

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, 15 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. 16 to be held on Monday, 15 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, 9 August 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, 15 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 C Glade-Wright
Councillor D Grace
Councillor A Midgley
Councillor C Street
Councillor S Wass

4 APOLOGIES

5 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the open session of the Council Meeting No.15 held on 1 August 2022 be confirmed as a true record.

6 WORKSHOPS HELD SINCE LAST COUNCIL MEETING

8 August - Waste

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 Public Open Space Funds

AJ Kingston submitted the following question on notice:

1. *Would Council please provide a record of the contributions to, and the expenditure of, the Public Open Space account?*
2. *What is the origin of each contribution to the Public Open Space fund? Please specify the amount received, as well as the location of the subdivision, land sale or other activity that each contribution relates to?*
3. *Which projects have received funding from the Public Open Space account? Please specify the location of the projects and the amount of funding received?*
4. *Which projects have been allocated funding from the Public Open Space account but are awaiting expenditure? Please specify the location and the amount allocated?*

Officer's Response:

Given the complexity of the information requested, it will take some time to collate the data and will be provided to a future Council Agenda.

John Breen, Chief Financial Officer

11 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS

12 QUESTIONS ON NOTICE FROM COUNCILLORS

12.1 Davies Road Upgrade

Cr Midgley submitted the following question on notice:

Is there a road upgrade plan for Davies road in Lower Snug? If so when was this plan developed? What is its current status of these works?

Officer's Response:

A project for road widening to improve traffic flow and stormwater upgrade to reduce flooding issues is listed in the long term capital works program. It is currently proposed to be undertaken in the 2023/24 financial year. Investigation of this street for roadworks and stormwater matters prior to construction has been included in the 22/23 programme

This project was originally identified by a previous Stormwater Engineer in 2016.

Darren Johnson, Manager Works

12.2 FOGO Signage at Barretta

At the Council meeting on 1 August 2022, **Cr Midgley** asked the following question without notice to the General Manager, with a response that the question would be taken on notice:

Do we have any signage at Barretta promoting where the FOGO service is behind the way bridge?

Officer's Response:

Signage is currently in place promoting and directing patrons to the FOGO area at Barretta.

David Reeve, Director Engineering Services

OPEN SESSION ADJOURNS

PLANNING AUTHORITY IN SESSION

13 OFFICERS REPORTS TO PLANNING AUTHORITY

13.1 DA-2022-104 - DEVELOPMENT APPLICATION FOR FIVE MULTIPLE DWELLINGS, DEMOLITION OF EXISTING DWELLING AND OUTBUILDING AT 36 POWELL ROAD, BLACKMANS BAY AND TREE REMOVAL AT 32 TALONE ROAD, BLACKMANS BAY

File Number: DA-2022-104
Author: Darshini Bangaru, Planning Officer
Authoriser: Tasha Tyler-Moore, Manager Development Services

Applicant:	Host Holdings Pty Ltd
Owner:	Mr R B Stewart and Mrs J L Stewart
Subject Site:	36 Powell Road and 32 Talone Road, Blackmans Bay
Proposal:	Five multiple dwellings, demolition of existing dwelling and outbuilding at 36 Powell Road, and tree removal at 32 Talone Road
Planning Scheme:	Kingborough Interim Planning Scheme 2015 <i>Assessment is based on KIPS2015 and provisions of PD8 (which commenced 22 Feb 2022)</i>
Zoning:	General Residential
Codes:	E6.0 Parking and Access E7.0 Stormwater Management
Use Class/Category:	Residential – Multiple Dwellings (36 Powell Road) and Single Dwelling (32 Talone Road)
Discretions:	CI 10.4.2 A3: Setbacks and building envelope for all dwellings; CI 10.4.2 A4: Setbacks and building envelope for all dwellings; CI 10.4.3 A2: Site coverage and private open space for all dwellings; CI 10.4.6 A3: Privacy for all dwellings.
Public Notification:	Public advertising was undertaken between 9 July 2022 and 22 July 2022 in accordance with section 57 of the <i>Land Use Planning and Approvals Act 1993</i>
Representations:	Three (3) representations were received against the proposal. The submissions raised the following grounds: <ul style="list-style-type: none"> • Building setbacks; • Solar access and overshadowing; • Impact on tree; • Site Coverage; • Location of waste storage area; • Parking and Access; and • Traffic impacts on local road network.
Recommendation:	Approval subject to Conditions

1. PROPOSAL

1.1 Description of Proposal

The proposal is for the demolition of an existing residential dwelling and outbuilding at 36 Powell Road, and construction of five multiple dwellings and associated works within this lot, and the removal of a large *Pinus radiata* tree located in the rear of 32 Talone Road, Blackmans Bay.

The five double storey units will be located along the length of the lot to the east, with an access driveway located to the west. Units 1 - 4 will contain a single vehicle garage and adjoining open parking space, three bedrooms and associated ensuites and an open plan kitchen living and dining area. Unit 5 will contain a double vehicle garage, two bedrooms and associated ensuites, an open plan kitchen living and dining area. All units will have alfresco decks to the northeast, patios, side and rear yards which will serve as private open space.

There will be provision for two visitor parking spaces adjacent to Unit 1 located within the shared driveway area. A copy of the Site and Location Plan is below under *Figure 1* and 3D rendering of the proposed development is under *Figure 2* overleaf.



Figure 1: Site and Location Plan



Figure 2: Artistic impression of proposal from Powell Road

A landscaping plan for the proposal has been submitted which shows plantings along the driveway and along the frontage. Unit 1 encroaches into the Tree Protection Zone (TPZ) of a *Eucalyptus globulus* located within the Council Road reserve on Powell Road, however, this tree is proposed for retention.

Both stormwater and sewer infrastructure is available, and the Units will be connected via a single lot connection.

The proposed multiple dwellings and associated infrastructure would be fully contained within the site at 36 Powell Road. The site at 32 Talone Road forms part of the development application as a large *Pinus radiata* tree located in the rear of the lot is proposed for removal as part of the development. Other than tree removal works on this property, no other development works are proposed on the site at 32 Talone Road.

1.2 Description of Site

The subject site at 36 Powell Road is a linear 1,673m² lot, extending south-east to north-west with frontage on Powell Road. This site currently has a residential dwelling located close to the street. The site is gradually sloping up from the road and contains garden plantings throughout.

The site at 32 Talone Road is a linear 792m² lot orientated north-east to south-west, also containing a single residential building. This site forms part of the subject application as the proposal includes the removal of the large *Pinus radiata* which is located at the rear of this site.

The subject sites 36 Powell Road and 32 Talone Road comprise single residential dwellings originally built in the 1960's according to Council records.



Figure 3: Aerial image of the subject sites within the surrounding context

2. ASSESSMENT

2.1 State Policies and Act Objectives

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

The proposal is consistent with the 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 General Residential zone

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

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

Response: It is considered that the proposed development of five multiple dwellings offers a range of accommodation options and contributes to urban consolidation and housing choice. Blackman's Bay area is characterised as a highly urbanised area with adequate infrastructure required to cater for such developments. There are a number of similar unit developments in the locality which cater to the housing shortages seen across Greater Hobart area.

Clause 10.1.2– Local Area Objectives and Desired Future Character Statements

The Scheme details separate Local Area Objectives and Desired Future Character Statements for the main towns in the municipal area. The following Local Area Objectives and Desired Future Character Statements are relevant to the assessment of this application.

Local Area Objectives		Implementation Strategy	
(a)	Blackmans Bay should be maintained as an established residential area with a high level of amenity associated with its coastal location, pleasant views and lifestyle.	(a)	The natural landscape and setting is an important issue when considering new development proposals.
Desired Future Character Statements		Implementation Strategy	
(a)	Blackmans Bay should continue as a predominantly low-density residential area with larger lot sizes that enable reasonable setbacks, the retention of native vegetation and gardens.	(a)	New development should respect the amenity of surrounding residences and the natural landscape. Multi-unit housing should be encouraged to locate in the area surrounding the Opal Drive commercial precinct.

Response: The proposal located within Blackmans Bay is sited in an area with a range of infill multi-unit development and complies with the above-mentioned statements and objectives as the proposal is located on a large lot size that is able to accommodate five multiple units while providing for adequate setbacks and outdoor amenity.

2.3 Statutory Planning

The use is categorised as Residential (Multiple Dwelling) under the Scheme, which is a use that requires Permitted assessment in the General Residential Zone. 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:

Clause 10.4.2 (A3) - Setbacks and building envelopes for all dwellings

Acceptable Solution
A3 - A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:

<p>(a) be contained within a building envelope (refer to Figures 10.1, 10.2 and 10.3) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p>
<p>Performance Criteria</p> <p>P3 - The siting and scale of a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</p> <p>(ii) overshadowing the private open space of a dwelling on an adjoining property;</p> <p>(iii) overshadowing of an adjoining vacant property; or</p> <p>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</p> <p>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</p> <p>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <p>(i) an adjoining property; or</p> <p>(ii) another dwelling on the same site.</p>
<p>Proposal</p> <p>A3(a) (ii) – does not comply - Unit 5 which is located to the rear of the lot would be located outside the building envelope. All other buildings would be contained within the permissible building envelope.</p> <p>A3(b)(ii) - does not comply- The proposal also includes retaining walls with a length greater than 9m and a maximum height of 0.8m from NGL in proximity along the side and rear boundaries.</p>

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

- Unit 5 is located to the rear of the lot and a small portion of the roof line would fall outside the building envelope, as shown in *Figures 4 & 5* below. Given the siting and orientation of Unit 5 on the overall site, it will not unreasonably impact on the amenity of the dwelling on a neighbouring property as it immediately adjoins a driveway and hardstand at 30 Talone Road (seen in the aerial image above under *Figure 3*).

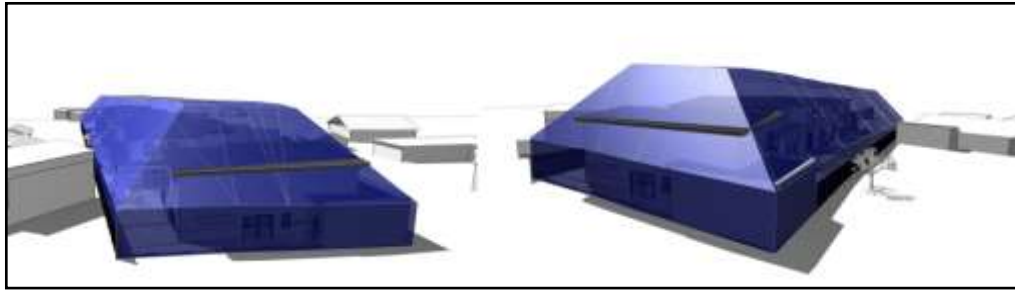


Figure 4: Illustration indicating portion of U5 not contained within the permissible building envelope

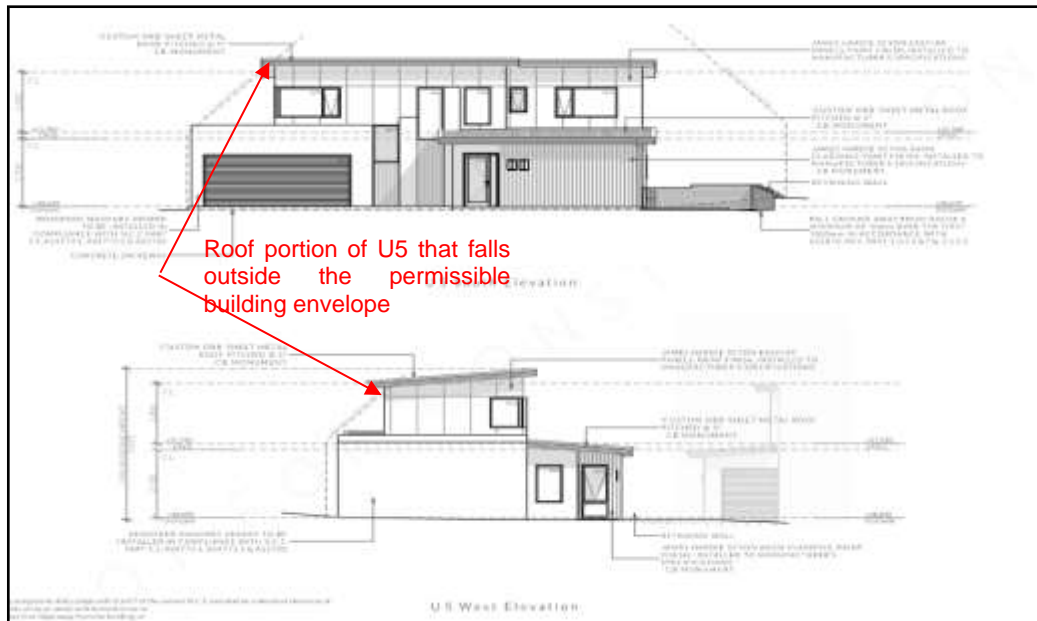


Figure 5: Elevations of U5 showing roof outside the building envelope

- Shadow diagrams were supplied by the applicant demonstrating that no adjoining properties will be unreasonably impacted by the proposal. An extract of the overshadowing analysis is overleaf under Figure 6.

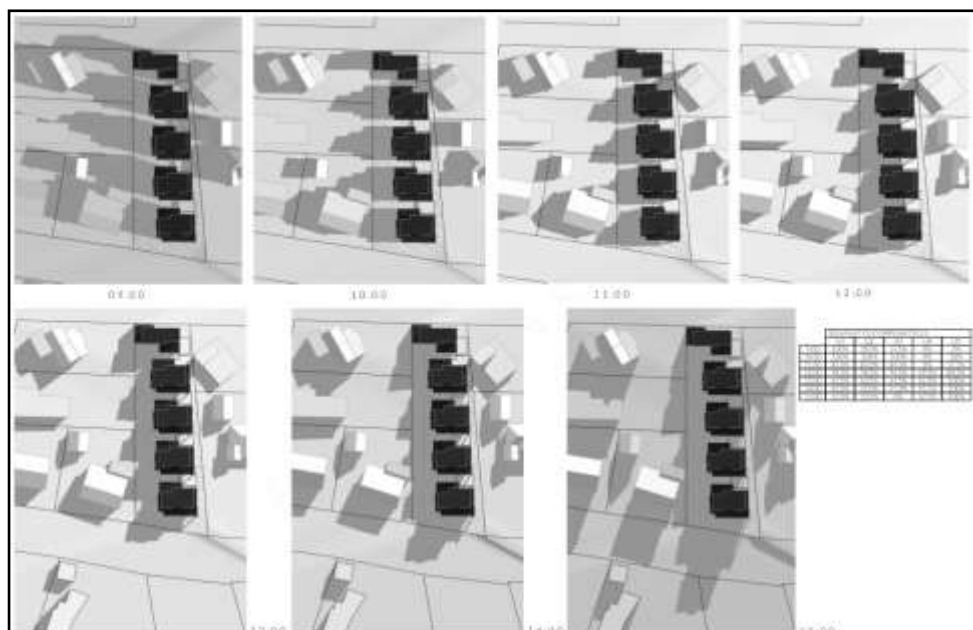


Figure 6: Overshadowing Analysis

- The properties to the west will be impacted between 9am and 11am on 21 June. It is considered that the arrangement of the multiple dwellings is such that more than fifty percent of each dwellings' private open space receives a minimum of 3 hours sunlight between 9am – 3pm on 21 June.
- Although the units are double storey, other than Unit 5, all other units would be fully contained within the permissible building envelope. Only a small portion of the roof of Unit 5 falls outside the permissible building envelope.
- The proposed units typically have an upper level which steps inward within the footprint of the lower level, thus minimising a bulky appearance. There are a number of similar development styles in the area, and it is considered the proposed units would not be visually obtrusive, or bulky when viewed from the adjoining lands given the majority of the buildings are fully contained within the permissible building envelope.
- The proposal includes retaining walls which would have lengths greater than 9m located in close proximity to the north-east side and rear boundaries. The retaining walls are proposed to allow for levelled land to facilitate the proposed development. These retaining walls would have varying heights following the topography of the land with a maximum height of 0.8m above NGL, which is below the standard fence height. It is considered that the retaining walls will not cause any overshadowing or be visually intrusive;
- It is not considered that there is an established pattern of development in the area, however, given the discretion largely relates to the retaining walls on the site and a small portion of the roof of Unit 5, the proposal is not considered unreasonable in relation to likely future development in the area.
- Given the compliant setback distances, it is considered the proposed separation between dwellings on adjoining properties would be consistent with that existing on established properties in the area.

Clause 10.4.2 – A4 Setbacks and building envelope for all dwellings

Acceptable Solution
A4 - No trees of high conservation value will be impacted.
Performance Criteria
P4 - Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.
Proposal
The works will impact on one tree of high conservation value, being a <i>Eucalyptus globulus</i> (Blue Gum) with a 144cm DBH located on the Council owned Road Reserve at the front of the subject lot.

Council's Environmental Planner has reviewed the proposal and has advised that the proposed variation can be supported pursuant to this Performance Criteria of the Zone for the following reasons:

- A tree plan submitted with the application indicates the TPZ of the Blue Gum tree is 15m and the report demonstrates that the level of encroachment within the TPZ is approximately 6.5%, and therefore does not constitute considered 'major encroachment' under AS 4970-2009.



Figure 7: Encroachment into TPZ of Eucalyptus Globulus highlighted in red

- The tree is proposed for retention and the impact is limited to the northwest corner of the TPZ of the subject tree. This area is not a known Swift Parrot foraging area. Therefore, the development has been designed and located far enough back from the tree to reduce impacts on this high conservation value tree.

Conditions are recommended for inclusion in any permit issued requiring tree protection measures be implemented before the commencement of on-site works and limiting vegetation removal.

Clause 10.4.3 – A2 Site coverage and private open space for all dwellings

Acceptable Solution
<p>A2 - A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is not less than: <ul style="list-style-type: none"> (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of not less than: <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10.
Performance Criteria
<p>P2 - A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <ul style="list-style-type: none"> (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.

Proposal

The private open space for all Units does not meet the minimum requirements as follows:

A2(a) – does not comply - the units would have decks each of 16.35m² (for Units 1 -4) and 14.11m² (for Unit 5).

A2(b) – does not comply – the deck would have a minimum dimension of 3m.

A2(c) – does not comply – Unit 1 deck would be located between the dwelling and the frontage, where the frontage is not orientated 30 degrees to the west or east of north.

A2(d) – complies - the deck would be of a flat surface.

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

- The total area provided for private open space for the Units is in excess of 60m² as detailed below, and much of the area located to the north of the site, refer Figure 6 below.

Unit 1	90.38m ²
Unit 2	85.67m ²
Unit 3	75.75m ²
Unit 4	61.20m ²
Unit 5	61.25m ²



Figure 8: Site plan showing POS available for each unit

- As seen under Figure 8 above, additional to the deck, each unit would have a rear patio and backyard, in excess area of 24m². The patio will lead directly to the rear yard, which would have a battered area to accommodate the slope of the land.
- Due to the design and site limitations, the private open space available for the residents would be a combination of decks, patios and natural ground level. While the development is unable to accommodate 24m² within one location, with a minimum horizontal dimension of 4m, it is considered the residents would have adequate open useable areas within each unit.
- The access to the private open space for all units is via sliding glazed doors onto the deck, and patio which provides for both good solar access to the north-east and north-west.
- It is therefore considered that the proposal has adequately provided for private open space for all Units for multiple outdoor recreation purposes that is conveniently located in relation to living areas and would provide adequate area that is oriented to take advantage of sunlight capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and safe children's play.

Clause 10.4.6 – A3 Privacy for all dwellings

Acceptable Solution
<p>A3 - A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) it is separated by a screen of not less than 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.</p>
Performance Criteria
<p>P2 - A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>
Proposal
<p>Windows W08 and W09 for Units 2, 3 and 4 would be located in close proximity to the car parking space of another unit on the same lot. While these windows are proposed to have a sill height of 1.7m above the finished floor level, they would not have a separation of at least 1m from this parking space. This does not meet A3(b).</p>

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

- As discussed above, Windows W08 and W09 for Units 2, 3 and 4 are proposed to have a sill height of 1.7m above the FFL. However, Windows W08 and W09 of Unit 2 would not have a separation distance of 1m from the onsite parking space of Unit 1, W08 and W09 of Unit 3 would not have a separation distance of 1m from the onsite parking space of Unit 2 and W08 and W09 of Unit 3 would not have a separation distance of 1m from the onsite parking space of Unit 2.

- These windows do not directly face a shared driveway, rather the car parking space of another unit on the same lot. Therefore, these windows would not be subject to impacts due to moving vehicles within the site, which would be experienced if these windows were facing the shared driveway.

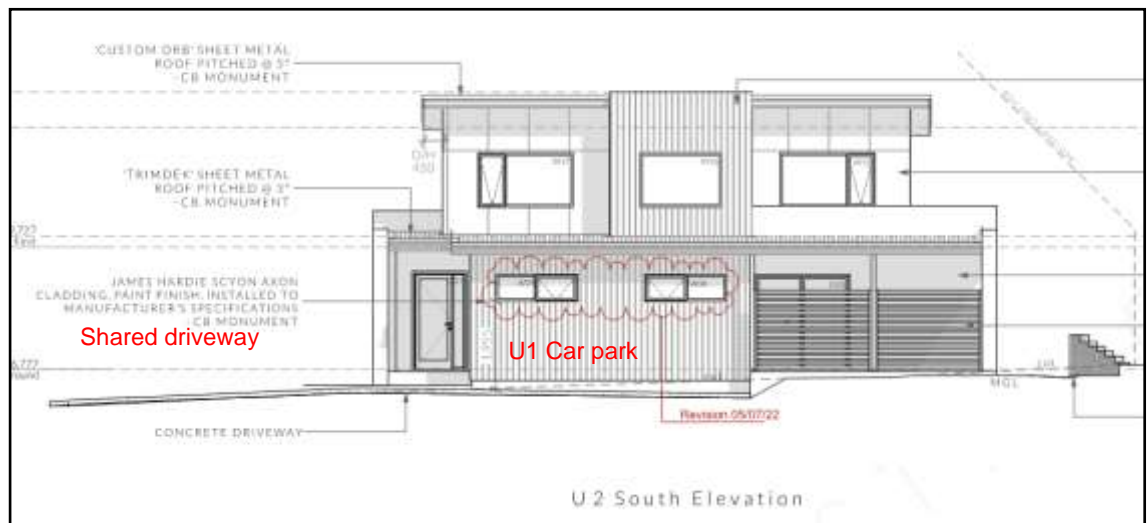


Figure 9: U2 South Elevation indicating W08, W09 adjacent to U1 car park

- Given the sill height is proposed to be 1.7m above the FFL, privacy, and light intrusion impacts into the living spaces would be mitigated. It is unlikely there would be unreasonable noise impacts caused due to the parking of a single car within adjacent car space.

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 9 July 2022 to 22 July 2022

Three (3) representations were received during the public exhibition period. The following issues were raised by the representors:

2.5.1 Building setbacks

One representor pointed out that adequate setbacks were not proposed for Unit 5 (to rear boundary) and Units 3 and 4 (to north-east side boundary). Another representor highlighted that the building separation between dwellings on adjoining lots is not compatible with that prevailing in the surrounding area.

Response: The proposed Unit 5 meets the minimum building setback distances stipulated for side and rear boundaries under Clause 10.4.2 (A3). The provisions of PD8 (which commenced 22 Feb 2022) do not have a minimum building setback requirement for the rear boundary, where the building length is lesser than 9m. While part of Unit 5 would be in close proximity to the rear boundary, only a building length of 6.3m would be within 1.5m of the rear boundary which meets the rear boundary setback requirements stipulated by the Scheme. The building setbacks of Units 3 and 4 from the north-eastern side boundary would be 2.085m – 2.124m and 1.802m respectively, which also meets the permissible setback requirements for side boundaries stipulated by the Scheme.

2.5.2 Solar access and overshadowing

One representor was concerned about the loss of sunlight due at 38 Powell Road and provided options for increasing setbacks for Units 1 – 3 from the south-western boundary to mitigate this. Another representor also raised concerns relating to the loss of sunlight to 38 Powell Road and pointed out the proposed development would reduce solar access into the dwelling and within the rear garden space of this lot.

Response: Refer to the shadow analysis diagrams under *Figure 6* above. While it is acknowledged that parts of the site and the dwelling at 38 Powell Road would be overshadowed by the proposed development in the morning time between 9am – 11am, the shadow analysis clearly indicates that the rear yard and the dwelling of 38 Powell Road would still have solar access in the afternoon time. A majority of the rear yard at 38 Powell Road would receive sunlight from 11am – 3pm and solar access would be available within the habitable spaces of the dwelling that are orientated to the north and west from 11am – 3pm.

2.5.3 Impact on tree

One representor raised concerns regarding the proximity of development to the Blue Gum tree along the frontage of the lot, which will endanger the swift parrots using this tree.

Response: Council's Environmental Planner has advised that the tree is proposed for retention and the impact is limited to the north-west corner of the TPZ of the subject tree. This area is not a known Swift Parrot foraging area. Therefore, the development has been designed and located far enough back from the tree to mitigate impacts on this high conservation value tree.

2.5.4 Site Coverage

One of the representors pointed out that the development must have at least 25% of the site free from impervious areas, and that this requirement does not appear to be met.

Response: Under the current standards applicable for lands zoned General Residential in accordance with the provisions of PD8 which commenced 22 Feb 2022, there are no specific standards stipulating the site is to have at least 25% free from impervious surfaces. Therefore, this issue is not relevant.

2.5.5 Location of waste storage area

One representor raised concerns relating to the location allocated for the bin storage area as shown on the plans and that this area is far away from the proposed driveway for the units.

Response: The plans indicate a 1.5m² area in the rear yard of each proposed unit allocated exclusively for waste storage. The acceptable solution of Clause 10.4.8 (A1) of the Scheme only stipulates that the waste storage area must be *"an area for the exclusive use of each dwelling, excluding the area in front of the dwelling"*. There are no standards relating to the proximity of the waste storage area to the driveway, therefore this issue is not relevant. It is considered the proposed waste storage area indicated in the plans is in an accessible and convenient location, to the rear of each unit.

2.5.6 Parking and Access

Concerns were raised regarding parking requirements, access and vehicle turning and passing and adequate width to facilitate visitor parking adjacent to Unit 1.

Response

Council's Development Engineer has reviewed the proposal and has advised the access is to be widened to a double access width to permit passing. Passing along the internal driveway at various points is included.

The development complies with the Scheme for the number of parking spaces and includes 2 visitor parking spaces. It is considered the proposal meets the relevant standards under Code E6.0 Parking and Access of the Scheme.

2.5.7 Traffic impacts on local road network

One of the representors raised concerns with the increased traffic movements on Powell Road due to the rising pattern of units developments along this road. A traffic impact study was requested.

Response: Council's Development Engineer has advised that Powell Road has recently been upgraded by Council and has sufficient capacity for the increase in traffic movements due to the development.

2.6 Other Matters

Proposed Tree Removal

Council's Environmental Planner has advised that the large *Pinus radiata* tree proposed for removal on 32 Talone Road, Blackmans Bay is not considered a significant tree species and no conditions are required for its removal.

TasWater

The application was referred to TasWater. A TasWater Submission to Planning Authority Notice was provided (TWDA 2022/00476-KIN) imposing conditions on the application. A condition must be included in any permit issued accordingly.

3. CONCLUSION

The application for five multiple dwellings and associated works at 36 Powell Road and 32 Talone Road, Blackmans Bay, complies with the relevant Acceptable Solutions and Performance Criteria of the Scheme. While there may be some minor impacts on the adjacent properties, these impacts would not be unreasonable. It is therefore recommended that a planning permit be granted subject to standard conditions and other conditions reflecting the above discussion.

4. RECOMMENDATION

That the Planning Authority resolves that the development application for five multiple dwellings, demolition of existing dwelling and outbuilding at 36 Powell Road, and tree removal at 32 Talone Road at 36 Powell Road and 32 Talone Road, Blackmans Bay for Host Holdings 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 2022-104 and Council Plan Reference No. P3 submitted on 6 July 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. Prior to commencement of on-site works, engineering design drawings must be submitted to Council for approval. The engineering plans and specifications must be prepared and certified by a professional Civil Engineer. Plans must be to satisfaction of the Director Engineering Services and Manager Development Services and comply with:
- Tasmanian Standard Drawings
 - Austroads Standards and Australian Standards
 - Australian Rainfall and Runoff Guidelines

The Plans must include, but are not limited to:

- (a) Detailed internal vehicular and pedestrian access, carparking and manoeuvring areas including:
- (i) Longitudinal and cross sections of the driveway/access road
 - (ii) Contours, finish levels and gradients of the driveway/access road
 - (iii) Provision of vehicle access (crossovers) with notation to be constructed in standard grey concrete with a broomed non-slip finish
 - (iv) Provision of passing bays
 - (v) Pavement construction
 - (vi) Signage for visitor spaces or residential/commercial spaces if allocated
 - (vii) No parking/keep clear signage for turning bay areas
 - (viii) Wheel stops for open parking bays (as appropriate)
 - (ix) Lighting for parking and vehicle circulation roadways and pedestrian paths
 - (x) Surface treatment and stormwater drainage
- (b) Design (including supporting documentation and hydraulic calculations) of the proposed stormwater infrastructure including:
- (i) Layout details and new 225mm dia. stormwater connection to the grated pit in Powell Road.
 - (ii) A water sensitive urban design system to achieve the acceptable stormwater quality target required in Table E7.1 of the Kingborough Interim Planning Scheme 2015 including MUSIC modelling
 - (iii) A reticulated stormwater system sized to accommodate at least the estimated 5% AEP (Annual Exceedance Probability) flow.
 - (iv) Overland flow paths sized to accommodate the estimated 1% AEP (Annual Exceedance Probability) flow

Once endorsed the plans will form part of the permit.

3. The construction works must be undertaken in accordance with the approved engineering design drawings to the satisfaction and approval of the Director Engineering Services and include the following:
 - (a) The vehicular access/driveway, car parking areas and vehicle manoeuvring areas must be of a sealed construction (concrete) with associated drainage provision and comply with Australian Standard AS2890.1:2004 (Off-street car parking);
 - (b) 'No Parking'/'Keep Clear' signage must be installed for the turning and passing bay/s;
 - (c) Visitor car parking sign must be installed for two (2) on-site visitor car parking spaces;
 - (d) Signage noting residential car parking for each unit must be installed for their respective on-site car parking spaces;
 - (e) Wheel stops (as required) and line markings for open car parking spaces must be provided in accordance with Australian Standard AS2890.1:2004 (Off-street car parking);
 - (f) Parking and vehicle circulation roadways and pedestrian paths must be provided with bollard or similar lighting;
 - (g) On-site stormwater detention system must be installed; and
 - (h) Stormwater discharge from all new impervious areas must be disposed of by gravity to Council's stormwater infrastructure;

The works must be supervised by a professional Civil Engineer in accordance with Council's inspections schedule.

4. A double width (5.5m) vehicular access must be constructed in accordance with the Tasmanian Standard Drawings (TSD-RO9, TSD-E01 and TSD-RF01) in standard grey concrete with a broomed non-slip finish from the kerb crossing layback to the lot boundary.

A Permit to carry out works within a Council road reservation must be obtained prior to any works commencing within the Council road reservation. For more information, please visit Kingborough Council's website at: www.kingborough.tas.gov.au/forms/roads/road-works

5. No felling, lopping, ringbarking or otherwise injuring or destroying of native vegetation or individual trees is approved as part of this planning permit.
6. Prior to the commencement of on-site works (including any, demolition, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings), the individual Eucalyptus globulus (Blue Gum) tree identified for retention in Council Plan Reference No. P3 submitted on 06 July 2022, must be retained and appropriately protected during construction through the installation of signage and temporary fencing between any on-site works and adjacent 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 provided to the Manager Development Services prior to the commencement of on-site works.

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

- (i) the existing soil level must not be altered around the Tree Protection Zone of the trees (including the disposal of fill, placement of materials or the scalping of the soil);
 - (ii) the Tree Protection Zone must be free from the storage of fill, contaminants or other materials;
 - (iii) machinery and vehicles are not permitted to access the Tree Protection Zone; and
 - (iv) development and associated works are not permitted unless otherwise approved by Council in writing.
7. To reduce the spread of weeds or pathogens, all machinery must take appropriate hygiene measures prior to entering and leaving the site as per the Tasmanian Washdown Guidelines for Weed and Disease Control produced by the Department of Primary Industries, Parks, Water and Environment.
- Any imported fill materials must be from a weed and pathogen free source to prevent introduction of new weeds and pathogens to the area.
8. Erosion/siltation infiltration control measures must be applied during construction works to the satisfaction of the Executive Manager – Engineering Services.
9. The windows on the upper level of the units, where within 3m of the north-eastern boundary, must have a sill height of at least 1.7m above the finished floor level as shown in the endorsed plans.

Windows W08 and W09 of Units 2, 3 and 4 which are in close proximity to the shared driveway must have a sill height of at least 1.7m above the finished floor level as shown in the endorsed plans.

10. At least two (2) visitor parking spaces must be provided for the proposed development. These visitor parking spaces must be appropriately signposted and kept available for visitor parking at all times.

Any future application for strata title in respect of the property must ensure that the visitor parking spaces are included within the common property on the strata plan.
11. Landscaping must be provided prior to occupation of the new dwellings to the satisfaction of the Council's Manager Development Services.

The landscaping areas shown on the endorsed plans must be used for landscaping and no other purpose.
12. All waste material generated by the development or from other sources must be contained in appropriate building waste containers for periodic removal to a licensed disposal site. The receptacle must be of a size to adequately contain the amount of waste generated and must be appropriately located on the subject site and must not impede residential traffic or parking at any time.
13. Prior to the occupation of any of the new dwellings the following works must be completed in accordance with the endorsed plans to the satisfaction of the Council:
 - a) The parking areas (including signage, access, any lighting and landscaping);
 - b) The garden and landscape areas for the five units;
 - c) Privacy treatment as required by Condition 9 above;
 - d) Drainage works undertaken and completed; and
 - e) Letterboxes installed.
14. The conditions as determined by TasWater, and set out in the attached Appendix A, form part of this permit.

ADVICE

- A. 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.
- B. In accordance with section 53(5) of the Land Use Planning and Approvals Act 1993 this permit lapses after a period of two years from the date on which it is granted if the use or development in respect of which it is granted is not substantially commenced within that period.
- 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 not allocate any property address numbers for the proposed units.

New property addresses have been allocated as follows:

Lot/Unit No.	Allocated Property Address
1	1/36 Powell Road, Blackmans Bay
2	2/36 Powell Road, Blackmans Bay
3	3/36 Powell Road, Blackmans Bay
4	4/36 Powell Road, Blackmans Bay
5	5/36 Powell Road, Blackmans Bay

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

- E. An application for Notifiable Plumbing Work must be lodged with Council before commencing any work.
- F. No new fencing within 4.5m of the frontage is approved as part of this permit. Please seek advice from Council regarding any approvals that may be required, should new frontage fencing (fencing within 4.5m of the front boundary) be required to be erected at the site.

ATTACHMENTS

1. Assessment Checklist
2. Proposed Plans

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ATTACHMENT 1 – ASSESSMENT CHECKLIST

General Residential Zone Provisions (multiple dwellings)*Checklist is based on KIPS2015 and provisions of PD8 (which commenced 22 Feb 2022)*

Clause	Compliance/Comments
10.4.1 - Residential Density for multiple dwellings A1 - Multiple dwellings must have a site area per dwelling of not less than 325m ² .	A1 – complies- the site has an area of 1,673m ² , which equates to 334.6m ² .
10.4.2 - Setbacks and building envelopes for all dwellings A1 - Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level; or (e) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road. 	A1(a-e) – complies- minimum setback from the frontage would be 4.722m to 9.158m.

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<p>A2 - A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <ul style="list-style-type: none"> (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage. 	<p>A2(a-c) – complies- the garage for each unit would be located to the rear of the dwelling in excess of 5.5m from the front and orientated west.</p>
<p>A3 - A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> (a) be contained within a building envelope (refer to Figures 10.1, 10.2 and 10.3) determined by: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser). 	<p>A3(a) – does not comply- Unit 5 would be slightly outside the permissible building envelope as shown in the elevations, under Figures 4 and 5 of the assessment report.</p> <p>A3(b) – does not comply- while there would be no building of length greater than 9m within 1.5m of the side and rear boundaries, there would be retaining walls of max height 0.8m above NGL in close proximity along most of the length of the north- eastern side and rear boundaries, that would not be contained within the permissible building envelope.</p> <p>Other than the non-compliant retaining walls, building setbacks of the units itself would comply with the minimum setback requirements,</p>
<p>A4 - No trees of high conservation value will be impacted.</p>	<p>A4 – does not comply- the works will impact on one tree of high conservation value, being a <i>Eucalyptus globulus</i> (Blue Gum) with a 144cm DBH located on the Council owned Road Reserve at the front of the subject lot.</p>

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10.4.3 - Site coverage and private open space for all dwellings**A1 - Dwellings must have:**

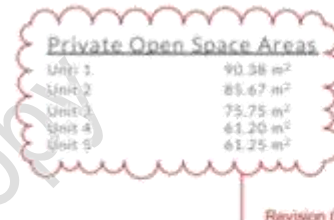
- (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and
- (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).

A1(a) – complies- Proposed site coverage is 37.58%.

Total building footprint for 5 units is 628.69m² and site area 1673m²



A1(b) –complies- all 5 units have minimum POS 60m². Plan A0.02 Rev DA-03 shows compliant POS with 30 degrees west of north.

**A2 - A dwelling must have private open space that:**

- (a) is in one location and is not less than:
 - (i) 24m²; or
 - (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);
- (b) has a minimum horizontal dimension of not less than:
 - (i) 4m; or
 - (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);
- (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north;
- (d) has a gradient not steeper than 1 in 10; and

A2(a) – **does not comply**- each of the decks would be 16.35m².

A2(b) – **does not comply** – the deck would have a minimum dimension of 3m.

A2(c) – **does not comply** – Unit 1 deck would be located between the dwelling and the frontage, where the frontage is not orientated 30 degrees to the west or east of north.

A2(d) – complies- the deck would be of a flat surface.

