	14,034	10,000	4,034	14,034	10,000	4,034
Rental - Kettering South	597	600	(3)	597	600	(3)
Rental - Kingston Hall	37,133	24,000	13,133	37,133	24,000	13,133
Rental - Kingston Tennis Club	0	600	(600)	0	600	(600)
Rental - Margate Hall	7,186	5,500	1,686	7,186	5,500	1,686
Rental - Sandfly Hall	2,850	1,500	1,350	2,850	1,500	1,350
Rental - Tarooma Fire Station	3,373	3,200	173	3,373	3,200	173
Rental - Tarooma Tennis Club	660	600	60	660	600	60
Rental - Twin Oval Pavilion	2,638	2,400	238	2,638	2,400	238
TOTAL USER FEES	191,621	119,700	71,921	191,621	119,700	71,921
CONTRIBUTIONS						
GRANTS						
Community Recovery Grants	274,659	200,000	74,659	274,659	200,000	74,659
TOTAL GRANTS	274,659	200,000	74,659	274,659	200,000	74,659
OTHER INCOME						
Charges Recovered	14,589	20,000	(5,411)	14,589	20,000	(5,411)
Forfeited Deposits	0	100	(100)	0	100	(100)
undry Receipts	3,631	200	3,431	3,631	200	3,431
TOTAL OTHER INCOME	18,220	20,300	(2,080)	18,220	20,300	(2,080)
TOTAL INCOME	484,500	340,000	144,500	484,500	340,000	144,500
EXPENSES						
TOTAL EMPLOYEE BENEFITS	591,959	674,104	82,145	591,817	674,104	82,287
PROPERTY MANAGEMENT ACTIVITIES						
IC TV Maintenance	356	5,000	4,644	356	5,000	4,644
Fire Alarm Monitoring and Call Outs	1,414	0	(1,414)	1,414	0	(1,414)
Property Security	162	0	(162)	162	0	(162)
Civic Centre & Beach House Cleaning	91,552	50,000	(41,552)	91,552	50,000	(41,552)

KINGBOROUGH COUNCIL - June 2022

Property Management - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
Consultancy Services	0	6,000	6,000	3,360	6,000	2,64
Light & Power	99,888	130,000	30,112	99,888	130,000	30,11
New Equipment & Furniture	1,181	2,400	1,219	1,181	2,400	1,21
Fleet and Vehicles Costs - Internal	9,917	10,000	83	9,917	10,000	8
Property Surveys	15,802	5,000	(10,802)	15,802	5,000	(10,80
Recreational Planning	7,719	10,000	2,281	8,534	10,000	1,46
Telephone	587	2,400	1,813	587	2,400	1,81
Transform Kingston	122,009	45,000	(77,009)	147,009	45,000	(102,00
Urban Design	8,486	27,500	19,014	8,486	27,500	19,01
Evaluations	8,180	6,000	(2,180)	8,180	6,000	(2,18
Water & Sewerage	295,755	265,000	(30,755)	295,755	265,000	(30,75
TOTAL PROPERTY MANAGEMENT ACTIVITIES	663,006	564,300	(98,706)	692,181	564,300	(127,88
OTHER EXPENSES						
Advertising & Marketing	335	3,000	2,665	335	3,000	2,66
Community Consultation	0	3,000	3,000	0	3,000	3,00
Legal Fees	36,045	20,000	(16,045)	36,045	20,000	(16,04
Refund Fees & Charges	3,670	0	(3,670)	3,670	0	(3,67
undry	4,659	3,600	(1,059)	4,659	3,600	(1,05
TOTAL OTHER EXPENSES	44,709	29,600	(15,109)	44,709	29,600	(15,10
DEPRECIATION	439,607	460,000	20,393	439,607	460,000	20,39
TOTAL EXPENSES	1,739,280	1,728,004	(11,276)	1,768,313	1,728,004	(40,30
TOTAL SURPLUS/ DEFICIT	(1,254,781)	(1,388,004)	133,223	(1,283,814)	(1,388,004)	104,19

KINGBOROUGH COUNCIL - June 2022

Turf Maintenance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
USER FEES						
Rental - Gormley Park	886	0	886	886	0	886
Rental - Kelvedon Oval	227	0	227	227	0	227
Rental - Kettering Oval	305	100	205	305	100	205
Rental - Kingston Beach Oval	307	300	7	307	300	7
Rental - Lightwood Ovals	318	500	(182)	318	500	(182)
Rental - Margate Oval	951	0	951	951	0	951
Rental - Sherburd Park Oval	1,506	500	1,006	1,506	500	1,006
Rental - Snug Oval	1,330	600	730	1,330	600	730
Rental - Twin Oval (1) AFL Ground	10,205	20,000	(9,795)	10,205	20,000	(9,795)
Rental - Twin Oval (2) Cricket Ground	21,081	20,000	1,081	21,081	20,000	1,081
Rental - Woodbridge Oval	175	0	175	175	0	175
TOTAL USER FEES	37,292	42,000	(4,708)	37,292	42,000	(4,708)
OTHER INCOME						
Salary Oncost Recovery	262,230	355,000	(92,770)	262,230	355,000	(92,770)
TOTAL OTHER INCOME	262,230	355,000	(92,770)	262,230	355,000	(92,770)
TOTAL INCOME	299,521	397,000	(97,479)	299,521	397,000	(97,479)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	368,573	330,600	(37,973)	368,867	330,600	(38,267)
TURF ACTIVITIES						
Alonnah Oval	9,764	10,000	236	9,764	10,000	236
Gordon Oval	251	0	(251)	251	0	(251)
Gormley park	52,181	45,000	(7,181)	52,181	45,000	(7,181)
Kelvedon Oval	37,784	45,000	7,216	37,784	45,000	7,216
Kettering Oval	30,817	35,000	4,184	30,817	35,000	4,184
Kingston Beach oval	51,929	60,000	8,071	51,929	60,000	8,071
Lightwood Park Oval 1	47,365	55,000	7,635	47,362	55,000	7,638
Lightwood Park Oval 2	30,289	40,000	9,711	30,289	40,000	9,711
Lightwood Park Oval 3	37,810	35,000	(2,810)	37,810	35,000	(2,810)
Margate Oval	40,061	45,000	4,939	40,061	45,000	4,939
Sandfly Oval	19,296	30,000	10,704	19,296	30,000	10,704
Sherburd Park	42,430	50,000	7,570	42,430	50,000	7,570
Snug Oval	50,465	45,000	(5,465)	50,465	45,000	(5,465)
KSC Sports Precinct	113,446	100,000	(13,446)	113,520	100,000	(13,520)
Twin Oval 1 (AFL)	120,788	140,000	19,212	120,788	140,000	19,212
Twin Oval 2 (Cricket)	182,398	207,000	24,602	182,398	207,000	24,602
Woodbridge Oval	18,705	25,000	6,295	18,705	25,000	6,295
Non ground specific	13,983	0	(13,983)	13,983	0	(13,983)
TOTAL TURF ACTIVITIES	899,763	967,000	67,237	899,833	967,000	67,167

KINGBOROUGH COUNCIL - June 2022

Turf Maintenance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
OTHER EXPENSES						
New Equipment & Furniture	0	1,200	1,200	0	1,200	1,200
Plant and Vehicles Costs - Internal	26,523	24,000	(2,523)	26,523	24,000	(2,523)
Sundry	15	3,000	2,985	15	3,000	2,985
Telephone	370	800	430	370	800	430
TOTAL OTHER EXPENSES	26,908	29,000	2,092	26,908	29,000	2,092
TOTAL EXPENSES	1,295,244	1,326,600	31,356	1,295,609	1,326,600	30,991
TOTAL SURPLUS/ DEFICIT	(995,723)	(929,600)	(66,123)	-996,087	(929,600)	(66,487)

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KINGBOROUGH COUNCIL - June 2022

Community Hub - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals Incl Commit	Annual Budget	Variance
INCOME						
USER FEES						
Lease Income - Commercial Tenancy	29,820	31,500	(1,680)	29,820	31,500	(1,680)
Venue Hire Income - Multi Purpose Hall	92,906	45,000	47,906	92,906	45,000	47,906
Venue Hire Income - Meeting Rooms	21,938	20,000	1,938	21,938	20,000	1,938
Venue Hire Income - Co Working Space	57	0	57	57	0	57
TOTAL USER FEES	144,722	96,500	48,222	144,722	96,500	48,222
TOTAL INCOME	144,722	96,500	48,222	144,722	96,500	48,222
EXPENSES						
TOTAL EMPLOYEE BENEFITS	156,340	30,000	(126,340)	156,340	30,000	(126,340)
MATERIALS AND SERVICES						
Building Maintenance	36,442	12,000	(24,442)	47,853	12,000	(35,853)
Cleaning Costs	7,686	10,000	2,314	7,686	10,000	2,314
Contractors - Technical	9,268	6,000	(3,268)	9,268	6,000	(3,268)
Equipment Maintenance	1,731	3,200	1,469	1,731	3,200	1,469
Light & Power	20,859	18,000	(2,859)	20,859	18,000	(2,859)
Materials	0	0	0	0	0	0
New Equipment & Furniture	819	1,000	181	819	1,000	181
Plant Maintenance	0	3,000	3,000	0	3,000	3,000
Replacement Hire Equipment	0	3,000	3,000	0	3,000	3,000
Stationery	4	2,000	1,996	4	2,000	1,996
Telephone - Charges	0	2,000	2,000	0	2,000	2,000
Waste Disposal	151	3,500	3,349	151	3,500	3,349
TOTAL MATERIALS AND SERVICES	76,959	63,700	(13,259)	88,370	63,700	(24,670)
OTHER EXPENSES						
Advertising & Marketing	3,170	10,000	6,830	6,861	10,000	3,139
Subscriptions	0	1,200	1,200	0	1,200	1,200
Sundry	4,859	9,000	4,141	4,859	9,000	4,141
TOTAL OTHER EXPENSES	8,029	20,200	12,171	11,720	20,200	8,480
DEPRECIATION	174,574	155,000	(19,574)	174,574	155,000	(19,574)
TOTAL EXPENSES	415,902	268,900	(147,002)	431,004	268,900	(162,104)
TOTAL SURPLUS/ DEFICIT	(271,179)	(172,400)	(98,779)	(286,282)	(172,400)	(113,882)

KINGBOROUGH COUNCIL - June 2022

Community Services - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
GRANTS						
Community Development	18,328	0	18,328	18,328	0	18,328
TOTAL GRANTS	18,328	0	18,328	18,328	0	18,328
USER FEES						
Arts Hub Rental & Commission	1,788	1,200	588	1,788	1,200	588
TOTAL USER FEES	1,788	1,200	588	1,788	1,200	588
OTHER INCOME						
Programs & Events Charges	23,552	13,200	10,352	23,552	13,200	10,352
Sundry Receipts	0	7,000	(7,000)	0	7,000	(7,000)
Volunteer Program	6,590	6,000	590	6,590	6,000	590
TOTAL OTHER INCOME	30,142	26,200	3,942	30,142	26,200	3,942
TOTAL INCOME	50,258	27,400	22,858	50,258	27,400	22,858
EXPENSES						
ARTS & CULTURE						
TOTAL ARTS & CULTURE EMPLOYEE BENEFITS	58,784	80,848	22,065	58,784	80,848	22,065
TOTAL EMPLOYEE BENEFITS	333,638	439,318	105,680	333,807	439,318	105,510
COMMUNITY SERVICES ACTIVITIES						
Community Projects (Non specified)	18,993	13,000	(5,993)	19,564	13,000	(6,564)
Council Community Grants	33,569	40,000	6,431	33,654	40,000	6,346
Event Support (Outside Workforce)	117	5,000	4,883	117	5,000	4,883
Grants Expenses - Community Development	2,750	0	(2,750)	2,750	0	(2,750)
Kids Allowed Program	2,097	0	(2,097)	2,447	0	(2,447)
Kingborough Community Story Tellers - DOE	11,017	0	(11,017)	11,017	0	(11,017)
Island Whispers CTA Experience Initiative - RANT	0	0	0	0	0	0
Island Whispers Targeted Marketing Campaign - RANT	0	0	0	0	0	0
Love Living Locally	9,994	10,000	6	10,346	10,000	(346)
Positive Ageing	8,589	8,400	(189)	9,478	8,400	(1,078)
Saluting Their Service - Lunawanna Hall	450	0	(450)	450	0	(450)
School Holiday Program	7,074	17,200	10,126	7,434	17,200	9,766
Salvaged Art Competition	4,017	1,500	(2,517)	3,975	1,500	(2,475)
Volunteer Program	10,576	12,000	1,424	12,023	12,000	(23)
Youth Arts Showcase	600	0	(600)	600	0	(600)
Youth Development	12,727	15,000	2,273	12,808	15,000	2,192
Youth Outreach	2,248	8,200	5,952	2,248	8,200	5,952
Yspace Operations	1,734	18,000	16,266	1,734	18,000	16,266
TOTAL COMMUNITY SERVICES ACTIVITIES	126,551	148,300	21,749	130,645	148,300	17,655