10.4.4 - Sunlight to private open space of multiple dwellings

A1 – n/a – there would be no multiple dwellings orientated to the

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<p>A1 - A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 10.4.3, must satisfy (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Figure 10.4):</p> <ul style="list-style-type: none"> (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling. 	<p>north of another multiple dwelling on the same site.</p>
<p>10.4.5 - Width of openings for garages and carports for all dwellings</p> <p>A1 - A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</p>	<p>A1 – complies- only the garage of Unit 5 would face the primary frontage, and this would be located more than 12m from the frontage, towards the rear of the site.</p>
<p>10.4.6 - Privacy for all dwellings</p> <p>A1 - A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is</p>	<p>A1 – n/a – the dwellings would have no decks/ balconies with a FFL more than 1m above the NGL. All the decks would be located on the ground level.</p>

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<p>not less than 6m:</p> <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site. <p>A2 - A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <p>(a) the window or glazed door:</p> <ul style="list-style-type: none"> (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site. <p>(b) the window or glazed door:</p> <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%. 	<p>A2(a) – complies- as follows.</p> <p>Units 3 and 4 would have eastern elevations, with windows on the upper level to habitable rooms with are within 3m of the side boundary. However, all the windows to all habitable rooms of all units on the eastern elevation have high windows with a sill height of 1.7m above FFL.</p> <p>Unit 5 would have a window to Bed 1 on the upper level, however this would be setback 4.3m from the eastern side boundary. There would be no windows facing the rear boundary for Unit 5.</p> <p>There would be no windows to habitable rooms on the upper level, facing the windows to a habitable room of another dwelling on the same site, or the POS area of another dwelling on the same site. The windows in the north elevation on the upper level as are windows to the stair well, and the bathroom, both of which are not habitable rooms and hence do not require privacy treatment.</p> <p>Unit 5 would have windows W09 and W12 facing Unit 4, however these windows are greater than 6m from this dwelling. Therefore no privacy treatment would be required.</p> <p>A2(b) – n/a to the subject application.</p>
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<p>A3 - A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <ul style="list-style-type: none"> (i) it is separated by a screen of not less than 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level. 	<p>A3(a-b) – does not comply- Windows W08 and W09 for Units 2, 3 and 4 would be located in close proximity to the car parking space of another unit on the same lot. While these windows are proposed to have a sill height of 1.7m above the finished floor level, they would not have a separation of at least 1m from this parking space. This does not meet A3(b).</p>
<p>10.4.7 - Frontage fences for all dwellings</p> <p>A1 - No Acceptable solution (when not exempt)</p>	<p>A1 – n/a – no new fencing is proposed within 4.5m of the frontage. An advice clause is recommended in any permit issued regarding frontage fencing.</p>
<p>10.4.8 - Waste storage for multiple dwellings</p> <p>A1 - A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations:</p> <p>(a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) a common storage area with an impervious surface that:</p> <ul style="list-style-type: none"> (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area. 	<p>A1(a-b) – complies- each unit is provided with a 1.5m² of waste storage area for the exclusive use of each dwelling, excluding the area in front of the dwelling.</p>

Code Provisions

Clause	Compliance/Comments
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</p>	<p>A1 – complies- 2 car spaces each for each unit and 2 visitor spaces are provided.</p>

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<p>E6.1; 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>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 – complies – single vehicular access point off existing crossover.</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 – complies with the relevant engineering standards.</p>
<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>A1 – complies with the relevant engineering standards.</p>

DEVELOPMENT APPLICATION NUMBER: DA-2022-104

(e) be at intervals of no more than 30 m along the access.	
<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 – complies with the relevant engineering standards.</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 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 with the relevant engineering standards.</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 – concrete driveway is proposed which meets the relevant standards.</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 – capable of compliance – a condition of approval is recommended in any permit issued.</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 – complies- at least 5% of the vehicular circulation areas is provided with landscaping.</p>

DEVELOPMENT APPLICATION NUMBER: DA-2022-104

Clause E6.7.14 - Access to a road A1 – Access to a road must be in accordance with the requirements of the road authority.	A1 – complies as existing access to the road is utilised.
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 – complies - new stormwater connection is proposed to the Powell Road 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 – complies- the stormwater system for the development incorporates water sensitive urban design principles.
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 – complies – the minor stormwater drainage system meets the requirements.
A4 – A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.	A4 – complies- meets the relevant standards.

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

Kingborough Council
Development Application: DA-2022-104
Plan Reference No.: P3
Date Received: 06/07/2022
Date placed on Public Exhibition: 09/07/2022

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Kingborough Council

Development Application: DA-2022-104

Plan Reference No.: P3

Date Received: 06/07/2022

Date placed on Public Exhibition: 09/07/2022



36 Powell Rd, Blackmans Bay

Owner(s) or Clients Host Holdings Pty Ltd

Building Classification 1a

Designer Jason Nickerson CC6073Y

Total Floor Area 711.22m²

Alpine Area N/A

Other Hazards N/A
e.g. High wind, earthquake, flooding, landslip, expansive soils, sand dunes, mine subsidence, windfall, snow & ice, or other relevant factors

Title Reference 174028/36

Zoning General Residential

Land Size 1673m²

Design Wind Speed N3

Soil Classification M

Climate Zone 7

Corrosion Environment Moderate

Bushfire Attack Level (BAL) BAL LOW

ID	Sheet Name	Issue
A0.01	Location Plan	DA - 03
A0.02	Site Plan	DA - 03
A0.03	Tree Plan	DA - 03
A0.04	Building Envelope Diagrams	DA - 03
A0.05	Shadow Diagrams - June 21st	DA - 03
A1.01	U1 - Floor Plan - Lower	DA - 03
A1.02	U1 - Floor Plan - Upper	DA - 03
A1.03	U1 - Elevations	DA - 03
A1.04	U1 - Elevations	DA - 03
A1.05	U1 - Roof Plan	DA - 03
A1.06	U1 - Electrical Plan - Lower	DA - 03
A1.07	U1 - Electrical Plan - Upper	DA - 03
A2.01	U2 - Floor Plan - Lower	DA - 03
A2.02	U2 - Floor Plan - Upper	DA - 03
A2.03	U2 - Elevations	DA - 03
A2.04	U2 - Elevations	DA - 03
A2.05	U2 - Roof Plan	DA - 03
A2.06	U2 - Electrical Plan - Lower	DA - 03
A2.07	U2 - Electrical Plan - Upper	DA - 03
A3.01	U3 - Floor Plan - Lower	DA - 03
A3.02	U3 - Floor Plan - Upper	DA - 03
A3.03	U3 - Elevations	DA - 03
A3.04	U3 - Elevations	DA - 03
A3.05	U3 - Roof Plan	DA - 03
A3.06	U3 - Electrical Plan - Lower	DA - 03
A3.07	U3 - Electrical Plan - Upper	DA - 03
A4.01	U4 - Floor Plan - Lower	DA - 03
A4.02	U4 - Floor Plan - Upper	DA - 03
A4.03	U4 - Elevations	DA - 03
A4.04	U4 - Elevations	DA - 03
A4.05	U4 - Roof Plan	DA - 03
A4.06	U4 - Electrical Plan - Lower	DA - 03
A4.07	U4 - Electrical Plan - Upper	DA - 03
A5.01	U5 - Floor Plan - Lower	DA - 03
A5.02	U5 - Floor Plan - Upper	DA - 03
A5.03	U5 - Elevations	DA - 03
A5.04	U5 - Elevations	DA - 03
A5.05	U5 - Roof Plan	DA - 03
A5.06	U5 - Electrical Plan - Lower	DA - 03
A5.07	U5 - Electrical Plan - Upper	DA - 03
C.01	Civil Plan	DA - 03
C.02	Parking	DA - 03
L.01	Landscaping Plan	DA - 03
P.01	Sewer & Water Plan	DA - 03



<div>PINNACLE</div> <div>PINNACLE DRAFTING & DESIGN 7/3 Abernart Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au</div>				Issue Date Description		
Location Plan		Scale: 1:250, 1:300 @ A3	Proposal: Unit Development	Date: 17.12.21		<p>This drawing is the property of Pinnacle Drafting & Design Pty Ltd. It is to be used only for the purpose for which it was prepared. It is not to be used for any other purpose without the written consent of Pinnacle Drafting & Design Pty Ltd. It is not to be used for any other purpose without the written consent of Pinnacle Drafting & Design Pty Ltd. It is not to be used for any other purpose without the written consent of Pinnacle Drafting & Design Pty Ltd.</p>
Division: DA-03	Approved by: JRN	Pg. No: A0.01	Client: Host Holdings Pty Ltd	Drawn by: JRN		
			Address: 36 Powell Rd, Blackmans Bay	Engineer:	Building Surveyor:	

driveway pits and grate drains to be Class B.

stormwater pits are indicative. Location may vary depending on site conditions.

ground to fall away from building in all directions compliance with AS2870 & N.C.C. 3.1.3.3

Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Class A 450mm² Stormwater Pit
- Class B 450mm² Stormwater Pit
- 100mm wide Grate Drain

Kingborough Council
Development Application: DA-2022-104
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Site Areas
Site Area 1673 m²
Building Footprint 628.69 m²
Total Site Coverage 37.58%

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ite Plan

Scale: 1:250 @ A3
Pg. No: A0.02

Proposal: Unit Development
Client: Host Holdings Pty Ltd
Address: 36 Powell Rd, Blackmans Bay

Date: 17.12.21
Drawn by: JRN
Job No: 154-2021
Engineer:
Building Surveyor:

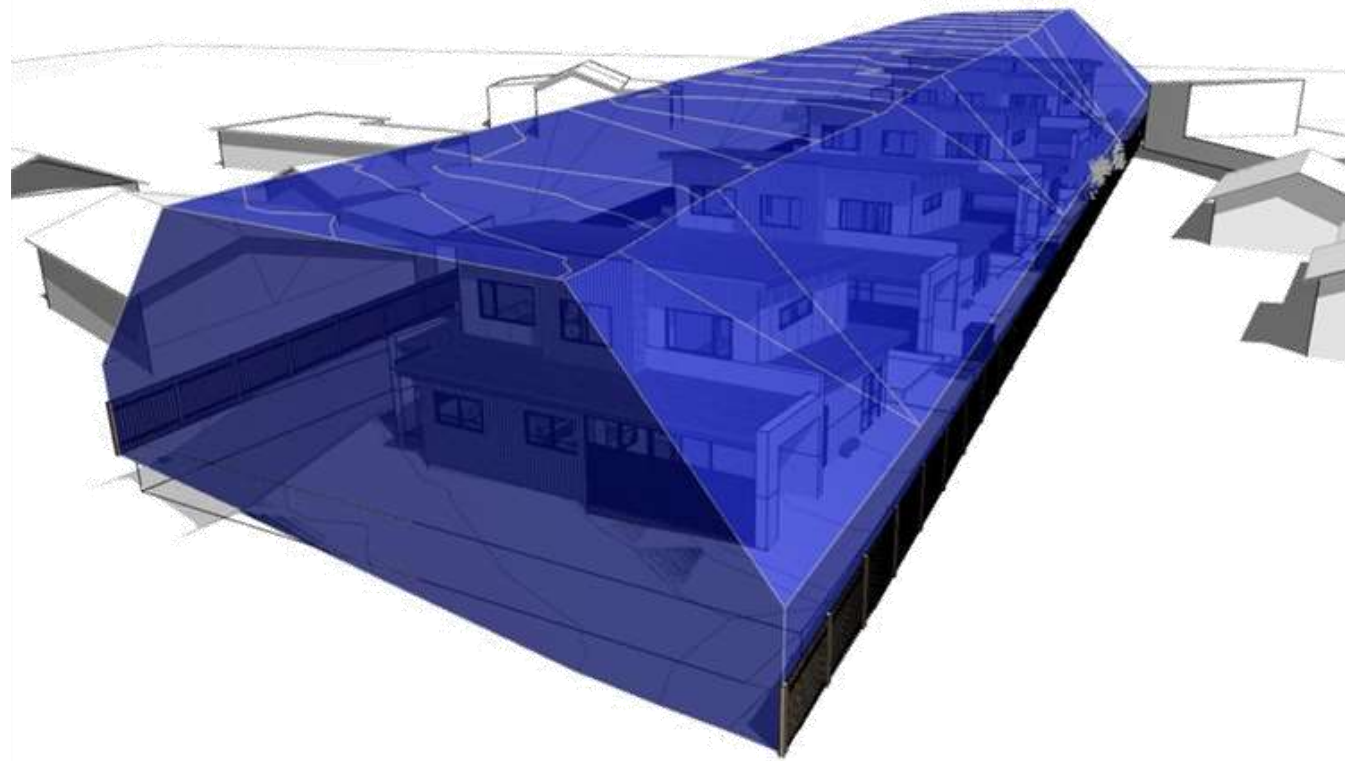


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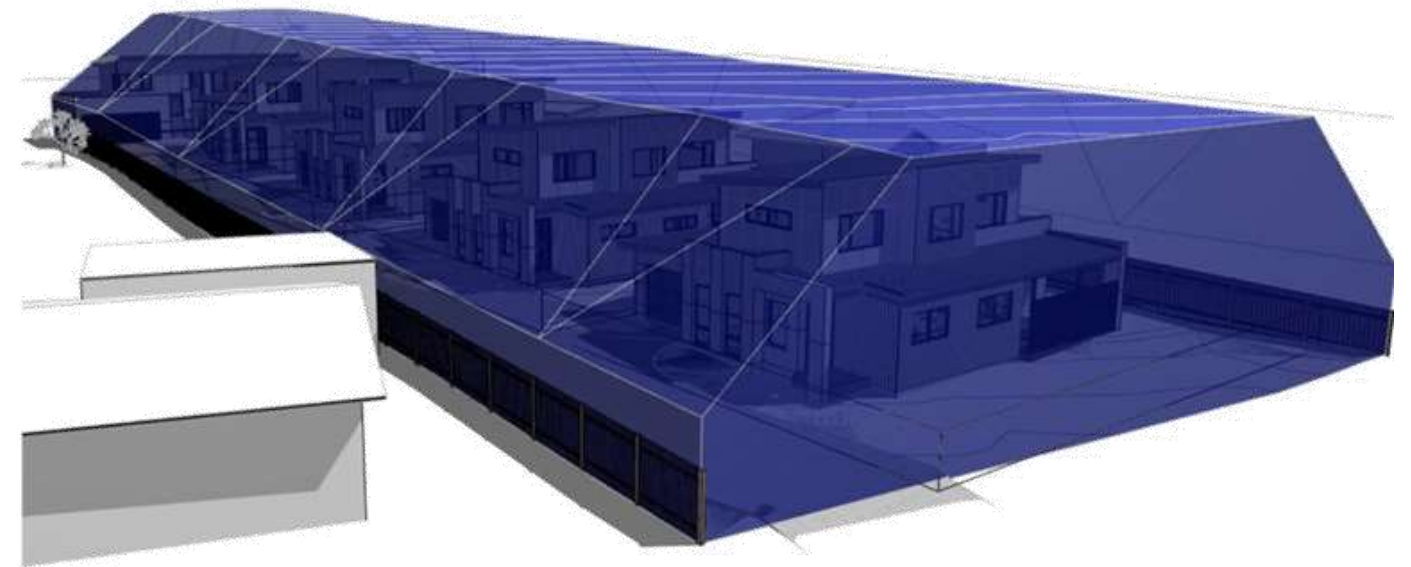




PINNACLE PINNACLE DRAFTING & DESIGN 7/3 Abernart Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au		Scale: 1:250 @ A3 Pg. No: A0.03		Proposal: Unit Development Client: Host Holdings Pty Ltd Address: 36 Powell Rd, Blackmans Bay		Date: 17.12.21 Drawn by: JRN Job No: 154-2021 Engineer: Building Surveyor:		This drawing is the property of Pinnacle Drafting & Design Pty Ltd. It is to be used only for the purpose for which it was prepared and no other use without the written consent of Pinnacle Drafting & Design Pty Ltd. No part of this drawing is to be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without prior written permission from Pinnacle Drafting & Design Pty Ltd.	
Tree Plan	DA-03	JRN							

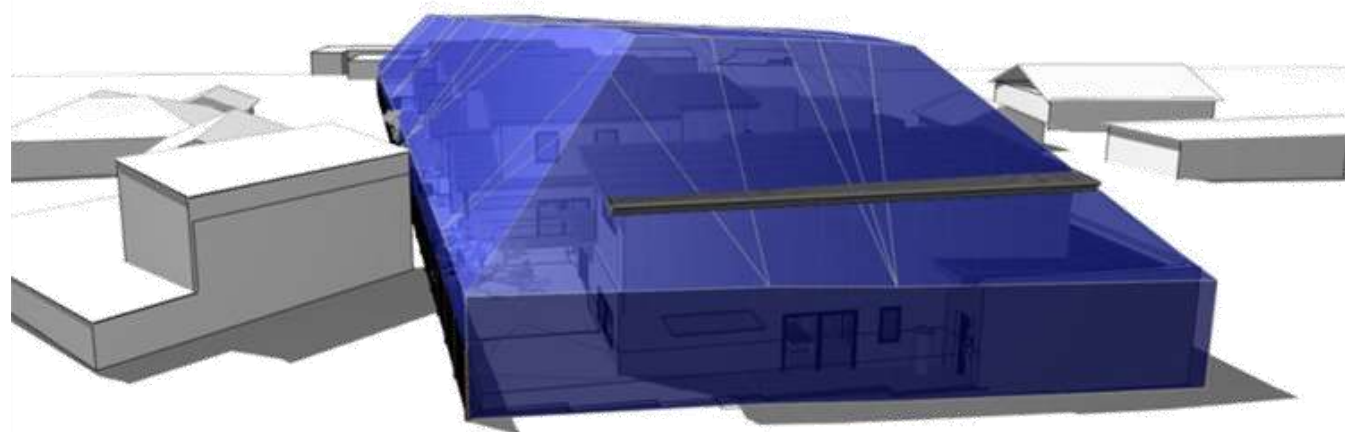


View from North-East

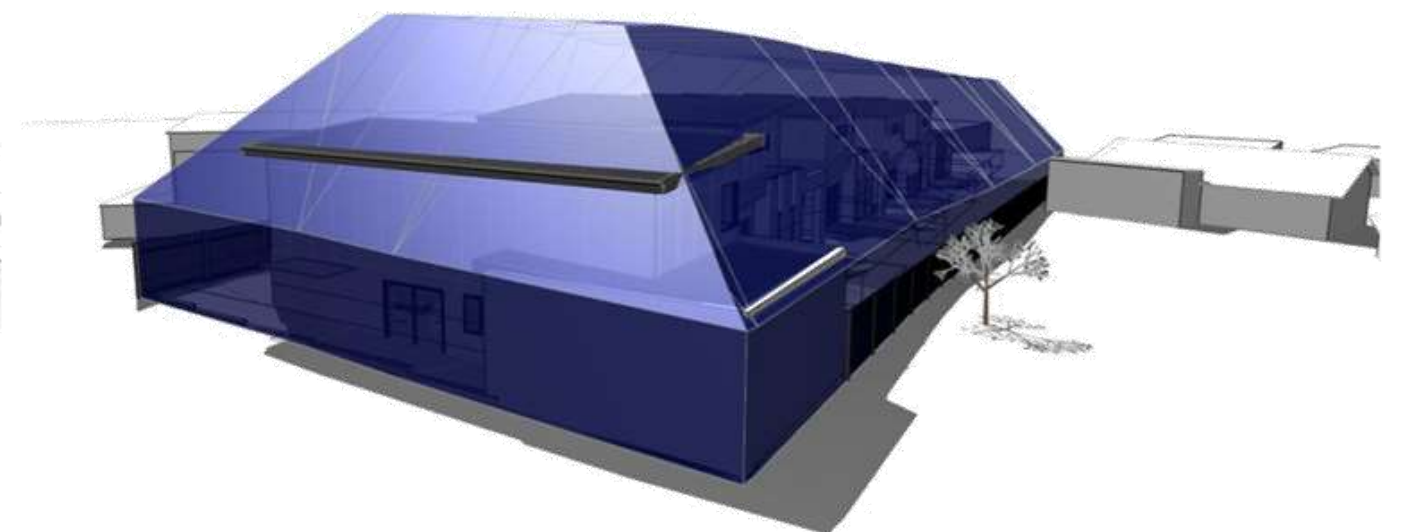


View from South-East

Kingborough Council
 Development Application: DA-2022-104
 Plan Reference No.: P3
 Date Received: 06/07/2022
 Date placed on Public Exhibition: 09/07/2022

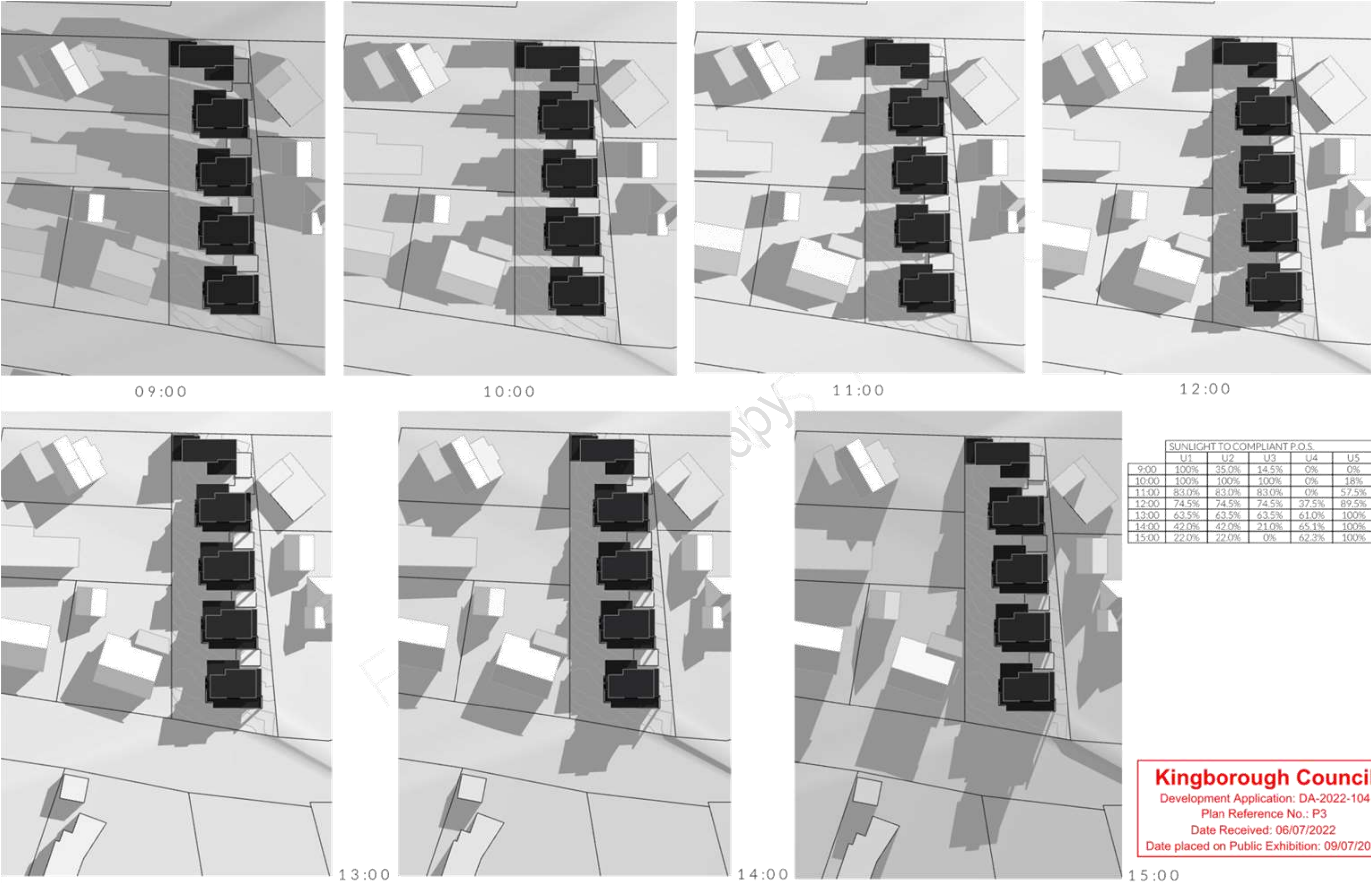


View from North-West



View from South-West

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Shadow Diagrams - June 21st

Revision: DA - 03
Approved by: JRN

Scale: 1:200 @A3
Pg. No: A0.05

Proposal: Unit Development
Client: Host Holdings Pty Ltd
Address: 36 Powell Rd, Blackmans Bay

Date: 17.12.21
Drawn by: JRN
Job No: 154-2021
Engineer:
Building Surveyor:

Issue: DA-02 31.05.22
DA-03 05.07.22

Description: COUNCIL RFI
COUNCIL RFI #2

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Development Application: DA-2022-104
Plan Reference No.: P3
Date Received: 06/07/2022
Date placed on Public Exhibition: 09/07/20

bdaa
BUILDING DESIGN ASSOCIATION OF AUSTRALIA

- ACCESS PANEL
- Smoke Alarm
 - Articulation Joint

Construction of sanitary
compartments 3.8.3.3 of current
CC

Each door to a sanitary compartment must -
open outwards; or
slide; or
be readily removable from the outside of
the compartment.

Note: Safe Movement & Egress

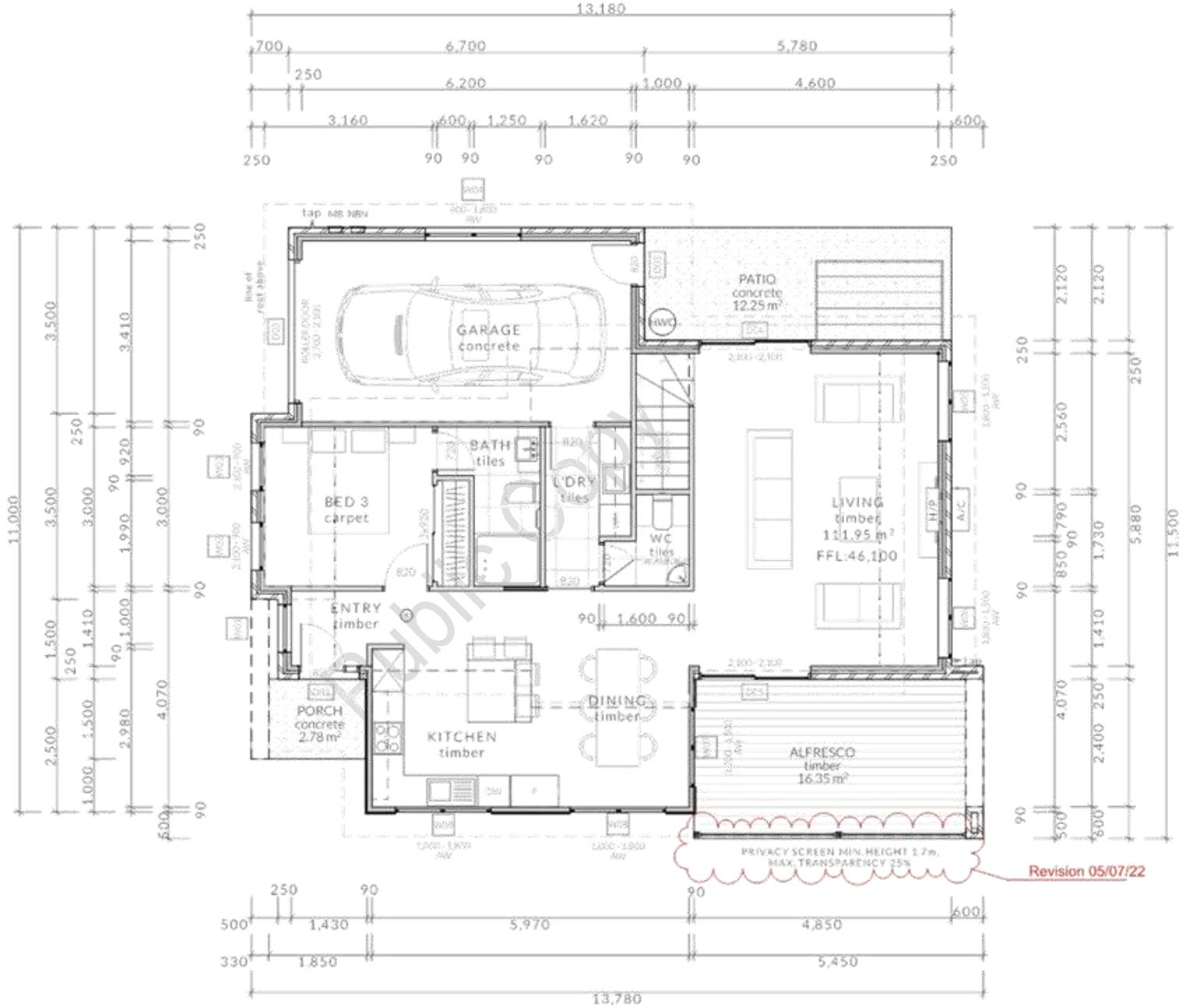
Openable windows greater than 4m above ground
level are to be fitted with a device to limit opening
to a suitable screen so a 125mm sphere cannot
pass through. Except for Bedrooms, where the
requirement is for heights above 2m.

Note: Paved Areas

Paths and patios to fall away from dwelling.

Note: Stair Construction

Stairs to be constructed in accordance with
C.C Part 3.9.1:
Tread: Min 115mm - Max 190mm
Rising: Min 240mm - Max 355mm
Depth (2R+G): Max 550 - Min 700



Kingborough Council

Development Application: DA-2022-104

Plan Reference No.: P3

Date Received: 06/07/2022

Date placed on Public Exhibition: 09/07/2022

Floor Areas

Lower Floor	111.95m²
Upper Floor	59.20m²
Total Floor Area	171.15m²
Porch	2.78m²
Patio	12.25m²
Alfresco	16.35m²

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U1 - Floor Plan - Lower

Revision: DA - 03
Approved by: JRN

Scale:
1:100 @A3
Pg. No:
A1.01

Proposal: Unit Development
Client: Host Holdings Pty Ltd
Address: 36 Powell Rd, Blackmans Bay

Date: 17.12.21
Drawn by: JRN
Job No: 154-2021
Engineer:
Building Surveyor:

Issue: DA-02 31.05.22
Date: DA-03 05.07.22

Description:
COUNCIL RFI
COUNCIL RFI #2



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attention of the Pinnacle Drafting & Design Pty Ltd.



- ACCESS PANEL
- Smoke Alarm
- Articulation Joint

Construction of sanitary
compartments 3.8.3.3 of current
CC

The door to a sanitary compartment must -
open outwards; or
slide; or
be readily removable from the outside of
the compartment.

Note: Safe Movement & Egress

Openable windows greater than 4m above ground
level are to be fitted with a device to limit opening
to a suitable screen so a 125mm sphere cannot
pass through. Except for Bedrooms, where the
requirement is for heights above 2m.

Note: Paved Areas

Paths and patios to fall away from dwelling.

Note: Stair Construction

Stairs to be constructed in accordance with
C.C Part 3.9.1:
Tread: Min 115mm - Max 190mm
Rising: Min 240mm - Max 355mm
Depth (2R+G): Max 550 - Min 700

Floor Areas

Lower Floor	111.95m ²
Upper Floor	59.20m ²
Total Floor Area	171.15m ²
Arch	2.78m ²
Stio	12.25m ²
Fresco	16.35m ²

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U1 - Floor Plan - Upper

Revision: DA - 03
Approved by: JRN

Scale:
1:100 @A3
Pg. No:
A1.02

Proposal: Unit Development
Client: Host Holdings Pty Ltd
Address: 36 Powell Rd, Blackmans Bay

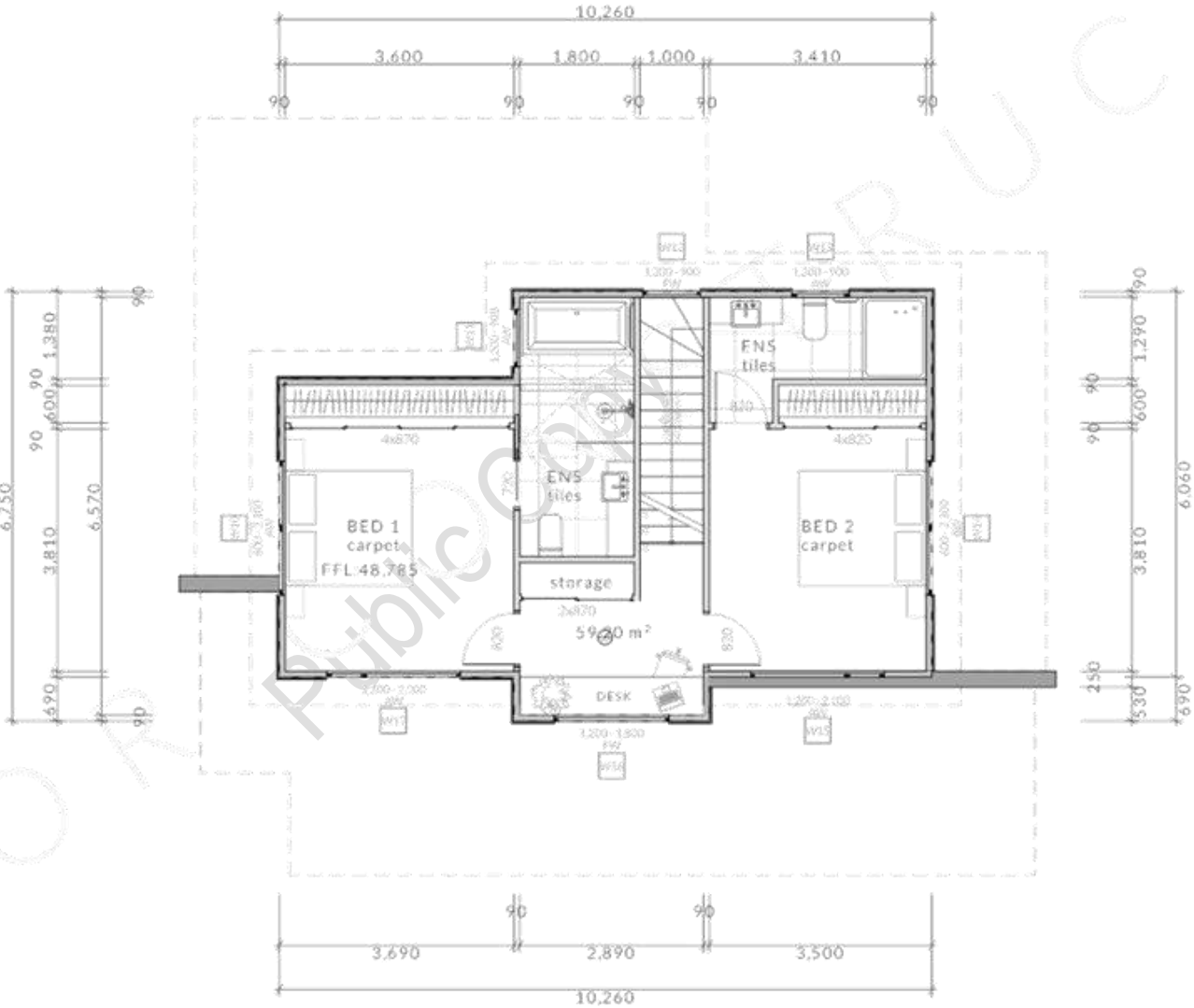
Date: 17.12.21
Drawn by: JRN
Job No: 154-2021
Engineer:
Building Surveyor:

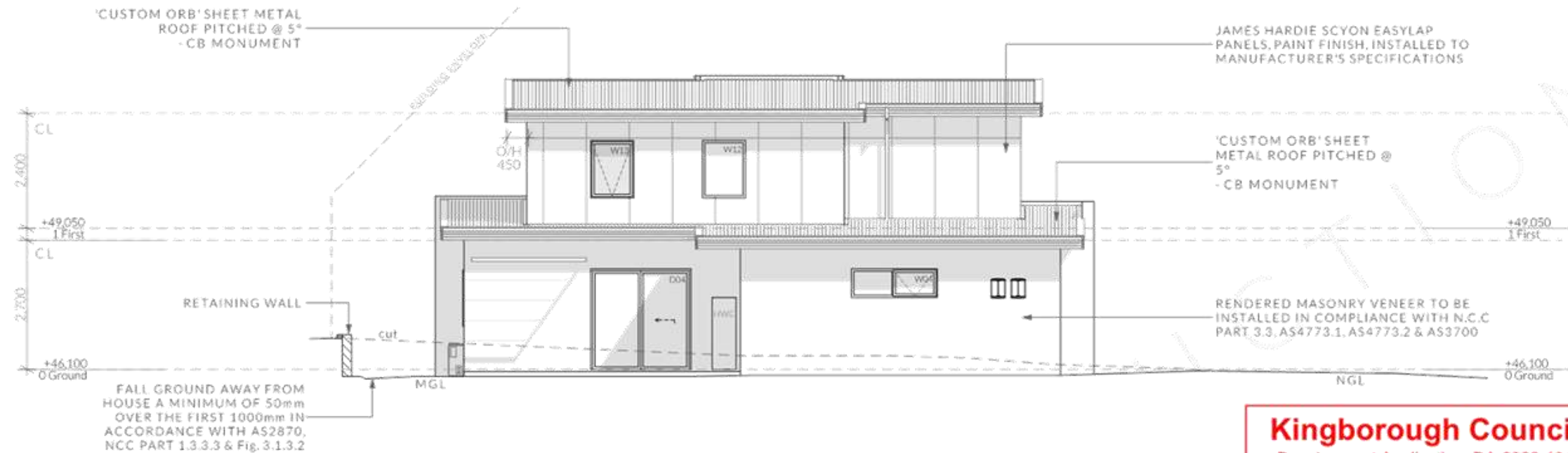
Issue: DA-02 31.05.22
Date: DA-03 05.07.22

Description:
COUNCIL RFI
COUNCIL RFI #2



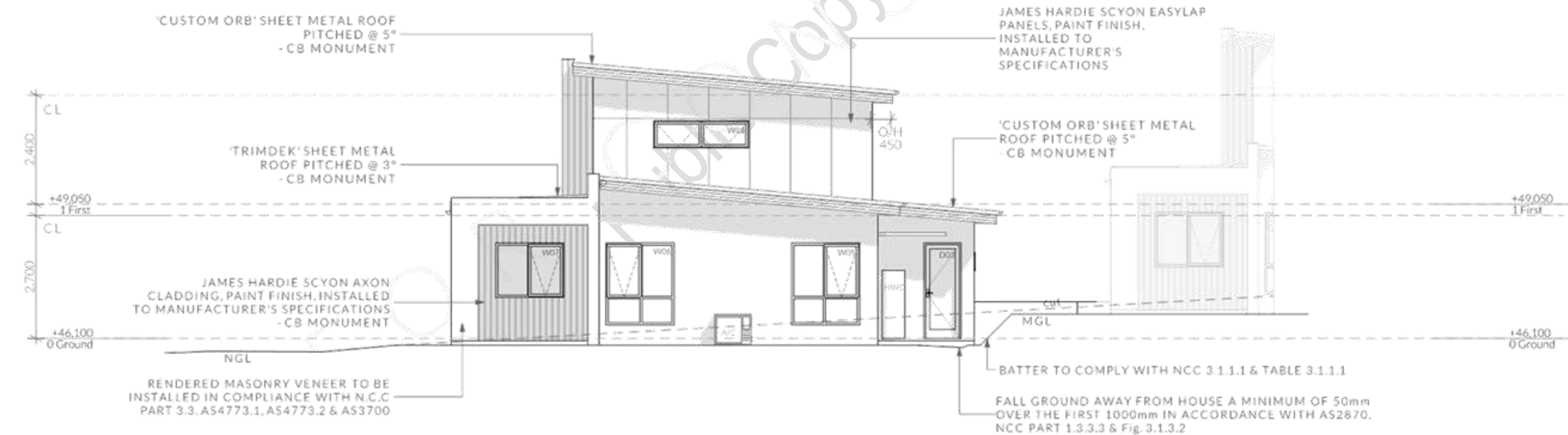
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Kingborough Council
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 Date placed on Public Exhibition: 09/07/2022

1:100



1:100

NOTE
 Clearances between cladding and ground shall comply with 3.5.4.7 of the current N.C.C and shall be a minimum clearance of:
 100mm in low rainfall intensity areas or sandy, well-drained areas; or
 50mm above impervious areas that slope away from the building; or
 150mm in any other case.

As per N.C.C part 3.9.2,
 Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N.
 Except for bedrooms, where the requirement is for heights above 2m.