KINGBOROUGH COUNCIL - June 2022

Community Services - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
COMMUNITY SERVICES OTHER EXPENSES						
Advertising & Marketing	4,318	2,000	(2,318)	4,635	2,000	(2,635)
Consultancy Services	0	5,500	5,500	0	5,500	5,500
Covid 19 Costs	0	0	0	19	0	(19)
New Equipment & Furniture	114	1,800	1,686	114	1,800	1,686
Plant & Vehicle Costs - Internal	2,519	6,000	3,481	2,519	6,000	3,481
Sundry	0	500	500	0	500	500
Telephone - Charges	4,169	5,000	831	4,169	5,000	831
TOTAL COMMUNITY SERVICES OTHER EXPENSES	11,120	20,800	9,680	11,456	20,800	9,344
ARTS ACTIVITIES						
MATERIALS & SERVICES						
Consultants	64	0	(64)	64	0	(64)
Contractors	6,471	10,000	3,529	7,885	10,000	2,115
Materials	2,669	10,500	7,831	5,673	10,500	4,827
Telephone	502	1,000	498	502	1,000	498
TOTAL MATERIALS AND SERVICES	9,707	21,500	11,793	14,125	21,500	7,375
OTHER EXPENSES						
Advertising & Marketing	1,094	0	(1,094)	1,122	0	(1,122)
Channel Folk Museum	11,000	11,000	0	11,000	11,000	0
Display Art Acquisition	5,364	5,000	(364)	6,464	5,000	(1,464)
Kingborough Creative Awards	2,000	10,000	8,000	2,000	10,000	8,000
Refund Fees & Charges	33	0	(33)	33	0	(33)
Sundry	100	0	(100)	100	0	(100)
Youth Art Prize	1,997	7,000	5,003	1,997	7,000	5,003
TOTAL OTHER EXPENSES	21,587	33,000	11,413	22,716	33,000	10,284
TOTAL ARTS ACTIVITIES	31,294	54,500	23,206	36,841	54,500	17,659
DEPRECIATION	732	8,000	7,268	732	8,000	7,268
TOTAL EXPENSES	503,335	670,917	167,582	513,482	670,917	157,436
TOTAL SURPLUS/ DEFICIT	(453,077)	(643,517)	190,440	(463,224)	(643,517)	180,294

KINGBOROUGH COUNCIL - June 2022

Community Resilience - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals Incl Commit	Annual Budget	Variance
EXPENSES						
TOTAL EMPLOYEE BENEFITS	171,610	166,288	(5,322)	171,610	166,288	(5,322)
EMERGENCY MANAGEMENT ACTIVITIES						
Emergency Services Bruny	4,660	3,600	(1,060)	4,660	3,600	(1,060)
Emergency Management Committee	2,870	10,000	7,130	2,870	10,000	7,130
Plant & Vehicle Costs - Internal	0	2,000	2,000	0	2,000	2,000
Resilience Program	514	20,000	19,486	514	20,000	19,486
Southern SES	14,175	15,000	825	14,175	15,000	825
Taroona Landslide Monitoring	0	4,800	4,800	0	4,800	4,800
Telephone	1,005	0	(1,005)	1,005	0	(1,005)
TOTAL EMERGENCY MANAGEMENT ACTIVITIES	23,223	55,400	32,177	23,223	55,400	32,177
Sundry	73	2,000	1,927	73	2,000	1,927
TOTAL OTHER EXPENSES	73	2,000	1,927	73	2,000	1,927
TOTAL EXPENSES	194,906	223,688	28,782	194,906	223,688	28,782
TOTAL SURPLUS/ DEFICIT	(194,906)	(223,688)	28,782	(194,906)	(223,688)	28,782

KINGBOROUGH COUNCIL - June 2022

Environment, Development and Community - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals Incl Commit	Annual Budget	Variance
EXPENSES						
TOTAL EMPLOYEE BENEFITS	377,491	373,913	(3,578)	377,491	373,913	(3,578)
MATERIALS AND SERVICES						
Consultancy Services	10,066	10,000	(66)	10,066	10,000	(66)
New Equipment & Furniture	863	2,000	1,137	863	2,000	1,137
Plant & Vehicle Costs	0	2,000	2,000	0	2,000	2,000
Telephone	0	1,000	1,000	0	1,000	1,000
TOTAL MATERIALS AND SERVICES	10,929	15,000	4,071	10,929	15,000	4,071
Advertising & Marketing	3,936	2,000	(1,936)	3,954	2,000	(1,954)
Community Consultation	312	10,000	9,688	312	10,000	9,688
Subscriptions Other	900	0	(900)	900	0	(900)
Sundry	465	2,000	1,535	465	2,000	1,535
TOTAL OTHER EXPENSES	5,613	14,000	8,387	5,632	14,000	8,368
TOTAL EXPENSES	394,033	402,913	8,880	394,051	402,913	8,862
TOTAL SURPLUS/ DEFICIT	(394,033)	(402,913)	8,880	(394,051)	(402,913)	8,862

KINGBOROUGH COUNCIL - June 2022

Environmental Health - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
STATUTORY FEES AND FINES						
Fees - Approvals	18,433	22,000	(3,567)	18,433	22,000	(3,567)
Fees - Immunisation	16,907	11,000	5,907	16,907	11,000	5,907
Licenses - Fees & Fines	89,926	45,000	44,926	89,926	45,000	44,926
Fees - Sampling	7,783	4,500	3,283	7,783	4,500	3,283
TOTAL FEES AND FINES	133,049	82,500	50,549	133,049	82,500	50,549
OTHER INCOME						
Sundry Receipts	104	500	(396)	104	500	(396)
TOTAL OTHER INCOME	104	500	(396)	104	500	(396)
TOTAL INCOME	133,153	83,000	50,153	133,153	83,000	50,153
EXPENSES						
TOTAL EMPLOYEE BENEFITS	580,770	581,632	862	580,879	581,632	753
MATERIALS AND SERVICES						
Energy & Emissions	14,597	13,500	(1,097)	12,097	13,500	1,403
Environmental Programs	0	20,000	20,000	-2,104	20,000	22,104
New Equipment & Furniture	600	2,500	1,900	600	2,500	1,900
Plant and Vehicles Costs (Internal)	20,440	14,000	(6,440)	20,440	14,000	(6,440)
Telephone	3,946	4,000	54	3,946	4,000	54
TOTAL MATERIALS AND SERVICES	39,583	54,000	14,417	34,979	54,000	19,021
OTHER EXPENSES						
Analysis Costs	13,243	9,000	(4,243)	13,243	9,000	(4,243)
COVID-19 Expenses	8,471	25,000	16,529	9,107	25,000	15,893
Immunisation Costs	16,969	8,000	(8,969)	16,969	8,000	(8,969)
Legal Fees & Technical Advice	0	6,000	6,000	0	6,000	6,000
Refund Fees & Charges	322	1,500	1,178	322	1,500	1,178
Retainer - Medical Officer of Health	10,000	11,000	1,000	10,000	11,000	1,000
Public Health & Education	210	1,000	790	210	1,000	790
Sundry	776	1,000	224	776	1,000	224
TOTAL OTHER EXPENSES	49,990	62,500	12,510	50,627	62,500	11,873
DEPRECIATION	360	3,000	2,640	360	3,000	2,640
TOTAL EXPENSES	670,703	701,132	30,429	666,845	701,132	34,287
TOTAL SURPLUS/ DEFICIT	(537,550)	(618,132)	80,582	(533,692)	(618,132)	84,440

KINGBOROUGH COUNCIL - June 2022

Natural Areas & Biodiversity - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
CONTRIBUTIONS						
Tree Preservation	87,688	80,000	7,688	87,688	80,000	7,688
TOTAL CONTRIBUTIONS	87,688	80,000	7,688	87,688	80,000	7,688
GRANTS						
Bruny Island Cat Management Grant	54,920	55,000	(80)	54,920	55,000	(80)
Regional Cat Management	72,608	90,000	(17,392)	72,608	90,000	(17,392)
Road Bushfire Risk Mapping	10,000	0	10,000	10,000	0	10,000
WAF Tree Health - NRM North	0	0	0	0	0	0
TOTAL GRANTS	145,767	145,000	767	145,767	145,000	767
OTHER INCOME						
Strategic Weed Control (State Growth)	13,531	10,000	3,531	13,531	10,000	3,531
Sundry Receipts	2,559	0	2,559	2,559	0	2,559
TOTAL OTHER INCOME	16,090	10,000	6,090	16,090	10,000	6,090
TOTAL INCOME	249,545	235,000	14,545	249,545	235,000	14,545
EXPENSES						
TOTAL EMPLOYEE BENEFITS	597,633	696,227	98,594	597,633	696,227	98,594
NRM ACTIVITIES						
Bruny Island Cat Management Project(Grant)	22,569	55,000	32,431	22,569	55,000	32,431
Bruny Island Community Ranger Contribution	40,000	40,000	0	40,000	40,000	0
Bushland Reserves Signage	406	5,200	4,794	406	5,200	4,794
Caregroup Support Program	3,875	14,500	10,626	4,313	14,500	10,187
Council Reserves Bushfire Management	44,218	65,000	20,782	44,217	65,000	20,783
Environmental Education Program	6,831	10,300	3,469	6,831	10,300	3,469
Karramu Project - Derwent Catchment Project	9,340	0	(9,340)	9,340	0	(9,340)
Kingborough Cat Control Project	89,340	45,000	(44,340)	89,340	45,000	(44,340)
Kingborough Environmental Fund	42,116	110,000	67,884	24,755	110,000	85,245
National Disaster Resilience Grants Prog	0	0	0	0	0	0
NRM Projects	36,034	90,000	53,966	52,295	90,000	37,705
Regional Cat Management (DPIPWE)	59,142	27,000	(32,142)	64,891	27,000	(37,891)
Reserve Management	19,250	20,000	750	22,450	20,000	(2,450)
Revegetation Program	14,571	15,000	429	14,871	15,000	129
Road Bushfire Risk Mapping (Grant)	10,000	0	(10,000)	16,000	0	(16,000)
Strategic Weed Control (State Growth)	8,875	10,000	1,126	8,875	10,000	1,126
Tree Management	1,310	2,000	690	1,310	2,000	690
WAF Tree Health - NRM North	0	0	0	8,308	0	(8,308)
Waterways and Coastal Management	12,266	15,000	2,734	12,266	15,000	2,734
Weed Control	42,777	40,000	(2,777)	42,784	40,000	(2,784)
Wildlife Programs	5,994	6,000	6	6,595	6,000	(595)
TOTAL NRM ACTIVITIES	468,912	570,000	101,088	492,415	570,000	77,585

KINGBOROUGH COUNCIL - June 2022

Natural Areas & Biodiversity - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
OTHER EXPENSES						
New Equipment & Furniture	0	1,000	1,000	0	1,000	1,000
Plant and Vehicles Costs - Internal	12,114	14,000	1,886	12,114	14,000	1,886
Refund Fees & Charges	0	500	500	0	500	500
Sundry	142	1,000	858	142	1,000	858
TOTAL OTHER EXPENSES	12,256	16,500	4,244	12,256	16,500	4,244
TOTAL EXPENSES	1,078,801	1,282,727	203,926	1,102,303	1,282,727	180,424
TOTAL SURPLUS/ DEFICIT	(829,255)	(1,047,727)	218,472	-852,758	(1,047,727)	194,969

KINGBOROUGH COUNCIL - June 2022

Building & Plumbing Services - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals Incl Commit	Annual Budget	Variance
INCOME						
STATUTORY FEES AND FINES						
Building Fees	202,740	250,000	(47,260)	202,740	250,000	(47,260)
Building Fees - Expired Permits	19,610	5,000	14,610	19,610	5,000	14,610
Plumbing Fees	453,564	450,000	3,564	453,564	450,000	3,564
Plumbing Fees - Expired Permits	12,386	8,000	4,386	12,386	8,000	4,386
TOTAL USER FEES	688,299	713,000	(24,701)	688,299	713,000	(24,701)
OTHER INCOME						
Sundry Receipts	8,240	8,000	240	8,240	8,000	240
TOTAL OTHER INCOME	8,240	8,000	240	8,240	8,000	240
TOTAL INCOME	696,539	721,000	(24,461)	696,539	721,000	(24,461)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	692,543	658,620	(33,923)	692,616	658,620	(33,996)
MATERIALS AND SERVICES						
Consultancy Services	3,627	4,000	373	3,627	4,000	373
New Equipment & Furniture	46	1,000	954	46	1,000	954
Plant and Vehicles Costs - Internal	26,469	28,000	1,531	26,469	28,000	1,531
Telephone	1,517	1,200	(317)	1,517	1,200	(317)
TOTAL MATERIALS AND SERVICES	31,660	34,200	2,540	31,660	34,200	2,540
OTHER EXPENSES						
Legal Fees & Retainers	3,766	8,000	4,234	3,766	8,000	4,234
Refund Fees & Charges	9,558	5,000	(4,558)	9,558	5,000	(4,558)
Sundry	1,379	1,200	(179)	1,379	1,200	(179)
TOTAL OTHER EXPENSES	14,703	14,200	(503)	14,703	14,200	(503)
DEPRECIATION	440	3,000	2,560	440	3,000	2,560
TOTAL EXPENSES	739,346	710,020	(29,326)	739,419	710,020	(29,399)
TOTAL SURPLUS/ DEFICIT	(42,807)	10,980	(53,787)	(42,880)	10,980	(53,860)

KINGBOROUGH COUNCIL - June 2022

Town Planning - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
STATUTORY FEES & FINES						
Charges - Public Notification	153,761	220,000	(66,239)	153,761	220,000	(66,239)
Fees - Development/Use Application	502,114	560,000	(57,886)	502,114	560,000	(57,886)
Fees - Post Approval	104,049	270,000	(165,951)	104,049	270,000	(165,951)
TOTAL STATUTORY FEES & FINES	759,924	1,050,000	(290,076)	759,924	1,050,000	(290,076)
USER FEES						
Fees - Other	3,978	1,000	2,978	3,978	1,000	2,978
TOTAL USER FEES	3,978	1,000	2,978	3,978	1,000	2,978
TOTAL INCOME	763,902	1,051,000	(287,098)	763,902	1,051,000	(287,098)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	2,050,113	1,919,089	(131,024)	2,050,314	1,919,089	(131,225)
MATERIALS AND SERVICES						
Consultancy Services	68,117	40,000	(28,117)	68,117	40,000	(28,117)
New Equipment & Furniture	2,895	2,000	(895)	2,895	2,000	(895)
Planning Scheme Review & Maintenance	13,068	28,000	14,932	15,468	28,000	12,532
Plant and Vehicles Costs - Internal	19,722	22,000	2,278	19,722	22,000	2,278
Telephone	2,397	2,000	(397)	2,397	2,000	(397)
TOTAL MATERIALS AND SERVICES	106,200	94,000	(12,200)	108,600	94,000	(14,600)
OTHER EXPENSES						
Legal Fees & Retainers	72,152	50,000	(22,152)	72,152	50,000	(22,152)
Refund Fees & Charges	31,618	25,000	(6,618)	31,618	25,000	(6,618)
Statutory Advertising - Developer	70,787	60,000	(10,787)	71,478	60,000	(11,478)
Subscriptions	125	1,000	875	125	1,000	875
Sundry	1,590	3,000	1,410	1,590	3,000	1,410
TOTAL OTHER EXPENSES	176,272	139,000	(37,272)	176,963	139,000	(37,963)
DEPRECIATION	8,683	4,000	(4,683)	8,683	4,000	(4,683)
TOTAL EXPENSES	2,341,268	2,156,089	(185,179)	2,344,559	2,156,089	(188,470)
TOTAL SURPLUS/ DEFICIT	(1,577,365)	(1,105,089)	(472,276)	-1,580,657	(1,105,089)	(475,568)