PINNACLE PINNACLE DRAFTING & DESIGN 7/3 Abernethy Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	U1 - Elevations Revision: DA - 03 Approved by: JRN	Scale: 1:100 @ A3 Pg. No: A1.03 Proposal: Unit Development Client: Host Holdings Pty Ltd Address: 36 Powell Rd, Blackmans Bay	Date: 17.12.21 Drawn by: JRN Job No: 154-2021 Engineer: Building Surveyor:	Issue: DA-02 31.05.22 Date: DA-03 05.07.22 Description: COUNCIL RFI COUNCIL RFI #2	These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction or use in part is strictly forbidden without our consent. © 2021. These drawings are to be used in conjunction with all drawings and documents prepared by Engineers, Surveyors and any other consultants referred to within these drawings as well as any C.C. and/or serial observations. DO NOT SCALE FROM DRAWINGS. All coverages are to be verified by the client or the relevant authority. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE RELEVANT DRAFTING & DESIGN PTY LTD.
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NOTE
Clearances between cladding and ground shall comply with 3.5.4.7 of the current N.C.C and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or
50mm above impervious areas that slope away from the building; or
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Except for bedrooms, where the requirement is for heights above 2m.

Kingborough Council
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PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernethy Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	U1 - Elevations	Scale: 1:100 @A3 Pg. No: A1.04	Proposal: Unit Development Client: Host Holdings Pty Ltd Address: 36 Powell Rd, Blackmans Bay	Date: 17.12.21 Drawn by: JRN Job No: 154-2021 Engineer: Building Surveyor:	Issue: Date: Description: DA-02 31.05.22 COUNCIL RFI DA-03 05.07.22 COUNCIL RFI #2		These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction in whole or in part is strictly prohibited without our consent. © 2021. These drawings are to be used in conjunction with all drawings and documents prepared by Engineers, Surveyors and any other consultants referred to within the drawings as well as any C.C. and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All cover sheets are to be clearly delineated on the front cover sheet and any other sheets of drawings and specifications. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE RELEVANT DRAFTING & DESIGN PTY LTD.	

of space to be ventilated in accordance with BSOL
uide for Control of Condensation and Mould in
smanian Homes" 2019:

Openings must have a total unobstructed area of
1/300 of the respective ceiling area if the roof
pitch is more than 16°, or 1/150 of the respective
ceiling area if the roof pitch is less than 16°.

25% of the total unobstructed area required must
be located not more than 900 mm below the ridge
or highest point of the roof space, measured
vertically, with the remaining required area
provided by eave vents.

ormwater Notes

gutters, downpipes and rain heads to be designed
d installed in compliance with AS3500.3 & N.C.C
lume 2 Part 3.5.3.

PARAPET ROOF - LIGHTWEIGHT CLAD

CEILING AREA & PITCH

112m² CEILING
ROOF PITCH <16°

REQUIRED VENT AREA

0.75m² (CEILING AREA/150)
Low Vents 75% = 0.56m²
High Vents 25% = 0.19m²

LOW VENTS

12x 300x150 WALL VENTS (0.05m²)
OR
25mm CONTINUOUS VENT

HIGH VENTS

4x 300x150 WALL VENTS (0.05m²)
OR
25mm CONTINUOUS VENT



Kingborough Council

Development Application: DA-2022-104

Plan Reference No.: P3

Date Received: 06/07/2022

Date placed on Public Exhibition: 09/07/2022

PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernart Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	U1 - Roof Plan	Scale: 1:100, 1:20 @ A3	Proposal: Unit Development	Date: 17.12.21	Issue: DA-02 31.05.22	Description: COUNCIL RFI		These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction or use in any form without our written consent. © 2021. These drawings are to be used in conjunction with all drawings and documents prepared by Pinnacle Drafting & Design Pty Ltd and any other consultants referred to within the drawings as well as any C.C. and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All coverages are to be verified by the client or the relevant authority. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE RELEVANT SURVEYING & DESIGN PROFESSIONAL.	
		Client: Host Holdings Pty Ltd	Drawn by: JRN	DA-03 05.07.22	COUNCIL RFI #2					
		Address: 36 Powell Rd, Blackmans Bay	Engineer:							
		Building Surveyor:								
		Revision: DA - 03	Pg. No: A1.05							
		Approved by: JRN								

ELECTRICAL LEGEND

em	Description	Qty
	Single GPO	1
	Double GPO	14
	32 AMP isolation switch	1
	Weather proof socket outlet	1
	Light switch	11
	2 way light switch	6
	3 way light switch	0
	4 way light switch	0
	TV point	1
	Phone point	1
	Batten light holder (9W globe)	1
	"Clipsal" LED downlight (9W 700lm)	17
	LED stair light	1
	Pillar light	0
	Bunker light	3
	LED Batten light (20W)	2
	Vent Air heat/light unit	1
	Vent Air inline fan	0
	Meter box	1
	NBN box	1
	Hard wired smoke detector	0
	Pendant Lights	1

Smoke Alarms Part 3.7.5

Smoke alarms must comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm

In a Class 1a building, smoke alarms must be located in any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and each other storey not containing bedrooms.

Smoke alarms required by 3.7.5.3 and 3.7.5.4 must be installed or near the ceiling, in accordance with the following:

- Where a smoke alarm is located on the ceiling it must be:
 - (i) a minimum of 300 mm away from the corner junction of the wall and ceiling; and
 - (ii) between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.

If Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

NOTE: EXHAUST FANS

Exhaust fans to comply with N.C.C Vol 2 Part 3.8.7.3 and have a minimum flow rate of:
25L/s for bathrooms and/or sanitary compartments
40 L/s for kitchen & laundry and must be discharged directly to outside air.

Note: Lighting

Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical service: provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:
5W/m² in class 1a dwellings
4W/m² to veranda, balcony or the like
3W/m² in a class 10a dwelling associated with the class 1a dwelling

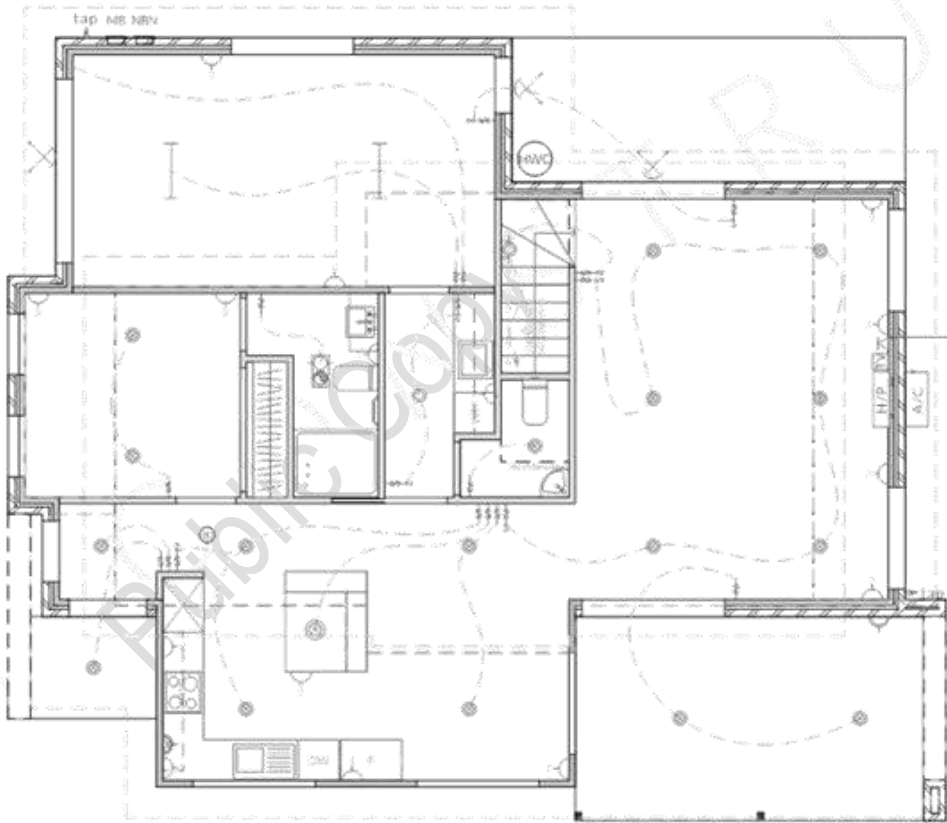
Kingborough Council

Development Application: DA-2022-104

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TV, DGPO & CAT6 HIGH ON WALL

PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernethy Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	U1 - Electrical Plan - Lower		Scale: 1:100 @A3 Pg. No: A1.06	Proposal: Unit Development Client: Host Holdings Pty Ltd Address: 36 Powell Rd, Blackmans Bay	Date: 17.12.21 Drawn by: JRN Job No: 154-2021 Engineer: Building Surveyor:	Issue Date DA-02 31.05.22 DA-03 05.07.22	Description COUNCIL RFI COUNCIL RFI #2		These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction or use in any form without our written consent is prohibited. These drawings are to be used in conjunction with all drawings and documents prepared by Engineers, Surveyors and any other consultants referred to within the drawings as well as any C.C. and/or permit conditions. DO NOT SCALE FROM DRAWINGS. All cover sheets are to be fully dimensioned on the site before commencing any work. Use of drawings for anything other than the intended purpose is at the user's risk. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE RELEVANT DRAFTING & DESIGN PTY LTD.	
	Revision: Approved by:	DA - 03 JRN									

ELECTRICAL LEGEND

em	Description	Qty
	Single GPO	0
	Double GPO	8
	32 AMP isolation switch	0
	Weather proof socket outlet	0
	Light switch	7
	2 way light switch	1
	3 way light switch	0
	4 way light switch	0
	TV point	2
	Phone point	1
	Batten light holder (9W globe)	0
	"Clipsal" LED downlight (9W 700lm)	14
	LED stair light	2
	Pillar light	0
	Bunker light	0
	LED Batten light (20W)	0
	Vent Air heat light unit	1
	Vent Air inline fan	2
	Meter box	0
	NBN box	0
	Hard wired smoke detector	1
	Pendant Lights	0

Smoke Alarms Part 3.7.5

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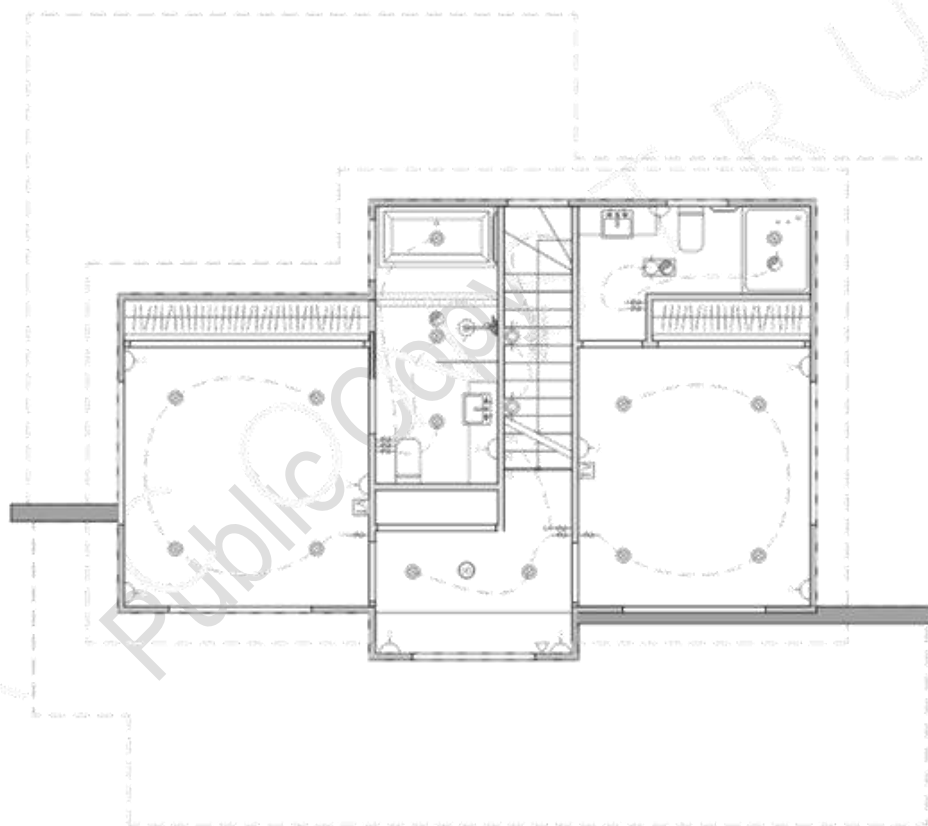
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NOTE: EXHAUST FANS

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40 L/s for kitchen & laundry and must be discharged directly to outside air.

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Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical service: provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:
5W/m² in class 1a dwellings
4W/m² to veranda, balcony or the like
3W/m² in a class 10a dwelling associated with the class 1a dwelling



Kingborough Council

Development Application: DA-2022-104

Plan Reference No.: P3

Date Received: 06/07/2022

Date placed on Public Exhibition: 09/07/2022

PINNACLE

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7/3 Abernethy Way, Cambridge 7170
03 6248 4218
admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au

U1 - Electrical Plan - Upper

Revision: DA - 03
Approved by: JRN

Scale: 1:100 @A3
Pg. No: A1.07

Proposal: Unit Development
Client: Host Holdings Pty Ltd
Address: 36 Powell Rd, Blackmans Bay

Date: 17.12.21
Drawn by: JRN
Job No: 154-2021
Engineer:
Building Surveyor:

Issue Date
DA-02 31.05.22
DA-03 05.07.22

Description
COUNCIL RFI
COUNCIL RFI #2



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- Smoke Alarm
- Articulation Joint

Construction of sanitary compartments 3.8.3.3 of current CC

Every door to a sanitary compartment must -
- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

Note: Safe Movement & Egress

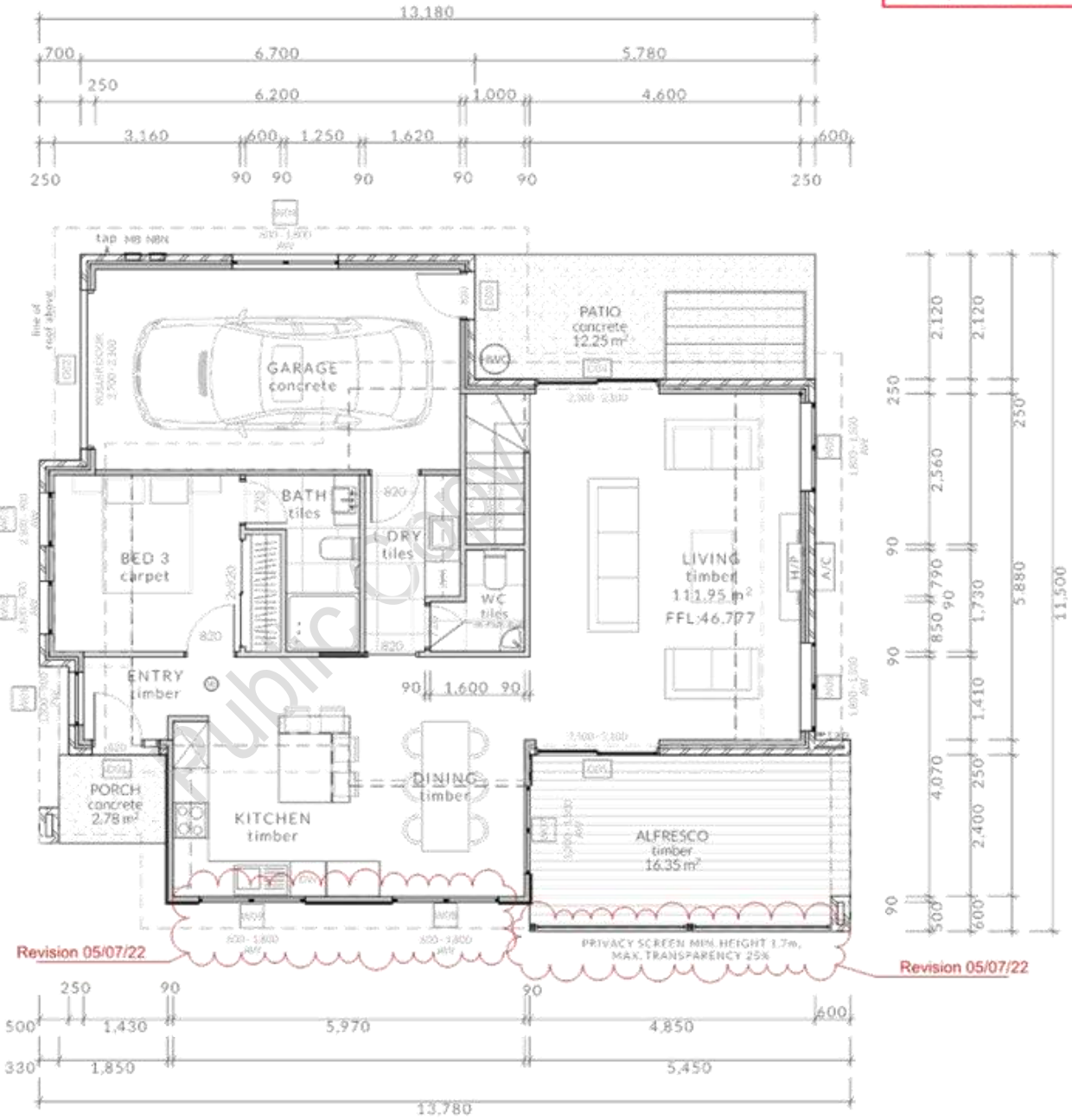
Openable windows greater than 4m above ground level are to be fitted with a device to limit opening to a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m.

Note: Paved Areas

Paths and patios to fall away from dwelling.

Note: Stair Construction

Stairs to be constructed in accordance with C.C Part 3.9.1:
Tread: Min 115mm - Max 190mm
Rising: Min 240mm - Max 355mm
Depth (2R+G): Max 550 - Min 700



Floor Areas

Lower Floor	111.95m ²
Upper Floor	59.20m ²
Total Floor Area	171.15m ²
Porch	2.78m ²
Patio	12.25m ²
Alfresco	16.35m ²

Pinnacle	PINNACLE DRAFTING & DESIGN 7/3 Abernethy Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	U2 - Floor Plan - Lower	Scale: 1:100 @A3 Pg. No: A2.01	Proposal: Unit Development Client: Host Holdings Pty Ltd Address: 36 Powell Rd, Blackmans Bay	Date: 17.12.21 Drawn by: JRN Job No: 154-2021 Engineer: Building Surveyor:	Issue: DA-02 31.05.22 Date: DA-03 05.07.22	Description: COUNCIL RFI COUNCIL RFI #2		These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction or use in any form without written consent is prohibited. These drawings are to be used in conjunction with all drawings and documents prepared by Pinnacle Drafting & Design Pty Ltd and any other consultants involved in the project. DO NOT SCALE FROM DRAWINGS. All cover sheets are to be kept on file for reference. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE RELEVANT DRAFTING & DESIGN PTY LTD.

- Smoke Alarm
- Articulation Joint

Construction of sanitary compartments 3.8.3.3 of current CC

The door to a sanitary compartment must -
open outwards; or
slide; or
be readily removable from the outside of the compartment.

Note: Safe Movement & Egress

Openable windows greater than 4m above ground level are to be fitted with a device to limit opening to a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m.

Note: Paved Areas

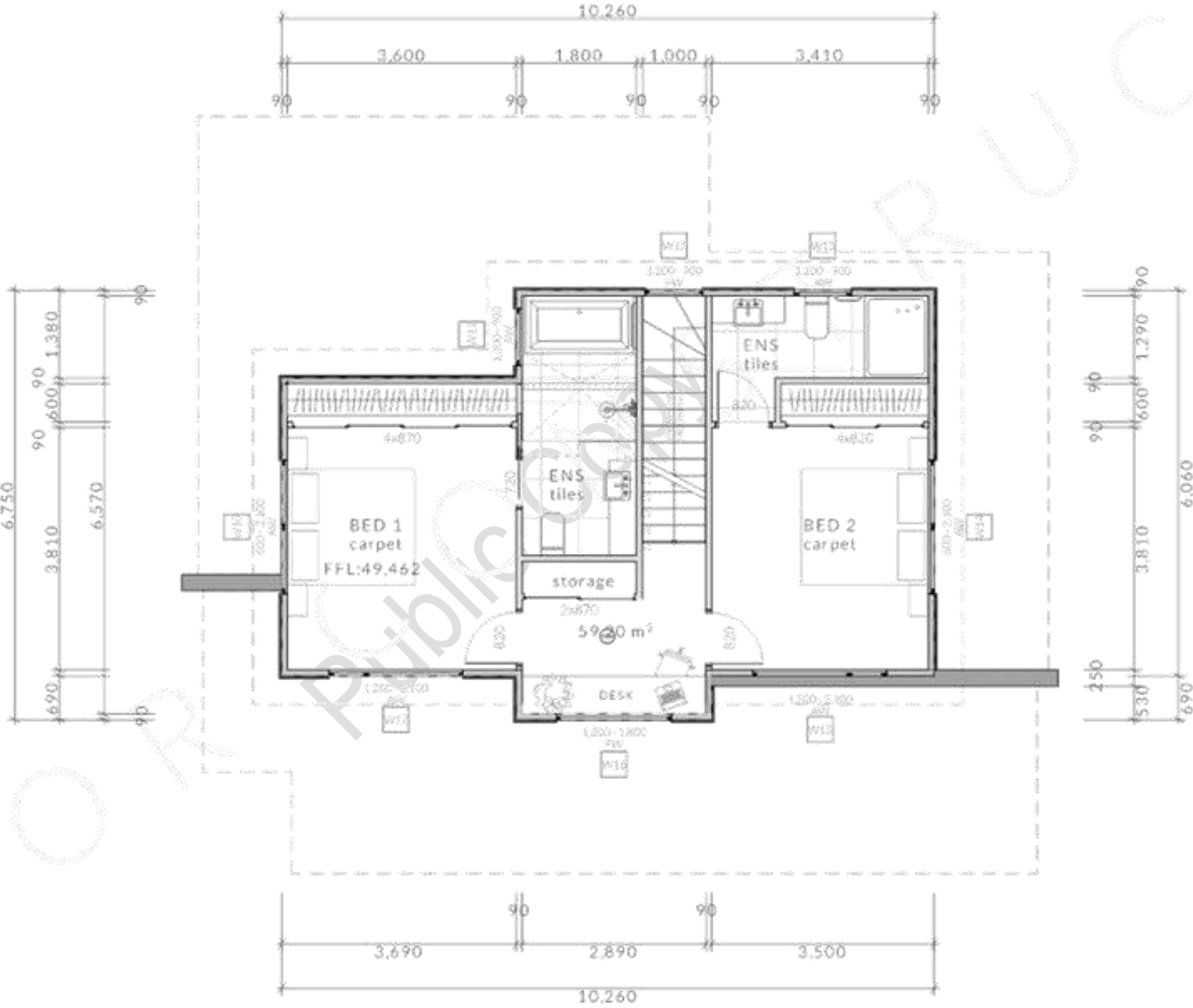
Paths and patios to fall away from dwelling.

Note: Stair Construction

Stairs to be constructed in accordance with C.C Part 3.9.1:
Tread: Min 115mm - Max 190mm
Rising: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700

Floor Areas

Lower Floor	111.95m ²
Upper Floor	59.20m ²
Total Floor Area	171.15m ²
Arch	2.78m ²
Stio	12.25m ²
Fresco	16.35m ²



Kingborough Council

Development Application: DA-2022-104

Plan Reference No.: P3

Date Received: 06/07/2022

Date placed on Public Exhibition: 09/07/2022

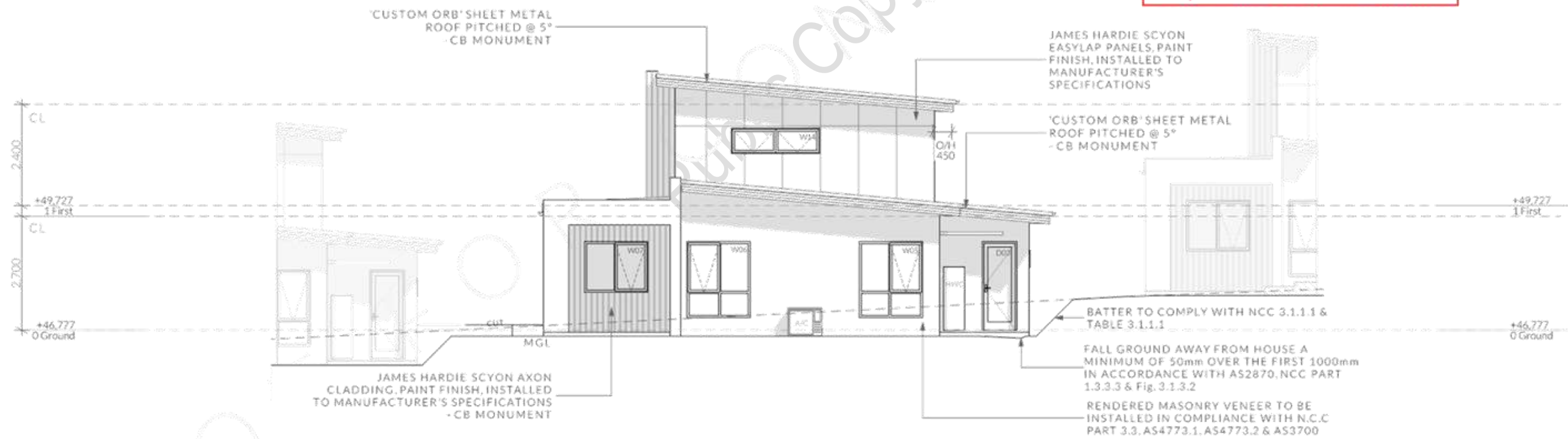
PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	U2 - Floor Plan - Upper	Scale: 1:100 @A3 Pg. No: A2.02	Proposal: Unit Development Client: Host Holdings Pty Ltd Address: 36 Powell Rd, Blackmans Bay	Date: 17.12.21 Drawn by: JRN Job No: 154-2021 Engineer: Building Surveyor:	Issue: DA-02 31.05.22 Date: DA-03 05.07.22	Description: COUNCIL RFI COUNCIL RFI #2		These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction or use in any form is strictly prohibited without our consent. © 2021. These drawings are to be used in conjunction with all drawings and documents prepared by Engineers, Surveyors and any other consultants referred to within the drawings as well as any C.C. and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All coverages are to be verified by dimensions on site before commencing any work. Use of drawings for anything other than the intended purpose is at the user's risk. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE RELEVANT DRAFTING & DESIGN PTY LTD.	



U 2 North Elevation

Kingborough Council
Development Application: DA-2022-104
Plan Reference No.: P3
Date Received: 06/07/2022
Date placed on Public Exhibition: 09/07/2022

1:100



U 2 East Elevation

1:100

NOTE
Clearances between cladding and ground shall comply with 3.5.4.7 of the current N.C.C and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or
50mm above impervious areas that slope away from the building; or
150mm in any other case.

As per N.C.C part 3.9.2,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N.
Except for bedrooms, where the requirement is for heights above 2m.

PINNACLE PINNACLE DRAFTING & DESIGN 7/3 Abernethy Way, Cambridge 7170 03 6248 4218 admin@pinnacle drafting.com.au www.pinnacle drafting.com.au	U2 - Elevations Revision: DA - 03 Approved by: JRN	Scale: 1:100 @A3 Pg. No: A2.03	Proposal: Unit Development Client: Host Holdings Pty Ltd Address: 36 Powell Rd, Blackmans Bay	Date: 17.12.21 Drawn by: JRN Job No: 154-2021 Engineer: Building Surveyor:	Issue: DA-02 31.05.22 DA-03 05.07.22	Description: COUNCIL RFI COUNCIL RFI #2	 <small>These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction or use in part is strictly forbidden without our consent. © 2021. These drawings are to be used in conjunction with all drawings and documents prepared by Engineers, Surveyors and any other consultants referred to within the drawings as well as any C.C. and/or serial observations. DO NOT SCALE FROM DRAWINGS. All coverages are to be verified by dimensions on site before commencing any work. Use of drawings for anything other than the intended purpose is at the user's risk. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE RELEVANT DRAFTING & DESIGN PTY LTD.</small>	



Kingborough Council

Development Application: DA-2022-104

Plan Reference No.: P3

Date Received: 06/07/2022

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1:100



1:100

NOTE

Clearances between cladding and ground shall comply with 3.5.4.7 of the current N.C.C and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or
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PINNACLE

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7/3 Abernethy Way, Cambridge 7170
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admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au

U2 - Elevations

Revision: DA - 03
Approved by: JRN

Scale:
1:100 @ A3
Pg. No:
A2.04

Proposal: Unit Development
Client: Host Holdings Pty Ltd
Address: 36 Powell Rd, Blackmans Bay

Date: 17.12.21
Drawn by: JRN
Job No: 154-2021
Engineer:
Building Surveyor:

Issue: DA-02 31.05.22
Date: DA-03 05.07.22

Description:
COUNCIL RFI
COUNCIL RFI #2



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of space to be ventilated in accordance with BSOL
uide for Control of Condensation and Mould in
smanian Homes" 2019:

Openings must have a total unobstructed area of
1/300 of the respective ceiling area if the roof
pitch is more than 16°, or 1/150 of the respective
ceiling area if the roof pitch is less than 16°.

25% of the total unobstructed area required must
be located not more than 900 mm below the ridge
or highest point of the roof space, measured
vertically, with the remaining required area
provided by eave vents.

ormwater Notes

gutters, downpipes and rain heads to be designed
d installed in compliance with AS3500.3 & N.C.C
lume 2 Part 3.5.3.

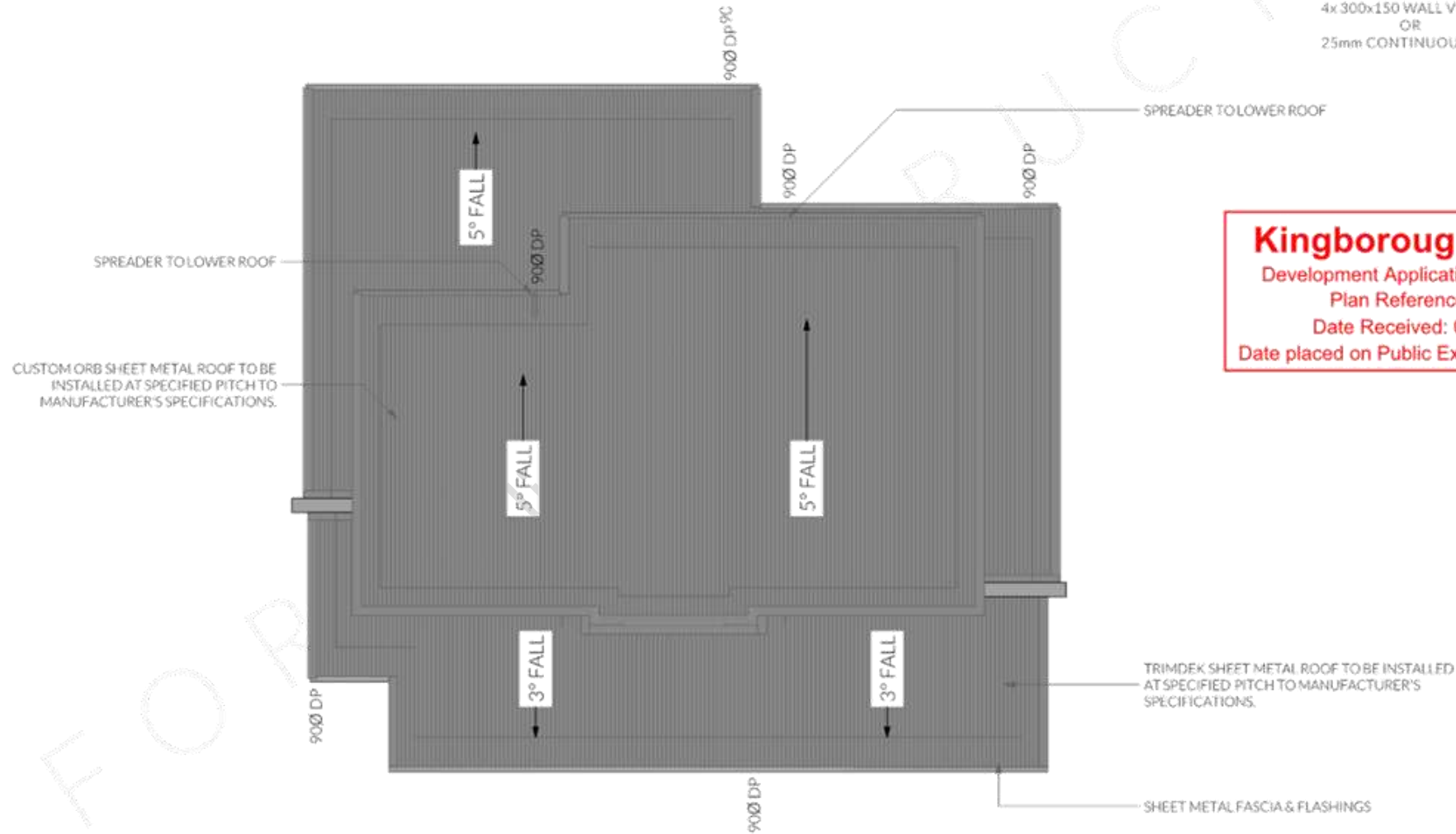
PARAPET ROOF - LIGHTWEIGHT CLAD

CEILING AREA & PITCH
112m² CEILING
ROOF PITCH <16°

REQUIRED VENT AREA
0.75m² (CEILING AREA/150)
Low Vents 75% = 0.56m²
High Vents 25% = 0.19m²

LOW VENTS
12x 300x150 WALL VENTS (0.05m²)
OR
25mm CONTINUOUS VENT

HIGH VENTS
4x 300x150 WALL VENTS (0.05m²)
OR
25mm CONTINUOUS VENT



Kingborough Council

Development Application: DA-2022-104

Plan Reference No.: P3

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PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernatt Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	U2 - Roof Plan	Scale: 1:100, 1:20 @ A3 Pg. No: A2.05	Proposal: Unit Development Client: Host Holdings Pty Ltd Address: 36 Powell Rd, Blackmans Bay	Date: 17.12.21 Drawn by: JRN Job No: 154-2021 Engineer: Building Surveyor:	Issue: DA-02 31.05.22 Date: DA-03 05.07.22	Description: COUNCIL RFI COUNCIL RFI #2		These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction or use in any form without our written consent. © 2021. These drawings are to be used in accordance with all drawings and specifications. Engineers, Surveyors and any other consultants referred to within these drawings are as such as are CEC and/or permit obligations. DO NOT SCALE FROM DRAWING. All coverages are to be verified on site before construction and/or installation of any building or site works. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE RELEVANT SURVEYING & DESIGN PTY LTD.	

ELECTRICAL LEGEND

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	Double GPO	14
	32 AMP isolation switch	1
	Weather proof socket outlet	1
	Light switch	11
	2 way light switch	6
	3 way light switch	0
	4 way light switch	0
	TV point	1
	Phone point	1
	Batten light holder (9W globe)	1
	"Clipsal" LED downlight (9W 700lm)	17
	LED stair light	1
	Pillar light	0
	Bunker light	3
	LED Batten light (20W)	2
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	Vent Air inline fan	0
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	NBN box	1
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	Pendant Lights	1

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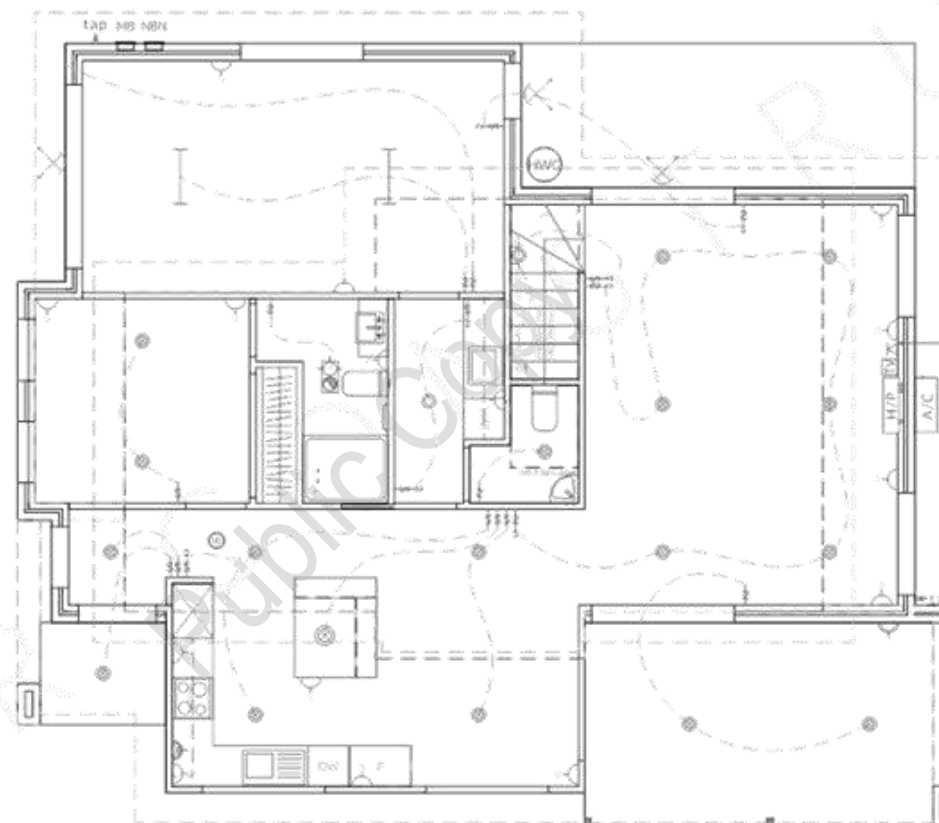
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Development Application: DA-2022-104

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7/3 Abernethy Way, Cambridge 7170
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U2 - Electrical Plan - Lower

Revision: DA - 03
Approved by: JRN

Scale: 1:100 @A3
Pg. No: A2.06

Proposal: Unit Development
Client: Host Holdings Pty Ltd
Address: 36 Powell Rd, Blackmans Bay

Date: 17.12.21
Drawn by: JRN
Job No: 154-2021
Engineer:
Building Surveyor:

Issue Date Description
DA-02 31.05.22 COUNCIL RFI
DA-03 05.07.22 COUNCIL RFI #2



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ELECTRICAL LEGEND

em	Description	Qty
	Single GPO	0
	Double GPO	8
	32 AMP isolation switch	0
	Weather proof socket outlet	0
	Light switch	7
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	3 way light switch	0
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	TV point	2
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	Bunker light	0
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	Vent Air Inline fan	2
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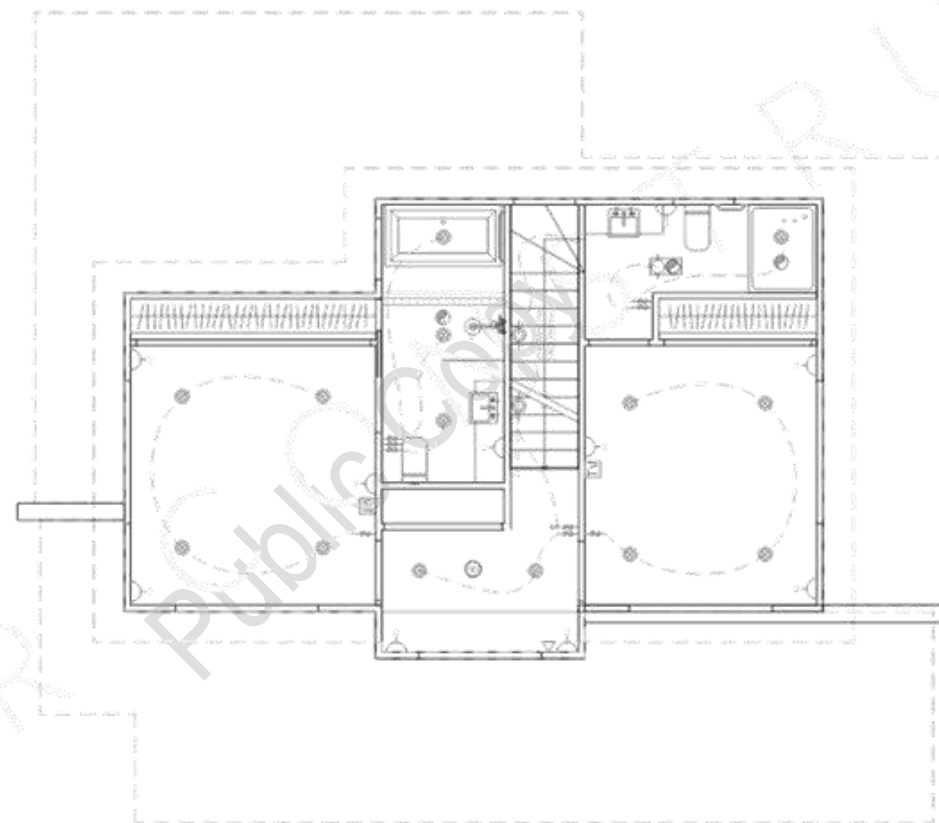
Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

NOTE: EXHAUST FANS

Exhaust fans to comply with N.C.C Vol 2 Part 3.8.7.3 and have a minimum flow rate of:
25L/s for bathrooms and/or sanitary compartments
40 L/s for kitchen & laundry and must be discharged directly to outside air.

Note: Lighting

Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical service: provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:
5W/m² in class 1a dwellings
4W/m² to veranda, balcony or the like
3W/m² in a class 10a dwelling associated with the class 1a dwelling



Kingborough Council

Development Application: DA-2022-104

Plan Reference No.: P3

Date Received: 06/07/2022

Date placed on Public Exhibition: 09/07/2022

PINNACLE

PINNACLE DRAFTING & DESIGN
7/3 Abernethy Way, Cambridge 7170
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admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au

U2 - Electrical Plan - Upper

Revision: DA - 03
Approved by: JRN

Scale:
1:100 @A3
Pg. No:
A2.07

Proposal: Unit Development
Client: Host Holdings Pty Ltd
Address: 36 Powell Rd, Blackmans Bay




Date: 17.12.21
Drawn by: JRN
Job No: 154-2021
Engineer:
Building Surveyor:

Issue Date Description
DA-02 31.05.22 COUNCIL RFI
DA-03 05.07.22 COUNCIL RFI #2



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-  ACCESS PANEL
-  Smoke Alarm
-  Articulation Joint

Construction of sanitary
compartments 3.8.3.3 of current
CC

the door to a sanitary compartment must -
open outwards; or
slide; or
be readily removable from the outside of
the compartment.

note: Safe Movement & Egress

Openable windows greater than 4m above ground
level are to be fitted with a device to limit opening
to a suitable screen so a 125mm sphere cannot
pass through. Except for Bedrooms, where the
requirement is for heights above 2m.

note: Paved Areas

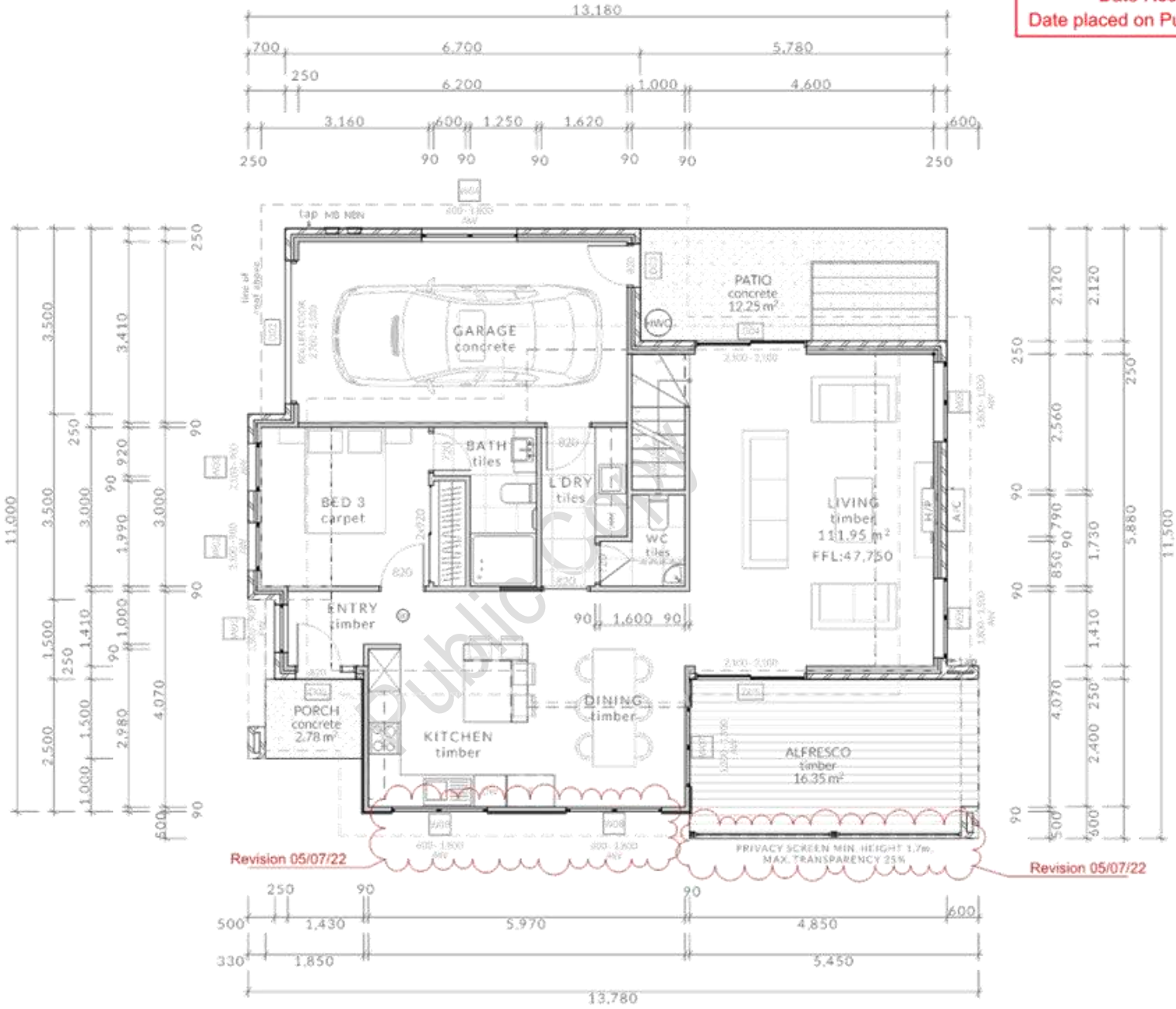
Paths and patios to fall away from dwelling.

note: Stair Construction

Stairs to be constructed in accordance with
C.C Part 3.9.1:
Tread: Min 115mm - Max 190mm
Rising: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700

Floor Areas

Lower Floor	111.95m ²
Upper Floor	59.20m ²
Total Floor Area	171.15m ²
Porch	2.78m ²
Patio	12.25m ²
Alfresco	16.35m ²



Kingborough Council

Development Application: DA-2022-104

Plan Reference No.: P3

Date Received: 06/07/2022

Date placed on Public Exhibition: 09/07/2022

PINNACLE Pinnacle Drafting & Design 7/3 Abernethy Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	U3 - Floor Plan - Lower		Scale: 1:100 @A3 Pg. No: A3.01	Proposal: Unit Development Client: Host Holdings Pty Ltd Address: 36 Powell Rd, Blackmans Bay	Date: 17.12.21 Drawn by: JRN Job No: 154-2021 Engineer: Building Surveyor:	Issue: DA-02 31.05.22 Date: DA-03 05.07.22	Description: COUNCIL RFI COUNCIL RFI #2		These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction or use in part is strictly forbidden without our consent. © 2021. These drawings are to be used in conjunction with all drawings and documents including Engineering, Surveying and any other consultants referred to within the drawings as well as any C.C. and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All cover sheets are to be clearly dimensioned on the order covering any order, variation or reworking including site drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE RELEVANT DRAFTING & DESIGN PTY LTD.
	Revision: DA - 03 Approved by: JRN								

- ACCESS PANEL
- Smoke Alarm
 - Articulation Joint

Construction of sanitary
compartments 3.8.3.3 of current
CC

The door to a sanitary compartment must -
open outwards; or
slide; or
be readily removable from the outside of
the compartment.

Note: Safe Movement & Egress

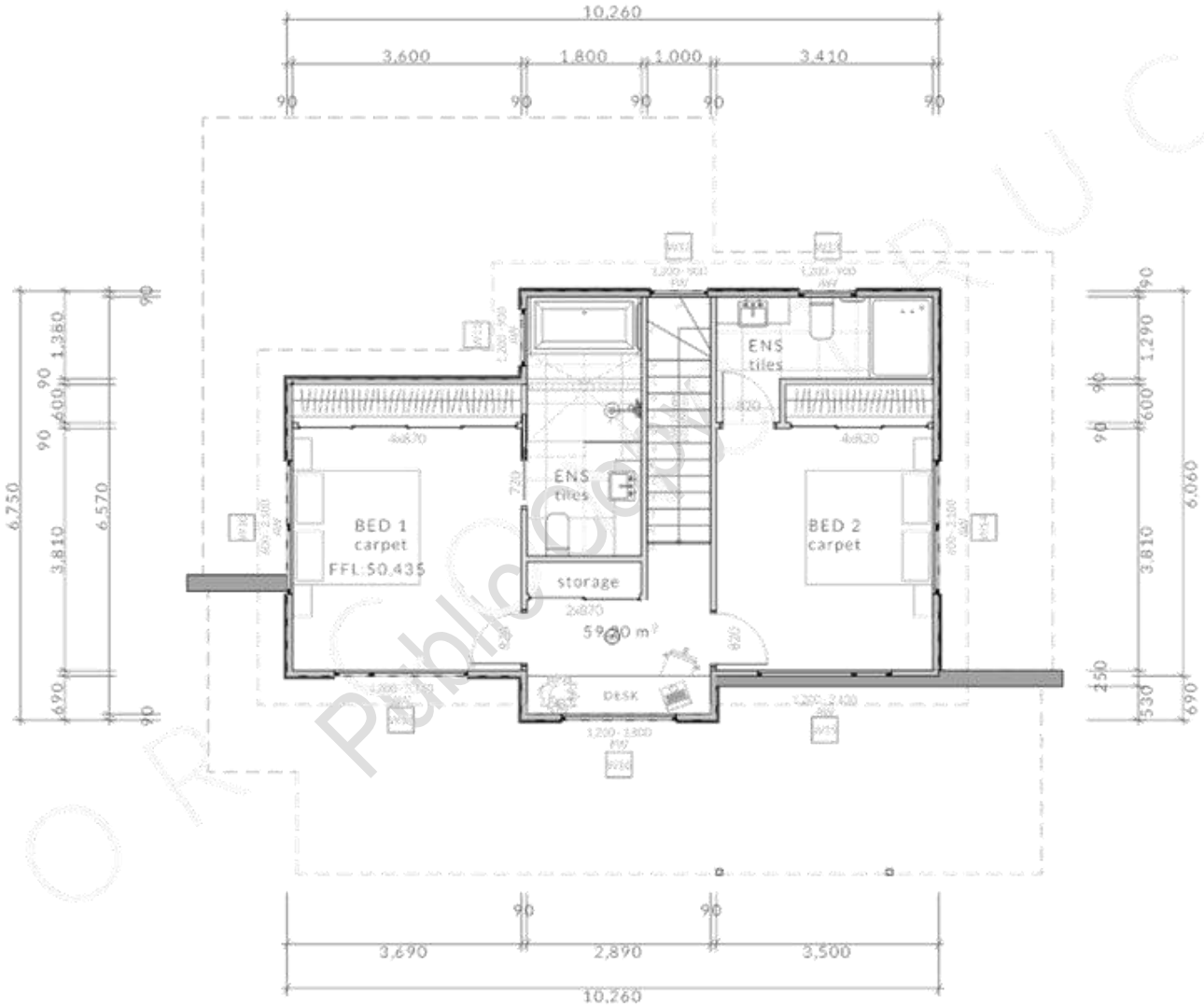
Openable windows greater than 4m above ground
level are to be fitted with a device to limit opening
to a suitable screen so a 125mm sphere cannot
pass through. Except for Bedrooms, where the
requirement is for heights above 2m.

Note: Paved Areas

Paths and patios to fall away from dwelling.

Note: Stair Construction

Stairs to be constructed in accordance with
C.C Part 3.9.1:
Tread: Min 115mm - Max 190mm
Rising: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700



Floor Areas

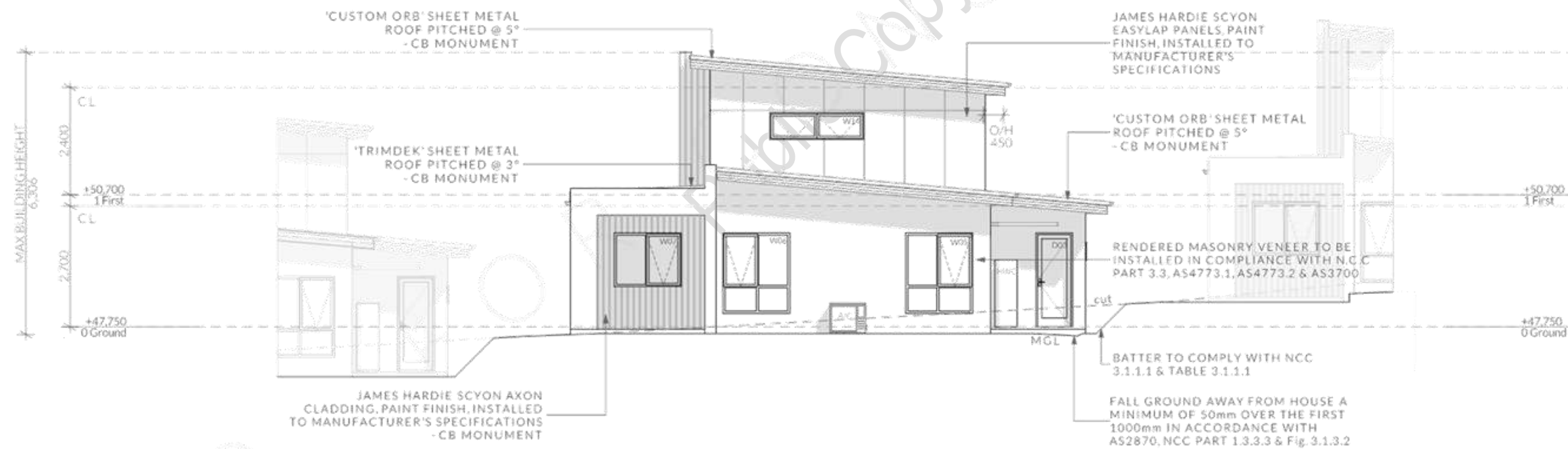
Lower Floor	111.95m²
Upper Floor	59.20m²
Total Floor Area	171.15m²
Arch	2.78m²
Roof	12.25m²
Fresco	16.35m²

PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernethy Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	U3 - Floor Plan - Upper	Scale: 1:100 @A3 Pg. No: A3.02	Proposal: Unit Development Client: Host Holdings Pty Ltd Address: 36 Powell Rd, Blackmans Bay	Date: 17.12.21 Drawn by: JRN Job No: 154-2021 Engineer: Building Surveyor:	Issue: Date DA-02 31.05.22 DA-03 05.07.22	Description COUNCIL RFI COUNCIL RFI #2		These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction or use in part is strictly forbidden without our consent. © 2021. These drawings are to be used in conjunction with all drawings and documents prepared by Engineers, Surveyors and any other consultants referred to within the drawings as well as any C.C. and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All measurements are to be taken from the center of the building unless otherwise stated. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE RELEVANT DRAFTING & DESIGN PTY LTD.	



Kingborough Council
 Development Application: DA-2022-104
 Plan Reference No.: P3
 Date Received: 06/07/2022
 Date placed on Public Exhibition: 09/07/2022

1:100



1:100

NOTE
 Clearances between cladding and ground shall comply with 3.5.4.7 of the current N.C.C and shall be a minimum clearance of:
 100mm in low rainfall intensity areas or sandy, well-drained areas; or
 50mm above impervious areas that slope away from the building; or
 150mm in any other case.

As per N.C.C part 3.9.2,
 Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N.
 Except for bedrooms, where the requirement is for heights above 2m.

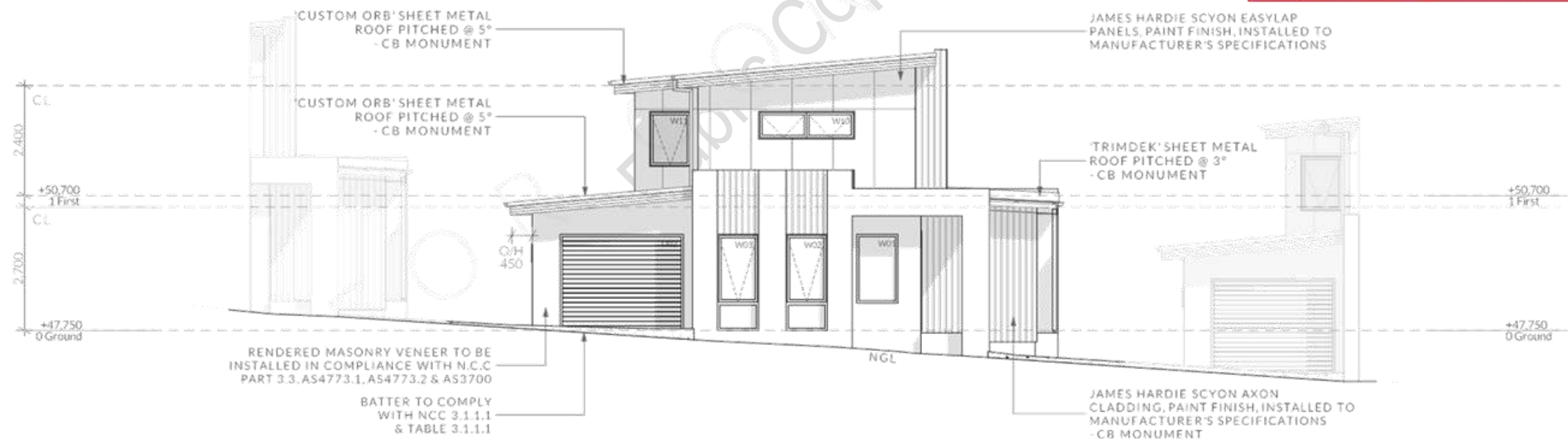
PINNACLE PINNACLE DRAFTING & DESIGN 7/3 Abernethy Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	U3 - Elevations Revision: DA - 03 Approved by: JRN Scale: 1:100 @A3 Pg. No: A3.03	Proposal: Unit Development Client: Host Holdings Pty Ltd Address: 36 Powell Rd, Blackmans Bay	Date: 17.12.21 Drawn by: JRN Job No: 154-2021 Engineer: Building Surveyor:	Issue Date: DA-02 31.05.22 Description: COUNCIL RFI COUNCIL RFI #2	These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction or use in part is strictly forbidden without our consent. © 2021. These drawings are to be used in conjunction with all drawings and documents prepared by Pinnacle Drafting & Design Pty Ltd and any other consultants referred to within the drawings as well as any C.C. and/or permit conditions. DO NOT SCALE FROM DRAWINGS. All coverages are to be verified by the client or their representative. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE RELEVANT DRAFTING & DESIGN PTY LTD.
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U3 South Elevation

Kingborough Council
 Development Application: DA-2022-104
 Plan Reference No.: P3
 Date Received: 06/07/2022
 Date placed on Public Exhibition: 09/07/2022

1:100



U3 West Elevation

1:100

NOTE
 Clearances between cladding and ground shall comply with 3.5.4.7 of the current N.C.C and shall be a minimum clearance of:
 100mm in low rainfall intensity areas or sandy, well-drained areas; or
 50mm above impervious areas that slope away from the building; or
 150mm in any other case.

As per N.C.C part 3.9.2,
 Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N.
 Except for bedrooms, where the requirement is for heights above 2m.

PINNACLE PINNACLE DRAFTING & DESIGN 7/3 Abernethy Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	U3 - Elevations Scale: 1:100 @A3 Pg. No: A3.04 Revision: DA - 03 Approved by: JRN	Proposal: Unit Development Client: Host Holdings Pty Ltd Address: 36 Powell Rd, Blackmans Bay	Date: 17.12.21 Drawn by: JRN Job No: 154-2021 Engineer: Building Surveyor:	Issue Date Description DA-02 31.05.22 COUNCIL RFI DA-03 05.07.22 COUNCIL RFI #2	These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction or use in any form without written consent is prohibited. © 2021. These drawings are to be used in conjunction with all drawings and documents including Engineering, Surveying and any other consultants referred to within the drawings as well as any C.C. and/or permit observations. DO NOT SCALE FROM DRAWINGS. All cover sheets are to be clearly marked on the front cover sheet and on the back of the drawing. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE RELEVANT DRAFTING & DESIGN PARTY LTD.
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of space to be ventilated in accordance with BSOL
uide for Control of Condensation and Mould in
smanian Homes" 2019:

Openings must have a total unobstructed area of
1/300 of the respective ceiling area if the roof
pitch is more than 16°, or 1/150 of the respective
ceiling area if the roof pitch is less than 16°.

25% of the total unobstructed area required must
be located not more than 900 mm below the ridge
or highest point of the roof space, measured
vertically, with the remaining required area
provided by eave vents.

ormwater Notes

gutters, downpipes and rain heads to be designed
d installed in compliance with AS3500.3 & N.C.C
lume 2 Part 3.5.3.

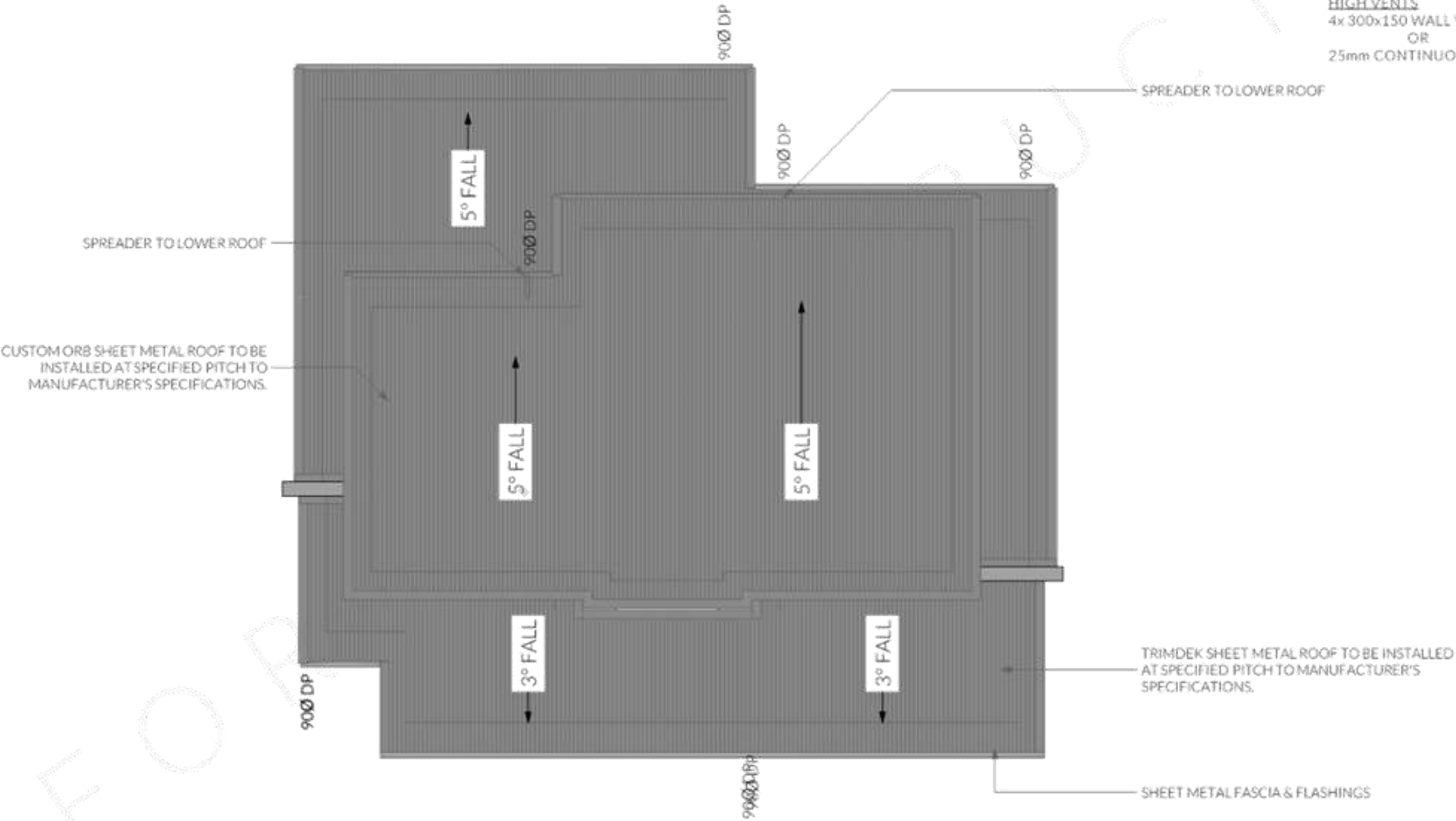
PARAPET ROOF - LIGHTWEIGHT CLAD

CEILING AREA & PITCH
112m² CEILING
ROOF PITCH <16°

REQUIRED VENT AREA
0.75m² (CEILING AREA/150)
Low Vents 75% = 0.56m²
High Vents 25% = 0.19m²

LOW VENTS
12x 300x150 WALL VENTS (0.05m²)
OR
25mm CONTINUOUS VENT

HIGH VENTS
4x 300x150 WALL VENTS (0.05m²)
OR
25mm CONTINUOUS VENT



Kingborough Council

Development Application: DA-2022-104

Plan Reference No.: P3

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PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernart Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	U3 - Roof Plan	Scale: 1:100, 1:20 @ A3	Proposal: Unit Development Client: Host Holdings Pty Ltd Address: 36 Powell Rd, Blackmans Bay	Date: 17.12.21 Drawn by: JRN Job No: 154-2021 Engineer: Building Surveyor:	Issue: DA-02 31.05.22 DA-03 05.07.22	Description: COUNCIL RFI COUNCIL RFI #2		These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction or use in part is strictly forbidden without our written consent. © 2021. These drawings are to be used in conjunction with all drawings and documents prepared by Engineers, Surveyors and any other consultants referred to within the drawings as well as any C.C. and/or permit observations. DO NOT SCALE FROM DRAWINGS. All observations are to be by dimensions on the set or by measuring any physical construction or measuring equipment. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE RELEVANT DRAFTING & DESIGN PARTY LTD.	

ELECTRICAL LEGEND

em	Description	Qty
	Single GPO	1
	Double GPO	14
	32 AMP isolation switch	1
	Weather proof socket outlet	1
	Light switch	11
	2 way light switch	6
	3 way light switch	0
	4 way light switch	0
	TV point	1
	Phone point	1
	Batten light holder (9W globe)	1
	"Clipsal" LED downlight (9W 700lm)	17
	LED stair light	1
	Pillar light	0
	Bunker light	3
	LED Batten light (20W)	2
	Vent Air heat/light unit	1
	Vent Air Inline fan	0
	Meter box	1
	NBN box	1
	Hard wired smoke detector	0
	Pendant Lights	1

Smoke Alarms Part 3.7.5

Smoke alarms must comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm

In a Class 1a building, smoke alarms must be located in any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and each other storey not containing bedrooms.

Smoke alarms required by 3.7.5.3 and 3.7.5.4 must be installed or near the ceiling, in accordance with the following:

- Where a smoke alarm is located on the ceiling it must be:
 - (i) a minimum of 300 mm away from the corner junction of the wall and ceiling; and
 - (ii) between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.

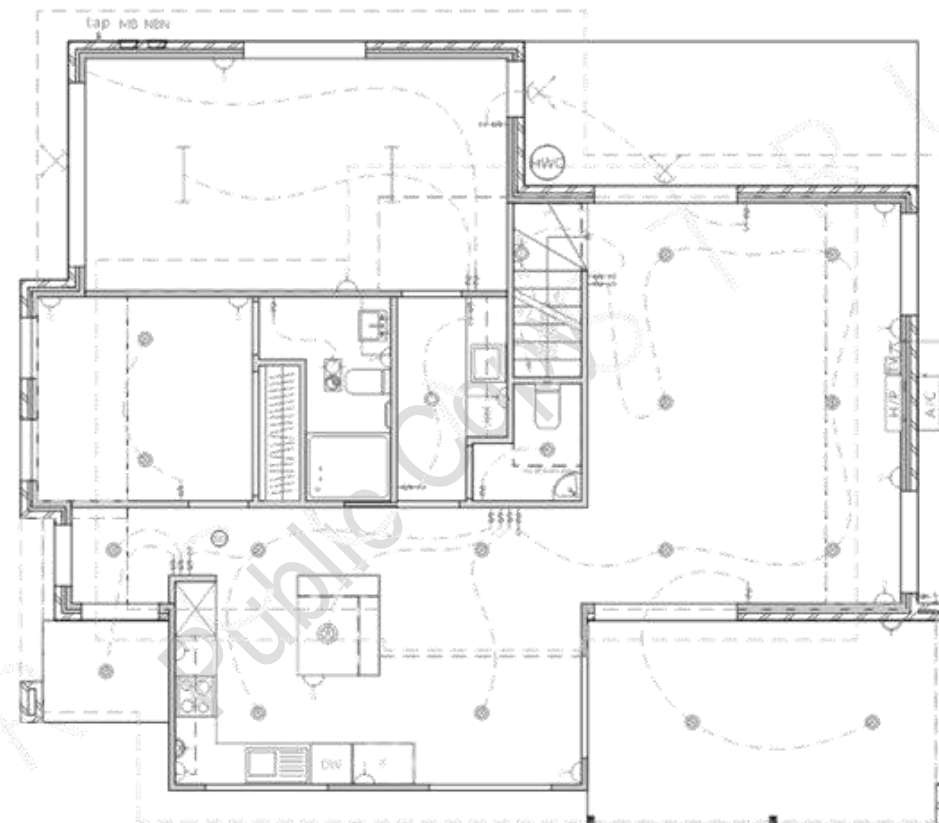
If Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

NOTE: EXHAUST FANS

Exhaust fans to comply with N.C.C Vol 2 Part 3.8.7.3 and have a minimum flow rate of:
25L/s for bathrooms and/or sanitary compartments
40 L/s for kitchen & laundry and must be discharged directly to outside air.

Note: Lighting

Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical service: provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:
5W/m² in class 1a dwellings
4W/m² to veranda, balcony or the like
3W/m² in a class 10a dwelling associated with the class 1a dwelling



Kingborough Council
Development Application: DA-2022-104
Plan Reference No.: P3
Date Received: 06/07/2022
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PINNACLE PINNACLE DRAFTING & DESIGN 7/3 Abernethy Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	U3 - Electrical Plan - Lower		Scale: 1:100 @A3	Proposal: Unit Development	Date: 17.12.21	Issue: DA-02 31.05.22	Description: COUNCIL RFI		These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction or use in any form without our written consent is prohibited. These drawings are to be used in conjunction with all drawings and documents prepared by Engineers, Surveyors and any other consultants referred to within the drawings as well as any C.C. and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All cover sheets are to be fully dimensioned on the site before commencing any work. Use of drawings for any other purpose is prohibited. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE RELEVANT DRAFTING & DESIGN PTY LTD.
	Revision: DA - 03	Pg. No: A3.06	Client: Host Holdings Pty Ltd	Address: 36 Powell Rd, Blackmans Bay	Drawn by: JRN	DA-03 05.07.22	COUNCIL RFI #2		

ELECTRICAL LEGEND

em	Description	Qty
	Single GPO	0
	Double GPO	8
	32 AMP isolation switch	0
	Weather proof socket outlet	0
	Light switch	7
	2 way light switch	1
	3 way light switch	0
	4 way light switch	0
	TV point	2
	Phone point	1
	Batten light holder (9W globe)	0
	"Clipsal" LED downlight (9W 700lm)	14
	LED stair light	2
	Pillar light	0
	Bunker light	0
	LED Batten light (20W)	0
	Vent Air heat light unit	1
	Vent Air inline fan	2
	Meter box	0
	NBN box	0
	Hard wired smoke detector	1
	Pendant Lights	0

Smoke Alarms Part 3.7.5

Smoke alarms must comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm

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Smoke alarms required by 3.7.5.3 and 3.7.5.4 must be installed or near the ceiling, in accordance with the following:

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- (i) a minimum of 300 mm away from the corner junction of the wall and ceiling; and
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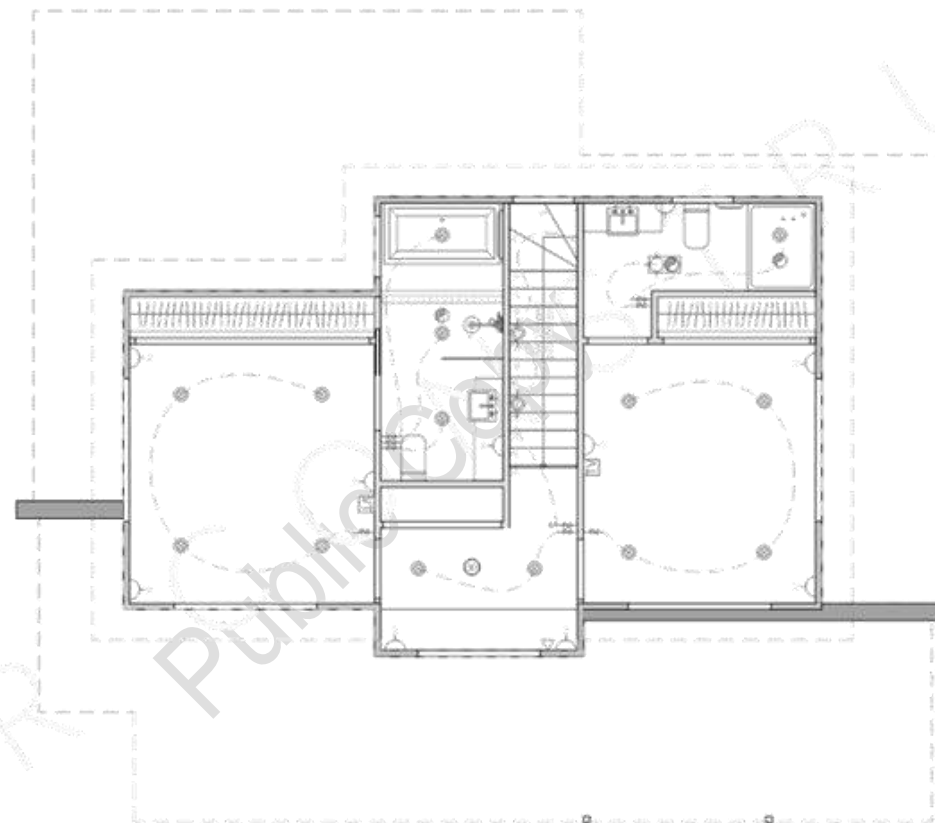
If Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

NOTE: EXHAUST FANS

Exhaust fans to comply with N.C.C Vol 2 Part 3.8.7.3 and have a minimum flow rate of:
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5W/m² in class 1a dwellings
4W/m² to veranda, balcony or the like
3W/m² in a class 10a dwelling associated with the class 1a dwelling



Kingborough Council

Development Application: DA-2022-104

Plan Reference No.: P3

Date Received: 06/07/2022

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PINNACLE

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7/3 Abernethy Way, Cambridge 7170
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U3 - Electrical Plan - Upper

Revision: DA - 03
Approved by: JRN

Scale:
1:100 @A3
Pg. No:
A3.07

Proposal: Unit Development
Client: Host Holdings Pty Ltd
Address: 36 Powell Rd, Blackmans Bay

Date: 17.12.21
Drawn by: JRN
Job No: 154-2021
Engineer:
Building Surveyor:

Issue Date Description
DA-02 31.05.22 COUNCIL RFI
DA-03 05.07.22 COUNCIL RFI #2



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- ACCESS PANEL
- Smoke Alarm
 - Articulation Joint

Construction of sanitary compartments 3.8.3.3 of current CC

The door to a sanitary compartment must -
open outwards; or
slide; or
be readily removable from the outside of the compartment.

Note: Safe Movement & Egress

Openable windows greater than 4m above ground level are to be fitted with a device to limit opening to a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m.

Note: Paved Areas

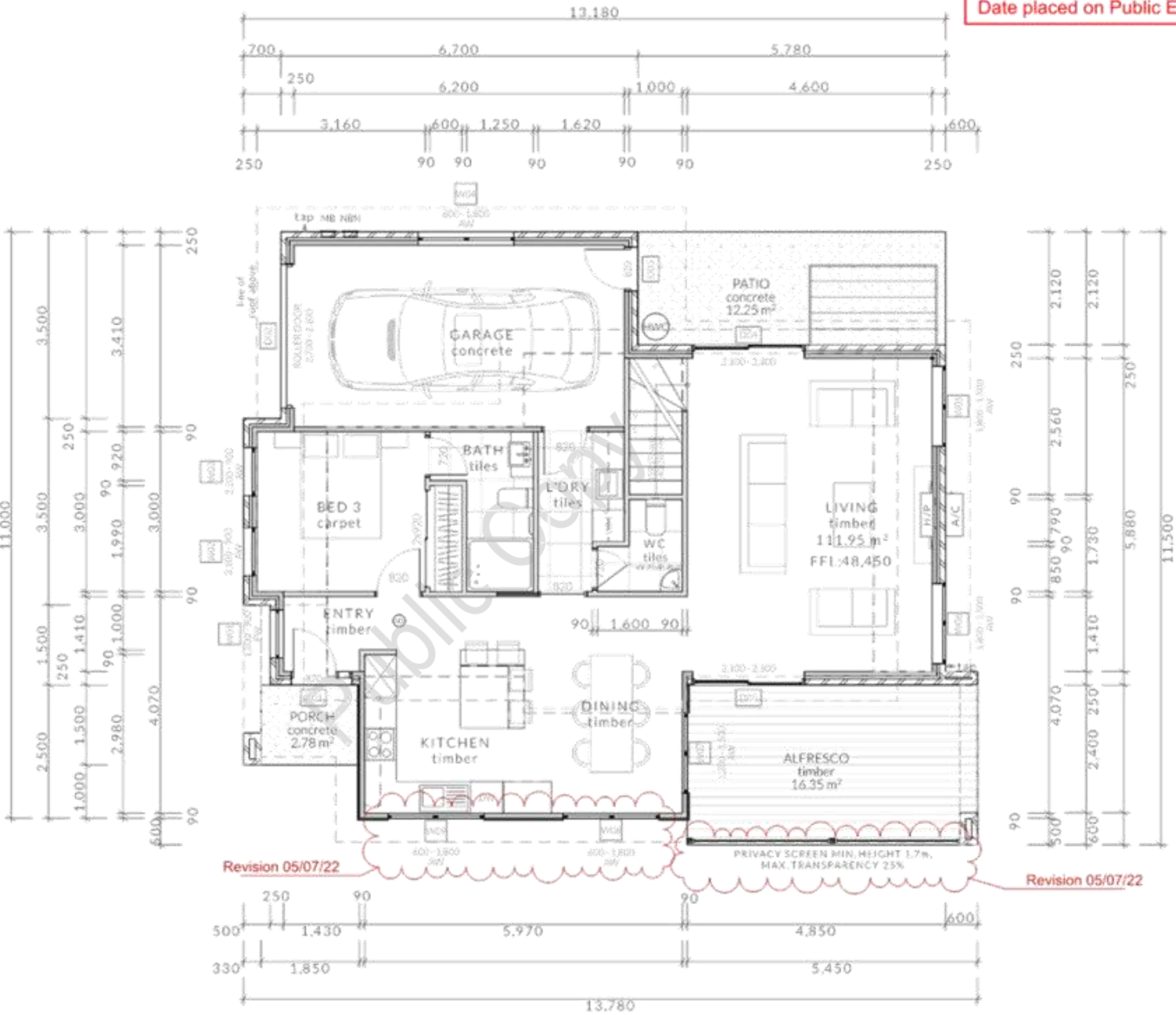
Paths and patios to fall away from dwelling.