KINGBOROUGH COUNCIL - June 2022

Building Maintenance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
OTHER INCOME						
Charges Recovered	84	0	84	84	0	84
Salary Oncosts Recovery	42,404	50,000	(7,596)	42,404	50,000	(7,596)
Sundry Receipts	7,617	600	7,017	7,617	600	7,017
TOTAL OTHER INCOME	50,106	50,600	(494)	50,106	50,600	(494)
GRANTS						
Bus Depot Infrastructure at Works Depot - DSG						
Local Roads & Comm Infra - Dept Infrastructure	110,007	0	110,007	110,007	0	110,007
TOTAL GRANTS	110,007	0	110,007	110,007	0	110,007
TOTAL INCOME	160,113	50,600	109,513	160,113	50,600	109,513
EXPENSES						
TOTAL EMPLOYEE BENEFITS	156,938	194,500	37,562	156,961	194,500	37,539
BUILDING ACTIVITIES						
Building Maintenance - General	223,856	130,500	(93,356)	218,557	130,500	(88,057)
Electrical	26,046	51,400	25,354	39,342	51,400	12,058
Floors	13,011	36,000	22,989	13,300	36,000	22,700
Graffiti Removal	26,018	15,400	(10,618)	26,018	15,400	(10,618)
Inspections	59,391	50,000	(9,391)	87,575	50,000	(37,575)
LRCI K'borough Community Facility maint.	110,007	0	(110,007)	146,925	0	(146,925)
Painting	27,666	82,200	54,534	29,027	82,200	53,173
Plumbing	63,881	66,800	2,919	55,454	66,800	11,346
Public Toilet Cleaning	306,732	290,000	(16,732)	308,932	290,000	(18,932)
Roof & Gutter	28,317	30,800	2,483	26,715	30,800	4,085
Security	31,141	0	(31,141)	33,091	0	(33,091)
Septic Tank Pumping	99,851	36,000	(63,851)	105,397	36,000	(69,397)
Septic Tank Maintenance	9,259	15,400	6,141	10,580	15,400	4,820
Standby Callouts	14,250	20,000	5,750	14,250	20,000	5,750
Water Supply Delivery	14,470	20,600	6,130	19,430	20,600	1,170
Window Maintenance	7,031	13,400	6,369	-9,542	13,400	22,942
TOTAL BUILDING ACTIVITIES	1,060,927	858,500	(202,427)	1,125,050	858,500	(266,550)
OTHER EXPENSES						
Covid 19 Expenses	0	0	0	0	0	(0)
Insurance Claims	5,000	0	(5,000)	5,000	0	(5,000)
Plant and Vehicles Costs - Internal	5,182	28,000	22,818	5,182	28,000	22,818
Sundry	204	1,000	796	204	1,000	796
Telephone	1,339	2,000	661	1,339	2,000	661
Volunteer Fire Brigade Service (Staff)	368	0	(368)	368	0	(368)
TOTAL OTHER EXPENSES	12,092	31,000	18,908	12,092	31,000	18,908
DEPRECIATION	528	0	(528)	528	0	(528)
TOTAL EXPENSES	1,230,485	1,084,000	(146,485)	1,294,631	1,084,000	(210,631)
TOTAL SURPLUS/ DEFICIT	(1,070,372)	(1,033,400)	(36,972)	(1,134,517)	(1,033,400)	320,144

KINGBOROUGH COUNCIL - June 2022

Engineering - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals Incl Commit	Annual Budget	Variance
INCOME						
USER FEES						
DBYD	0	15,000	(15,000)	0	15,000	(15,000)
Fees - Other	38,991	14,200	24,791	38,991	14,200	24,791
TOTAL FEES AND FINES	38,991	29,200	9,791	38,991	29,200	9,791
ONCOSTS						
Oncost Recovery - Capital Works Program	654,715	720,000	(65,285)	654,715	720,000	(65,285)
Salary Oncost Recovery - Capital Works	336,699	400,000	(63,301)	336,699	400,000	(63,301)
TOTAL ONCOSTS	991,414	1,120,000	(128,586)	991,414	1,120,000	(128,586)
TOTAL INCOME	1,030,405	1,149,200	(118,795)	1,030,405	1,149,200	(118,795)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	1,639,010	1,521,863	(117,147)	1,639,383	1,521,863	(117,520)
MATERIALS AND SERVICES						
Consultancy Services	7,225	20,000	12,775	17,224	20,000	2,776
Equipment Maintenance	450	500	50	450	500	50
Kingborough Bicycle Plan (G10034)	4,989	0	(4,989)	4,989	0	(4,989)
Light & Power	293,775	310,000	16,225	293,775	310,000	16,225
New Equipment & Furniture	0	1,000	1,000	0	1,000	1,000
Pipeline Camera Inspections	20,000	25,000	5,000	28,880	25,000	(3,880)
Plant and Vehicles Costs (Internal)	81,045	66,000	(15,045)	81,045	66,000	(15,045)
Road condition assessment	41,671	40,000	(1,671)	41,671	40,000	(1,671)
Telephone	11,810	7,000	(4,810)	11,810	7,000	(4,810)
TOTAL MATERIALS AND SERVICES	460,965	469,500	8,535	479,844	469,500	(10,344)
OTHER EXPENSES						
Advertising & Marketing	104	300	196	104	300	196
DBYD Costs	1,500	20,000	18,500	1,500	20,000	18,500
Legal Fees & Retainers	0	2,000	2,000	0	2,000	2,000
Refund Fees & Charges	352	0	(352)	352	0	(352)
Road Safety Program	24,574	30,000	5,426	24,574	30,000	5,426
Subscriptions	3,190	500	(2,690)	3,190	500	(2,690)
Stationery	0	180	180	0	180	180
Sundry	2,185	1,200	(985)	2,185	1,200	(985)
TOTAL OTHER EXPENSES	31,904	54,180	22,276	31,904	54,180	22,276
DEPRECIATION	16,818	13,000	(3,818)	16,818	13,000	(3,818)
TOTAL EXPENSES	2,148,697	2,058,543	(90,154)	2,167,949	2,058,543	(109,406)
TOTAL SURPLUS/ DEFICIT	(1,118,292)	(909,343)	(208,949)	(1,137,544)	(909,343)	(228,201)

KINGBOROUGH COUNCIL - June 2022

Plant - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
ONCOST RECOVERY						
Hire Charges - Internal Plant & Vehicles	1,787,533	2,050,000	(262,467)	1,787,533	2,050,000	(262,467)
Plant & Vehicle Cost Recovery	2,470	0	2,470	2,470	0	2,470
TOTAL PLANT COST RECOVERY	1,790,003	2,050,000	(259,997)	1,790,003	2,050,000	(259,997)
OTHER INCOME						
Reimbursements - Fuel Tax Credits	42,141	28,000	14,141	42,141	28,000	14,141
Sundry Receipts	1,977	600	1,377	1,977	600	1,377
TOTAL OTHER INCOME	44,118	28,600	15,518	44,118	28,600	15,518
TOTAL INCOME	1,834,120	2,078,600	(244,480)	1,834,120	2,078,600	(244,480)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	211,774	248,171	36,397	211,774	248,171	36,397
MATERIALS AND SERVICES						
Disposal Charges	2,614	0	(2,614)	2,614	0	(2,614)
GPS Tracker	4,325	4,800	475	4,325	4,800	475
Fuel and Oil	365,102	290,000	(75,102)	365,102	290,000	(75,102)
Materials	0	0	0	0	0	0
Mechanical Workshop Equipment	15,105	12,000	(3,105)	15,105	12,000	(3,105)
Motor Vehicle Registration	80,059	85,000	4,941	80,059	85,000	4,941
Parts	99,210	125,000	25,790	99,209	125,000	25,791
Plant & Vehicle Cost - Internal	14,482	35,000	20,518	14,482	35,000	20,518
Plant & Vehicles Maintenance	119,971	35,000	(84,971)	121,848	35,000	(86,848)
Servicing & Repairs - Inhouse	8,658	25,000	16,342	8,055	25,000	16,945
Tyres and Tubes	48,779	46,000	(2,779)	48,856	46,000	(2,856)
Workshop Consumables	9,234	0	(9,234)	9,130	0	(9,130)
Regulatory Expenses	1,827	5,000	3,174	1,827	5,000	3,174
Plant Hire	1,883	0	(1,883)	1,883	0	(1,883)
TOTAL MATERIALS AND SERVICES	771,248	662,800	(108,448)	772,495	662,800	(109,695)
OTHER EXPENSES						
Insurance - Motor Vehicle	53,864	50,000	(3,864)	53,864	50,000	(3,864)
Insurance Claims	4,639	5,000	361	5,639	5,000	(639)
Radio Licences & Repairs	1,989	4,000	2,011	1,989	4,000	2,011
Sundry	732	1,000	268	732	1,000	268
TOTAL OTHER EXPENSES	61,224	60,000	(1,224)	62,224	60,000	(2,224)
DEPRECIATION	883,188	885,000	1,812	883,188	885,000	1,812
TOTAL EXPENSES	1,927,433	1,855,971	(71,462)	1,929,680	1,855,971	(73,709)
TOTAL SURPLUS/ DEFICIT	(93,313)	222,629	(315,942)	(95,560)	222,629	(318,189)

KINGBOROUGH COUNCIL - June 2022

Private Works - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
OTHER INCOME						
Private Works Income	199,185	90,000	109,185	199,185	90,000	109,185
Reimbursements - State Gov't	882,470	488,000	394,470	882,470	488,000	394,470
TOTAL OTHER INCOME	1,081,656	578,000	503,656	1,081,656	578,000	503,656
TOTAL INCOME	1,081,656	578,000	503,656	1,081,656	578,000	503,656
EXPENSES						
TOTAL EMPLOYEE BENEFITS	7,664	3,000	(4,664)	7,729	3,000	(4,729)
PRIVATE WORKS ACTIVITIES						
Runy Main Road	465,835	422,500	(43,335)	466,553	422,500	(44,053)
Other Works	394,249	80,000	(314,249)	393,794	80,000	(313,794)
TOTAL PRIVATE WORKS ACTIVITIES	860,084	502,500	(357,584)	860,347	502,500	(357,847)
TOTAL EXPENSES	867,748	505,500	(362,248)	868,075	505,500	(362,575)
TOTAL SURPLUS/ DEFICIT	213,907	72,500	141,407	213,580	72,500	(141,080)

KINGBOROUGH COUNCIL - June 2022

Recreation & Reserves - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
GRANTS						
Bruny Boat Shed Coastal Protection (State Growth)	77,255	0	77,255	77,255	0	77,255
TOTAL GRANTS	77,255	0	77,255	77,255	0	77,255
ONCOSTS						
Oncost Recovery	615,390	700,000	(84,610)	615,390	700,000	(84,610)
TOTAL ONCOSTS	615,390	700,000	(84,610)	615,390	700,000	(84,610)
TOTAL INCOME	692,645	700,000	(7,355)	692,645	700,000	(7,355)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	682,140	656,500	(25,640)	682,820	656,500	(26,320)
RESERVE ACTIVITIES						
Beach Raking	529	6,100	5,570	529	6,100	5,570
Dead Animal removal	43	0	(43)	43	0	(43)
Event Support	664	6,100	5,436	664	6,100	5,436
Garden Maintenance	171,677	283,200	111,523	172,067	283,200	111,133
Graffiti Removal	967	10,200	9,234	967	10,200	9,234
Grass Control	705,095	500,000	(205,095)	705,095	500,000	(205,095)
Illegal Dumping of Rubbish	3,406	5,100	1,694	3,406	5,100	1,694
Irrigation Systems - Instal & Maint.	63,719	22,300	(41,420)	63,719	22,300	(41,420)
Kingston Park Call Outs	420	0	(420)	420	0	(420)
Kingston Park Security	10,758	0	(10,758)	12,968	0	(12,968)
KWS Maintenance	5,587	17,300	11,713	5,587	17,300	11,713
Litter Bins	19,836	12,800	(7,036)	19,836	12,800	(7,036)
Litter Collection	62,436	20,101	(42,335)	62,436	20,101	(42,335)
Maintenance of Cemeteries	19,823	13,301	(6,523)	19,823	13,301	(6,523)
Minor Playground Repairs	138,281	157,400	19,119	137,513	157,400	19,887
Park Infrastructure Maintenance	167,802	201,200	33,398	169,171	201,200	32,029
Reserve Fire Control	61,219	40,000	(21,219)	71,069	40,000	(31,069)
Reserve Infrastructure Maintenance	141,526	231,200	89,674	141,725	231,200	89,475
Playground Inspections	55,596	60,000	4,404	55,596	60,000	4,404
Storm Damage	7,234	0	(7,234)	7,234	0	(7,234)
Street Furniture Maintenance	25,499	23,000	(2,499)	25,499	23,000	(2,499)
Track Maintenance	309,449	300,000	(9,449)	309,449	300,000	(9,449)
Tree Inspections	5,910	38,300	32,389	5,910	38,300	32,389
Tree Maintenance	321,907	296,900	(25,006)	319,046	296,900	(22,146)
Tree Stump Grinding	28,069	25,501	(2,569)	28,069	25,501	(2,569)
Vandalism	3,427	10,201	6,774	3,427	10,201	6,774
TOTAL RESERVE ACTIVITIES	2,330,878	2,280,200	(50,678)	2,341,267	2,280,200	(61,068)
OTHER EXPENSES						