Note: Stair Construction

Stairs to be constructed in accordance with C.C Part 3.9.1:
Riser: Min 115mm - Max 190mm
Tread: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700

Floor Areas

Lower Floor	111.95m ²
Upper Floor	59.20m ²
Total Floor Area	171.15m ²
Porch	2.78m ²
Patio	12.25m ²
Alfresco	16.35m ²



Kingborough Council

Development Application: DA-2022-104

Plan Reference No.: P3

Date Received: 06/07/2022

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U4 - Floor Plan - Lower

Revision: DA - 03
Approved by: JRN

Scale: 1:100 @A3
Pg. No: A4.01

Proposal: Unit Development
Client: Host Holdings Pty Ltd
Address: 36 Powell Rd, Blackmans Bay

Date: 17.12.21
Drawn by: JRN
Job No: 154-2021
Engineer:
Building Surveyor:

Issue Date Description
DA-02 31.05.22 COUNCIL RFI
DA-03 05.07.22 COUNCIL RFI #2



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- ACCESS PANEL
- Smoke Alarm
- Articulation Joint

Construction of sanitary
compartments 3.8.3.3 of current
CC

The door to a sanitary compartment must -
open outwards; or
slide; or
be readily removable from the outside of
the compartment.

Note: Safe Movement & Egress

Openable windows greater than 4m above ground
level are to be fitted with a device to limit opening
to a suitable screen so a 125mm sphere cannot
pass through. Except for Bedrooms, where the
requirement is for heights above 2m.

Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with
C.C Part 3.9.1:
Riser: Min 115mm - Max 190mm
Tread: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700

Floor Areas

Lower Floor	111.95m ²
Upper Floor	59.20m ²
Total Floor Area	171.15m ²
Arch	2.78m ²
Patio	12.25m ²
Fresco	16.35m ²

PINNACLE

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admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au

U4 - Floor Plan - Upper

Revision: DA - 03
Approved by: JRN

Scale: 1:100 @A3
Pg. No: A4.02

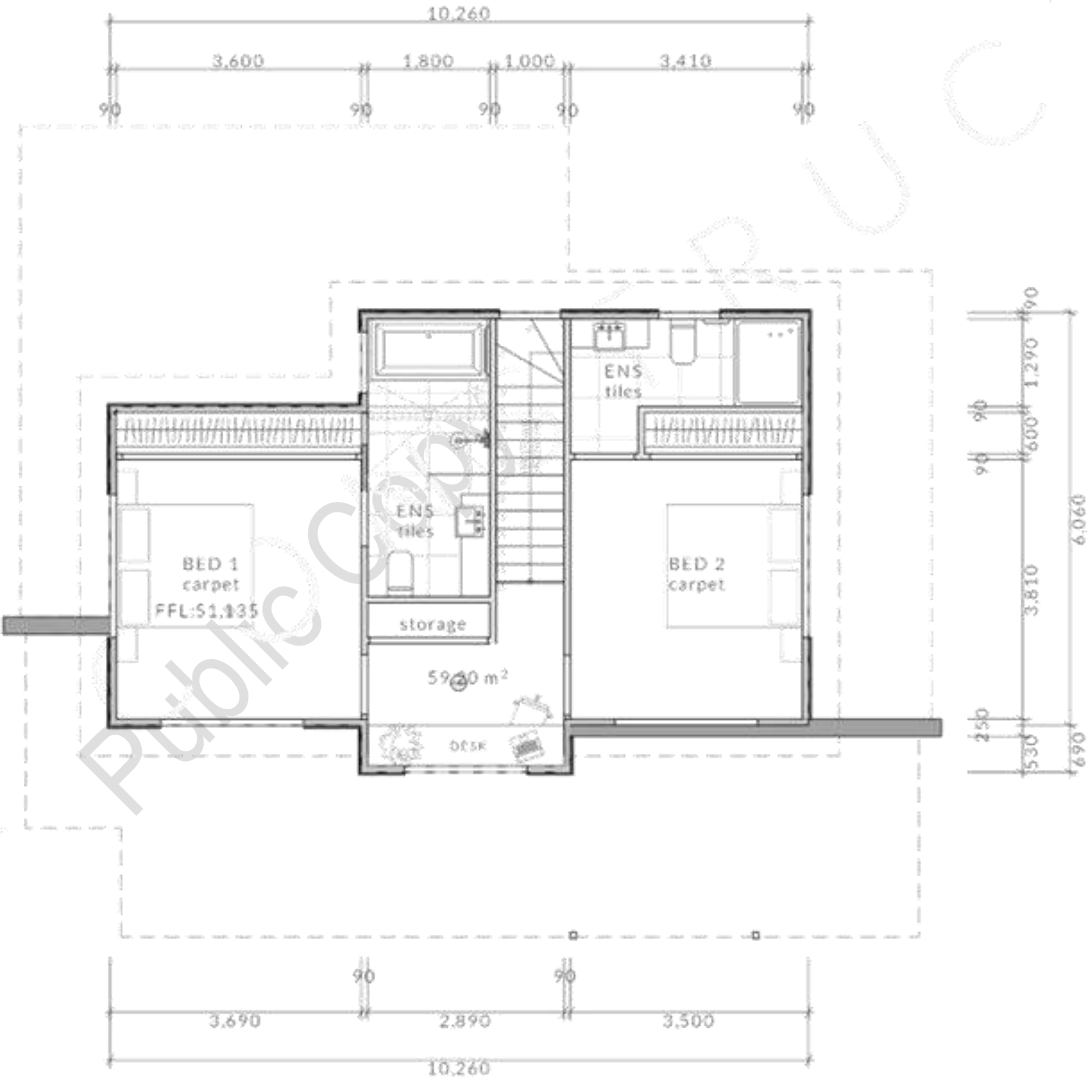
Proposal: Unit Development
Client: Host Holdings Pty Ltd
Address: 36 Powell Rd, Blackmans Bay

Date: 17.12.21
Drawn by: JRN
Job No: 154-2021
Engineer:
Building Surveyor:

Issue Date Description
DA-02 31.05.22 COUNCIL RFI
DA-03 05.07.22 COUNCIL RFI #2



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Dimensions on the drawings are to be taken from the center of the structure
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Development Application: DA-2022-104
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U 4 North Elevation

Kingborough Council

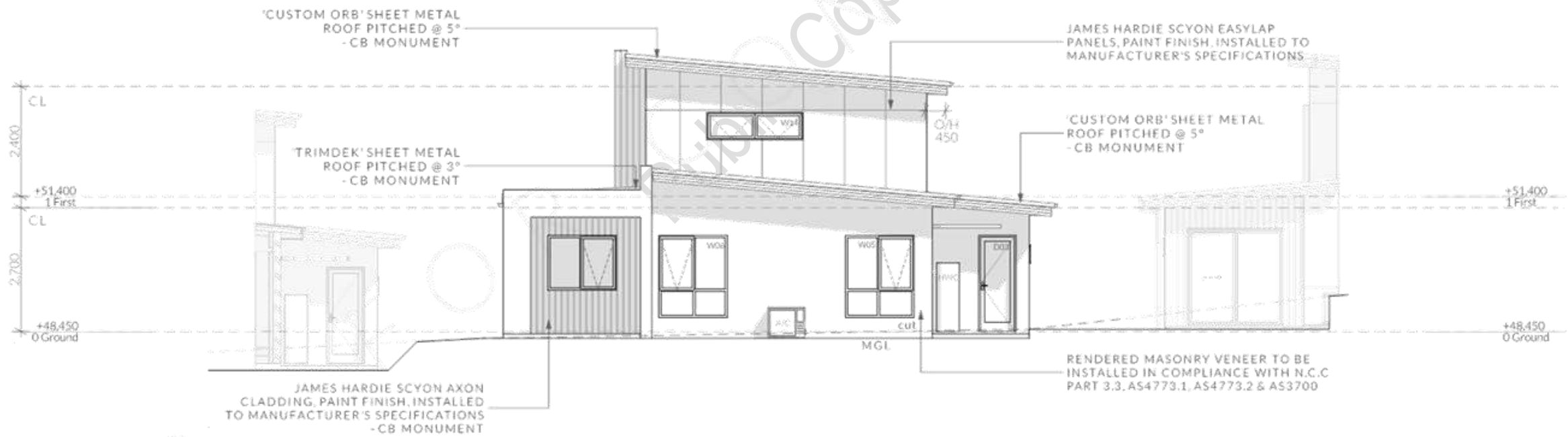
Development Application: DA-2022-104

Plan Reference No.: P3

Date Received: 06/07/2022

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1:100



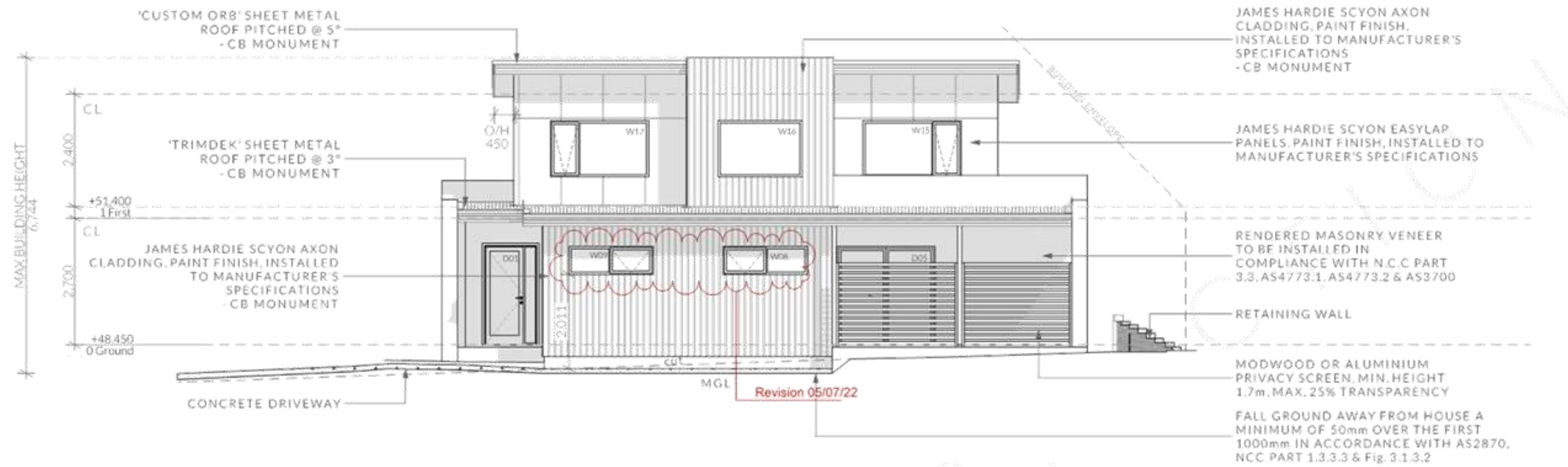
U 4 East Elevation

1:100

NOTE
Clearances between cladding and ground shall comply with 3.5.4.7 of the current N.C.C and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or
50mm above impervious areas that slope away from the building; or
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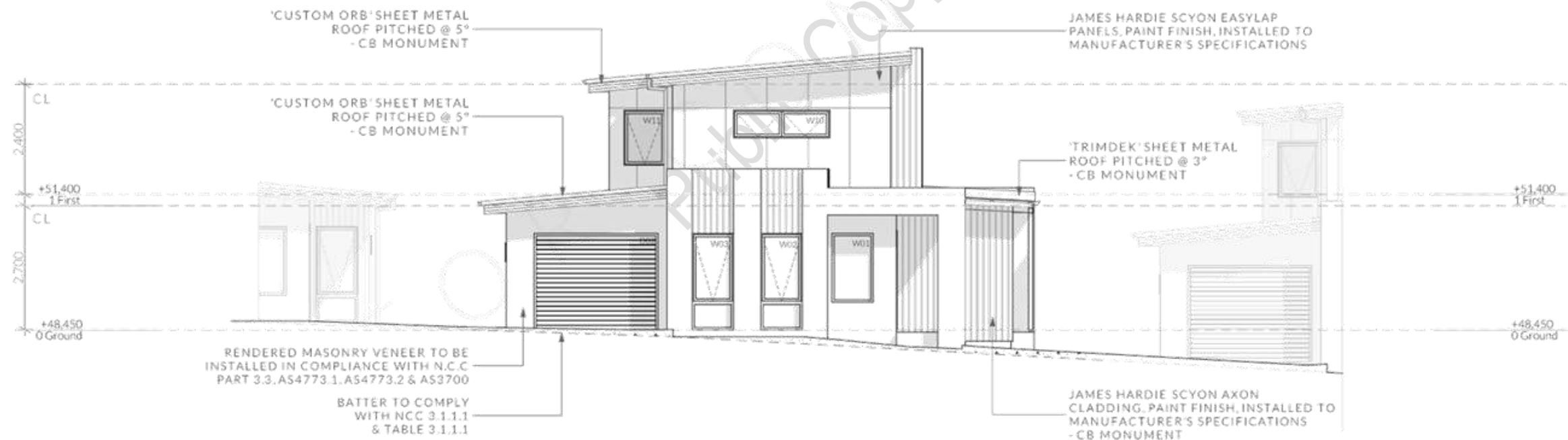
As per N.C.C part 3.9.2,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N.
Except for bedrooms, where the requirement is for heights above 2m.

PINNACLE PINNACLE DRAFTING & DESIGN 7/3 Abernethy Way, Cambridge 7170 03 6248 4218 admin@pinnacle drafting.com.au www.pinnacledrafting.com.au	U4 - Elevations Revision: DA - 03 Approved by: JRN	Scale: 1:100 @A3 Pg. No: A4.03	Proposal: Unit Development Client: Host Holdings Pty Ltd Address: 36 Powell Rd, Blackmans Bay	Date: 17.12.21 Drawn by: JRN Job No: 154-2021 Engineer: Building Surveyor:	Issue: DA-02 31.05.22 Date: DA-03 05.07.22	Description: COUNCIL RFI COUNCIL RFI #2		These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction or use in any form without written consent is prohibited. These drawings are to be used in conjunction with all drawings and documents including Engineering, Surveying and any other consultants referred to within the drawings as well as any C.C. and/or serial observations. DO NOT SCALE FROM DRAWINGS. All measurements are to be taken from the original drawings and not from the printed drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE RELEVANT DRAFTING & DESIGN PTY LTD.	



U 4 South Elevation

1:100



U 4 West Elevation

1:100

NOTE
Clearances between cladding and ground shall comply with 3.5.4.7 of the current N.C.C and shall be a minimum clearance of:
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of space to be ventilated in accordance with BSOL
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Openings must have a total unobstructed area of
1/300 of the respective ceiling area if the roof
pitch is more than 16°, or 1/150 of the respective
ceiling area if the roof pitch is less than 16°.

25% of the total unobstructed area required must
be located not more than 900 mm below the ridge
or highest point of the roof space, measured
vertically, with the remaining required area
provided by eave vents.

ormwater Notes

gutters, downpipes and rain heads to be designed
d installed in compliance with AS3500.3 & N.C.C
lume 2 Part 3.5.3.

PARAPET ROOF - LIGHTWEIGHT CLAD

CEILING AREA & PITCH

112m² CEILING
ROOF PITCH <16°

REQUIRED VENT AREA

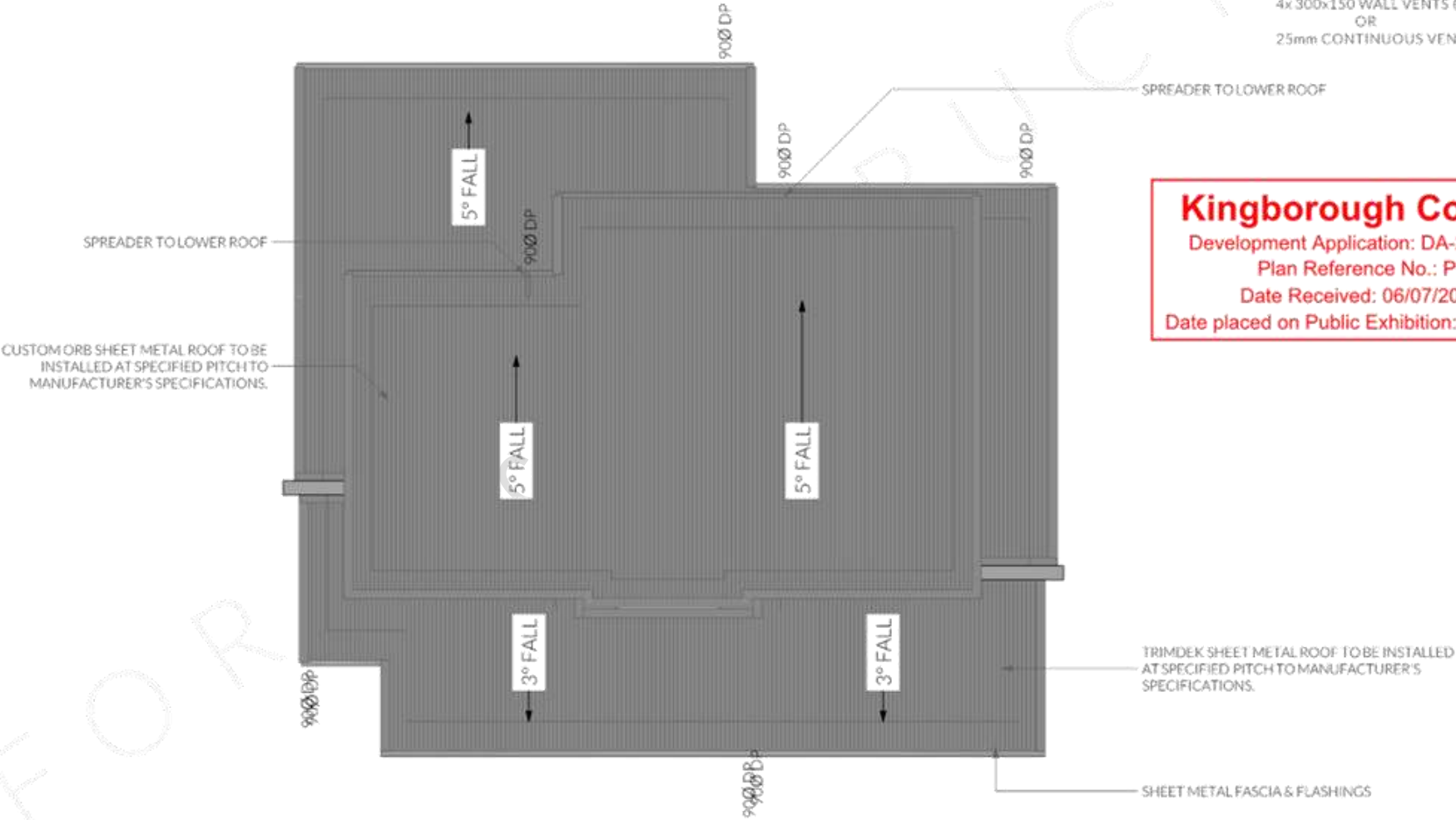
0.75m² (CEILING AREA/150)
Low Vents 75% = 0.56m²
High Vents 25% = 0.19m²

LOW VENTS

12x 300x150 WALL VENTS (0.05m²)
OR
25mm CONTINUOUS VENT

HIGH VENTS

4x 300x150 WALL VENTS (0.05m²)
OR
25mm CONTINUOUS VENT



Kingborough Council

Development Application: DA-2022-104

Plan Reference No.: P3

Date Received: 06/07/2022

Date placed on Public Exhibition: 09/07/2022

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ELECTRICAL LEGEND

em	Description	Qty
	Single GPO	1
	Double GPO	14
	32 AMP isolation switch	1
	Weather proof socket outlet	1
	Light switch	11
	2 way light switch	6
	3 way light switch	0
	4 way light switch	0
	TV point	1
	Phone point	1
	Batten light holder (9W globe)	1
	"Clipsal" LED downlight (9W 700lm)	17
	LED stair light	1
	Pillar light	0
	Bunker light	3
	LED Batten light (20W)	2
	Vent Air heat/light unit	1
	Vent Air Inline fan	0
	Meter box	1
	NBN box	1
	Hard wired smoke detector	0
	Pendant Lights	1

Smoke Alarms Part 3.7.5

Smoke alarms must comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm

In a Class 1a building, smoke alarms must be located in any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and each other storey not containing bedrooms.

Smoke alarms required by 3.7.5.3 and 3.7.5.4 must be installed or near the ceiling, in accordance with the following:

- Where a smoke alarm is located on the ceiling it must be:
 - (i) a minimum of 300 mm away from the corner junction of the wall and ceiling; and
 - (ii) between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.

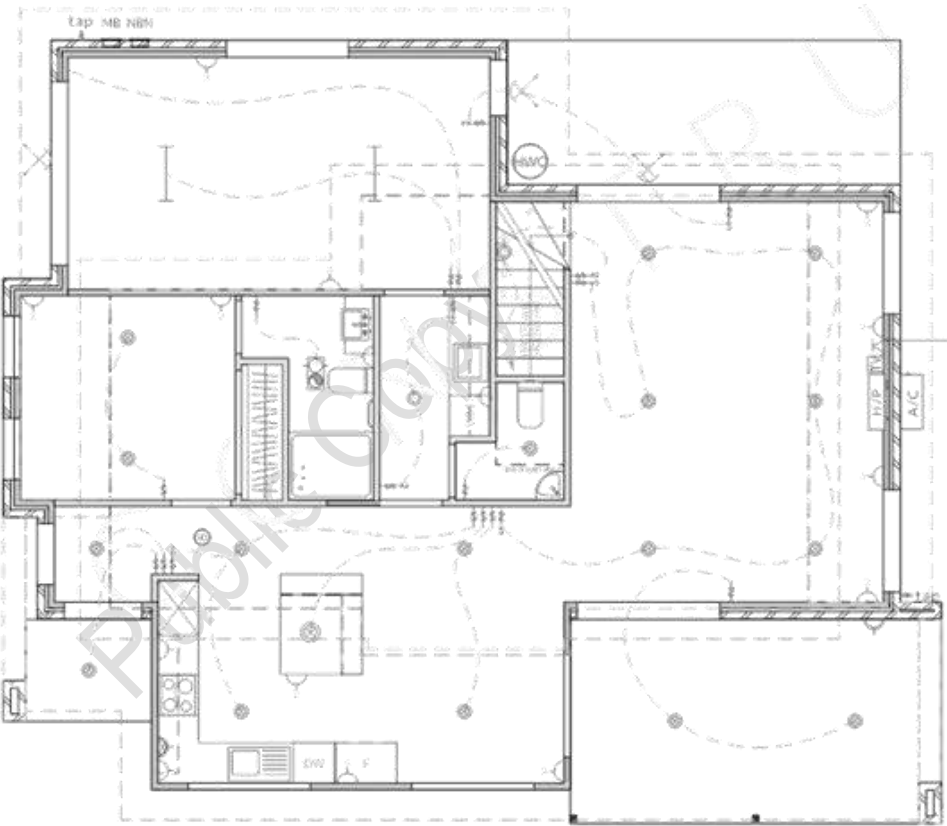
If Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

NOTE: EXHAUST FANS

Exhaust fans to comply with N.C.C Vol 2 Part 3.8.7.3 and have a minimum flow rate of:
25L/s for bathrooms and/or sanitary compartments
40 L/s for kitchen & laundry and must be discharged directly to outside air.

Note: Lighting

Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical service: provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:
5W/m² in class 1a dwellings
4W/m² to veranda, balcony or the like
3W/m² in a class 10a dwelling associated with the class 1a dwelling



Kingborough Council
Development Application: DA-2022-104
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PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	U4 - Electrical Plan - Lower		Scale: 1:100 @A3 Pg. No: A4.06	Proposal: Unit Development Client: Host Holdings Pty Ltd Address: 36 Powell Rd, Blackmans Bay	Date: 17.12.21 Drawn by: JRN Job No: 154-2021 Engineer: Building Surveyor:	Issue Date DA-02 31.05.22 DA-03 05.07.22	Description COUNCIL RFI COUNCIL RFI #2		These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction or use in part is strictly forbidden without our consent. © 2021. These drawings are to be used in conjunction with all drawings and documents prepared by Engineers, Surveyors and any other consultants referred to within the drawings as well as any C.C. and/or serial observations. DO NOT SCALE FROM DRAWINGS. All measurements are to be taken from the site or from the drawings as indicated. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE RELEVANT DRAFTING & DESIGN PTY LTD.	
	Revision: DA - 03 Approved by: JRN										

ELECTRICAL LEGEND

em	Description	Qty
	Single GPO	0
	Double GPO	8
	32 AMP isolation switch	0
	Weather proof socket outlet	0
	Light switch	7
	2 way light switch	1
	3 way light switch	0
	4 way light switch	0
	TV point	2
	Phone point	1
	Batten light holder (9W globe)	0
	"Clipsal" LED downlight (9W 700lm)	14
	LED stair light	2
	Pillar light	0
	Bunker light	0
	LED Batten light (20W)	0
	Vent Air heat light unit	1
	Vent Air Inline fan	2
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	NBN box	0
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	Pendant Lights	0

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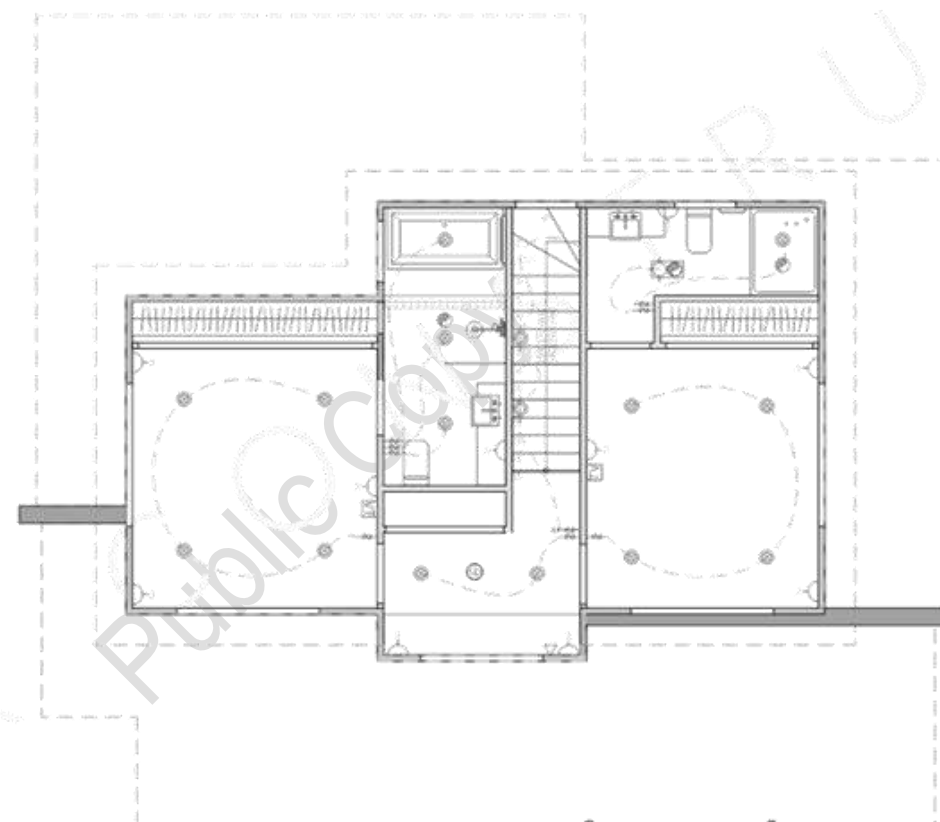
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admin@pinnacledrafting.com.au
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U4 - Electrical Plan - Upper

Revision: DA - 03
Approved by: JRN

Scale: 1:100 @A3
Pg. No: A4.07

Proposal: Unit Development
Client: Host Holdings Pty Ltd
Address: 36 Powell Rd, Blackmans Bay

Date: 17.12.21
Drawn by: JRN
Job No: 154-2021
Engineer:
Building Surveyor:

Issue Date Description
DA-02 31.05.22 COUNCIL RFI
DA-03 05.07.22 COUNCIL RFI #2



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- Smoke Alarm
- Articulation Joint

Construction of sanitary compartments 3.8.3.3 of current CC

The door to a sanitary compartment must -
open outwards; or
slide; or
be readily removable from the outside of the compartment.

Note: Safe Movement & Egress

Openable windows greater than 4m above ground level are to be fitted with a device to limit opening to a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m.

Note: Paved Areas

Paths and patios to fall away from dwelling.

Note: Stair Construction

Stairs to be constructed in accordance with C.C Part 3.9.1:
Tread: Min 115mm - Max 190mm
Rising: Min 240mm - Max 355mm
Depth (2R+G): Max 550 - Min 700

Floor Areas

Lower Floor	111.95m ²
Upper Floor	59.20m ²
Total Floor Area	171.15m ²
Arch	2.78m ²
Stair	12.25m ²
Patio	16.35m ²

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admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au

U5 - Floor Plan - Lower

Revision: DA - 03
Approved by: JRN

Scale: 1:100 @A3
Pg. No: A5.01

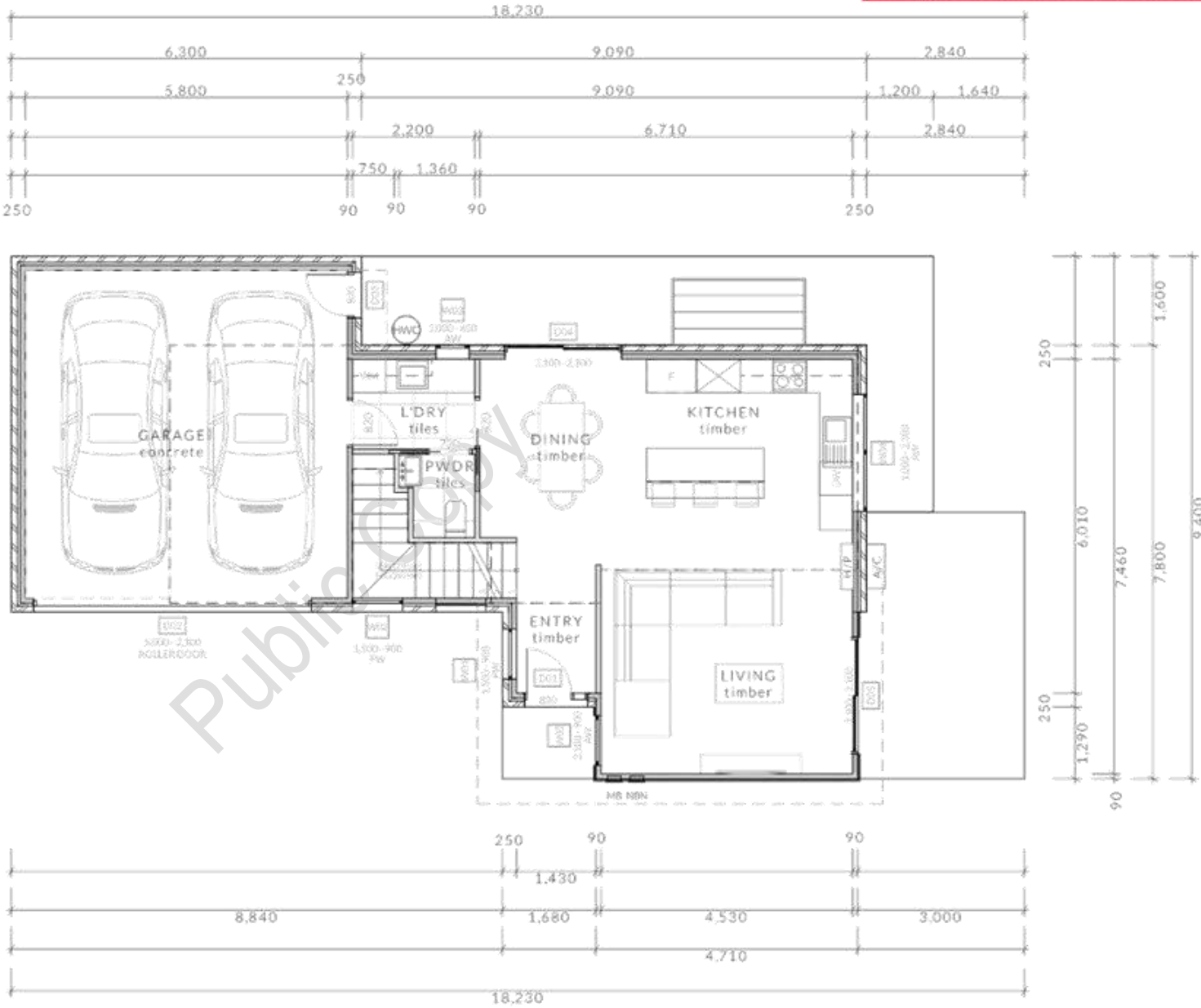
Proposal: Unit Development
Client: Host Holdings Pty Ltd
Address: 36 Powell Rd, Blackmans Bay

Date: 17.12.21
Drawn by: JRN
Job No: 154-2021
Engineer:
Building Surveyor:

Issue Date Description
DA-02 31.05.22 COUNCIL RFI
DA-03 05.07.22 COUNCIL RFI #2



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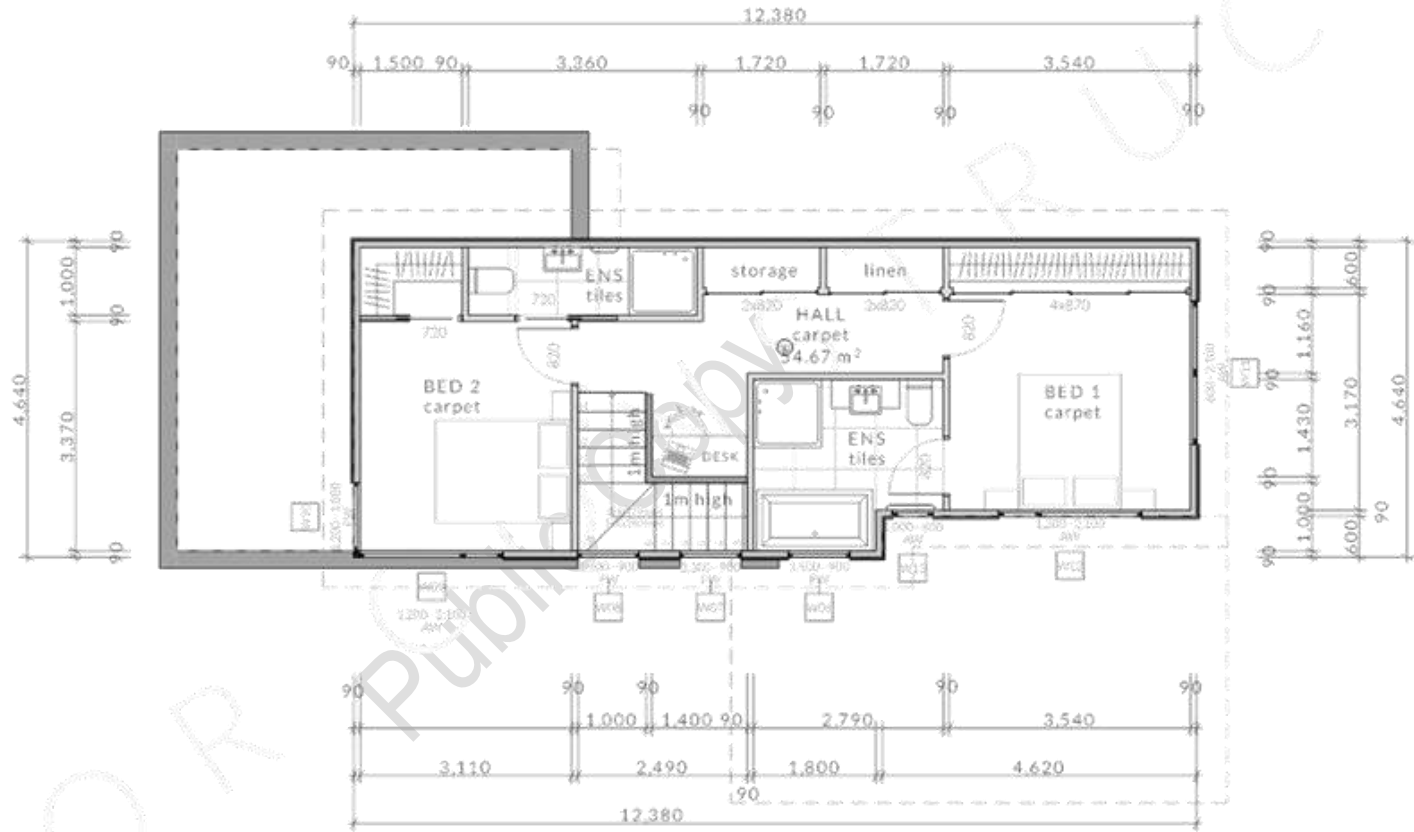
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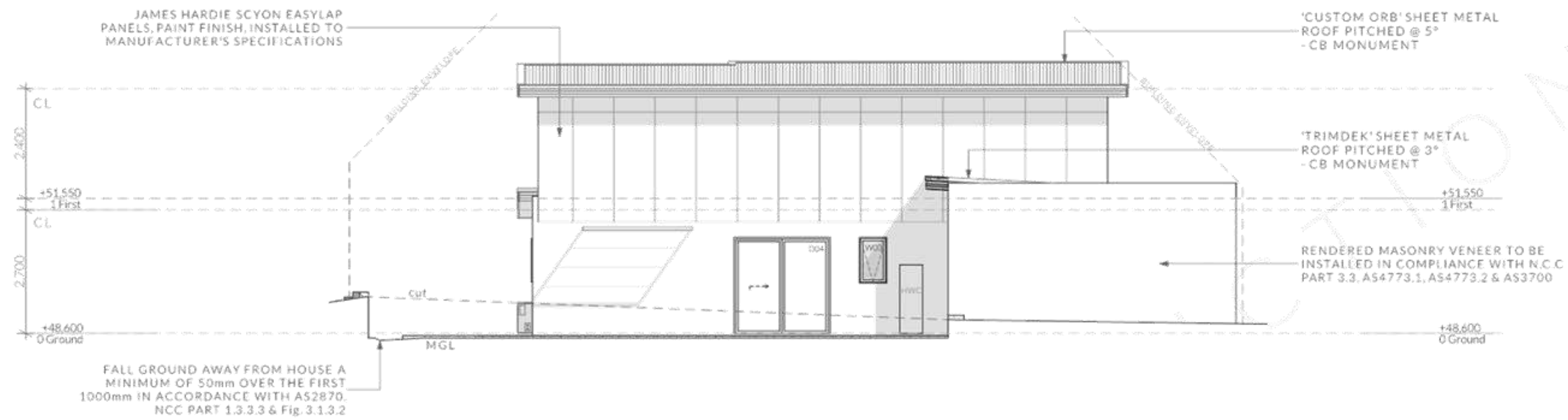
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Depth (2R+G): Max 550 - Min 700

Floor Areas

Lower Floor	000m ²
Upper Floor	000m ²
Total Floor Area	711.22m ²
Deck	000m ²



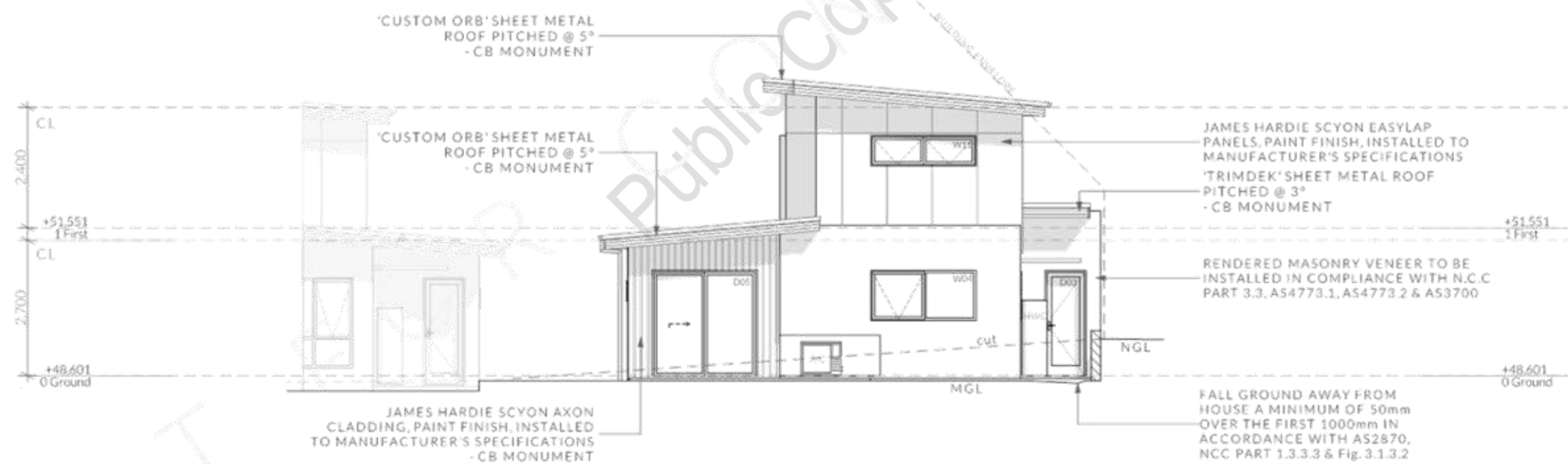
PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernethy Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	U5 - Floor Plan - Upper	Scale: 1:100 @A3 Pg. No: A5.02	Proposal: Unit Development Client: Host Holdings Pty Ltd Address: 36 Powell Rd, Blackmans Bay	Date: 17.12.21 Drawn by: JRN Job No: 154-2021 Engineer: Building Surveyor:	Issue: Date: DA-02 31.05.22 DA-03 05.07.22	Description: COUNCIL RFI COUNCIL RFI #2		These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction or use in any form without written consent is prohibited. These drawings are to be used in conjunction with all drawings and documents prepared by Pinnacle Drafting & Design Pty Ltd and any other consultants involved in the project. DO NOT SCALE FROM DRAWINGS. All dimensions are to be taken from the dimensions on the drawings unless otherwise stated. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE RELEVANT DRAFTING & DESIGN PTY LTD.	



U 5 North Elevation

Kingborough Council
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1:100



U 5 East Elevation

1:100

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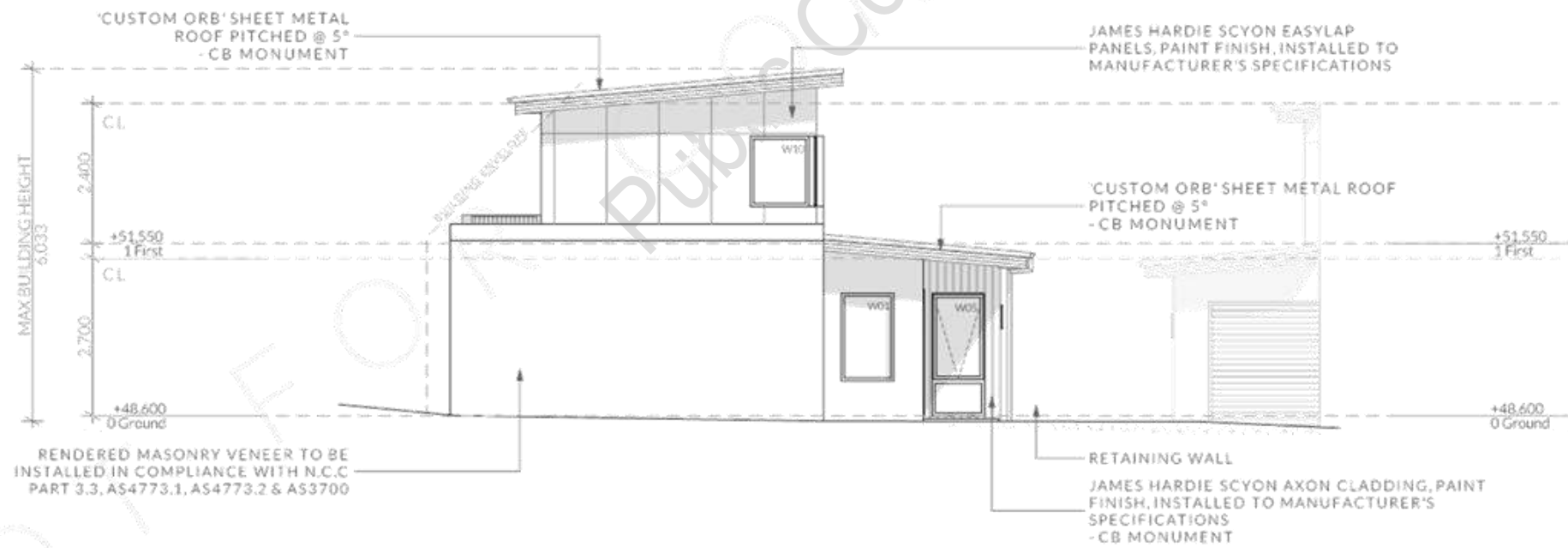
PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernethy Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	U5 - Elevations	Scale: 1:100 @A3 Pg. No: A5.03	Proposal: Unit Development Client: Host Holdings Pty Ltd Address: 36 Powell Rd, Blackmans Bay	Date: 17.12.21 Drawn by: JRN Job No: 154-2021 Engineer: Building Surveyor:	Issue: Date: Description: DA-02 31.05.22 COUNCIL RFI DA-03 05.07.22 COUNCIL RFI #2		These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction or use in part is strictly forbidden without our consent. © 2021. These drawings are to be used in conjunction with all drawings and documents prepared by Engineers, Surveyors and any other consultants referred to within the drawings as well as any C.C. and/or permit observations. DO NOT SCALE FROM DRAWINGS. All coverations are to be verified on site before commencing any work. Use of drawings for any other purpose is strictly prohibited. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE RELEVANT DRAFTING & DESIGN PTY LTD.



U5 South Elevation

Kingborough Council
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Plan Reference No.: P3
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1:100



U5 West Elevation

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25% of the total unobstructed area required must
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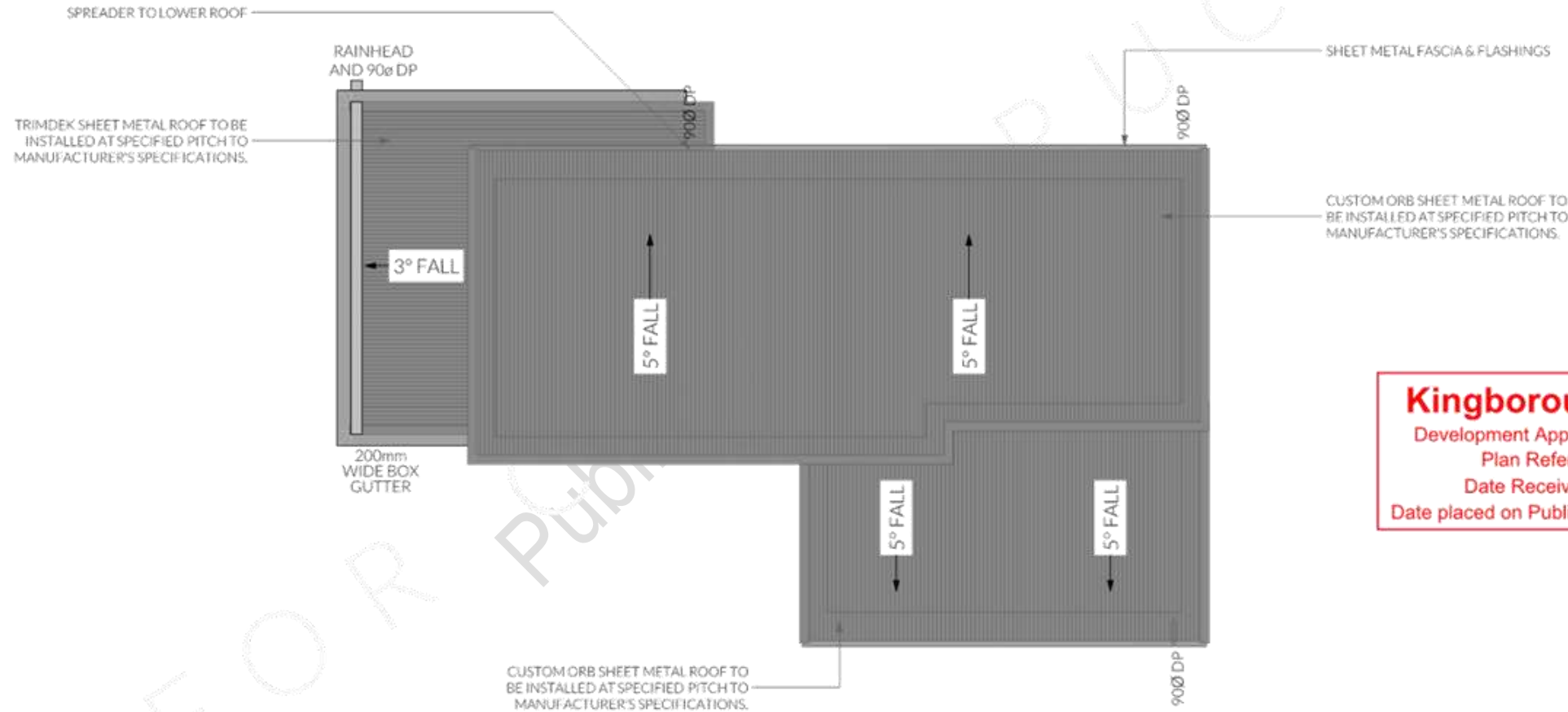
PARAPET ROOF - LIGHTWEIGHT CLAD

CEILING AREA & PITCH
100.96m² CEILING
ROOF PITCH <16°

REQUIRED VENT AREA
0.7m² (CEILING AREA/150)
Low Vents 75% = 0.53m²
High Vents 25% = 0.17m²

LOW VENTS
11x 300x150 WALL VENTS (0.05m²)
OR
25mm CONTINUOUS VENT

HIGH VENTS
4x 300x150 WALL VENTS (0.05m²)
OR
25mm CONTINUOUS VENT



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Date Received: 06/07/2022
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PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernatt Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	U5 - Roof Plan	Scale: 1:100, 1:20 @ A3 Pg. No: A5.05	Proposal: Unit Development Client: Host Holdings Pty Ltd Address: 36 Powell Rd, Blackmans Bay	Date: 17.12.21 Drawn by: JRN Job No: 154-2021 Engineer: Building Surveyor:	Issue: Date: Description DA-02 31.05.22 COUNCIL RFI DA-03 05.07.22 COUNCIL RFI #2		These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction or use in any form without our written consent. © 2021. These drawings are to be used in accordance with all drawings and specifications. Any use of these drawings without our written consent is strictly prohibited. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE RELEVANT DRAFTING & DESIGN PARTY.	

ELECTRICAL LEGEND

em	Description	Qty
	Single GPO	2
	Double GPO	12
	32 AMP isolation switch	1
	Weather proof socket outlet	1
	Light switch	10
	2 way light switch	5
	3 way light switch	0
	4 way light switch	0
	TV point	1
	Phone point	1
	Batten light holder (9W globe)	1
	"Clipsal" LED downlight (9W 700lm)	10
	LED stair light	3
	Pillar light	0
	Bunker light	6
	LED Batten light (20W)	4
	Vent Air heat/light unit	0
	Vent Air inline fan	0
	Meter box	1
	NBN box	1
	Hard wired smoke detector	0
	Pendant Lights	2

Smoke Alarms Part 3.7.5

Smoke alarms must comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm.

In a Class 1a building, smoke alarms must be located in any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and each other storey not containing bedrooms.

Smoke alarms required by 3.7.5.3 and 3.7.5.4 must be installed or near the ceiling, in accordance with the following:

Where a smoke alarm is located on the ceiling it must be:

- (i) a minimum of 300 mm away from the corner junction of the wall and ceiling; and
- (ii) between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.

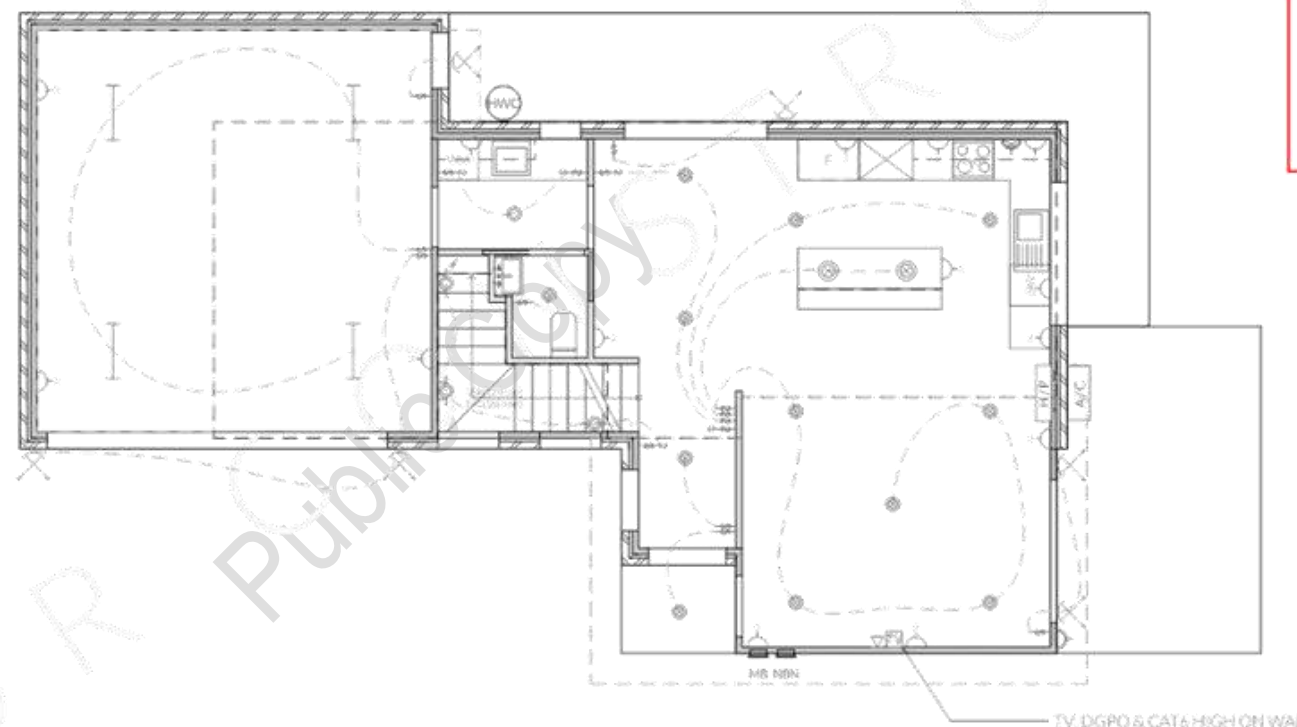
Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

NOTE: EXHAUST FANS

Exhaust fans to comply with N.C.C Vol 2 Part 3.8.7.3 and have a minimum flow rate of:
25L/s for bathrooms and/or sanitary compartments
40 L/s for kitchen & laundry and must be discharged directly to outside air.

Note: Lighting

Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical service; provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:
5W/m² in class 1a dwellings
4W/m² to veranda, balcony or the like
3W/m² in a class 10a dwelling associated with the class 1a dwelling



Kingborough Council
Development Application: DA-2022-104
Plan Reference No.: P3
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<div>PINNACLE</div>	<div>PINNACLE DRAFTING & DESIGN</div> <div>7/3 Abernethy Way, Cambridge 7170</div> <div>03 6248 4218</div> <div>admin@pinnacledrafting.com.au</div> <div>www.pinnacledrafting.com.au</div>	<div>U5 - Electrical Plan - Lower</div> <div>Scale:</div> <div>1:100 @A3</div> <div>Pg. No:</div> <div>A5.06</div>	<div>Proposal: Unit Development</div> <div>Client: Host Holdings Pty Ltd</div> <div>Address: 36 Powell Rd, Blackmans Bay</div>	<div>Date: 17.12.21</div> <div>Drawn by: JRN</div> <div>Job No: 154-2021</div> <div>Engineer:</div> <div>Building Surveyor:</div>	<div>Issue Date</div> <div>DA-02 31.05.22</div> <div>DA-03 05.07.22</div>	<div>Description</div> <div>COUNCIL RFI</div> <div>COUNCIL RFI #2</div>	<div></div>	<div>These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction or use in part is strictly forbidden without our consent. © 2021. These drawings are to be used in conjunction with all drawings and documents supplied by Engineers, Surveyors and any other consultants referred to within the drawings as well as any C.C. and/or serial observations. DO NOT SCALE FROM DRAWINGS. All observations are to be taken on the site or by reference to any other drawings or documents. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE RELEVANT DRAFTING & DESIGN PTY LTD.</div>	<div></div> <div>BDO</div> <div>BUILDING DESIGNERS</div> <div>ASSOCIATION OF AUSTRALIA</div>
	<div>Revision:</div> <div>DA - 03</div> <div>Approved by:</div> <div>JRN</div>								

ELECTRICAL LEGEND

em	Description	Qty
	Single GPO	0
	Double GPO	10
	32 AMP isolation switch	0
	Weather proof socket outlet	0
	Light switch	7
	2 way light switch	3
	3 way light switch	0
	4 way light switch	0
	TV point	0
	Phone point	0
	Batten light holder (9W globe)	1
	"Clipsal" LED downlight (9W 700lm)	12
	LED stair light	0
	Pillar light	0
	Bunker light	0
	LED Batten light (20W)	0
	Vent Air heat/light unit	2
	Vent Air Inline fan	0
	Meter box	0
	NBN box	0
	Hard wired smoke detector	1
	Pendant Lights	0

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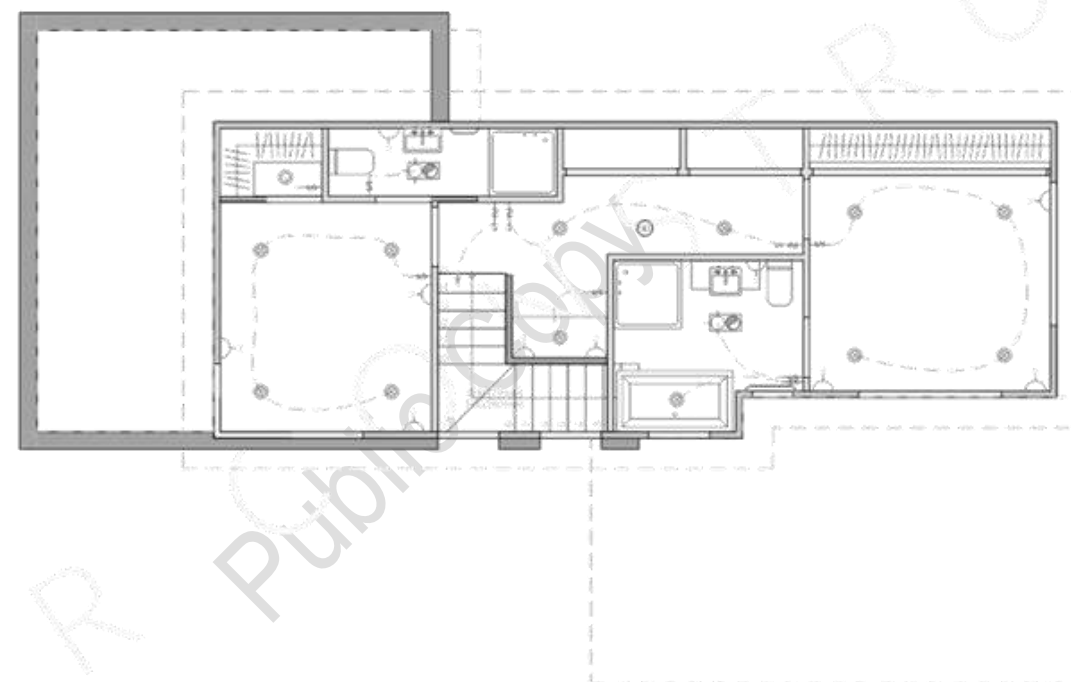
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Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical service: provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:
5W/m² in class 1a dwellings
4W/m² to veranda, balcony or the like
3W/m² in a class 10a dwelling associated with the class 1a dwelling



Kingborough Council
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U5 - Electrical Plan - Upper

Revision: DA - 03
Approved by: JRN

Scale:
1:100 @A3
Pg. No:
A5.07

Proposal: Unit Development
Client: Host Holdings Pty Ltd
Address: 36 Powell Rd, Blackmans Bay

Date: 17.12.21
Drawn by: JRN
Job No: 154-2021
Engineer:
Building Surveyor:

Issue Date Description
DA-02 31.05.22 COUNCIL RFI
DA-03 05.07.22 COUNCIL RFI #2



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driveway pits and grate drains to be **Class B**.

stormwater pits are indicative. Location may vary depending on site conditions.

ground to fall away from building in all directions compliance with A52870 & N.C.C 3.1.3.3

General Notes

- Remove all topsoil and organic matter from beneath concrete driveway areas and provide 100mm deep compacted FCR basecourse layer.
- Concrete strength shall be 32 mpa min.
- Provide control joints at 6.0 m centres - refer detail.
- Compact concrete using mechanical vibrators.
- Cure all exposed concrete surfaces by keeping moist for 7 days, i.e. cover with plastic sheets.
- Connect new service connections into existing. Liaise with council's plumbing surveyor for location of existing connections.
- All new and/or altered service connections shall be undertaken by council at the developer's expense.
- Provide 65 dia agricultural drains at base of cut and connect to stormwater at lowest point
- Driveway to be min 100mm thick 32mpa concrete with s182 @ 40mm cover over 100mm compacted FCR. Provide deep tooled joints @ max. 6m crs.
- Driveway to be sloped to integrated kerb and gutter system on low side of driveway
- Rainwater pipes to be PVC or Colorbond finish metal.
- Driveway sawcuts to be installed at approx. 4m centers with expansion joints at 8-12m centers.

Legend

- Class A 450mm² Stormwater Pit
- Class B 450mm² Stormwater Pit
- 100mm wide Grate Drain

Legend

- Stormwater Line
- Ag Drain
- Stormwater Connection
- Class A 450mm² Stormwater Pit
- Class B 450mm² Stormwater Pit
- 100mm wide Grate Drain

SPEL FILTER IN 550mm VAULT INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION OR SIMILAR WSUD SYSTEM TO ACHIEVE THE ACCEPTABLE WATER QUALITY TARGETS IN TABLE 7.1 OF KIPS 2015.

DN225 TO SIDE ENTRY PIT

EXISTING GRATED PIT
INVERT: 43.35

POWELL ROAD

EXISTING STORMWATERMANHOLE
LID: 45.34
INVERT: 44.29
EXISTING STORMWATERLINE 350Ø RCP

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Civil Plan

Scale:
1:200, 1:250 @ A3

Pg. No:
C.01

Revision:
approved by: DA-03
JRN

Proposal: Unit Development
Client: Host Holdings Pty Ltd
Address: 36 Powell Rd, Blackmans Bay

Date: 17.12.21
Drawn by: JRN
Job No: 154-2021
Engineer:
Building Surveyor:



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ASSOCIATION OF AUSTRALIA

driveway pits and grate drains to be **Class B**.

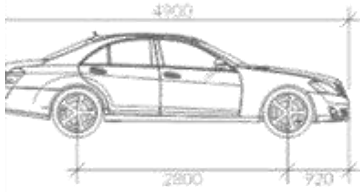
stormwater pits are indicative. Location may vary depending on site conditions.

Vehicle Movement Notes

Vehicle movement templates demonstrate the ability of vehicles to enter intersection in a forwards direction and leave in a forwards direction.

The base dimensions of the vehicle template present the B85 (85th Percentile) Vehicle

The swept path of the vehicle represent the outer extents of the vehicle.



Vehicle Dimensions

width:	1870
track:	1770
height:	600
turning Radius:	5800



Kingborough Council

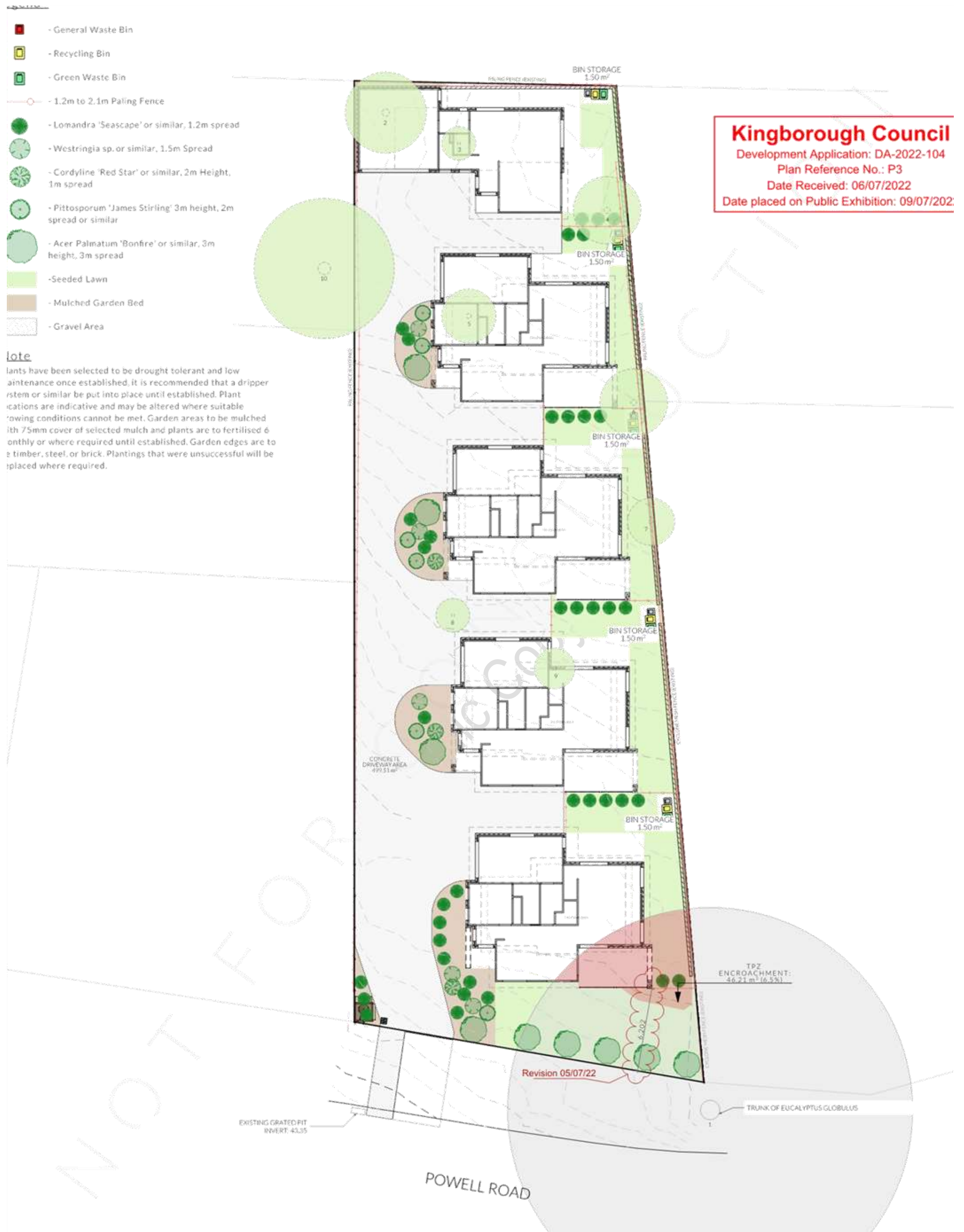
Development Application: DA-2022-104

Plan Reference No.: P3

Date Received: 06/07/2022

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Marking	Scale: 1:200, 1:250 @ A3	Proposal: Unit Development Client: Host Holdings Pty Ltd Address: 36 Powell Rd, Blackmans Bay	Date: 17.12.21 Drawn by: JRN Job No: 154-2021 Engineer: Building Surveyor:	<div><div></div><div>This drawing is the property of Pinnacle Drafting & Design Pty Ltd. It is to be used only for the project and site for which it was prepared. It is not to be used for any other purpose without the written consent of Pinnacle Drafting & Design Pty Ltd. It is not to be used for any other purpose without the written consent of Pinnacle Drafting & Design Pty Ltd. It is not to be used for any other purpose without the written consent of Pinnacle Drafting & Design Pty Ltd.</div></div>	<div><div>bdaa</div><div>BUILDING DESIGN ASSOCIATION</div></div>					
Revision: Approved by:	DA-03 JRN	Pg. No: C.02								



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Landscaping Plan Division: DA-03 Approved by: JRN	Scale: 1:200, 1:250 @ A3 Pg. No: L01	Proposal: Unit Development Client: Host Holdings Pty Ltd Address: 36 Powell Rd, Blackmans Bay	Date: 17.12.21 Drawn by: JRN Job No: 154-2021 Engineer: Building Surveyor:

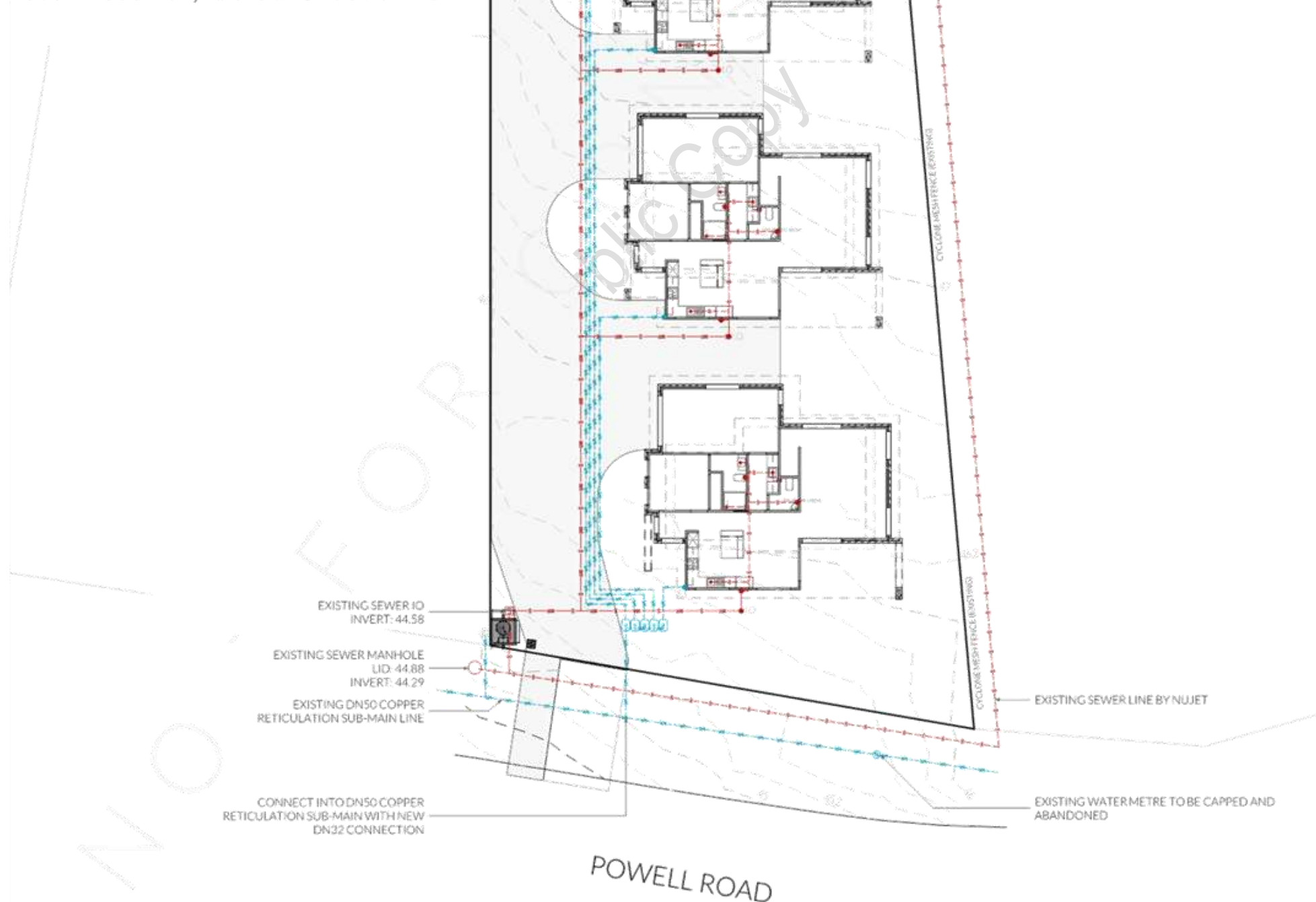
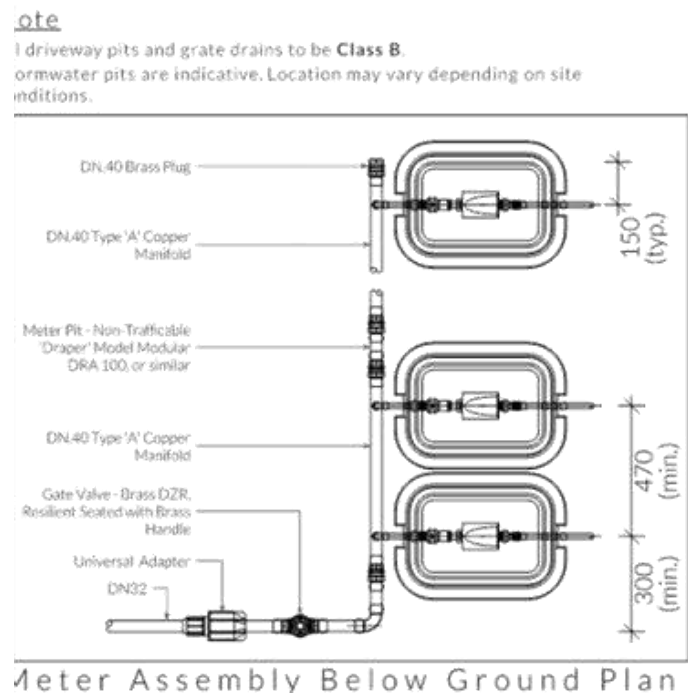
plumbing to be in accordance with AS3500, Tas Plumbing Code and local authority regulations.

water and stormwater to mains connections, plumber to verify location on site.

works are to be in accordance with the water supply code of Australia SA 03-2011-3.1 version 3.1 MRWA edition v2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA version 2 and TasWater's supplements to these codes.

minimum gradient on sewer pipes as per AS3500.2.2

150mm = 1:40
 100mm, 100mm = 1:60
 125mm = 1:80
 155mm = 1:100



Kingborough Council
 Development Application: DA-2022-104
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Issue	Date	Description						
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Sewer & Water Plan Scale: 1:200, 1:25, 1:250 A3 Pinned: DA-03 Approved by: JRN	Proposal: Unit Development Client: Host Holdings Pty Ltd Address: 36 Powell Rd, Blackmans Bay Date: 17.12.21 Drawn by: JRN Job No: 154-2021 Engineer: Building Surveyor:	 This drawing is the property of Pinnacle Drafting & Design Pty Ltd. It is to be used only for the project and site specified on the title block. It is not to be used for any other purpose without the written consent of Pinnacle Drafting & Design Pty Ltd. It is not to be used for any other purpose without the written consent of Pinnacle Drafting & Design Pty Ltd. It is not to be used for any other purpose without the written consent of Pinnacle Drafting & Design Pty Ltd.						

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 BIODIVERSITY OFFSET POLICY REVIEW

File Number: 12.155

Author: Nicholas Alexander, Biodiversity Officer

Authoriser: Heather Salisbury, Acting Director Environment, Development & Community Services

Strategic Plan Reference

- Key Priority Area: 3 Sustaining the natural environment whilst facilitating development for our future.
- Strategic Outcome: 3.1 A Council that values and prioritises its natural environment, whilst encouraging investment and economic growth.
- 3.4 Best practice land use planning systems are in place to manage the current and future impacts of development.

1. PURPOSE

- 1.1 The purpose of this report is to consider the recommended amendments to Council's Biodiversity Offset Policy to ensure consistency with current regulations and incorporate feedback from relevant experts as part of the recent technical review of Council's Biodiversity Offset Policy (6.10).

2. BACKGROUND

- 2.1 Biodiversity offsets are defined as: 'Measures that compensate for the residual adverse impacts of an action on the environment, when alternatives and options to avoid those impacts have been exhausted and it is still considered desirable for other economic, social or environmental reasons for the action to proceed' (Pitt & Sherry 2011, Regional Offset Guidelines).
- 2.2 Council has been using biodiversity offsets since 2003. Early offsets in Kingborough were largely the result of the requirements of the Forest Practices System. Until 2009 all clearing was regulated under the Forest Practices Systems and Council would incorporate their offset requirements into planning permits.