KINGBOROUGH COUNCIL - June 2022

Recreation & Reserves - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
Bruny Island Boat Shed Coastal Protection Grant	77,255	0	(77,255)	77,255	0	(77,255)
Insurance Claims	11,622	1,000	(10,622)	11,622	1,000	(10,622)
Plant & Vehicle	31,870	22,000	(9,870)	31,870	22,000	(9,870)
Sundry	42	1,000	958	42	1,000	958
Telephone - Charges	9,632	10,000	368	9,632	10,000	368
Volunteer Fire Brigade Service (Staff)	0	0	0	0	0	0
TOTAL OTHER EXPENSES	130,421	34,000	(96,421)	130,421	34,000	(96,421)
DEPRECIATION	788,620	870,000	81,380	788,620	870,000	81,380
TOTAL EXPENSES	3,932,058	3,840,700	(91,358)	3,943,128	3,840,700	(102,428)
TOTAL SURPLUS/ DEFICIT	(3,239,413)	(3,140,700)	(98,713)	(3,250,483)	(3,140,700)	(109,783)

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KINGBOROUGH COUNCIL - June 2022

Stormwater - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
RATES						
Rates - Stormwater Charge	1,416,976	1,420,000	(3,024)	1,416,976	1,420,000	(3,024)
TOTAL RATES	1,416,976	1,420,000	(3,024)	1,416,976	1,420,000	(3,024)
TOTAL INCOME	1,416,976	1,420,000	(3,024)	1,416,976	1,420,000	(3,024)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	18,797	22,000	3,203	18,797	22,000	3,203
STORMWATER ACTIVITIES						
Cleaning Gross Pollutant Traps	25,838	30,000	4,162	29,587	30,000	413
Creek Maintenance	47,760	40,000	(7,760)	47,760	40,000	(7,760)
Drainage Easements	138	30,600	30,462	138	30,600	30,462
House Connections	8,983	61,700	52,717	8,983	61,700	52,717
Inspections & Site Checks	7,577	46,300	38,723	7,577	46,300	38,723
Manhole/Pit Maintenance	41,769	77,600	35,831	42,319	77,600	35,281
Pipe Cleaning	34,137	71,000	36,863	34,137	71,000	36,863
Pipe Repairs	5,824	31,900	26,076	5,824	31,900	26,076
Pit Cleaning	40,908	71,000	30,092	40,908	71,000	30,092
Rain Garden Maintenance - New Developments	31,664	10,300	(21,364)	31,985	10,300	(21,685)
Recreational Water Quality	0	20,000	20,000	0	20,000	20,000
Rural Culvert Cleaning	69,463	101,000	31,537	69,463	101,000	31,537
Rural Culvert Maintenance	71,669	75,500	3,831	81,923	75,500	(6,423)
Retention Basin Maintenance	0	24,000	24,000	0	24,000	24,000
Subsoil Drainage Maintenance	2,481	0	(2,481)	2,481	0	(2,481)
TOTAL STORMWATER ACTIVITIES	388,211	690,900	302,689	403,084	690,900	287,816
OTHER EXPENSES						
Insurance Claims	0	4,000	4,000	0	4,000	4,000
Sundry	0	1,000	1,000	0	1,000	1,000
TOTAL OTHER EXPENSES	0	5,000	5,000	0	5,000	5,000
DEPRECIATION	1,240,977	1,225,000	(15,977)	1,240,977	1,225,000	(15,977)
TOTAL EXPENSES	1,647,985	1,942,900	294,915	1,662,858	1,942,900	280,042
TOTAL SURPLUS/ DEFICIT	(231,008)	(522,900)	291,892	(245,882)	(522,900)	277,018

KINGBOROUGH COUNCIL - June 2022

Transport - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
ONCOSTS						
Oncost Recovery	1,019,833	1,150,000	(130,167)	1,019,833	1,150,000	(130,167)
TOTAL ONCOSTS	1,019,833	1,150,000	(130,167)	1,019,833	1,150,000	(130,167)
TOTAL INCOME	1,019,833	1,150,000	(130,167)	1,019,833	1,150,000	(130,167)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	1,087,880	1,241,842	153,962	1,087,752	1,241,842	154,090
ROAD ACTIVITIES						
Carpark Maintenance	5,331	10,200	4,869	5,331	10,200	4,869
Crossover Repairs	5,660	12,800	7,140	5,660	12,800	7,140
Dead Animal Removal	31,070	20,400	(10,670)	31,070	20,400	(10,670)
Drainage - Easements	373	0	(373)	373	0	(373)
Footpath Inspection	66,395	35,700	(30,695)	66,395	35,700	(30,695)
Footpath Repair	231,064	255,000	23,936	231,727	255,000	23,273
Graffiti Removal	2,922	15,300	12,378	2,922	15,300	12,378
Guide Posts	28,263	51,000	22,737	28,263	51,000	22,737
Handrails & Guardrails Maintenance	19,582	40,800	21,218	19,582	40,800	21,218
Illegal Dumping of Rubbish	14,051	15,800	1,749	14,051	15,800	1,749
KWS Site Maintenance	921	10,200	9,279	921	10,200	9,279
Light & Power	756	0	(756)	756	0	(756)
Linemarking	8,508	10,700	2,192	8,830	10,700	1,870
Maintenance Works	110	0	(110)	110	0	(110)
Pedestrian Crossing Maintenance	700	10,200	9,500	700	10,200	9,500
Roundabout Maintenance	1,532	5,100	3,568	1,532	5,100	3,568
Roadside Retaining Walls	9,686	15,300	5,614	9,686	15,300	5,614
Roadside Slashing	119,887	190,800	70,913	119,887	190,800	70,913
Rural Culvert Maintenance	7,629	0	(7,629)	9,489	0	(9,489)
Sealed - Asphalt Corrections	113,357	101,000	(12,357)	113,357	101,000	(12,357)
Sealed - Major Repairs	120,776	181,600	60,824	121,828	181,600	59,772
Sealed - Minor Repairs	248,501	276,500	27,999	253,982	276,500	22,518
Sealed - Edge Break Repairs	59,833	100,000	40,167	60,217	100,000	39,783
Sealed - Pothole Repairs	69,271	110,200	40,929	69,271	110,200	40,929
Sealed - Shoulder Reinstatement	89,278	161,200	71,922	92,856	161,200	68,344
Sealed - Shoulder Grading	13,205	112,200	98,995	13,205	112,200	98,995
Sealed - Table Drain Maintenance	188,998	144,700	(44,298)	188,998	144,700	(44,298)
Signage replacement/maintenance	77,739	97,600	19,861	80,730	97,600	16,870
Storm Damage	77,248	51,000	(26,248)	77,248	51,000	(26,248)
Street Light Repairs	4,925	6,100	1,175	4,925	6,100	1,175
Subsoil Drainage Maintenance	502	5,100	4,598	502	5,100	4,598
Sweeping	95,560	80,000	(15,560)	95,560	80,000	(15,560)
Traffic Counters	7,106	15,300	8,194	7,106	15,300	8,194

KINGBOROUGH COUNCIL - June 2022

Transport - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
Traffic Island Maintenance	4,296	10,200	5,904	4,296	10,200	5,904
Tree Removal & Maintenance	237,146	181,600	(55,546)	222,552	181,600	(40,952)
Urban Kerb & Gutter Maintenance	8,619	51,000	42,381	8,619	51,000	42,381
Unsealed - Maintenance Grading	791,039	480,000	(311,039)	792,139	480,000	(312,139)
Unsealed - Pothole Patching	103,870	130,600	26,730	103,870	130,600	26,730
Unsealed - Table Drains	620,890	255,000	(365,890)	620,889	255,000	(365,889)
Unsealed - Road Surface Repairs	145,435	85,700	(59,735)	149,100	85,700	(63,400)
Weed Spraying	36,107	51,000	14,893	36,272	51,000	14,728
TOTAL ROAD ACTIVITIES	3,668,139	3,386,900	(281,239)	3,674,806	3,386,900	(287,906)
BRIDGE ACTIVITIES						
Bridge General Maintenance	48,322	88,700	40,378	48,322	88,700	40,378
Bridge Inspections	37,960	31,100	(6,860)	37,960	31,100	(6,860)
Boat Ramps	16,962	36,200	19,238	17,262	36,200	18,938
Jetties Maintenance	36,471	38,300	1,829	36,311	38,300	1,989
TOTAL BRIDGE ACTIVITIES	139,716	194,300	54,584	139,855	194,300	54,445
OTHER EXPENSES						
Insurance Claims	4,165	6,000	1,835	4,165	6,000	1,835
Plant & Vehicle Costs (Internal)	9,374	20,000	10,626	9,374	20,000	10,626
Sundry Expenses	4,691	1,000	(3,691)	4,691	1,000	(3,691)
Telephone - Charges	7,329	4,000	(3,329)	7,329	4,000	(3,329)
Telstra Cable Damage	0	2,000	2,000	0	2,000	2,000
TOTAL OTHER EXPENSES	25,559	33,000	7,441	25,559	33,000	7,441
DEPRECIATION						
Depreciation Roads	7,208,424	6,970,000	(238,424)	7,208,424	6,970,000	(238,424)
Depreciation Bridges	353,394	350,000	(3,394)	353,394	350,000	(3,394)
TOTAL DEPRECIATION	7,561,819	7,320,000	(241,819)	7,561,819	7,320,000	(241,819)
TOTAL EXPENSES	12,483,112	12,176,042	(307,070)	12,489,791	12,176,042	(313,749)
TOTAL SURPLUS/ DEFICIT	(11,463,279)	(11,026,042)	(437,237)	(11,469,958)	(11,026,042)	(443,916)

KINGBOROUGH COUNCIL - June 2022

Waste Management - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals Incl Commit	Annual Budget	Variance
INCOME						
RATES						
Rates - Green Waste Collection	717,050	640,000	77,050	717,050	640,000	77,050
Rates - Garbage Collection	2,494,993	2,445,000	49,993	2,494,993	2,445,000	49,993
Rates - Recycling Collection	1,083,024	1,074,000	9,024	1,083,024	1,074,000	9,024
TOTAL CONTRIBUTIONS	4,295,067	4,159,000	136,067	4,295,067	4,159,000	136,067
USER FEES						
Waste Charges Other	9,161	7,000	2,161	9,161	7,000	2,161
Waste Management Charges Bruny	42,075	30,000	12,075	42,075	30,000	12,075
TOTAL USER FEES	51,235	37,000	14,235	51,235	37,000	14,235
OTHER INCOME						
TOTAL INCOME	4,346,303	4,196,000	150,303	4,346,303	4,196,000	150,303
EXPENSES						
MATERIALS AND SERVICES						
Barretta Transfer Station - Building Maint.	0	4,000	4,000	0	4,000	4,000
Barretta/Bruny Transfer Station - Site Maint.	10,612	5,000	(5,612)	10,612	5,000	(5,612)
Bin Transfer Bruny to Barretta	144,340	138,000	(6,340)	144,340	138,000	(6,340)
Bruny Transfer Station Operations	216,513	169,000	(47,513)	216,513	169,000	(47,513)
Environmental Costs Barretta Monitoring	252,834	252,000	(834)	252,834	252,000	(834)
Free Greenwaste WE - Barretta/Bruny Charges	31,432	32,000	568	31,432	32,000	568
Green Waste Kitchen Caddies	23,846	0	(23,846)	23,846	0	(23,846)
Kerbside Collection Garbage	781,602	740,000	(41,602)	781,602	740,000	(41,602)
Kerbside Processing Gate Fee Garbage	657,838	612,000	(45,838)	657,838	612,000	(45,838)
Kerbside Collection Green Waste	415,309	364,000	(51,309)	415,309	364,000	(51,309)
Kerbside Green Waste Processing Gate Fee	171,938	191,000	19,062	161,449	191,000	29,551
Kerbside Collection Recycling	431,815	401,000	(30,815)	431,815	401,000	(30,815)
Kerbside Processing Gate Fee Recycling	309,205	342,000	32,795	286,537	342,000	55,463
Litter Collection - Public Bins Mainland	197,494	155,000	(42,494)	197,494	155,000	(42,494)
Litter Collection - Public Bins Bruny	193,851	197,000	3,149	174,537	197,000	22,463
Light & Power	3,027	2,500	(527)	3,027	2,500	(527)
Plant & Vehicles Costs Internal	2,326	0	(2,326)	2,326	0	(2,326)
Waste Management Officer - Reimbursement	85,200	85,200	0	85,200	85,200	0
TOTAL MATERIALS AND SERVICES	3,929,183	3,689,700	(239,483)	3,876,712	3,689,700	(187,012)
OTHER EXPENSES						
Southern Waste Strategy	9,240	18,000	8,760	9,240	18,000	8,760
Sundry	512	2,000	1,488	512	2,000	1,488
TOTAL OTHER EXPENSES	9,752	20,000	10,248	9,752	20,000	10,248
INTERNAL CHARGES EXPENSE						
Oncosts - Administration	150,000	150,000	0	150,000	150,000	0

KINGBOROUGH COUNCIL - June 2022

Waste Management - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
Oncosts - Works	69,996	70,000	4	69,996	70,000	4
TOTAL INTERNAL CHARGES EXPENSE	219,996	220,000	4	219,996	220,000	4
 DEPRECIATION	 136,731	 120,000	 (16,731)	 136,731	 120,000	 (16,731)
TOTAL EXPENSES	4,295,662	4,049,700	(245,962)	4,243,191	4,049,700	(193,491)
 TOTAL SURPLUS/ DEFICIT	 50,640	 146,300	 (95,660)	 103,111	 146,300	 (43,189)

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KINGBOROUGH COUNCIL - June 2022

Works - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
CONTRIBUTIONS						
Contributions	2,864	2,000	864	2,864	2,000	864
TOTAL CONTRIBUTIONS	2,864	2,000	864	2,864	2,000	864
GRANTS						
Bus Depot Infrastructure Works Depot	17,111	0	17,111	17,111	0	17,111
TOTAL GRANTS	17,111	0	17,111	17,111	0	17,111
OTHER INCOME						
Oncost Recovery - Kerbside Garbage	69,996	70,000	(4)	69,996	70,000	(4)
Sundry Receipts	431	37,000	(36,569)	431	37,000	(36,569)
TOTAL OTHER INCOME	70,427	107,000	(36,573)	70,427	107,000	(36,573)
TOTAL INCOME	90,401	109,000	(18,599)	90,401	109,000	(18,599)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	448,325	393,110	(55,215)	455,572	393,110	(62,462)
MATERIALS AND SERVICES						
Building Maintenance	20,555	40,000	19,445	19,498	40,000	20,502
Cleaning	15,219	8,000	(7,219)	16,526	8,000	(8,526)
Covid Costs	596	0	(596)	596	0	(596)
Equipment Maintenance	0	3,500	3,500	0	3,500	3,500
Light & Power	19,052	28,500	9,448	19,052	28,500	9,448
New Equipment & Furniture	568	4,000	3,432	568	4,000	3,432
Plant & Vehicles Costs Internal	27,789	34,000	6,211	27,789	34,000	6,211
Telephone	20,204	5,000	(15,204)	20,204	5,000	(15,204)
TOTAL MATERIALS AND SERVICES	103,983	123,000	19,017	104,233	123,000	18,767
OTHER EXPENSES						
Stationery	2,828	3,000	172	2,828	3,000	172
Sundry	2,173	4,000	1,827	3,515	4,000	485
TOTAL OTHER EXPENSES	5,001	7,000	1,999	6,344	7,000	656
DEPRECIATION	2,258	8,000	5,742	2,258	8,000	5,742
TOTAL EXPENSES	559,567	531,110	(28,457)	568,406	531,110	(37,296)
TOTAL SURPLUS/ DEFICIT	(469,166)	(422,110)	(47,056)	(478,005)	(422,110)	(55,895)

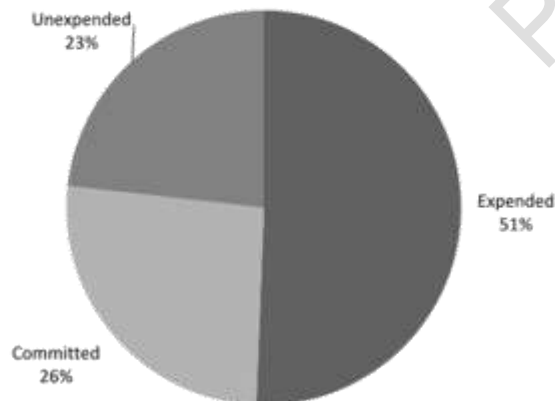
**KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 30/06/2022**

EXPENDITURE BY ASSET TYPE

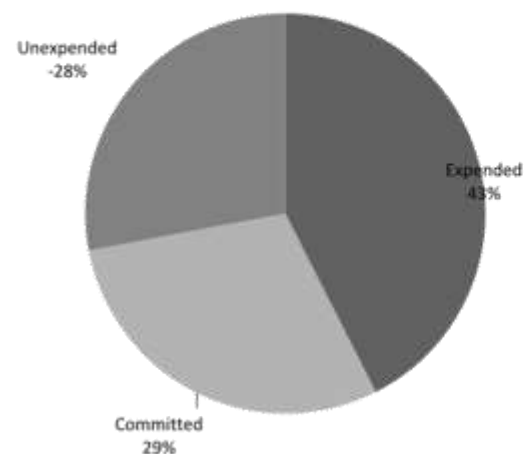
Roads	2,843,946	7,243,683	540,000	688,761	11,316,390	5,999,006	2,926,432	8,925,438	2,390,952
Stormwater	1,071,256	1,720,710	-	342,564	3,134,530	1,822,070	792,821	2,614,891	519,639
Property	661,905	3,085,500	1,149,071	668,397	5,564,873	1,859,431	1,395,463	3,254,894	2,309,979
Other	547,571	-	-	(986,910)	(439,339)	228,681	3,407	232,088	(671,427)
Sub total	5,124,678	12,049,893	1,689,071	712,812	19,576,454	9,909,188	5,118,123	15,027,311	4,549,143
Kingston Park	5,396,437	-	-	846,878	6,243,315	6,022,005	4,178,139	10,200,144	(3,956,829)
Bruny Island Tourism	1,256,220	-	-	43,415	1,299,635	911,732	3,277	915,009	384,626
City Deal Funding	1,479,662	-	-	(933,707)	545,955	13,761	8,850	22,611	523,344
Local Roads and Community Infrastructure to Operational Expenditure	(296,606)		203,197	12,098	(81,311)	82,886	-	82,886	(164,197)
Grand Total	12,960,391	12,049,893	1,892,268	681,496	27,584,048	16,939,571	9,308,389	26,247,960	1,336,088

1

Infrastructure Assets



Kingston Park



KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 30/06/2022

Closed	Capital Project No.	Description	Department	Renewal, Upgrade, or New	Budget						Actual			Remaining	
					Carry Forward	2021/22	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total		
KINGSTON PARK															
3	KP	Overall Project budget	Kingston Park	New	2,000,000	-	(1,730,000)	-	-	270,000	-	-	-	270,000	
2	TRUE C00688	KP Boulevard Construction	Kingston Park	New	-	-	-	-	-	-	-	-	-	-	
3	FALSE C00689	KP Pardalote Parade Design & Construction	Kingston Park	New	46,122	-	-	-	-	46,122	-	-	-	46,122	
4	TRUE C00690	KP Community Hub Design	Kingston Park	New	52,343	-	-	-	-	52,343	-	-	-	52,343	
5	FALSE C00691	KP Open Space Design (Playstreet)	Kingston Park	New	41,311	-	-	148	-	41,459	6,068	46,420	52,488	(11,029)	
6	TRUE C01606	KP Parking Strategy	Kingston Park	New	(2,000)	-	-	-	-	(2,000)	-	-	-	(2,000)	
7	TRUE C03179	KP Temporary Car Park	Kingston Park	New	108,556	-	-	-	-	108,556	-	-	-	108,556	
8	TRUE C01618	Boulevard Construction Stage 1A	Kingston Park	New	318,096	-	-	8,062	-	326,158	330,551	-	330,551	(4,393)	
9	FALSE C01627	KP Site - Land Release Strategy	Kingston Park	New	(51,227)	-	-	1,009	-	(50,218)	41,356	-	41,356	(91,574)	
10	FALSE C01628	KP Site - General Expenditure	Kingston Park	New	32,863	-	-	3,189	-	36,052	130,739	-	130,739	(94,687)	
11	TRUE C03068	Kingston Park Operational Expenditure	Kingston Park	New	6,489	-	-	-	-	6,489	-	-	-	6,489	
12	FALSE C03069	KP Community Hub Construction	Kingston Park	New	63,324	-	-	205	-	63,529	8,387	142,973	151,361	(87,832)	
13	TRUE C03175	KP Community Hub Plant & Equipment	Kingston Park	New	(1,824)	-	-	-	-	(1,824)	-	-	-	(1,824)	
14	FALSE C03173	KP Public Open Space - Playground	Kingston Park	New	333,286	-	-	9,386	-	342,672	384,845	332,008	716,853	(376,181)	
15	FALSE C03277	KP Public Open Space - Stage 2	Kingston Park	New	2,522,815	-	-	69,756	-	2,592,571	2,860,013	141,249	3,001,263	(408,692)	
16	KP1	KP Public Open Space - Stage 2 LRC2	Kingston Park	New	-	-	-	-	-	-	-	-	-	-	
17	KP2	KP Public Open Space - Stage 3 LRC3	Kingston Park	New	-	-	-	-	-	-	-	-	-	-	
18	TRUE C03504	KP Playground Security Cameras	Kingston Park	New	-	-	-	231	-	231	9,470	-	9,470	(9,239)	
19	FALSE C03293	Pardalote Parade Northern Section (TIP)	Kingston Park	New	340,200	-	-	10,110	-	350,310	414,506	-	414,506	(64,196)	
20	FALSE C03278	KP Perimeter shared footpath	Kingston Park	New	-	-	-	-	-	-	-	-	-	-	
21	TRUE C03174	KP Public Open Space - Hub link to Playground	Kingston Park	New	(486)	-	-	103	-	(343)	4,237	-	4,237	(4,580)	
22	FALSE C03279	KP Boulevard Construction Stage 1B	Kingston Park	New	(5,354)	-	1,730,000	35,009	-	1,759,655	1,435,363	3,485,486	4,920,849	(3,161,194)	
23	FALSE C03532	John St Roundabout Upgrade	Kingston Park	New	-	-	-	-	700,000	700,000	-	-	-	700,000	
24	TRUE C03306	KP Road F design and construct	Kingston Park	New	(362,183)	-	-	8,788	-	(353,395)	360,317	30,003	390,320	(743,715)	
25	FALSE C03280	KP Stormwater wetlands	Kingston Park	New	(43,934)	-	-	882	-	(43,052)	36,152	-	36,152	(79,204)	
26															
27					5,396,437	-	-	146,878	700,000	6,243,315	6,022,005	4,178,139	10,200,144	(3,956,829)	
28										¹ \$700,000 Funding from City Deal funding below					
29	BRUNY ISLAND TOURISM GRANT														
30															
31	BI	Brny Island Tourism Grant	Brny Tourism	New	150,000	-	-	-	(150,000)	-	-	-	-	-	
32	TRUE C03282	Alonnah footpath - BI Tourism Grant	Brny Tourism	New	388,923	-	-	24,968	110,431	524,322	524,322	-	524,322	(0)	
33	TRUE C03283	Dennes Point public toilets - BI Tourism Grant	Brny Tourism	Upgrade	94,012	-	-	7,208	53,433	154,653	151,377	3,277	154,653	(0)	
34	FALSE C03284	Adventure Bay Road road safety measures - BI Tourism Grant	Brny Tourism	New	113,623	-	-	1,244	295,896	410,753	26,127	-	26,127	384,626	
35	TRUE C03285	Waste disposal sites - BI Tourism Grant	Brny Tourism	New	43,676	-	-	163	(40,407)	3,432	3,432	-	3,432	(0)	
36	TRUE C03286	Visitor information - BI Tourism Grant	Brny Tourism	New	105,830	-	-	6,118	16,533	128,481	128,481	-	128,481	(0)	
37	FALSE C03287	Mavista Falls Track and picnic area - BI Tourism Grant	Brny Tourism	New	290,520	-	-	-	(290,520)	-	-	-	-	(0)	
38	TRUE C03288	Nebraska Road road safety measures - BI Tourism Grant	Brny Tourism	New	69,636	-	-	3,714	4,644	77,994	77,994	-	77,994	(0)	
39															
40					1,256,220	-	-	43,415	-	1,299,635	911,732	3,277	915,009	384,626	
41															

KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 30/06/2022

Closed	Capital Project No.	Description	Department	Renewal, Upgrade, or New	Budget						Actual			Remaining
					Carry Forward	2021/22	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	
42	CITY DEAL FUNDING													
43														
44	G10034	City Deal Funding - \$5.9m to come (Funding \$7,900,000 to come \$5.9m - paid 2020/21 \$2.0m, 2021/22 \$2m, 2022/23 \$1.9)			954,322				(3,158,703)	(2,204,381)				(2,204,381)
45	Place	Place Strategy development	Expenditure in C03107 Channel Hwy 2019/20		-			-			-			
46	FALSE C03530	Kingston Bus Interchange			800,000					800,000		8,850	8,850	791,150
47	CD2	Other initiatives to be determined			-			-			-			
48	CD3	Whitewater Creek Track - construct			-		Project in Property C03425 below	250,000			-			
49	FALSE C03524	Channel Highway Vic 15-45 - Design			-		336	50,000	50,336		13,761	-	13,761	36,575
50	FALSE C03525	Channel Highway Vic 15-45 - Construct			-			600,000	600,000		-			600,000
51	FALSE C03526	Fantail Parade Walkway - design			-			50,000	50,000		-			50,000
52	CD7	Bus interchange - design			-			250,000	250,000		-			250,000
53	FALSE C03523	Property purchase - 40 Channel Hwy			-			1,000,000	1,000,000		-			1,000,000
54	G80001	Transform Kingston Program	In Operational expenditure		(269,671)			269,671	-		In Operational expenditure			
55		John St Roundabout Upgrade			-			700,000	-		In Kingston Park above C03532			
56	G80002	Kingborough Bicycle Plan	In Operational expenditure		(4,989)			4,989	(0)		In Operational expenditure			
57					-						-			-
58					1,479,662	-		336	(934,041)	545,955	13,761	8,850	22,611	523,344
59														
60	LOCAL ROADS & COMMUNITY INFRASTRUCTURE Phase 1													
61														
62	G10036	Total grant \$598,102, \$80,420 funds still to come			(283,617)		203,197	-		(80,420)	-			(80,420)
63	OpEx	Kingborough Community Facility maintenance (Act S030)			(125,272)					(125,272)	-			(125,272)
64	TRUE C03409	Jenkins St, pedestrian refuge			62,723			2,845		65,567	59,741	-	59,741	5,826
65	FALSE C03410	Morris Ave pedestrian crossing and refuge			(1,045)					(1,045)	-			(1,045)
66	TRUE C03412	Tower Court reconstruction			\$1,699			695		\$2,394	14,586	-	14,586	37,808
67	TRUE C03413	Woodbridge Hall, replace roof and front porch			(1,093)			408	8,150	7,465	8,558	-	8,558	(1,093)
68														
69					(296,606)	-	203,197	3,948	8,150	(81,311)	82,886	-	82,886	(164,197)
70														
71	LOCAL ROADS & COMMUNITY INFRASTRUCTURE Phase 2													
72														
73	G10044	Grant for \$1,404,450			-			-		-	-			-
74	LRIC2	Expenditure in C03277 in Kingston Park above			-			-		-	-			-
75														
76														
77														
78	TRUE C03222	Wash down facility for twin ovals workshop	Property	New	43,276	-		3,411	24,724	71,411	71,630	-	71,630	(219)
79	FALSE C03265	Cat holding facility Bruny Island fit out	Property	Renewal	6,466	-		121	-	6,587	2,536	-	2,536	4,053
80	TRUE C03373	Kettering Hall Disability Access	Property	Upgrade	7,000	-			(7,000)		-			
81	TRUE C03335	Public Recycling & Waste Enclosures	Property	New	-	-		342	-	342	7,183	-	7,183	(6,841)
82	TRUE C03429	Dru Point slide renewal	Property	Renewal	34,230	-		1,849	-	36,079	38,834	-	38,834	(2,755)
83	TRUE C03324	Civic Centre - Office Accommodation Design	Property	Upgrade	7,699	110,000		2,252	-	119,951	47,288	20,386	67,674	52,277
84	FALSE C03325	Kettering Community Hall Public Toilets Upgrade	Property	Upgrade	45,000	160,000		5,032	7,000	217,032	105,674	123,795	229,469	(12,376)
85	FALSE C03326	Kingston Beach Oval Changerooms Upgrade	Property	Upgrade	98,999	-	360,000	164	-	459,163	3,447	-	3,447	455,716
86	TRUE C03329	Light Wood Park 2 Female Changerooms	Property	Upgrade	200,000	-		10,011	-	210,011	210,223	-	210,223	(212)
87	TRUE C03331	Light Wood Park 3 training lights	Property	Renewal	25,268	-		518	-	25,786	10,871	-	10,871	14,915
88	TRUE C03332	Light Wood Park 3 Fencing	Property	New	10,000	-		701	-	10,701	14,723	-	14,723	(4,022)
89	FALSE C03314	Silverwater Park Upgrade	Property	Upgrade	-	-		944	-	944	19,828	-	19,828	(18,884)
90	FALSE C03330	Light Wood Park 2 cricket nets	Property	Upgrade	-	-	34,639	1,516	-	36,155	33,349	-	33,349	2,806
91	FALSE C03340	Christopher Johnson Park Toilet Upgrade	Property	Upgrade	10,000	200,000		3,780	-	213,780	79,372	138,085	217,457	(3,677)
92	FALSE C03341	Woodbridge Hall Toilet Upgrade	Property	Renewal	110,000	-		176	65,000	175,176	3,689	-	3,689	171,487
93	TRUE C03420	Suncoast track protection works investigation	Property	New	6,107	20,000		66	-	26,173	1,394	-	1,394	24,779
94	TRUE C03421	Conningham to Snug Shared path feasibility	Property	New	29,860	-		1,288	-	31,148	27,056	5,000	32,056	(908)
95	TRUE C03422	Park Furniture upgrade	Property	Renewal	-	-		17	-	17	360	-	360	(343)

KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 30/06/2022

Closed	Capital Project No.	Description	Department	Renewal, Upgrade, or New	Budget						Actual			Remaining	
					Carry Forward	2021/22	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total		
96	TRUE	C03430	Demolition of old Cunningham Beach Toilet Block	Property	Renewal	28,000	-	-	1,549	-	29,549	32,535	-	32,535	(2,986)
97	TRUE	C03432	Kingston Beach Oval Lighting major repair	Property	Renewal	-	-	42,500	2,375	-	44,875	49,875	-	49,875	(5,000)
98	FALSE	C03454	Adventure Bay Hall Electrical Upgrade	Property	Upgrade	-	11,000	10,000	600	(10,000)	11,600	12,595	-	12,595	(995)
99	FALSE	C03455	Alamo Close Play Space and Parkland Works	Property	New	-	220,000	-	-	-	220,000	-	-	-	220,000
100	FALSE	C03456	Boronia Beach Track Refurbishment	Property	Renewal	-	116,000	-	2,640	-	118,640	55,444	-	55,444	63,196
101	TRUE	C03457	Kingston Hub Auditorium Mechanical Curtian	Property	New	-	40,000	-	2,698	26,000	68,698	56,657	-	56,657	12,041
102	TRUE	C03458	Works Depot Toilet & Washroom Facilities	Property	Renewal	-	10,000	-	249	-	10,249	5,232	-	5,232	5,018
103	FALSE	C03459	Donohoe Gardens Playground Upgrade	Property	Upgrade	-	275,000	-	-	-	275,000	-	-	-	275,000
104	FALSE	C03460	Ori Point Playground Upgrade	Property	Upgrade	-	495,000	-	-	-	495,000	-	-	-	495,000
105	FALSE	C03461	Kelvedon Oval Fencing	Property	New	-	27,500	-	-	-	27,500	-	-	-	27,500
106	TRUE	C03462	Kingston to Margate Shared Path Feasibility Study	Property	New	-	40,000	-	2,029	-	42,029	42,618	-	42,618	(589)
107	FALSE	C03463	KSC Solar PhotoVoltaic and Battery System	Property	New	-	232,000	-	11,104	-	243,104	236,959	128,947	365,906	(122,802)
108	TRUE	C03464	Leslie Vale Oval Clubroom Demolition	Property	New	-	20,000	-	933	-	20,933	19,592	-	19,592	1,341
109	FALSE	C03465	Longley Hall Upgrade	Property	Upgrade	-	20,000	-	-	-	20,000	-	-	-	20,000
110	FALSE	C03466	Louise Himsby Park Playground Upgrade	Property	Upgrade	-	125,000	-	3,041	-	128,041	63,853	6,120	69,973	58,068
111	TRUE	C03467	Margate Clubrooms Plumbing	Property	Renewal	-	60,000	-	126	(52,000)	8,126	6,745	-	6,745	1,381
112	FALSE	C03468	Margate Hall Disability Toilet	Property	Upgrade	-	110,000	-	-	-	110,000	-	-	-	110,000
113	FALSE	C03469	Margate Hall Access Ramp	Property	New	-	16,000	-	-	-	16,000	-	-	-	16,000
114	FALSE	C03470	North West Bay River Multi Use Trail - Stage 1	Property	New	-	188,000	-	727	-	188,727	15,258	-	15,258	173,469
115	TRUE	C03471	Reserves furniture up cycling project	Property	Upgrade	-	45,000	-	2,209	-	47,209	46,387	-	46,387	822
116	FALSE	C03472	Taroona Hall Upgrade	Property	Upgrade	-	110,000	-	1,937	-	111,937	40,669	109,631	150,300	(38,363)
117	FALSE	C03473	Taroona Foreshore Toilet Upgrade - Design Only	Property	Upgrade	-	25,000	-	195	-	25,195	4,095	20,000	24,095	1,100
118	TRUE	C03474	Twin Ovals Carpet Replacement	Property	Renewal	-	67,500	-	1,620	(24,724)	44,396	34,020	-	34,020	10,376
119	FALSE	C03475	Willowbend Park Playground Upgrade	Property	Upgrade	-	137,500	-	-	-	137,500	-	-	-	137,500
120	TRUE	C03476	Public Place Recycling - Blackmans Bay Beach	Property	Upgrade	-	45,000	-	1,782	-	46,782	37,412	-	37,412	9,370
121	FALSE	C03475	Whitewater Creek Track Rehabilitation - Stage 1	Property	Renewal	-	150,000	455,400	4,205	250,000	859,605	88,308	796,019	884,327	(24,722)
122	TRUE	C03477	Margate Oval Fence Extension	Property	New	-	10,000	-	-	-	10,000	-	-	-	10,000
123	TRUE	C03506	Middletown Hall Upgrade	Property	Renewal	-	-	20,000	1,862	17,248	39,110	39,110	-	39,110	-
124	TRUE	C03514	Sandfly Hall Roof Renewal	Property	Renewal	-	-	-	1,966	52,000	53,966	41,294	-	41,294	12,672
125	FALSE	C03515	Kettering Hall - Floor Renewal	Property	Renewal	-	-	-	1,131	45,000	46,131	23,757	36,000	59,757	(13,626)
126	TRUE	C03516	Kettering Hall - Lower Level Roof Renewal	Property	Renewal	-	-	-	1,549	45,000	46,549	32,521	-	32,521	14,028
127	TRUE	C03520	Snug Oval Changerooms	Property	Upgrade	-	-	150,000	7,500	-	157,500	157,500	1,500	159,000	(1,500)
128	TRUE	C03521	Leslie Oval Ground Upgrade	Property	Upgrade	-	-	50,000	750	-	50,750	15,743	-	15,743	35,007
129	FALSE	C03522	Kingston Beach Breakwater Improvements	Property	Upgrade	-	-	-	-	125,000	125,000	-	-	-	125,000
130	FALSE	C03531	Kingston Mountain Bike Park Shelter	Property	New	-	-	26,532	331	1,000	27,863	6,941	10,040	16,981	10,882
131	TRUE	C03536	Air conditioning Civic Centre	Property	New	-	-	-	803	16,050	16,853	16,856	-	16,856	(3)
132						-	-	-	-	-	-	-	-	-	-
133						-	-	-	-	-	-	-	-	-	-
134						661,905	3,085,500	1,149,071	88,099	580,298	5,564,873	1,859,431	1,395,463	3,254,894	2,308,979
135						-	-	-	-	-	-	-	-	-	-
136	FALSE	C03130	Multi-function devices - CC, Depot, XSC etc	IT	New	66,720	-	-	-	-	66,720	-	-	-	66,720
137	FALSE	C00613	Purchase IT Equipment	IT	New	-	-	-	3,871	-	3,871	77,420.07	2,134	79,554	(75,683)
138	FALSE	C00672	Digital Local Government Program	IT	New	60,406	-	-	-	-	60,406	-	-	-	60,406
139	FALSE	C01602	Financial Systems Replacement	IT	Renewal	163,962	-	-	-	-	163,962	-	-	-	163,962
140	FALSE	C03070	Desktop PC Replacement	IT	Renewal	-	-	-	-	-	-	-	1,273	1,273	(1,273)
141	FALSE	C03403	Replace two way system in vehicles	IT	Renewal	130,000	-	-	-	-	130,000	-	-	-	130,000
142	FALSE	C03404	Core Server replacement	IT	Renewal	68,000	-	-	4,822	-	72,822	96,447.71	-	96,448	(23,626)
143	FALSE	C03405	Wireless networking	IT	Renewal	26,763	-	-	745	-	27,508	14,905.32	-	14,905	12,603
144						-	-	-	-	-	-	-	-	-	-
145						515,851	-	-	9,438	-	525,289	188,773	3,467	192,180	333,109
146						-	-	-	-	-	-	-	-	-	-
147	TRUE	C90003	Design/survey for future works	Design		-	100,000	-	-	(87,209)	12,800	-	-	-	12,800
148	FALSE	C03517	Nierinna Road Walking Track Bridge 28604 Repl	Design		-	-	-	175	3,500	3,675	3,675	-	3,675	-
149	FALSE	C03518	Nierinna Road Walking Track Bridge 28605 Repl	Design		-	-	-	175	3,500	3,675	3,675	-	3,675	-
150	FALSE	C03519	Bridge 28599 Summerless Road Safety Barrier U	Design		-	-	-	145	2,900	3,045	3,045	-	3,045	-
151	FALSE	C03527	Blowhole Road (vic5-59) Reconstruction	Design		-	-	-	234	5,500	5,734	4,917	-	4,917	817