- 2.3 In 2009 the Forest Practices Regulations were amended to explicitly exempt clearing associated with urban and peri-urban development, where this development has been authorised in a permit issued under the *Land Use Planning and Approvals Act 1993* (LUPAA).
- 2.4 In response to the changes to the Forest Practices Regulations, Council endorsed the Biodiversity Offset Policy in 2010 (Policy 6.10), which was reviewed in 2016. The purpose of this Policy has been to formalise Kingborough Council's approach to and use of offsets to:
- ensure consistency and transparency both for Kingborough Council and for developers, and
 - support Council's associated planning decisions that might be subject to appeal.
- 2.5 Since the introduction of the Offset Policy, the Regional Offset Guidelines have been endorsed and the Regional Land Use Strategy developed. In addition, in 2018 Council began the implementation of offset projects under the Kingborough Environmental Fund, which has received over \$1 million in financial offsets.
- 2.6 The current Policy was due for review in November 2021.
- 2.7 As part of this review, targeted consultation has been undertaken with experts in the field.
- 2.8 The Policy has also been reviewed internally to assess the effectiveness of the current Policy and identify any required changes, incorporate the feedback from the targeted consultation, and ensure any amended Policy is consistent with current and future regulations including:
- Kingborough Planning Scheme (KPS) 2000 to the Kingborough Interim Planning Scheme (KIPS) 2015, which will soon be moving to the Tasmanian Planning Scheme.
 - The Health and Environmental Services By-Law 3 of 2011, which was removed during a review period and may be reintroduced as a new By-Law in 2022.
- 2.9 A workshop with Councillors was held on the 25 July 2022 to provide a high level summary of the proposed changes and answer any early questions.

3. STATUTORY REQUIREMENTS

- 3.1 The head of power for offsets are established under the Planning Scheme and any By-Laws in effect. The requirements in these instruments essentially specify when an offset is necessary for Council to exercise its discretion and allow a development or tree removal to proceed.
- 3.2 The current planning scheme is the Kingborough Interim Planning Scheme 2015 and the Policy is currently consistent with this Scheme. However, Council is in the process of finalising the Kingborough Local Provisions Schedule and once in effect, will be operating under the Tasmanian Planning Scheme (TPS). To avoid further amendments to the Policy when the TPS becomes effective, it is critical that the Offset Policy is applicable under both instruments.
- 3.3 As the Health and Environmental Services By-Law 3 of 2011 is no longer in effect and a proposed new by-law is drafted but not in effect, to avoid further amendments to the Policy if the proposed Trees on Private Land By-Law becomes effective, it is critical that the Offset Policy is applicable under the new by-law.

- 3.4 Where the planning scheme and by-laws establish the requirements for offsets, the Offset Policy itself provides the operational and procedural detail for implementation of the offset requirements in these statutory instruments, including:
- procedures for offsetting;
 - the size an offset needs to be relative to the loss, referred to as the replacement ratio;
 - what the offset options are, including when each option is or isn't appropriate;
 - rates for financial contributions; and
 - key definitions.

4. DISCUSSION

- 4.1 A review of the Offset Policy has been undertaken by staff. This review looked at:
- how the current policy is working and what we have achieved to date;
 - industry best practices including policies and procedures used in other jurisdictions;
 - financial offset rates; and
 - scientific data around species requirements.
- 4.2 The outcomes of this review were presented to Council at a workshop on 25 July 2022 and a copy of the presentation was made available to all Councillors.
- 4.3 In summary, this review found that our current approach to offsets has been working well, with over 150 hectares of threatened vegetation and threatened species habitat protected directly through on-site offsets under Part 5 Agreements and more than 22 hectares transferred to Council as bushland reserves. A further 9.5 hectares has been protected off-site through Part 5 Agreements, 12 hectares offsite protected through a conservation covenant, and more than 1.9 hectares has been restored in priority areas. The direct protection of such values is an effective and important result of the Biodiversity Offset Policy and indicates that the policy is working well.
- 4.4 The review also found that indirect offsets, such as financial contributions to the Kingborough Environmental Fund are an important offset option, with over \$1 million in financial offsets received to date. Financial contributions provide a simple mechanism to offset small losses while allowing the development to proceed quickly and affordably. By pooling the resources, it then allows Council to achieve a greater conservation gain.
- 4.5 The Kingborough Environmental Fund has currently protected 69 hectares of priority biodiversity values using conservation covenants and has another 454 hectares in progress. In addition to this, the fund has revegetated approximately 6 hectares of land, and undertaken a range of other recovery actions such as research and education.
- 4.6 While the review found that offsets are working relatively well, there are opportunities to improve the Policy. A marked-up copy has been provided, however below is an outline of the main proposed amendments.

Policy Section	Discussion and Recommendations
Policy Statement	<ul style="list-style-type: none"> - Refine terminology and reference the mitigation hierarchy
Objective	<ul style="list-style-type: none"> - Update to more achievable and realistic phrasing
Scope	<ul style="list-style-type: none"> - Ensuring consistency with current regulations – by-law and planning scheme changes
Procedure	<ul style="list-style-type: none"> - Ensuring consistency with current regulations – by-law and planning scheme changes - Update how the Policy has regard to Regional Offset Guidelines and General Offset Principals for clarity - Refine application of the policy to apply to loss of biodiversity values
Guidelines	<ul style="list-style-type: none"> - Ensuring consistency with current regulations – by-law and planning scheme changes - Clarification around offsets providing an additional gain - Refine phrasing of ‘maintain and/or improve condition’ - Conservation Management Plan minimum requirements - Clarification of landowner/manager responsibilities - Clarification and definition of specific terminology - Outline how condition of habitat is determined - Increase financial rates in line with Council endorsed report (April 2022). - Amending characteristics for ‘High’ conservation value <i>Eucalyptus viminalis</i> consistent with expert advice - Inclusion of ‘Priority species’ consistent with KIPS 2015 and the proposed tree by-law - Amending the offset ratios to differentiate between endangered, vulnerable and rare - Refine discretionary variations to replacement ratios
Communication	<ul style="list-style-type: none"> - Addition of Department of Natural Resources and Environment
Legislation	<ul style="list-style-type: none"> - Ensuring consistency with current regulations – by-law and planning scheme changes
Definitions	<ul style="list-style-type: none"> - Add definition for specific terminology consistent with regulations and expert opinions - Ensuring consistency with current regulations – by-law and planning scheme changes

- 4.7 Once the Policy has been amended, a subsequent planning scheme amendment will be required to incorporate the latest version of the Policy into KIPS 2015. Undertaking this amendment is necessary to ensure the head of power under KIPS 2015 relates to the latest Policy rather than the superseded version. A similar amendment was required following amendment of the Policy in 2016 and will also be required for any other policies recently amended by Council.

5. FINANCE

- 5.1 There are no new financial implications of the proposed amendments to the Policy, apart from costs associated with the required planning scheme amendment to ensure KIPS 2015 incorporates the latest version of the Policy.

6. ENVIRONMENT

- 6.1 The proposed amendments to the Policy will continue the positive impact on the natural environment by ensuring adverse impacts are offset in a consistent, efficient and equitable manner, where development impact cannot be avoided.

7. COMMUNICATION AND CONSULTATION

- 7.1 Technical consultation was undertaken with ecologists, government departments and non-government organisations between 3 June 2022 to 1 July 2022. Detailed feedback was provided by the Department of Natural Resources and Environment and the Forest Practices Authority.
- 7.2 Separate advice was also sought regarding targeted species from scientific experts.
- 7.3 The proposed amendments have implications for development applications that include vegetation removal and propose biodiversity offsets.
- 7.4 Council has contact details for regular applicants and ecological consultants and it is proposed that these stakeholders are notified of the revised Policy via email.
- 7.5 Broader communication about Council's Offset Policy via the Kingborough News, the Kingborough Chronicle, Council's website and in the Civic Centre is also recommended.

8. RISK

- 8.1 There are no risks associated with the proposed amendments. There is however some risk associated with not adopting the proposed amendments.
- 8.2 Without updating the Policy to reflect the TPS and any new tree by-law, there is the risk that the Offset Policy could be argued to not apply under these statutory instruments. While this wouldn't automatically preclude offsets per se, it may create legal uncertainty about the status and relevance of the Policy.
- 8.3 There is also the risk that without the proposed increase to the financial rate, the costs of offsetting may exceed the contribution, resulting in financial contributions being insufficient to achieve their required conservation outcomes.

9. CONCLUSION

- 9.1 The current Biodiversity Offset Policy has been working effectively and has resulted in environmental benefits while still allowing development to occur which would otherwise be refused.

- 9.2 However, there is the need to make minor changes to the Policy to ensure consistency with current regulations.
- 9.3 There are also other relatively minor changes needed to ensure the Policy is representative of best practice.
- 9.4 Once amended, a planning scheme amendment will be required to give effect to the amended Policy.

10. RECOMMENDATION

That Council:

- (a) adopt the amended Biodiversity Offset Policy as attached to this report with immediate effect;
- (b) communicates the amended changes to regular applicants, ecological consultants, state government, and the broader community;
- (c) reviews this Policy within 5 years to ensure it remains consistent with statutory requirements and best practice offsetting;
- (d) proceeds to initiate an amendment to KIPS 2015 to incorporate the amended Biodiversity Offset Policy.

ATTACHMENTS

- 1. Existing Policy with track changes**
- 2. Updated Policy for Approval**

EXISTING POLICY WITH TRACK CHANGES



Policy No: 6.10
 Approved by Council:
 Next Review Date:
 Responsible Officer: Biodiversity Officer

Minute No:
 ECM File No:
 Version:

Biodiversity Offset Policy

POLICY STATEMENT:	<p>1.1 Kingborough Council recognises that 'biodiversity offsets' are an important mechanism to mitigate and compensate for the loss of biodiversity values where it has been established that all opportunities <u>feasible options in the hierarchy of avoid, minimise and mitigate</u> to avoid and mitigate impacts have been exhausted and the impacts will not significantly affect <u>substantially detract from</u> the conservation status of biodiversity value(s).</p>
DEFINITIONS:	<p>2.1 Biodiversity offsets mean measures that compensate for the residual adverse impacts of an action on the environment, when alternatives and options to avoid those impacts have been exhausted and it is still considered desirable for other economic, social or environmental reasons for the action to proceed.</p> <p>2.2 High conservation value tree means a tree that:</p> <ul style="list-style-type: none"> (i) is of a species that is listed in the <i>Threatened Species Protection Act 1995</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (C'th); and/or provides potential or significant habitat for a threatened species listed in either of those acts and, (ii) is as specified in Table 2. <p>2.3 Potential habitat means all habitat types within the potential range of a threatened flora or fauna species that are likely to support that species in the short and/or long term. It may not include habitats known to be occupied intermittently. Potential habitat is determined from published and unpublished scientific literature and/or via expert opinion, is agreed by the Threatened Species Section, DPIPW in consultation with species specialists, and endorsed by the Scientific Advisory Committee under the <i>Threatened Species Protection Act 1995</i>.</p> <p>2.4 Priority Species means a species that is not listed in the <i>Threatened Species Protection Act 1995</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (C'th) but is considered of conservation significance in the municipal area as determined by the Council. An example of this is candlebark (<i>Eucalyptus rubida</i>) which has been found to occur in very restricted pockets of Kingborough.</p> <p>2.4–5 Recipient land means the land upon which an offset is implemented.</p> <p>2.56 Secure conservation land means land that is effectively and permanently managed for conservation under a conservation covenant under the <i>Nature Conservation Act 2002</i>, an agreement under Part 5 of the <i>Land Use Planning and Approvals Act 1993</i> or transferred <u>to Council or the Crown to be managed for conservation</u> to public ownership.</p> <p>2.67 Significant habitat means native vegetation determined from published scientific literature and/or agreed by the Threatened Species Section (DPIPWE) in consultation with species specialists, and/or endorsed by the Threatened Species Scientific Advisory Committee (TSSAC) as habitat within the known range of a threatened or vulnerable flora or fauna species that:</p>

	<p>(i) <u>is known to be of high priority for the maintenance of breeding populations throughout the species' range; and/or</u></p> <p>(ii) <u>if converted to non-native vegetation is considered to result in a long term negative impact on breeding populations of the species.</u></p> <p><u>It may include areas that do not currently support breeding populations of the species but that need to be maintained to ensure the long-term future of the species.</u></p> <p>2.8 Special circumstances means particular circumstances associated with the proposed use or development that may justify reduction in biodiversity. Special circumstances are considered to exist if one or more of the following apply:</p> <p>(i) the use or development will result in significant long term social or economic community benefits and there is no feasible alternative location or design;</p> <p>(ii) ongoing management cannot ensure the survival of the biodiversity values on the site and there is little potential for recruitment or for long term persistence <u>irrespective of long-term management;</u></p> <p>(iii) The extent of proposed removal of the biodiversity values on the site is insignificant relative to the extent of the values elsewhere on site; and/or</p> <p>(iv) <u>the development is located on an existing title within the Inner Residential, General Residential, Low Density Residential, Rural Living or Environmental Living Zone and is for a single dwelling and/or associated outbuilding.</u></p> <p>2.79 Substantially detract from means <u>the loss of the biodiversity value has consequences for the conservation status and viability of the value in the vicinity, including direct and indirect impacts on breeding and/or persistence in the landscape. Factors that may be taken into account include: the quality of the habitat or vegetation; the requirements of the value relative to the scale of the impact; the current conservation status; the presence/absence of the species in an area; the importance of the area for the connectivity; and the extent to which the loss may be offset through improved conservation measures within the immediate range of the affected value.</u></p> <p>2.810 Vicinity means <u>the area or region adjacent to or near the biodiversity value and varies depending upon the characteristics and requirements of the value and its range. For example, the forty-spotted pardalote has a limited range and specific habitat requirements. Therefore, what is in the vicinity relatively localised for this species. Whereas the swift parrot is a migratory species which has a much wider range, breeds in different locations from year to year depending on the flowering of the blue gum and black gum and proximity to potential nesting habitat.</u></p>
OBJECTIVE:	<p>3.1 The objectives of the Biodiversity Offset Policy are to ensure biodiversity offsets within Kingborough:</p> <p>3.1.1 achieve a net gain<u>avoid a net loss</u> in the extent and quality of biodiversity that is securely protected and effectively managed; and,</p> <p>3.1.2 are implemented in a transparent and consistent manner.</p>
SCOPE:	<p>4.1 This policy applies to all applications assessed under the:</p> <p>4.1.1 Health and Environmental Services By-Law 3 of 2011, Clause 25; Any by-law under the Local Government Act 1993 regulating the removal of vegetation in the Kingborough municipal area.</p> <p>4.1.2 Kingborough Planning Scheme 2000, the Kingborough Interim Planning Scheme 2015 or any subsequent planning scheme declared under the <i>Land Use Planning and Approvals Act 1993</i> and applicable in the Kingborough municipal area.</p>

<p>PROCEDURE (POLICY DETAIL):</p>	<p><u>5.1</u> Biodiversity offsets are required where there are impacts upon priority biodiversity values, including:</p> <p><u>5.1.1</u> priority biodiversity values identified in Table 5.10.1 of the Kingborough Interim Planning Scheme 20153;</p> <p>5.1.1 priority vegetation listed under Schedule 10 of the Kingborough Planning Scheme 2000;</p> <p>5.1.2 priority values vegetation identified in any subsequent planning scheme declared under the Land Use Planning and Approvals Act 1993 and applicable in the Kingborough municipal area; and</p> <p><u>5.1.2</u> individual trees of high conservation value (as per Table 2).</p> <p><u>5.2</u> All offsets must be consistent with <u>this Policy and have regard to:</u></p> <p>5.1.3<u>5.2.1</u> the Guidelines for the Use of Biodiversity Offsets in the local planning approval process (Pitt & Sherry 2011) (referred to as the Regional Offset Guidelines); and</p> <p>5.1.4<u>5.2.2</u> the General Offset Principles for offsets under the Resource Management and Planning System (RMP5) (Appendix 4 of the Guidelines for Natural Values Surveys, Natural and Cultural Heritage Division, 2015) (referred to as the RMP5 Offset Principles) <u>as amended from time to time.</u></p> <p>5.2 <u>To the extent that there is any conflict or difference between these documents, this Policy prevails.</u></p> <p>5.3 Offsets will only be considered where:</p> <p>5.3.1 'special circumstances' can be demonstrated;</p> <p>5.3.2 the clearance and conversion or disturbance loss of the biodiversity value(s) will not substantially detract from the its conservation status of the biodiversity value(s) in the vicinity of the development; and,</p> <p>5.3.3 the proponent has adequately demonstrated the need for an offset, including that all effort has been made to avoid and minimise impacts on <u>natural biodiversity</u> values, including alternative locations or designs for the development.</p> <p>5.4 Council will assess each offset proposal on a case-by-case basis in accordance with this Policy, the Regional Offset Guidelines and the RMP5 Offset Principles. Council has the discretion to reject a proposal where it has not been demonstrated that the scale, scope and suitability of the offset delivers a new benefit for biodiversity conservation.</p> <p>5.5 This policy should be reviewed within 5 years or following any changes to planning instruments, by-laws, state policies or regional policies relating to offsets, whichever is the sooner.</p>
<p>GUIDELINES:</p>	<p>6.1 A biodiversity offset proposal must include one or more of the offset measures in Table 1 and must include at least one of options (a), (b) or (c).</p> <p>6.2 All offset proposals must be consistent with the replacement ratios in Table 3.</p> <p>6.3 Where demonstrating 'special circumstances' relies upon 'special circumstances (iii)', then a substantial proportion of the offset must be achieved via option (a) to the extent practicable, with any residual loss shortfall in meeting the replacement ratios for on-site adequately offset via options (b)-(e).</p> <p>6.4 Where demonstrating 'special circumstances' relies upon 'special circumstances (iv)' and the development is located in the Low Density Residential, Rural Living or Environmental Living, <u>Landscape Conservation, Rural Resource or Rural Zone</u>, then a substantial proportion of the offset must be achieved via option (a) to the extent practicable, with any shortfall in meeting the replacement ratios on-site must be adequately <u>residual loss</u> offset via options (b)-(e).</p>

- 6.5 A biodiversity offset proposal only involving either option (a), (b) or (c) in isolation may be considered where it can be demonstrated it is consistent with the objectives and provisions of this Policy.
- 6.6 A biodiversity offset proposal involving (a) or (b) may only be considered where:
- 6.6.1 it is not part an existing natural area reserve managed by Council or part of the Tasmanian Reserve Estate.
- 6.6.2 there are no existing protections from development impacts through a Part 5 Agreement or Conservation Covenant under the Nature Conservation Act 2002.
- 6.6.3 there are no existing requirements for vegetation to be retained under conditions of a current development application.
- 6.6.4 there are no previous offset requirements.
- 6.56.7 A biodiversity offset proposal involving (a), (b), (d) or (e) must be accompanied by an offsetting plan for the 'recipient land' that is consistent with this Policy, outlines the offset options proposed and contains the relevant land owner consents.
- 6.66.8 As a result of implementing an offsetting plan, the 'recipient land' must become 'secure conservation land' and demonstrate that the biodiversity value(s) will be maintained and/or restored to improve its condition.
- 6.76.9 Upon approval of an offsetting plan, the 'recipient land' must be subject to a conservation management plan which at a minimum must include a map of the values, baseline condition assessments, management actions and scheduled monitoring. Management ~~costs~~ actions for the first 5 years of implementing the conservation management plan must be costed and bonded. Ongoing management is the responsibility of the land owner/manager and must be undertaken in accordance with the conservation management plan ~~be met by the applicant and after this by the land owner or manager~~.
- 6.86.10 Council has a responsibility to ensure ~~monitor the management of the~~ 'secure conservation land' ~~is being monitored and managed to ensure compliance with the in accordance with the~~ offsetting plan and conservation management plan.
- 6.11 All offsets must aim to be like for like and contain equivalent biodiversity values in equal or better condition than those being impacted. Offsets that are not like for like will only be considered where it is demonstrated that ~~this it~~ achieves a significantly enhanced conservation outcome that takes into account ecological viability and condition, size, resilience and integrity, the landscape context, and potential future risks. ~~and has been~~ This may be subject to third party validation by the State or another peer review body nominated by Council.
- 6.12 Condition of biodiversity value(s) is determined by:
- 6.12.1 the Vegetation Condition Assessment methodology for native vegetation communities.
- 6.8-16.12.2 published scientific literature and/or agreed by the Threatened Species Section (NRE) in consultation with species specialists, and/or endorsed by the Threatened Species Scientific Advisory Committee (TSSAC), for threatened species habitat.
- 6.13 Financial offsets are only appropriate where:
- 6.13.1 ~~the loss is small relative to the biodiversity value being impacted;~~ there is no ~~meaningful~~ opportunity for a viable on-site or off-site offsets, taking into consideration the size, shape, quality of any potential offset area, or the replacement ratios cannot be fully met on-site or off-site, and a more strategic outcome can be achieved by pooling resources. The appropriateness of a financial offset is determined on merits by Council on a case-by-case basis.

6.13.2 the scale of loss is small with regards to the conservation status and specific characteristics of the value(s) being impacted. A small level of loss may be considered significant and inappropriate to offset financially for vegetation communities or threatened species that have a greater risk of extinction.

6-95.14 The financial offset ~~charge~~ must be paid into the Kingborough Environmental Fund established by Council for this purpose.

6-106.15 All expenditure of financial offsets must be in accordance with Councils endorsed Guidelines for Expenditure of the Kingborough Environmental Fund.

Table 1: Offsetting Options

Option	Description
a) in-situ On-site conservation via a conservation covenant under the Nature Conservation Act 2002, an agreement under Part 5 of the Land Use Planning and Approvals Act 1993 or transferral to Council or the Crown to be managed for conservationtransferral to public ownership	Covenantee or protecting in perpetuity remaining areas on the subject land with comparable values.
b) Ex-situ Off-site conservation via a conservation covenant under the Nature Conservation Act 2002, an agreement under Part 5 of the Land Use Planning and Approvals Act 1993 or transferral to public ownership Council or the Crown to be managed for conservation	Covenantee or protecting in perpetuity an area of sufficient size and with comparable values to those being lost, but off-site.
c) Financial offsets	Financial offsets calculated at a rate of: up to \$ 500-570 per tree of very conservation value and up to \$ 250-340 for high conservation value as identified in Table 2; or, \$ 12,000 13,650 per hectare of high and moderate biodiversity values as identified and subject to the replacement ratios in Table 3. These financial offsets are inclusive of a 20% administration fee and are reviewed periodically in conjunction with the policy.
d) Restoration	Restoration of areas on or off-site with similar values but in poorer condition to improve their condition and increase their long-term viability. Note: For loss assessed under the planning scheme this option must be used in conjunction with offsetting options (a), (b) and/or (c) and is not applicable to areas directly or indirectly impacted by the proposed development.
e) Revegetation	Revegetation and rehabilitation of degraded areas on or off-site with the aim of restoring values equivalent to those being lost. Note: For loss assessed under the planning scheme this option must be used in conjunction

	with offsetting options (a), (b) and/or (c) and is not applicable to areas directly or indirectly impacted by the proposed development.
f) Recovery actions	Implementation of <u>direct and indirect</u> recovery actions, including <u>installation of nest boxes, threat abatement</u> , surveying and mapping of significant values to inform their ongoing strategic management and conservation. Note this option must be used in conjunction with other offsetting options (a), (b) and/or (c).

Table 2: Conservation-Biodiversity Value of Individual Trees

<u>SpeciesDescription</u>	<u>Characteristics</u>	<u>Rationale</u>	<u>BiodiversityConservation Value</u>
<i>Eucalyptus globulus</i> or <i>E. ovata</i>	DBH >70cm	Swift parrot foraging habitat	Very high
<i>E. viminalis</i>	DBH >25cm and within or directly adjacent to significant forty-spotted pardalote habitat	Forty-spotted pardalote habitat	Very high
Native trees with known or potential nesting hollows	Hollows present; and/or, DBH > 70cm in dry forests or cleared settings; or, DBH >100cm in wet forests	Habitat for hollow dependent species	Very high
<i>Eucalyptus globulus</i> or <i>E. ovata</i>	DBH >40cm and <70cm	Swift parrot foraging habitat	High
<i>E. viminalis</i>	DBH >25cm and; <ul style="list-style-type: none"> • <u>on Bruny Island; or</u> • -within 35,000m of significant forty-spotted pardalote habitat or within potential forty-spotted pardalote habitat 	Forty-spotted pardalote habitat	High
A species that is listed in the <i>Threatened Species Protection Act 1995</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (C'th)	N/A	Listed threatened species	High

Priority species (including <i>Eucalyptus rubida</i>)	DBH >25cm	Meets IUCN criteria for endangered within Kingborough	High
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Table 3: Biodiversity Values and the Replacement Ratios for Offsets

Value	Definition	Replacement ratio*
Very high priority values	<ul style="list-style-type: none"> Native vegetation/ecological communities listed as endangered or critically endangered under the <i>Nature Conservation Act 2002</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i> Significant habitat for and/or areas known to contain threatened species listed under the <i>Threatened Species Protection Act 1995</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i> that are: <ul style="list-style-type: none"> a) Recognised as endangered or critically endangered; or b) Largely confined in their total distribution to the municipal area; or c) Have most of their range within the municipal area. 	6:1
High priority biodiversity values	<ul style="list-style-type: none"> Native vegetation communities listed as vulnerable under the <i>Nature Conservation Act 2002</i> and <i>EPBC</i> Significant habitat for and/or areas known to contain threatened species listed under the <i>Threatened Species Protection Act 1995</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i> that are recognised as vulnerable. Native vegetation communities with a distribution on a bioregional basis having contracted to less than 10% of its former area. Native vegetation communities with a total area on a bio- 	5:1

		<p><u>regional basis generally being less than 1,000 ha.</u></p> <ul style="list-style-type: none"><u>Remnants occurring on land systems components which have been more than 90% cleared of their native vegetation.</u> <p><u>As per Table E10.1 of the Kingborough Interim Planning Scheme 2015</u></p> <p><u>As per Table s10.2 of the Kingborough Planning Scheme 2000</u></p> <p><u>Priority vegetation identified in any subsequent planning scheme declared under the Land Use Planning and Approvals Act 1993 and applicable in the Kingborough municipal area</u></p>	
Moderate priority biodiversity values	<ul style="list-style-type: none"><u>Significant habitat for and/or areas known to contain threatened species listed under the Threatened Species Protection Act 1995 or the Environment Protection and Biodiversity Conservation Act 1999 that are:</u><ul style="list-style-type: none"><u>(a) Recognised as rare; and</u><u>(b) Are not specific to the municipal area.</u><u>Potential habitat for threatened species listed under the Threatened Species Protection Act 1995 or the Environment Protection and Biodiversity Conservation Act 1999.</u><u>Native vegetation communities approaching a reduction in areal extent of 70% within a bioregional context.</u><u>Other priority species that are not listed but are considered of conservation significance in the municipal area.</u> <p><u>As per Table E10.1 of the Kingborough Interim Planning Scheme 2015</u></p> <p><u>As per Table s10.2 of the Kingborough Planning Scheme 2000</u></p>	3:1	
Low priority biodiversity values	<ul style="list-style-type: none"><u>All other native vegetation communities.</u>	1:1	

		As per Table E10.1 of the Kingborough Interim Planning Scheme 2015	
	Individual trees of very high conservation value	As per Table 32	5:1 for replanting
	Individual trees of high conservation value	As per Table 32	3:1 for replanting
	<p>* When determining whether a proposed offset involving option (a) and/or (b), (c) and/or (d) will achieve a net benefit for conservation and satisfy the required replacement ratios, the condition of the biodiversity value(s) potentially impacted and the condition of any biodiversity value(s) proposed to be protected or enhanced must be considered using the Vegetation Condition Assessment method.</p> <p>* Where values are not like for like, the required replacement ratio may be varied at the discretion of council</p> <p>* Where there is a high risk of failing to return a net benefit over time <u>avoid a net loss in biodiversity</u>, the required replacement ratio may be increased at the discretion of Council.</p> <p>* Where the area being impacted contains multiple values, or values that are more difficult to offset, the offset-replacement ratio may be increased at the discretion of Council.</p> <p>* Where the 'recipient land' contains additional values to the area being impacted, the offset ratio may be reduced at the discretion of Council.</p>		
COMMUNICATION:	<p>7.1 This policy will be made available to the general public on the Council website and at the Customer Services counter.</p> <p>7.2 The following stakeholders have a direct interest in this Policy and should be notified of any amendments through direct communications:</p> <p>7.2.1 Council staff;</p> <p>7.2.1 <u>7.2.2 Department of Natural Resources and Environment</u></p> <p>7.2.2 <u>7.2.3 Regular applicants;</u></p> <p>7.2.3 <u>7.2.4 Ecological consultants.</u></p>		
LEGISLATION:	<ul style="list-style-type: none"> Kingborough Planning Scheme 2000 Kingborough Interim Planning Scheme 2015 <u>or any subsequent planning scheme declared under the Land Use Planning and Approvals Act 1993 and applicable in the Kingborough municipal area.</u> Health and Environmental Services By Law 3 of 2011 <u>Any by-law under the Local Government Act 1993 regulating the removal of vegetation in the Kingborough municipal area</u> Land Use Planning and Approvals Act 1993 Nature Conservation Act 2002 Threatened Species Protection Act 1995 Environment Protection and Biodiversity Conservation Act 1999 		
RELATED DOCUMENTS:	<p>Pitt & Sherry with North Barker and Associates (2011). <i>Guidelines for the Use of Biodiversity Offsets</i>, Southern Tasmanian Councils Authority, Hobart.</p> <p>Natural and Cultural Heritage Division, 2015. <u>Appendix 4: General Offset Principles for offsets under the Resource Management and Planning System</u>, in <i>Guidelines for Natural Values Surveys – Terrestrial Development Proposals</i>. Department of Primary Industries, Parks, Water and Environment.</p>		

AUDIENCE:	<ul style="list-style-type: none">▪ Kingborough Council Councillors▪ Kingborough Council staff▪ Applicants▪ Ecological Consultants▪ Tasmanian Planning Commission▪ State and Commonwealth agencies▪ Community
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UPDATED POLICY FOR APPROVAL



Biodiversity Offset Policy

Policy No:	6.10
Approved by Council:	August 2022
New Review Date:	August 2027
Minute No:	TBA
ECM File No:	12.155
Version:	2.0
Responsible Officer:	Manager Environmental Services
Strategic Plan Reference:	3.1 A Council that values and prioritises its natural environment, whilst encouraging investment and



Biodiversity Policy 6.10

1. POLICY STATEMENTS

- 1.1 Kingborough Council recognises that 'biodiversity offsets' are an important mechanism to compensate for the loss of biodiversity values where it has been established that all feasible options in the hierarchy of avoid, minimise and mitigate impacts have been exhausted and the impacts will not substantially detract from the conservation status of biodiversity value(s).

2. DEFINITIONS

- 2.1 **"Biodiversity offsets"** mean measures that compensate for the residual adverse impacts of an action on the environment, when alternatives and options to avoid those impacts have been exhausted and it is still considered desirable for other economic, social, or environmental reasons for the action to proceed.
- 2.2 **"High conservation value tree"** means a tree that:
- 2.2.1 is of a species that is listed in the *Threatened Species Protection Act 1995* or the *Environment Protection and Biodiversity Conservation Act 1999* (C'th); and/or provides potential or significant habitat for a threatened species listed in either of those acts and,
 - 2.2.2 is as specified in Table 2.
- 2.3 **"Potential habitat"** means all habitat types within the potential range of a threatened flora or fauna species that are likely to support that species in the short and/or long term. It may not include habitats known to be occupied intermittently. Potential habitat is determined from published and unpublished scientific literature and/or via expert opinion, is agreed by the Threatened Species Section, DPIWE in consultation with species specialists, and endorsed by the Scientific Advisory Committee under the *Threatened Species Protection Act 1995*.
- 2.4 **"Priority Species"** means a species that is not listed in the *Threatened Species Protection Act 1995* or the *Environment Protection and Biodiversity Conservation Act 1999* (C'th) but is considered of conservation significance in the municipal area as determined by the Council. An example of this is candlebark (*Eucalyptus rubida*) which has been found to occur in very restricted pockets of Kingborough.
- 2.5 **"Recipient land"** means the land upon which an offset is implemented.
- 2.6 **"Secure conservation land"** means land that is effectively and permanently managed for conservation under a conservation covenant under the *Nature Conservation Act 2002*, an agreement under Part 5 of the *Land Use Planning and Approvals Act 1993* or transferred to Council or the Crown to be managed for conservation.
- 2.7 **"Significant habitat"** means native vegetation determined from published scientific literature and/or agreed by the Threatened Species Section (DPIWE) in consultation with species specialists, and/or endorsed by the Threatened Species Scientific Advisory Committee (TSSAC) as habitat within the known range of a threatened or vulnerable flora or fauna species that:
- 2.7.1 is known to be of high priority for the maintenance of breeding populations throughout the species' range; and/or
 - 2.7.2 if converted to non-native vegetation is considered to result in a long term negative impact on breeding populations of the species.
- It may include areas that do not currently support breeding populations of the species but that need to be maintained to ensure the long-term future of the species.



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- 2.8 ***“Special circumstances”*** means particular circumstances associated with the proposed use or development that may justify reduction in biodiversity. Special circumstances are considered to exist if one or more of the following apply:
- 2.8.1 the use or development will result in significant long term social or economic community benefits and there is no feasible alternative location or design;
 - 2.8.2 ongoing management cannot ensure the survival of the biodiversity values on the site and there is little potential for recruitment or for long term persistence irrespective of long-term management;
 - 2.8.3 the extent of proposed removal of the biodiversity values on the site is insignificant relative to the extent of the values elsewhere on site; and/or
 - 2.8.4 the development is located on an existing title for a single dwelling and/or associated outbuilding.
- 2.9 ***“Substantially detract from”*** means the loss of the biodiversity value has consequences for the conservation status and viability of the value in the vicinity, including direct and indirect impacts on breeding and/or persistence in the landscape. Factors that may be considered include: the quality of the habitat or vegetation; the requirements of the value relative to the scale of the impact; the current conservation status; the presence/absence of the species in an area; the importance of the area for the connectivity; and the extent to which the loss may be offset through improved conservation measures within the immediate range of the affected value.
- 2.10 ***“Vicinity”*** means the area or region adjacent to or near the biodiversity value and varies depending upon the characteristics and requirements of the value and its range. For example, the forty-spotted pardalote has a limited range and specific habitat requirements. Therefore, what is in the vicinity relatively localised for this species. Whereas the swift parrot is a migratory species which has a much wider range, breeds in different locations from year to year depending on the flowering of the blue gum and black gum and proximity to potential nesting habitat.

3. OBJECTIVE

- 3.1 The objectives of the Biodiversity Offset Policy are to ensure biodiversity offsets within Kingborough:
- 3.1.1 avoid a net loss in the extent and quality of biodiversity that is securely protected and effectively managed; and,
 - 3.1.2 are implemented in a transparent and consistent manner.

4. SCOPE

- 4.1 This policy applies to all applications assessed under the:
- 4.1.1 Any by-law under the *Local Government Act 1993* regulating the removal of vegetation in the Kingborough municipal area.
 - 4.1.2 Kingborough Planning Scheme 2000, the Kingborough Interim Planning Scheme 2015 or any subsequent planning scheme declared under the *Land Use Planning and Approvals Act 1993* and applicable in the Kingborough municipal area.

5. PROCEDURE (POLICY DETAIL)

- 5.1 Biodiversity offsets are required where there are impacts upon priority biodiversity values including:
- 5.1.1 priority biodiversity values identified in Table 3.
 - 5.1.2 individual trees of high conservation value (as per Table 2).



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- 5.2 All offsets must be consistent with this Policy and have regard to:
 - 5.2.1 the Guidelines for the Use of Biodiversity Offsets in the local planning approval process (Pitt & Sherry 2011) (referred to as the Regional Offset Guidelines); and
 - 5.2.2 the General Offset Principles for offsets under the Resource Management and Planning System (RMPS) (Appendix 4 of the Guidelines for Natural Values Surveys, Natural and Cultural Heritage Division, 2015) (referred to as the RMPS Offset Principles) as amended from time to time.
- 5.3 Offsets will only be considered where:
 - 5.3.1 'special circumstances' can be demonstrated;
 - 5.3.2 the loss of the biodiversity value(s) will not substantially detract from its conservation status in the vicinity; and,
 - 5.3.3 the proponent has adequately demonstrated the need for an offset, including that all effort has been made to avoid and minimise impacts on biodiversity values, including alternative locations or designs for the development.
- 5.4 Council will assess each offset proposal on a case-by-case basis in accordance with this Policy, the Regional Offset Guidelines and the RMPS Offset Principles. Council has the discretion to reject a proposal where it has not been demonstrated that the scale, scope and suitability of the offset delivers a new benefit for biodiversity conservation.
- 5.5 This policy should be reviewed within 5 years or following any changes to planning instruments, by-laws, state policies or regional policies relating to offsets, whichever is the sooner.

6. GUIDELINES

- 6.1 A biodiversity offset proposal must include one or more of the offset measures in Table 1 and must include at least one of options (a), (b) or (c).
- 6.2 All offset proposals must be consistent with the replacement ratios in Table 3.
- 6.3 Where demonstrating 'special circumstances' relies upon 'special circumstances (iii)', then the offset must be achieved via option (a) to the extent practicable, with any shortfall in meeting the replacement ratios on-site adequately offset via options (b)-(e).
- 6.4 Where demonstrating 'special circumstances' relies upon 'special circumstances (iv)' and the development is located in the Low Density Residential, Rural Living, Environmental Living, Landscape Conservation, Rural Resource or Rural Zone, then the offset must be achieved via option (a) to the extent practicable, with any shortfall in meeting the replacement ratios on-site adequately offset via options (b)-(e).
- 6.5 A biodiversity offset proposal only involving either option (a), (b) or (c) in isolation may be considered where it can be demonstrated it is consistent with the objectives and provisions of this Policy.
- 6.6 A biodiversity offset proposal involving (a) or (b) may only be considered where:
 - 6.6.1 it is not part an existing natural area reserve managed by Council or part of the Tasmanian Reserve Estate.
 - 6.6.2 there are no existing protections from development impacts through a Part 5 Agreement or Conservation Covenant under the Nature Conservation Act 2002.
 - 6.6.3 there are no existing requirements for vegetation to be retained under conditions of a current development application.
 - 6.6.4 there are no previous offset requirements.



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- 6.7 A biodiversity offset proposal involving (a), (b), (d) or (e) must be accompanied by an offsetting plan for the 'recipient land' that is consistent with this Policy, outlines the offset options proposed and contains the relevant landowner consents.
- 6.8 As a result of implementing an offsetting plan, the 'recipient land' must become 'secure conservation land' and demonstrate that the biodiversity value(s) will be maintained and/or restored to improve its condition.
- 6.9 Upon approval of an offsetting plan, the 'recipient land' must be subject to a conservation management plan which at a minimum must include a map of the values, baseline condition assessments, management actions and scheduled monitoring. Management actions for the first 5 years of implementing the conservation management plan must be costed and bonded. Ongoing management is the responsibility of the landowner/manager and must be undertaken in accordance with the conservation management plan.
- 6.10 Council has a responsibility to ensure the 'secure conservation land' is being monitored and managed in accordance with the offsetting plan and conservation management plan.
- 6.11 All offsets must aim to be like for like and contain equivalent biodiversity values in equal or better condition than those being impacted. Offsets that are not like for like will only be considered where it is demonstrated that it achieves a significantly enhanced conservation outcome that considers ecological viability and condition, size, resilience and integrity, the landscape context, and potential future risks. This may be subject to third party validation by the State, or another peer review body nominated by Council.
- 6.12 Condition of biodiversity value(s) is determined by:
- 6.12.1 the Vegetation Condition Assessment methodology for native vegetation communities.
 - 6.12.2 published scientific literature and/or agreed by the Threatened Species Section (NRE) in consultation with species specialists, and/or endorsed by the Threatened Species Scientific Advisory Committee (TSSAC), for threatened species habitat.
- 6.13 Financial offsets are only appropriate where:
- 6.13.1 there is no opportunity for a viable on-site or off-site offsets, taking into consideration the size, shape, quality of any potential offset area, or the replacement ratios cannot be fully met on-site or off-site, and a more strategic outcome can be achieved by pooling resources. The appropriateness of a financial offset is determined on merits by Council on a case-by-case basis.
 - 6.13.2 the scale of loss is small with regards to the conservation status and specific characteristics of the value(s) being impacted. A small level of loss may be considered significant and inappropriate to offset financially for vegetation communities or threatened species that have a greater risk of extinction.
- 6.14 The financial offset must be paid into the Kingborough Environmental Fund established by Council for this purpose.
- 6.15 All expenditure of financial offsets must be in accordance with Councils endorsed Guidelines for Expenditure of the Kingborough Environmental Fund.