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					Carry Forward	2021/22	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total		
152	FALSE	C03528	Wells Parade (vic37-59) Footpath	Design				-5	10,000	10,005	108	-	108	9,897	
153	FALSE	C03529	Longley Reserve Public Toilet Block Replacement	Design	Renewal			115	2,300	2,415	2,410	-	2,410	5	
154	FALSE	C03533	Mountain Bike Pump Track Upgrade	Design		262,683		119	1,000	263,802	2,500	1,980	4,480	259,322	
155	TRUE	C03423	Osborne Esplanade (vic1-43) Rehabilitation	Design				318	10,000	10,318	6,687	-	6,687	3,631	
156	FALSE	C03535	Channel Hwy (vic345-3451) Woodbridge Footp	Design				-	5,000	5,000	-	-	-	5,000	
157	FALSE	C03537	Recreation Street Carpark Rehabilitation	Design				7	5,000	5,007	145	-	145	4,862	
158	FALSE	C03538	Kingston Beach Kindergarten Carpark Rehabilita	Design				7	5,000	5,007	145	-	145	4,862	
159	FALSE	C03539	Channel Hwy (vic3004-3018) Kettering Footpath	Design				140	5,000	5,140	2,939	-	2,939	2,201	
160	FALSE	C03541	Browns River Pedestrian Bridge Replacement	Design				26	5,000	5,026	538	-	538	4,488	
161	FALSE	C03542	Allens Rivulet Road (vic305) Bridge Replacement	Design				450	10,000	10,450	9,450	-	9,450	1,000	
162	FALSE	C03543	Oakleigh Avenue Stormwater Upgrade	Design				16	1,500	1,516	342	-	342	1,174	
163	FALSE	C03544	Illawong-Hinsby Stormwater Upgrade	Design				-	1,500	1,500	-	-	-	1,500	
164	FALSE	C03252	Willowbend Catchment Investigation	Design				-	1,500	1,500	-	-	-	1,500	
165	FALSE	C03342	Pelverata Road (vic 609) Reconstruction - Design	Design	Upgrade			385	8,000	8,385	8,083	-	8,083	302	
166				Design											
167						-	362,683		2,317	(1,000)	364,000	48,660	1,980	50,640	313,360
168															
169	TRUE	C03453	Taroona Park 12 new seats	Reserves	New	31,720	-		1,629	-	33,349	34,209	-	34,209	(860)
170															
171						31,720	-	-	1,629	-	33,349	34,209	-	34,209	(860)
172															
173	TRUE	C03107	Channel Highway John St to Hutchins St	Roads	Upgrade	-	-	-	-	-	-	-	-	-	-
174	FALSE	C03205	Leslie Road widening	Roads	Renewal	-	-	-	688	-	688	14,939	-	14,939	(14,251)
175	FALSE	C03276	Upgrade Street Lighting to LED	Roads	Upgrade	342,889	-		1,921	-	344,810	40,333	8,858	49,191	295,619
176	FALSE	C03096	Adventure Bay Road (vic 334) Realignment	Roads	Upgrade	132,617	-		4,641	-	137,258	97,468	3,885	101,353	35,905
177	TRUE	C03193	Barnes Bay Jetty Replacement	Roads	50% R / 50% N	-	-		24	-	24	504	-	504	(480)
178	FALSE	C01183	Beach Road (vic 2-14) Footpath	Roads	Renewal	51,284	-		1,619	-	52,903	34,005	-	34,005	18,898
179	TRUE	C03344	Browns-Proctors Road Sealing of Approaches to Bro	Roads	New	2,823	-		-	-	2,823	-	-	-	2,823
180	FALSE	C03311	Browns Road (vic 1- 51) Rehabilitation - Stage 1 De	Roads	New	84,740	710,000		3,638	-	798,378	76,394	602,727	679,121	119,257
181	FALSE	C03312	Groombridges Road (vic Osleys Rd- 99) Sealing	Roads	Renewal	981,145	-		44,803	-	1,025,948	940,866	92,052	1,032,918	(6,970)
182	TRUE	C03315	Kingston Beach Sailing Club Carpark Upgrade	Roads	new	241,583	-		8,807	-	250,390	184,945	-	184,945	65,445
183	TRUE	C03313	Margate Oval Carpark Upgrade	Roads	New	65,096	-	30,000	7,005	60,000	162,101	147,115	-	147,115	14,986
184	TRUE	C03349	Nubeena Crescent Pedestrian Refuge	Roads	New	60,953	-		2,950	-	63,903	61,956	-	61,956	1,947
185	TRUE	C03316	Osborne Esplanade (vic 25a) Pedestrian Crossing	Roads	Renewal	260,635	-		12,389	-	273,024	260,177	-	260,177	12,847
186	FALSE	C03416	Kaoota Tramway Track Parking	Roads	New	14,354	-		-	-	14,354	-	-	-	14,354
187	TRUE	C03418	Missionary Road coastal works	Property	New	297,209	-		10,610	-	307,819	222,808	-	222,808	85,011
188	TRUE	C03427	Beach Road Footpath - Church St to Roslyn Ave	Roads	New	62,280	-	340,000	20,221	-	422,501	424,644	-	424,644	(2,143)
189	FALSE	C03441	Kingston Beach Breakwater Rehabilitation	Roads	Renewal	-	-		540	-	540	11,340	-	11,340	(10,800)
190	FALSE	C03489	Adventure Bay Road Upgrade vicinity No. 290	Roads	Upgrade	-	535,000		702	135,000	670,702	14,743	-	14,743	655,959
191	FALSE	C03490	Allens Rivulet Road Sealing of Approaches to Platyp	Roads	New	-	30,000		-	-	30,000	14,113	-	14,113	15,887
192	FALSE	C03491	Burwood Drive Gravel Footpath	Roads	Upgrade	-	180,000		6,521	-	186,521	136,934	5,178	142,112	44,409
193	FALSE	C03492	Cades Drive Rehabilitation	Roads	Upgrade	-	165,000		437	-	165,437	9,173	-	9,173	156,264
194	FALSE	C03493	Endeavour Place Junction Sealing	Roads	New	-	62,000		368	-	62,368	7,723	1,783	9,506	52,862
195	FALSE	C03494	Harvey Street Sealing	Roads	New	-	280,000		1,352	-	281,352	28,382	-	28,382	252,970
196	FALSE	C03495	Lockleys Road Junction Resealing	Roads	Renewal	-	62,000		1,036	-	63,036	21,760	1,783	23,543	39,493
197	TRUE	C03417	Snug River Pedestrian Bridge Replacement	Roads	Renewal	-	227,000		9,538	-	236,538	200,291	-	200,291	36,247
198	FALSE	C03199	Snug Tiers Road Reconstruction vic 42-120	Roads	Renewal	-	1,100,000		2,590	-	1,102,590	54,398	1,008,562	1,062,960	39,630
199	TRUE	C03496	Taroona Crescent Footpath Replacement No. 1 to 5	Roads	Renewal	-	160,000		7,681	-	167,681	161,301	-	161,301	6,380
200	TRUE	C03497	Village Drive Entrance Reconstruction	Roads	Renewal	-	100,000		6,561	35,000	141,561	137,784	-	137,784	3,777
201	FALSE	C03498	Wells Parade Reconstruction between Carinya Stree	Roads	Renewal	-	370,000		1,234	145,000	516,234	25,920	494,826	520,746	(4,512)
202	FALSE	C03499	Wyburton Place and Clare Street Reconstruction	Roads	Renewal	-	35,000		223	-	35,223	4,674	-	4,674	30,549
203	FALSE	C03431	Gemalia Road Reconstruction	Roads	Renewal	-	1,230,000		36,314	-	1,266,314	762,601	665,576	1,428,176	(161,862)
204	TRUE	C03501	Van Morey Road Safety Improvements	Roads	New	-	-	170,000	8,712	-	178,712	182,961	-	182,961	(4,249)
205	FALSE	C03508	Pelverata Road Slope Failure Repair	Roads	New	-	-	-	-	30,000	30,000	-	-	-	30,000
206				Roads											
207	TRUE	C90006	Access ramps	Roads	New	-	20,000		-	-	20,000	-	-	-	20,000

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					Carry Forward	2021/22	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	
208					-	615,000	-	-	(615,000)	-	-	-	-	-
209	TRUE C90002	2020/21 Resheeting Program	Roads	Renewal	-	-	-	-	-	-	-	-	-	-
210	TRUE C03398	Old Bernies Road - Resheet	Roads	Renewal	70,028	-	-	155	-	70,183	3,260	-	3,260	66,923
211	TRUE C03399	Snug Falls Road - Resheet	Roads	Renewal	-	-	-	88	-	88	1,841	-	1,841	(1,753)
212	TRUE C03400	Dulcia Road - Resheet	Roads	Renewal	22,696	-	-	-	-	22,696	-	-	-	22,696
213	TRUE C03484	Lawless Road - resheet	Roads	Renewal	-	-	-	5,136	107,000	112,136	107,856	-	107,856	4,280
214	TRUE C03485	Moodys Road - resheet	Roads	Renewal	-	-	-	3,906	74,000	77,906	82,017	-	82,017	(4,111)
215	TRUE C03486	Thompsons Road - resheet	Roads	Renewal	-	-	-	4,246	76,000	80,246	89,169	-	89,169	(8,923)
216	TRUE C03487	Cox Road - resheet	Roads	Renewal	-	-	-	6,403	125,000	131,403	134,463	223	134,686	(3,283)
217	FALSE C03488	Whittons Road - resheet	Roads	Renewal	-	-	-	9,884	233,000	242,884	211,966	-	211,966	30,918
218			Roads	Renewal	-	-	-	-	-	-	-	-	-	-
219					-	-	-	-	-	-	-	-	-	-
220	TRUE C90001	2020/21 Resealing Program	Roads	Renewal	-	1,000,000	-	-	(1,000,000)	-	-	-	-	-
221	TRUE C03392	Sandfly Road - Huon Hwy to Allens Rivulet Rd	Roads	Renewal	-	-	-	41	-	41	852	-	852	(811)
222	TRUE C03478	Channel Hwy - Orana Place to HN 227 - reseal	Roads	Renewal	-	-	-	1,655	32,000	33,655	34,751	-	34,751	(1,096)
223	TRUE C03434	Kunama Drive - Jindabyne Rd to Dorset Drive	Roads	Renewal	16,206	-	-	3,176	33,508	52,890	66,693	-	66,693	(13,803)
224	TRUE C03433	Nolan Cres - Freesia Crt to Willow Bend Rd	Roads	Renewal	15,217	-	-	7,401	99,783	122,401	155,428	-	155,428	(33,027)
225	FALSE C03479	Willow Bend Rd - Summerleas Rd to Olivia Crt - n	Roads	Renewal	-	-	-	9,768	200,000	209,768	205,130	-	205,130	4,638
226	TRUE C03480	Foley Road - reseal	Roads	Renewal	-	-	-	2,208	51,000	53,208	46,370	-	46,370	6,838
227	TRUE C03435	Hutchins St - Auburn Rd to Dorset Drive	Roads	Renewal	5,000	-	-	4,299	85,000	94,299	90,272	-	90,272	4,027
228	TRUE C03481	Wells Parade - Roslyn Ave to Derwent Ave - reseal	Roads	Renewal	-	-	-	5,113	96,000	101,113	107,380	-	107,380	(6,267)
229	TRUE C03482	Wells Parade - Persall Ave to Nyuna Rd - reseal	Roads	Renewal	-	-	-	6,311	122,000	128,311	132,532	-	132,532	(4,221)
230	TRUE C03509	Welbor Road junction sealing - reseal	Roads	Renewal	-	-	-	480	10,000	10,480	10,086	-	10,086	394
231	TRUE C03436	Dayspring Drive - Van Morrey to No. 19	Roads	Renewal	(388)	-	-	2,333	42,388	44,333	49,001	-	49,001	(4,668)
232	TRUE C03502	Parkdale Drive - Leslie Rd to HN 49 - reseal	Roads	Renewal	-	-	-	1,029	58,000	59,029	21,608	-	21,608	37,421
233	TRUE C03437	Culbara Rd	Roads	Renewal	(4,921)	-	-	885	37,921	33,885	18,577	-	18,577	15,308
234	TRUE C03438	Slattery's Rd junction	Roads	Renewal	9,000	-	-	649	14,000	23,649	13,630	-	13,630	10,019
235	TRUE C03483	Manuka Road - reseal	Roads	Renewal	-	-	-	2,323	64,000	66,323	48,783	-	48,783	17,540
236	TRUE C03439	Dulcia Road	Roads	Renewal	33,000	-	-	1,422	13,000	47,422	29,855	-	29,855	17,567
237	TRUE C03510	Honeys Road junction sealing - reseal	Roads	Renewal	-	-	-	266	2,400	2,666	5,589	-	5,589	(2,923)
238	TRUE C03511	Rainbirds Road junction sealing - reseal	Roads	Renewal	-	-	-	-	2,600	2,600	-	-	-	2,600
239	TRUE C03512	Roby Road junction sealing - reseal	Roads	Renewal	-	-	-	142	3,400	3,542	2,987	-	2,987	555
240	TRUE C03540	Huntingfield Ave (vic1179 Channel Hwy) Reseal	Roads	Renewal	-	-	-	-	40,000	40,000	-	39,000	39,000	1,000
241			Roads	Renewal	-	-	-	-	-	-	-	-	-	-
242	TRUE C03395	Prep works 2021/22	Roads	Renewal	80,500	-	-	-	(40,000)	40,500	-	-	-	40,500
243	TRUE C90015	Various heavy patching and junction sealing - re	Roads	Renewal	-	-	-	-	33,000	33,000	-	-	-	33,000
244					-	-	-	-	-	-	-	-	-	-
245					2,843,946	6,881,000	540,000	282,444	405,000	10,952,390	5,950,346	2,924,452	8,874,798	2,077,592
246					-	-	-	-	-	-	-	-	-	-
247	TRUE C03161	Community Road Safety Grant - Driving Simulator	Other	Renewal	-	-	-	271	-	271	5,699	-	5,699	(5,428)
248					-	-	-	-	-	-	-	-	-	-
249					-	-	-	271	-	271	5,699	-	5,699	(5,428)
250					-	-	-	-	-	-	-	-	-	-
251	TRUE C03026	Algona Road Stage 1 SW Upgrade	Stormwater	50% R / 50% U	-	-	-	7	-	7	145	-	145	(138)
252	TRUE C03163	Stormwater Regional Flood Gauge Network	Stormwater	New	30,896	-	-	1,092	-	31,988	22,939	-	22,939	9,049
253	FALSE C03241	Burwood Drive stormwater upgrade	Stormwater	50% N / 50% R	38,786	-	-	30	-	38,816	634	-	634	38,182
254	FALSE C03242	Leslie Road Stormwater Upgrade	Stormwater	New	29,801	-	-	138	-	29,939	2,891	-	2,891	27,048
255	TRUE C03250	Algona Road Stage 2 SW Upgrade-design only	Stormwater	50% N / 50% R	12,842	-	-	-	-	12,842	-	-	-	12,842
256	FALSE C03251	Hillside Drive Stormwater Upgrade	Stormwater	50% N / 50% R	19,562	235,000	-	10,963	-	261,525	230,227	4,540	234,767	26,757
257	TRUE C03354	Pit replacement & upgrade 2020/21	Stormwater	50% N / 50% R	-	-	-	55	-	55	1,178	-	1,178	(1,123)
258	TRUE C03513	Pit replacement & upgrade 2021/22	Stormwater	50% N / 50% R	-	50,000	-	1,715	-	51,715	36,019	-	36,019	15,696
259	TRUE C03355	Algona Road Stage 2 Stormwater Upgrade - Reline	Stormwater	Renewal	378,411	-	-	12,690	-	391,101	266,486	34,664	301,150	89,951
260	TRUE C03357	Boronia-Sherburn-CHD Stormwater Survey	Stormwater	New	54,416	-	-	2,327	5,800	62,543	48,876	-	48,876	13,667
261	TRUE C03361	Flinders Esp Stormwater EXTENSION	Stormwater	New	21,903	-	-	806	-	22,709	16,923	-	16,923	5,786
262	FALSE C03362	Flowerpot Outlet Improvements	Stormwater	New	-	26,000	-	273	-	26,273	5,724	2,386	8,109	18,164
263	TRUE C03363	Harpers Road Stormwater Upgrade - ROAD ONLY	Stormwater	New	146,362	-	-	6,769	-	153,131	142,145	-	142,145	10,986

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					Carry Forward	2021/22	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total		
264	TRUE	C03364	Leslie Road (vic 48) Stormwater Upgrade	Stormwater	50% R / 50% U	61,029	-	-	3,377	-	64,406	70,919	-	70,919	(6,513)
265	TRUE	C03365	Margate Rivulet Hydraulic Assessment	Stormwater	New	37,017	-	-	873	-	37,890	18,324	-	18,324	19,566
266	TRUE	C03367	Pear Ridge, Margate Stormwater Upgrade	Stormwater	New	21,947	-	-	497	-	22,444	10,447	-	10,447	11,997
267	TRUE	C03374	Timbertop Drive Stormwater Upgrade	Stormwater	New	47,871	-	-	1,908	-	49,779	40,064	-	40,064	9,715
268	TRUE	C03419	Bishop Davies to Kingston Green Stormwater Link	Stormwater	New	115,877	-	-	5,822	-	121,699	122,263	-	122,263	(764)
269	TRUE	C03451	Andersons Rd Culvert Upgrade (intersect with Huon)	Stormwater	New	-	-	-	293	-	293	6,153	-	6,153	(5,860)
270	TRUE	C03452	Andersons Rd (vic 127) Culvert Upgrade	Stormwater	New	-	-	-	45	-	45	954	-	954	(909)
271	TRUE	C03442	Flinders Esplanade - vic 35_35A - Construct Only	Stormwater	New	1,000	51,000	-	983	-	52,983	20,634	-	20,634	32,349
272	FALSE	C03443	Bundella Catchment Investigation	Stormwater	New	1,000	38,000	-	884	-	39,884	18,569	-	18,569	21,315
273	FALSE	C03450	Denison Street Wetlands Upgrade	Stormwater	Upgrade	736	30,000	-	132	-	30,868	2,771	-	2,771	28,097
274	TRUE	C03093	Garnett St Sg 1 SW Upgrade	Stormwater	Upgrade	-	374,000	-	28,108	206,000	608,108	590,260	4,150	594,410	13,698
275	FALSE	C03449	Kingston Depot Wash Down Bay	Stormwater	New	1,000	40,000	-	812	-	41,812	17,552	500	17,552	24,260
276	TRUE	C03448	Kingston Wetlands Upgrade	Stormwater	Upgrade	1,000	200,000	-	-	(201,000)	-	-	-	-	-
277	FALSE	C03424	Meath Avenue, Tarroona SW Upgrade	Stormwater	Upgrade	-	468,000	-	2,877	330,000	800,877	60,420	746,581	807,001	(6,124)
278	FALSE	C03444	Roslyn-Pearsall-Wells Catchment Investigation	Stormwater	New	1,000	37,040	-	-	(38,000)	40	-	-	-	40
279	TRUE	C03445	Van Morey-Frosts Road	Stormwater	New	1,000	15,000	-	-	(16,000)	-	-	-	-	-
280	TRUE	C03446	Victoria Avenue Epsilon Risk Assessment	Stormwater	New	1,000	35,000	-	7	(36,000)	7	156	-	156	(149)
281	FALSE	C03447	Woodlands-View-Hazell Catchment Invest incl Surve	Stormwater	New	1,000	76,670	-	746	-	78,416	15,656	-	15,656	62,760
282	FALSE	C03500	Allens Rivulet Road Footway Improvements	Stormwater	Upgrade	-	45,000	-	2,535	5,000	52,535	53,238	-	53,238	(703)
283				Stormwater		-	-	-	-	-	-	-	-	-	-
284						-	-	-	-	-	-	-	-	-	-
285						1,071,256	1,720,710	-	86,764	255,800	3,134,530	1,822,070	792,821	2,614,891	519,639
286	BD0000	Capital Balancing Account	Other			-	-	-	-	(998,248)	(998,248)	-	-	-	(998,248)
287	OC	On costs on capital project				-	-	-	(665,641)	-	(665,641)	-	-	-	(665,641)
TOTAL CAPITAL EXPENDITURE						12,960,391	12,049,893	1,892,268	(101)	15,957	26,918,407	16,939,571	9,308,389	26,247,960	670,447

TOTAL CAPITAL EXPENDITURE

Transferred to Operational expenditure	399,932	[262,683]
	Budget	Actual Incl Commitments
Renewal	8,722,291	8,533,438
Upgrade	5,706,836	3,114,500
New	4,481,690	3,379,374
	18,910,817	15,027,312
Kingston Park New	6,243,315	10,200,145
Bruny Island Tourism grant New	1,299,635	915,009
City Deal funding	545,355	22,611
Local Roads and Community Infrastructure	(81,311)	82,886
	26,918,411	26,247,962

NOTE: Classification is an estimate at the start of a project and may change on completion of job.

KINGSTON PARK
CAPITAL EXPENDITURE TO 30/06/2022

	Budget & Carried Forward Expenditure	Actual	Commit- ments	Total	Variance
Overall Project budget (yet to be allocated)	270,000				270,000
C00688 KP Boulevard Construction	0	0	0	0	0
C00689 KP Pandalote 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)	41,459	6,068	46,420	52,488	(11,029)
C01606 KP Parking Strategy	(2,000)	0	0	0	(2,000)
C03179 KP Temporary Car Park	108,556	0	0	0	108,556
C01618 Boulevard Construction Stage 1A	326,158	330,551	0	330,551	(4,393)
C01627 KP Site - Land Release Strategy	(50,218)	41,356	0	41,356	(91,574)
C01628 KP Site - General Expenditure	42,541	130,739	0	130,739	(88,198)
C03069 KP Community Hub Construction	63,529	8,387	142,973	151,361	(87,832)
C03175 KP Community Hub Plant & Equipment	(1,824)	0	0	0	(1,824)
C03173 KP Public Open Space - Playground	340,672	384,845	332,008	716,853	(376,181)
C03277 KP Public Open Space - Stage 2	2,592,571	2,860,013	141,249	3,001,263	(408,692)
C03504 KP Playground Security Cameras	231	9,470	0	9,470	(9,239)
C03293 Pandalote Parade Northern Section (TIP)	350,310	414,506	0	414,506	(64,196)
C03278 KP Perimeter shared footpath	0	0	0	0	0
C03174 KP Public Open Space - Hub link to Playground	(343)	4,237	0	4,237	(4,580)
C03279 KP Boulevard Construction Stage 1B	1,759,655	1,435,363	3,485,486	4,920,849	(3,161,194)
C03532 John St Roundabout Upgrade	700,000	0	0	0	700,000
C03306 KP Road F design and construct	(353,395)	360,317	30,003	390,320	(743,715)
C03280 KP Stormwater wetlands	(43,052)	36,152	0	36,152	(79,204)
Total	6,243,315	6,022,005	4,178,139	10,200,144	(3,956,829)

17 NOTICES OF MOTION

At the time the Agenda was compiled there were no Notices of Motion received.

18 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 - AB2214 Harvey Road Sealing

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.*

Food Organic Garden Organic (FOGO) Processing Services

Regulation 15 (2)(d) *contracts, and tenders, for the supply and purchase of goods and services and their terms, conditions, approval and renewal.*

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 - AB2214 Harvey Road Sealing	
Food Organic Garden Organic (FOGO) Processing Services	

CLOSURE

APPENDIX

- A General Manager's Activities 27 June 2022 to 22 July 2022
- B Current and Ongoing Minute Resolutions (Open Session)
- C Calendar
- D Forward Agenda

Public Copy

A GENERAL MANAGER'S ACTIVITIES 27 JUNE 2022 TO 22 JULY 2022

27 June	Attended Council Workshop
28 June	Participated in the Metropolitan Council GM's Weekly meeting
29 June	Participated in Teams meeting with the Office of Racing Integrity
30 June	Attended TasWater Owners Representatives Group General Meeting
1 July	Attended Business South's launch of the new Workplace Entrepreneurs Facilitators Program
	Attended the LGAT AGM
4 July	Attended Council meeting
5 July	Attended the Greater Hobart GM/CEO Monthly Meeting
6 July	Attended the STCA/RCCI Climate Change Communications Workshop
11 July	Attended Council Workshop
12 July	Participated in the Metropolitan Council GM's Weekly meeting
14 July	Attended the Hobart City Deal Transport and Housing Project Steering Committee Meeting
18 July	Attended Council meeting
19 July	Participated in the Metropolitan Council GM's Weekly meeting
20 July	Attended the Greater Hobart Mayors Forum
21 July	Met with a representative of Traders In Purple
	Participated in a Merchant Fraud webinar
	Attended the Kingborough Volunteer Program 10-year Anniversary function

B CURRENT AND ONGOING MINUTE RESOLUTIONS (OPEN SESSION)

CURRENT	
Resolution Title	Civic Centre Flagpole Policy
Meeting Date	18 July 2022
Minute No.	C306/14-2022
Status	Ongoing
Responsible Officer	Acting Director Environment, Development & Community Services
Officers Comments	Revised draft to be considered at a future workshop
Anticipated Date of Completion	November 2022
STILL BEING ACTIONED	
Resolution Title	Speed Limit on Woodbridge Hill Road
Meeting Date	6 June 2022
Minute No.	C256/10-2022
Status	Ongoing
Responsible Officer	Director Engineering Services
Officers Comments	Preparing a submission for consideration of Transport Commission
Anticipated Date of Completion	October 2022
Resolution Title	Biodiversity Offset Policy
Meeting Date	4 April 2022
Minute No.	C161/6-2022
Status	Ongoing
Responsible Officer	Acting Manager Environmental Services
Officers Comments	Report on changes presented to Council. Council workshop completed. Policy review report to Council in August 2022
Anticipated Date of Completion	August 2022
Resolution Title	Love Living Locally 2023
Meeting Date	21 April 2022
Minute No.	C186/7-2022
Status	Ongoing
Responsible Officer	Acting Director Environment, Development & Community Services
Officers Comments	Criteria to be developed for new grant model
Anticipated Date of Completion	September 2022
Resolution Title	Glyphosate
Meeting Date	7 February 2022
Minute No.	C54/2-2022
Status	Ongoing
Responsible Officer	Acting Director Environment, Development & Community Services
Officers Comments	Matter deferred pending the release of international research. A report will come to Council after that research has become publicly available.
Anticipated Date of Completion	June 2023

Resolution Title	Smoke Free Sports Precinct
Meeting Date	20 December 2021
Minute No.	C677/25-2021
Status	Ongoing
Responsible Officer	Senior Environmental Health Officer
Officers Comments	Report to Council being prepared
Anticipated Date of Completion	August 2022
Resolution Title	Kingborough Bicycle Advisory Committee
Meeting Date	3 May 2021
Minute No.	C211/8-2021
Status	Ongoing
Responsible Officer	Manager Development Services
Officers Comments	Awaiting direction from the Planning Commission as to when the Scheme may progress
Anticipated Date of Completion	August 2022
Resolution Title	Petition: Development of Walking Track in Spring Farm and Whitewater Park Estates to Connect to Huntingfield
Meeting Date	1 March 2021
Minute No.	C94/4-2021
Status	Ongoing
Responsible Officer	Director Governance, Recreation & Property Services
Officers Comments	Capital bid lodged for 2022/23
Anticipated Date of Completion	June 2023
Resolution Title	Properties for Disposal
Meeting Date	26 October 2020
Minute No.	C626/20-2020
Status	In progress
Responsible Officer	Director Governance, Recreation & Property Services
Officers Comments	Two properties sold
Anticipated Date of Completion	December 2022
Resolution Title	Hobart City Deal and Implementing the Kingston Place Strategy
Meeting Date	13 July 2020
Minute No.	C397/13-2020
Status	Ongoing
Responsible Officer	Director Governance, Recreation & Property Services
Officers Comments	A major project which will be ongoing for the next three years and regular reports will be provided to Council
Anticipated Date of Completion	Ongoing
Resolution Title	Funding for Public Infrastructure Required to Support Large Sub-divisions
Meeting Date	22 July 2020
Minute No.	C429/14-2020
Status	In progress
Responsible Officer	Director Environment, Development, Community
Officers Comments	LGAT has released a discussion paper (April 22) which is being reviewed by officers to provide feedback. LGAT's advocacy is ongoing.
Anticipated Date of Completion	Unknown

Resolution Title	Paid Parking Within Central Kingston
Meeting Date	13 January 2020
Minute No.	C30/1-20
Status	Ongoing
Responsible Officer	Director Governance, Recreation & Property Services
Officers Comments	This is to be revisited following the completion by the State government of the Huntingfield park and ride.
Anticipated Date of Completion	November 2022
Resolution Title	Information & Communications Technology Review
Meeting Date	27 May 2019
Minute No.	C364/10-19
Status	Ongoing
Responsible Officer	Chief Information Officer
Officers Comments	Security review component completed by independent auditors. An independent audit of Council's ICT security controls with a focus cyber security, including assessment against the Essential Eight threat mitigation strategies has been completed by WLF. The findings and recommendations have been submitted to the Audit Panel. This activity, which was funded through the internal audit program, covers off on a significant part of the resolution which sought to identify and "lower risks" and highlight "areas for improvement". The remaining components such as identifying opportunities to improve service delivery or reduce service delivery costs across its operations have yet to be independently reviewed.
Anticipated Date of Completion	Security/Risk - April 2022. Balance yet to be funded