Table 1: Offsetting Options

Option	Description
(a) On-site conservation via a conservation covenant under the <i>Nature Conservation Act 2002</i> , an	Covenanting or protecting in perpetuity remaining areas on the subject land.

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Biodiversity Policy 6.10

agreement under Part 5 of the <i>Land Use Planning and Approvals Act 1993</i> or transferral to Council or the Crown to be managed for conservation	
(b) Off-site conservation via a conservation covenant under the <i>Nature Conservation Act 2002</i> , an agreement under Part 5 of the <i>Land Use Planning and Approvals Act 1993</i> or transferral Council or the Crown to be managed for conservation	Covenanted or protecting in perpetuity an area of sufficient size, but off-site.
(c) Financial offsets	<p>Financial offsets calculated at a rate of:</p> <ul style="list-style-type: none"> • up to \$570 per tree of very conservation value and up to \$340 for high conservation value as identified in Table 2; or, • \$13,650 per hectare of high and moderate biodiversity values as identified and subject to the replacement ratios in Table 3. <p>These financial offsets are inclusive of a 20% administration fee and are reviewed periodically in conjunction with the policy.</p>
(d) Restoration	<p>Restoration of areas on or off-site with similar values but in poorer condition to improve their condition and increase their long-term viability.</p> <p>Note: For loss assessed under the planning scheme this option must be used in conjunction with offsetting options (a), (b) and/or (c) and is not applicable to areas directly or indirectly impacted by the proposed development.</p>
(e) Revegetation	<p>Revegetation and rehabilitation of degraded areas on or off-site with the aim of restoring values equivalent to those being lost.</p> <p>Note: For loss assessed under the planning scheme this option must be used in conjunction with offsetting options (a), (b) and/or (c) and is not applicable to areas directly or indirectly impacted by the proposed development.</p>
(f) Recovery actions	<p>Implementation of direct and indirect recovery actions, including installation of nest boxes, threat abatement, surveying and mapping of significant values to inform their ongoing strategic management and conservation.</p> <p>Note this option must be used in conjunction with other offsetting options (a), (b) and/or (c).</p>



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Table 2: Biodiversity Value of Individual Trees

Description	Characteristics	Rationale	Biodiversity Value
<i>Eucalyptus globulus</i> or <i>E. ovata</i>	DBH >70cm	Swift parrot foraging habitat	Very high
<i>E. viminalis</i>	DBH >25cm and within or directly adjacent to significant forty-spotted pardalote habitat	Forty-spotted pardalote habitat	Very high
Native trees with known or potential nesting hollows	Hollows present; and/or, DBH > 70cm in dry forests or cleared settings; or, DBH >100cm in wet forests	Habitat for hollow dependent species	Very high
<i>Eucalyptus globulus</i> or <i>E. ovata</i>	DBH >40cm and <70cm	Swift parrot foraging habitat	High
<i>E. viminalis</i>	DBH >25cm and: <ul style="list-style-type: none"> on Bruny Island; or within 5,000m of significant forty-spotted pardalote habitat or within potential forty-spotted pardalote habitat 	Forty-spotted pardalote habitat	High
A species that is listed in the <i>Threatened Species Protection Act 1995</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999 (C'th)</i>	N/A	Listed threatened species	High
Priority species (including <i>Eucalyptus rubida</i>)	DBH >25cm	Meets IUCN criteria for endangered within Kingborough	High

Table 3: Biodiversity Values and the Replacement Ratios for Offsets

Value	Definition	Replacement ratio*
Very high priority values	<ul style="list-style-type: none"> Native vegetation/ecological communities listed as endangered or critically endangered under the <i>Nature Conservation Act 2002</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i> 	6:1



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	<ul style="list-style-type: none"> Significant habitat for and/or areas known to contain threatened species listed under the <i>Threatened Species Protection Act 1995</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i> that are: <ol style="list-style-type: none"> Recognised as endangered or critically endangered; or Largely confined in their total distribution to the municipal area; or Have most of their range within the municipal area. 	
High priority biodiversity values	<ul style="list-style-type: none"> Native vegetation communities listed as vulnerable under the <i>Nature Conservation Act 2002</i> and <i>EPBC</i> Significant habitat for and/or areas known to contain threatened species listed under the <i>Threatened Species Protection Act 1995</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i> that are recognised as vulnerable. Native vegetation communities with a distribution on a bioregional basis having contracted to less than 10% of its former area. Native vegetation communities with a total area on a bio-regional basis generally being less than 1,000 ha. Remnants occurring on land systems components which have been more than 90% cleared of their native vegetation. 	5:1
Moderate priority biodiversity values	<ul style="list-style-type: none"> Significant habitat for and/or areas known to contain threatened species listed under the <i>Threatened Species Protection Act 1995</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i> that are: <ol style="list-style-type: none"> Recognised as rare; and Are not specific to the municipal area. Potential habitat for threatened species listed under the <i>Threatened Species Protection Act 1995</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i>. 	3:1

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	<ul style="list-style-type: none"> Native vegetation communities approaching a reduction in areal extent of 70% within a bioregional context. Other priority species that are not listed but are considered of conservation significance in the municipal area. 	
Low priority biodiversity values	<ul style="list-style-type: none"> All other native vegetation communities. 	1:1
Individual trees of very high conservation value	As per Table 2	5:1 for replanting
Individual trees of high conservation value	As per Table 2	3:1 for replanting
<p>* When determining whether a proposed offset involving option (a), (b), (c) and/or (d) will achieve a net benefit for conservation and satisfy the required replacement ratios, the condition of the biodiversity value(s) potentially impacted and the condition of any biodiversity value(s) proposed to be protected or enhanced must be considered.</p> <p>* Where values are not like for like, the required replacement ratio may be varied at the discretion of council</p> <p>* Where there is a high risk of failing to avoid a net loss in biodiversity, the required replacement ratio may be increased at the discretion of Council.</p> <p>* Where the area being impacted contains multiple values, or values that are more difficult to offset, the replacement ratio may be increased at the discretion of Council.</p> <p>* Where the 'recipient land' contains additional values to the area being impacted, the offset ratio may be reduced at the discretion of Council.</p>		

7. COMMUNICATION

- 7.1 This policy will be made available to the public on the Council website and at the Customer Services counter.
- 7.2 The following stakeholders have a direct interest in this Policy and should be notified of any amendments through direct communications:
- 7.2.1 Council staff
- 7.2.2 Department of Natural Resources and Environment
- 7.2.3 Regular applicants
- 7.2.4 Ecological consultants.

8. LEGISLATION

- 8.1 Kingborough Planning Scheme 2000
- 8.2 Kingborough Interim Planning Scheme 2015 or any subsequent planning scheme declared under the *Land Use Planning and Approvals Act 1993* and applicable in the Kingborough municipal area.
- 8.3 Any by-law under the *Local Government Act 1993* regulating the removal of vegetation in the Kingborough municipal area
- 8.4 *Land Use Planning and Approvals Act 1993*



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- 8.5 *Nature Conservation Act 2002*
- 8.6 *Threatened Species Protection Act 1995*
- 8.7 *Environment Protection and Biodiversity Conservation Act 1999*

9. RELATED DOCUMENTS

- 9.1 Pitt & Sherry with North Barker and Associates (2011). *Guidelines for the Use of Biodiversity Offsets*, Southern Tasmanian Councils Authority, Hobart.
- 9.2 Natural and Cultural Heritage Division, 2015. Appendix 4: General Offset Principles for offsets under the Resource Management and Planning System, in *Guidelines for Natural Values Surveys – Terrestrial Development Proposals*. Department of Primary Industries, Parks, Water and Environment.

10. AUDIENCE

- 10.1 Councillors.
- 10.2 Council staff.
- 10.3 Applicants.
- 10.4 Ecological Consultants.
- 10.5 Tasmanian Planning Commission.
- 10.6 State and Commonwealth agencies.
- 10.7 Community.

16.2 KINGBOROUGH AWARDS POLICY**File Number:** 12.88**Author:** Carol Swards, Coordinator Community Services and Hub**Authoriser:** Heather Salisbury, Acting Director Environment, Development & Community Services**Strategic Plan Reference****Key Priority Area:** 1 Encourage and support a safe, healthy and connected community.**Strategic Outcome:** 1.2 An inclusive community that has a strong sense of pride and local identity.**1. PURPOSE**

1.1 The purpose of this report is to review the Kingborough Awards Policy 4.2.

2. BACKGROUND

2.1 The Kingborough Australia Day Awards Policy was developed in 2009 and has been reviewed on a regular basis since.

2.2 In 2016, the policy was renamed the *Kingborough Awards* to reflect a decision by Council to change the date of the awards to the first Saturday on or after January 6 of each year.

2.3 The policy was last updated in August 2020 and is now scheduled for review.

3. STATUTORY REQUIREMENTS

3.1 There are no statutory requirements associated with this matter.

4. DISCUSSION

4.1 A review of the policy has not identified any required changes and it is recommended that it be adopted in its current form for a further two years.

5. FINANCE

5.1 There are no financial implications associated with this matter.

6. ENVIRONMENT

6.1 There are no environmental implications associated with this matter.

7. COMMUNICATION AND CONSULTATION

7.1 The policy is available for public viewing on Council's website.

8. RISK

8.1 No risks have been identified in relation to this matter.

9. CONCLUSION

9.1 A review of the Kingborough Awards Policy has been undertaken in accordance with scheduled timeframes.

- 9.2 No changes to the policy are considered to be necessary and it is recommended that it be adopted for a further two years.

10. RECOMMENDATION

That the Kingborough Awards Policy 4.2 as attached to this report, be adopted for a further two years.

ATTACHMENTS

- 1. Kingborough Awards Policy**

Public Copy



Kingborough Awards Policy

Policy No:	4.2
Approved by Council:	August 2022
New Review Date:	August 2024
Minute No:	TBA
ECM File No:	12.88
Version:	5.0
Responsible Officer:	Director Environment, Development & Community Services
Strategic Plan Reference:	1.2 An inclusive community that has a strong sense of pride and local identity



Kingborough Awards Policy 4.2

1. POLICY STATEMENTS

- 1.1 The Kingborough Awards are presented annually and recognise those outstanding persons or groups who make a real contribution and difference to the Kingborough community.

2. DEFINITIONS

- 2.1 The Kingborough Awards Policy provides clear guidance on the promotion, selection and implementation of the Kingborough Awards.

3. OBJECTIVE

- 3.1 This policy applies for all community members and groups within the Kingborough municipality. It compliments Council policies specific to volunteer recognition.

4. SCOPE

- 4.1 There are four categories:
- 4.1.1 Kingborough Citizen of the Year
 - 4.1.2 Kingborough Young Citizen of the Year
 - 4.1.3 Kingborough Community Group of the Year
 - 4.1.4 Kingborough Certificate of Appreciation
- 4.2 Nominations for the Citizen of the Year, Young Citizen of the Year, Community Group of the Year and Certificate of Appreciation are to be invited from the public by way of a call for expressions of interest to be advertised in the locally circulated Newspapers. Nominations are to be on a prescribed form, specifically addressing the selection criteria for consideration in support of the nomination.
- 4.3 Nominations for the public awards are to be considered by a Selection Committee comprising the Deputy Mayor, and three other nominated Councillors. The Committee shall make a recommendation to Council for resolution.
- 4.4 Nominations for Kingborough Awards are to be invited in August each year, so that Council can make its decision no later than December of that year.
- 4.5 Current Councillors and staff are ineligible for nomination for the Citizen of the Year, Young Citizen of the Year, and/or Certificate of Appreciation.
- 4.6 Council may not necessarily make an award in any of the categories in any given year if circumstances arise where granting of an award is not considered appropriate.
- 4.7 Unsuccessful nominees for the main awards (Citizen of the Year, Young Citizen of the Year and Community Group of the Year) may be re-nominated in subsequent years.
- 4.8 Previous recipients of the major awards are not eligible to be nominated for the same award again; however may be nominated for a different award.
- 4.9 All unsuccessful nominations for the main awards are considered for the receipt of a Certificate of Appreciation in the year in which they are nominated.
- 4.10 Nominees who have previously received a Certificate of Appreciation are eligible to be nominated for the main awards in subsequent years.
- 4.11 Nominees for individual awards should live in Kingborough, or have lived in Kingborough, for the period of time during which their contribution to the Kingborough community took place.



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- 4.11.1 Organisations nominated for the Kingborough Community Group of the Year Award should be based in and undertake their group activity, in Kingborough.
- 4.11.2 Self-nomination by individuals or groups will not be accepted.
- 4.11.3 Announcements of recipients will be made on the first Saturday on or after 6 January of each year.

5. PROCEDURE (POLICY DETAIL)

- 5.1 The Citizen of the Year Award, to be:
 - 5.1.1 Awarded to a resident who has made a selfless and outstanding contribution to the community life of the Kingborough municipality over an extended period;
 - 5.1.2 Awarded to an individual in any one year;
 - 5.1.3 Presented annually at a Civic function held on the first Saturday on or after 6 January of each year.
- 5.2 The Young Citizen of the Year Award, to be:
 - 5.2.1 Awarded to a resident who has made a selfless contribution to the community life of the Kingborough municipality;
 - 5.2.2 Awarded to an individual in any one year;
 - 5.2.3 Presented annually at a Civic function held on the first Saturday on or after 6 January of each year.
 - 5.2.4 The person must be 27 years of age or under as at 6 January of the year of the award.
- 5.3 The Community Group of the Year Award, to be:
 - 5.3.1 Awarded to a community group that has made an outstanding contribution to the community life of the Kingborough municipality;
 - 5.3.2 Presented annually at a Civic function held on the first Saturday on or after 6 January of each year.
- 5.4 The Certificate of Appreciation, to be:
 - 5.4.1 Awarded to an individual or a community group for significant service to the Kingborough municipality, without limitation of the number awarded;
 - 5.4.2 Presented annually at a Civic function held on the first Saturday on or after 6 January of each year.
- 5.5 Selection Criteria for Individuals:
 - 5.5.1 An outstanding contribution to the well-being of the Kingborough community (social, environmental, business, arts and/or cultural) through leadership and/or personal service.
 - 5.5.2 A commitment to community service over a considerable or continuous period of time.
 - 5.5.3 Positive and inspiring personal attributes showing qualities such as versatility, flexibility and perseverance in their service to the community.
 - 5.5.4 Personal effort and initiative that has made a significant difference to the quality of life of the community.
- 5.6 Selection Criteria for Community Groups:



Kingborough Awards Policy 4.2

- 5.6.1 An outstanding contribution to the well-being of the Kingborough community (social, environmental, business, arts and/or cultural) through leadership and/or service.
- 5.6.2 A commitment to community involvement over a considerable or continuous period of time.
- 5.6.3 Positive and inspiring attributes showing qualities such as versatility, flexibility and perseverance in the conduct of activities.
- 5.7 Outcomes that have made a significant difference to the quality of life of the community.

6. GUIDELINES

- 6.1 Nil.

7. COMMUNICATION

- 7.1 Councillors, all staff and members of the public.

8. LEGISLATION

- 8.1 Nil.

9. RELATED DOCUMENTS

- 9.1 Nil.

10. AUDIENCE

- 10.1 Public.

16.3 REVISED WASTE WISE EVENTS POLICY

File Number: 12.227

Author: Carol Swards, Coordinator Community Services and Hub

Authoriser: Heather Salisbury, Acting Director Environment, Development & Community Services

Strategic Plan Reference

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

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

1. PURPOSE

1.1 The purpose of this report is to present a revised *Waste Wise Events Policy* and associated Guidelines.

2. BACKGROUND

2.1 At the Council meeting on the 22 May 2020 Council adopted the *Waste Wise Events Policy* and associated Guidelines.

2.2 The *Waste Wise Events Policy* and associated Guidelines have been reviewed and a revised Policy and Guidelines, with minor modifications, is attached for Council endorsement.

3. STATUTORY REQUIREMENTS

3.1 There are no statutory requirements in relation to the introduction and revision of the Policy and Guidelines.

4. DISCUSSION

4.1 The *Waste Wise Events Policy* and associated Guidelines are due for review.

4.2 The Policy and Guidelines have been accepted by event organisers and while non-compliance has been identified, in general, it is considered that the Policy and Guidelines have assisted with relevant education, waste reduction and avoidance at events.

4.3 The revised Policy and Guidelines incorporate minor amendments which include the review dates and the deleting of local suppliers of compostable packaging; this information falls quickly out of date. These suppliers will be listed on the 'Waste Wise Events' brochure which is available on the Council website and is distributed to all event organisers.

4.4 A copy of the revised Policy and Guidelines is attached as Annexure one (1) to this report.

4.5 A copy of the 2020 adopted track changed Policy is attached with this document.

5. FINANCE

5.1 There is currently no budget for community waste management education.

6. ENVIRONMENT

- 6.1 Waste minimisation is an essential part of event planning and management. The revised Policy and Guidelines intend to continue the reduction of unnecessary waste that is disposed of in landfill.

7. COMMUNICATION AND CONSULTATION

- 7.1 Community engagement was undertaken with the development of the 2020 endorsed Policy and Guidelines.
- 7.2 The revised Policy and Guidelines will be available to the public via Council's website and will be referred to in Council permits, leases, or licenses where appropriate.

8. RISK

- 8.1 As the Policy and Guidelines have previously been adopted, there is no identified risk in their continued operation.
- 8.2 If the revised Policy and Guidelines are not adopted, there is a risk that waste reduction and avoidance will not be assessed during the event planning process, resulting in an increase of unnecessary waste.

9. CONCLUSION

- 9.1 The revised *Waste Wise Events Policy* and associated Guidelines provides an appropriate and community accepted planning tool for reducing and avoiding waste at events.

10. RECOMMENDATION

That Council resolve that the attached revised *Waste Wise Events Policy 4.14* and associated Guidelines replace the 2020 adopted *Waste Wise Events Policy and associated Guidelines*.

ATTACHMENTS

1. **Waste Wise Events Policy 2022**



Waste Wise Events Policy

Policy No:	4.14
Approved by Council:	August 2022
New Review Date:	August 2024
Minute No:	TBA
ECM File No:	12.227
Version:	3.0
Responsible Officer:	Director Environment, Development & Community Services
Strategic Plan Reference:	1.5 An active and healthy community, with vibrant, clean local areas that provide social, recreational



Waste Wise Events Policy 4.14

1. POLICY STATEMENTS

- 1.1 Council is committed to ensuring that waste avoidance, waste minimisation, resource recovery and sustainable procurement practices are an integral part of the planning and delivery of Council run events, Council supported events and all public events held on Council owned or managed property.
- 1.2 Council will educate event organisers to support the minimisation of waste at public events and to reduce the amount of waste sent to landfill.
- 1.3 All public events and functions held on Council owned or managed property must adhere to the Kingborough Waste Wise Events policy.

2. DEFINITIONS

- 2.1 **Event** – an organised occurrence held within the Kingborough municipality where people assemble at a given time and location for the purpose of entertainment, recreation, community, ceremonial or promotional purposes, either for free or for the payment of a fee, and includes but is not limited to:

- 2.1.1 Festivals, fairs and markets
- 2.1.2 Concerts, shows, film screenings and exhibitions
- 2.1.3 One-off sporting events
- 2.1.4 Civic, cultural or commemorative ceremonies or celebrations

This is inclusive of Council run events that are organised by Kingborough Council for members of the public or internally for Councillors and staff; Council supported events that are organised by local community groups but have either Council staff involvement or Council funding; and all public events and functions, markets, organised sporting and recreational activities held on land, in buildings or roads owned or managed by Kingborough Council.

- 2.2 **Waste** - any substance that is discharged or deposited in the environment in such volume, constituency or manner as to cause an alteration in the environment.
- 2.3 **Single use plastics** - any disposable plastic and polystyrene items such as straws, balloons, bags, cutlery or food/drink packaging that is only designed to be used once and then discarded e.g. single use sachets for tomato sauce, sugar, salt or sunscreen.
- 2.4 **Biodegradable** - sugarcane fiber, bamboo, cornstarch, polylactide (PLA), and cellophane wrap made from cellulose and some other materials that can be broken down into organic matter over a period of time if exposed to the right conditions.
- 2.5 **Compostable** - food scraps, paper and some other materials that will break down into organic matter.
- 2.6 **Recyclable** -
 - 2.6.1 Aluminium and steel cans
 - 2.6.2 Food and drink cans, including pressure packs and pet food cans; milk and juice cartons
 - 2.6.3 Cardboard, cartons, newspapers and office paper
 - 2.6.4 Glass bottles and jars
- 2.7 Plastic beverage, food and non-food containers with the triangle symbol 1-7 (except polystyrene and styrofoam).

3. OBJECTIVE

- 3.1 The objective of the Kingborough Waste Wise Events Policy is to underpin the *Kingborough Waste Management Strategy*. The strategy has been developed to achieve a planned and collaborative



Waste Wise Events Policy 4.14

approach to waste management, which is cost effective, supportive of the local community and economy and achieves recycling rates which exceed Tasmania's state wide performance. Kingborough is committed to working with its community to transition to a low carbon lifestyle. Events are a method of raising public awareness about recycling and show casing different ways to avoid and minimise waste.

4. SCOPE

- 4.1 The policy will be applied to all Council run events, Council supported events and all public events held on Council owned or managed property within the Kingborough municipal area.
- 4.2 The policy is implemented through Kingborough Council's Waste Wise at Events Guidelines, which forms part of Council's event and reserve bookings application and approval process.
- 4.3 The event holder/organiser will be responsible for the costs of implementing the Waste Wise Events Policy.
- 4.4 The policy does not apply to private functions or the ongoing or seasonal operation of sports club canteens and other community venues that hold events and functions as part of their normal operations; however, these organisations are encouraged to transition towards the principles of this policy.

5. PROCEDURE (POLICY DETAIL)

- 5.1 The Policy ensures that Waste Wise strategies are utilised in the planning and delivery of public events and functions held on Council owned or managed property.
 - 5.1.1 Council will provide Waste Wise at Events Guidelines to support Council staff and event organisers to ensure that planning for events includes planning for avoidance, minimisation and recycling of waste.
 - 5.1.2 Event organisers are required to promote and practise waste avoidance principles by:
 - i. minimising of the amount of waste generated;
 - ii. prohibiting the sale and/or distribution of single-use plastic products and single use sachets, polystyrene, plastic bags, plastic straws, bottles and/or balloons;
 - iii. minimising the sale/and or distribution of bottled water, except in cases of potential breach of health and safety requirements;
 - iv. responsibly managing any waste to ensure the cleanliness of the area is maintained during and after the event;
 - v. maximising recycling;
 - vi. promoting and engaging in sustainable procurement practices;
 - vii. minimising the environmental impact of any products, supplies and promotional materials used at the event.
 - 5.1.3 If waste is unavoidable due to health or safety requirements, then discarded materials are separated and recycled or disposed of responsibly.
- 5.2 Council will promote the policy to ensure an emphasis on the use of re-usable, recyclable or compostable/biodegradable products.

6. GUIDELINES

- 6.1 This policy is supported by a set of operational Waste Wise at Events Guidelines.



Waste Wise Events Policy 4.14

7. COMMUNICATION

- 7.1 The policy will be applied to all Council run, Council supported events and all public events held on Council owned or managed property within the Kingborough municipal area.
- 7.2 The policy and Waste Wise at Events Guidelines will be made available to the public through Council's website.
- 7.3 The Waste Wise at Events Guidelines will be promoted through local media and social media where appropriate.
- 7.4 Adherence to the Waste Wise at Events Guidelines will be controlled via the issuing of event permits, leases, or licenses.

8. LEGISLATION

- 8.1 *Plastic Shopping Bags Ban Act 2013*
- 8.2 *Environmental Management and Pollution Control (Waste Management) Regulations 2020*
- 8.3 *Litter Act Tasmania 2007*
- 8.4 *Environmental Management and Pollution Control Act 1994*

9. RELATED DOCUMENTS

- 9.1 Kingborough Waste Management Strategy 2017
- 9.2 Kingborough Strategic Plan 2020-2025
- 9.3 Tasmanian Waste & Resource Management Strategy 2009
- 9.4 National Waste Policy 2018

10. AUDIENCE

- 10.1 Public.



Waste Wise Events Policy 4.14

Waste Wise at Events Guidelines July 2022

Why be Waste Wise?

Waste minimisation and environmental considerations are an integral part of every event. Kingborough Council has developed a Waste Wise Policy for Council run and Council supported events and all public events held on Council owned property or public open space.

Most events generate waste, much of which could be avoided or recycled to conserve resources. Waste is a costly issue both financially and environmentally. If we can avoid creating waste, then we also avoid having to dispose of waste to landfill or paying the cost of sorting waste for recycling.

Plastics do not breakdown, particles become smaller and smaller and are absorbed by wildlife. When they are buried in landfill, toxins from plastics enter our waterways. Toxic waste (found in plastics and polystyrenes) can impact human health.

Biodegradable plastics are also problematic, and do not break down. Instead, biodegradable plastic has an additive that makes it break apart faster into smaller and smaller pieces, eventually becoming micro plastic. Biodegradable plastic cannot be recycled.

Many events now stipulate that waste is not acceptable unless it is compostable or recyclable. The aim of this guide is to provide event organisers and Council staff with practical solutions to manage and reduce waste at community events.

What is a Waste Wise event?

The key aspects of a Waste Wise event include:

- Event organisers are committed to responsible waste management and purposefully plan to avoid and minimise waste;
- Event attendees are encouraged to reduce their waste through the provision of information, infrastructure and facilities;
- Event vendors/suppliers use reusable, recyclable (glass or aluminium) or compostable packaging and serving ware (cardboard, paper, certified compostable plastics);
- There is an emphasis on the use of re-usable, recyclable, biodegradable or compostable products;
- All plastic packaging and plastic materials used must be certified as compostable and made from 100% renewable resources;
- There is good signage and placement of bins to enable discarded materials to be separated and recycled, composted or disposed of responsibly.

How to be Waste Wise

Reduction/Avoidance

- Appropriate steps to avoid waste should be taken whenever possible. For example, packaging which is not essential to the use, distribution, retail sale, storage or safety of your products must be avoided.



Waste Wise Events Policy 4.14

- There are to be no plastic bags, balloons, straws, polystyrene cups, plastic takeaway food containers, sachets and plastic cutlery used at any Council run or Council supported event.
- Packaging or utensils that are essential must be constructed from 100% renewable resources such as cardboard, paper, or certified compostable plastic containers and cutlery.
- Consider offering discounts to people who bring their own container/cup/utensils or charging a small fee to cover the cost of disposable compostable containers and cutlery. Consider offering reusable items where health and other criteria deem appropriate like cups, plates and cutlery which can be borrowed (perhaps for a deposit) and returned to be washed and reused.
- Use event advertising to remind people to bring their own bags, drink bottles, cups, plates and cutlery to the event.
- Provide a water dispenser or water refilling station to minimise purchase of bottled water.
- Divert food scraps from landfill. Hire a composting bin from a waste management provider (eg.Veolia) and collect food scraps, paper, cardboard and compostable plastic packaging from stall holders to be composted at a commercial composting facility (Hobart City Council currently offers this service).
- Where health and other regulations permit, and where practicable, packaging should be designed for re-use. For example:
 - to be re-filled with the same product e.g. water stations;
 - to be returned and re-used e.g. washable crockery and cutlery; or
 - to be re-used by patrons for the same or a similar purpose where possible e.g. use of sauce bottles rather than single serve sauce containers.

Recycling

- Ensure you use only compostable plastic materials.
- For other packaging materials, such as glass and aluminum, take all steps possible to ensure that these materials are collected for recycling and do not end up in landfill:
 - Provide highly visible, clearly labelled landfill, food organics and recycling bins: aluminum, glass, plastic, steel and paper recycling is usually collected via yellow, 240L recycling bins, with labelled lids.
 - Consider a waste-sorting station to collect bins and sort waste at the event. This process can divert food waste and compostable packaging from landfill, and ensure that all recyclable materials get recycled.
- Food organics (food scraps), paper and compostable containers can be disposed of using the green 240L Green organics bin, with labelled lid. These bins can be sourced from Veolia and taken to the Hobart City Council commercial composting facility.

Responsible Disposal

- Empty bins before they are full.
- Arrange bins consistently throughout the site with a recycling and compost bin associated with each waste bin.
- Locate bins near to where food and beverages will be consumed, at entry/exit points, close to toilets and at the intersection of pathways.



Waste Wise Events Policy 4.14

- Make bins as visible as possible.
- Use bin monitors to encourage appropriate bin use.
- Donate re-useable items to charity.

Calculating how many bins are required

There are a number of variables for calculating needs for bins (such as catering, formality of event, number of guests, waste strategies, etc); however, a general rule is to expect a minimum of one litre of waste per person per meal. As an example 1,000 people x 2 meal times = 2,000 litres of estimated waste.

Waste Wise Education

- Inform the community that your event is Waste Wise via social media posts and media releases prior to the event. Remind people to bring their own reusable bags, drink bottles, cups, plates and cutlery to the event.
- Public announcements relating to the re-use, recycling and disposal facilities at the event are recommended at hourly intervals (where a public address system is available). Signage should be placed prominently to inform patrons of the correct usage of recycling, organic and waste facilities. It is important that the signage displayed corresponds with the service that is being offered. Refer to sample signage in this document and the Kingborough Council Recycling Guide.
- The use of bin monitors or a waste sorting station is recommended to assist in educating event attendees as to how to use the bin system in place, and to ensure minimal contamination.

AVOID	ALTERNATIVES
Non-essential disposable plastics and packaging	Re-useable items. Where plastic packaging is essential, it must be constructed from 100% renewable resources and must be certified as compostable.
All Polystyrene including clamshells, plates, bowls & cups	Encourage customers to bring their own serving ware, coffee cups and containers. Use cardboard clams, plates, bowls, cups, paper bags. Offer on a serviette.
Aluminum foil trays/plates	Re-useable/washable trays. Cardboard trays.
Pre-wrapped or plastic straws	No straws. Use compostable or paper straws.
Balloons	Reusable Bunting or Pinwheels; Tissue Paper Pom Poms; Painted Rocks; Bubbles.
Plastic stirrers or spoons for hot drinks	Provide re-washable spoons for use at stall.
Polystyrene boxes	Ask suppliers for cardboard boxes.
Plastic bags	Ask customers to bring own bag or supply paper bag.
Individual sauce, sugar, salt and pepper sachets	Provide bulk shakers or dispensers.
Coffee Cup Lids	Provide only on request. Offer a discount to customers who bring their own coffee cups.

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Waste Wise Events Policy 4.14

PACKAGING ALTERNATIVES	
Non-Biodegradable Packaging	Compostable Alternative
Plastic plate or takeaway container	Paper or sugarcane plate; palm leaf plate; paper noodle box; cardboard food tray; cornstarch container.
Polystyrene / plastic cup	Paper cup (cold drinks); sugarcane cup (for cold and hot drinks).
Plastic cutlery	Wooden, bamboo or cornstarch cutlery.
Aluminium food bags	Cardboard tray or paper bag.
Cling Wrap	Cellophane wrap (made from cellulose).
Plastic Bags	Cornstarch bags and paper bags.

Sample Bin Signs



Contact

For more information on Waste Wise events, please contact Council's Community Services unit, Kingborough Council on 6211 8200 or kc@kingborough.tas.gov.au

16.4 PAYMENT OF COUNCILLORS EXPENSES AND PROVISION OF FACILITIES POLICY 2.1

File Number: 12.225

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 present the updated Policy 2.1 – Payment of Councillors expenses and provision of facilities Policy for Council approval.

2. BACKGROUND

- 2.1 The current Policy was approved by Council in January 2020.
- 2.2 The policy provides direction on the types of expenditure that Council will reimburse and the facilities that will be available to Councillors.

3. STATUTORY REQUIREMENTS

- 3.1 The *Local Government Act 1993* at Schedule 5, states:

1. Expenses

- (1) A council, on or before 1 January 2006, is to –

- (a) adopt a policy in respect of payment of expenses incurred by councillors in carrying out the duties of office; and
- (b) make a copy of the policy available for public inspection.

- (2) A councillor is entitled to be reimbursed for reasonable expenses in accordance with the policy adopted under sub-clause (1) in relation to –

- (a) any prescribed expenses; and
- (b) any other expenses the council determines appropriate.

2. Loan of services, facilities and equipment

A council may decide to provide support services, facilities and equipment on loan to a councillor on any conditions it considers appropriate.

4. DISCUSSION

- 4.1 The attached document (with tracked changes) highlights the changes to the policy.

4.2 The main change to the Policy is the travelling allowance rate has been changed to align with the Council Officers rate of 50.44 cents per kilometre which is sourced from the Tasmanian State Service allowance and is included in the Enterprise Agreement.

4.3 This also allows Council to align with the rate used by both the Hobart and Glenorchy City Councils.

5. FINANCE

5.1 The proposed changes to the Policy will not result in any additional expenditure.

6. ENVIRONMENT

6.1 There are no environmental considerations related to this report.

7. COMMUNICATION AND CONSULTATION

7.1 The policy will be made available to the public on Council's website.

8. RISK

8.1 This Policy is aimed at ensuring appropriate reimbursement to Councillors for expenditure incurred whilst carrying out their duties as an elected member in line with the legislative requirements.

9. CONCLUSION

9.1 The policy has been updated to align the travel allowance with that applicable to Council Officers.

10. RECOMMENDATION

That Council approves the Policy 2.1 Councillors Expenses and Provision of Facilities Policy, as attached to this report.

ATTACHMENTS

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

EXISTING POLICY WITH TRACK CHANGES



Payment of Councillors Expenses and Provision of Facilities Policy

Policy No:	2.1
Approved by Council:	February 2022 August 2022
New Review Date:	February 2024 August 24
Minute No:	TBA
ECM File No:	12.68
Version:	13.0
Responsible Officer:	Chief Financial Officer
Strategic Plan Reference:	2.4 The organisation has a corporate culture that delivers quality customer service, encourages

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Payment of Councillors Expenses and Provision of Facilities Policy 2.1

1. POLICY STATEMENTS

- 1.1 This policy aims to ensure that Councillors are provided with adequate and reasonable expenses and facilities to enable them to carry out their civic responsibilities. In addition, the policy provides transparency in the way expenses and facilities are provided and clear accountability when expenses are claimed or Council provided facilities are used.
- 1.2 This policy also aims to provide procedures for the payment of Councillor expenses and to ensure that there is no confusion in relation to the claiming and payment of expenses by Councillors.
- 1.3 This Policy is consistent with the requirements of all Councillors under the "Councillors Code of Conduct Policy" to act honestly and to not make any improper use of their position, including to gain, or attempt to gain, directly or indirectly, an advantage for themselves or for any other reason or to cause, or attempt to cause, damage to the Council.

2. DEFINITIONS

- 2.1 Councillor shall include the office of Mayor and Deputy Mayor, and may be construed as reference to either singular or plural as the case may be.

3. OBJECTIVE

- 3.1 To provide guidance to Councillors in the interpretation of the provision of reimbursement of expenses incurred whilst carrying out their duties as an elected member.
- 3.2 The *Local Government Act 1993* at Schedule 5, states:
 1. Expenses
 - (1) A council, on or before 1 January 2006, is to—
 - (a) adopt a policy in respect of payment of expenses incurred by councillors in carrying out the duties of office; and
 - (b) make a copy of the policy available for public inspection.
 - (2) A councillor is entitled to be reimbursed for reasonable expenses in accordance with the policy adopted under sub-clause (1) in relation to—
 - (a) any prescribed expenses; and
 - (b) any other expenses the council determines appropriate.
 2. Loan of services, facilities and equipment

A council may decide to provide support services, facilities and equipment on loan to a councillor on any conditions it considers appropriate.

4. SCOPE

- 4.1 This policy applies to the Mayor, Deputy Mayor and Councillors as elected from time to time.

5. PROCEDURE (POLICY DETAIL)

- 5.1 Travelling Expenses
 - 5.1.1 Other than in respect of the Mayor, and subject to the prior provision of the supporting evidentiary documentation required by this Policy, the Council will pay to or on behalf of a Councillor an allowance towards necessary out-of-pocket expenses for conveyance in travelling. The amount payable will be up to a maximum of \$4,500 per financial year after which all travel costs will be met by the Councillor whether they are business or private in nature. This applies in respect of the following:

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Payment of Councillors Expenses and Provision of Facilities Policy 2.1

- i. to and from the meetings of Council, or meeting of any committee of Council, and other meetings where a Councillor has been delegated or authorised by Council to attend;
 - ii. upon inspections or business within the municipal area in compliance with a resolution of Council;
 - iii. upon inspections or business outside the municipal area where a Councillor has been delegated or authorised by the Mayor or Council to undertake such a function;
 - iv. upon inspections or business as arranged by the General Manager; or
 - v. to attend any seminar, conference or training course in compliance with a resolution of Council; or
 - vi. travelling to and from meetings with residents and ratepayers in response to their request or problem.
- 5.1.2 The travelling allowance shall be paid in accordance with the motor vehicle rates prescribed by the ~~Australian Taxation Office~~ Tasmanian State Service. (currently ~~68-50.44~~ cents per kilometre).
- 5.1.3 Travelling expenses shall not apply to travel, either inside or outside the municipal area, where alternative arrangements are made for travel and the Councillor has elected not to utilise these arrangements.
- 5.1.4 A Councillor shall not claim travel or other expenses for activities that are not directly related to current business to be considered by Council, or where the expenses would otherwise have been incurred as a result of private business.
- 5.1.5 In respect of each and every claim, in order to receive payment, a Councillor must provide a Mileage Log Form detailing:
 - i. Date of travel
 - ii. Origin
 - iii. Destination
 - iv. Distance travelled
 - v. Purpose of trip
 together with a declaration stating that the amount claimed has been expended in the performance of their duties as a Councillor.
- 5.1.6 All claims must be lodged within 10 business days following the end of the month the expenses relate to.
- 5.2 Mayoral Vehicle
 - 5.2.1 A motor vehicle will be provided for use by the Mayor. The vehicle is primarily for bona fide Council business both inside and outside of the municipal area. The vehicle may also be used by the Mayor for other incidental private mileage where it is convenient for her to do so, however the Mayor will keep a record of such usage and will reimburse Council at the same rate as other Councillors are reimbursed for usage of their private vehicles in carrying out their functions as a Councillor. The vehicle will usually be garaged at the Mayor's usual place of residence and any travel between her residence and the Civic Centre will not be considered to be private use for calculation of any mileage reimbursement.

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Payment of Councillors Expenses and Provision of Facilities Policy 2.1

5.2.2 Other Councillors can arrange to use the vehicle if required to attend meetings/seminars/functions on behalf of the Council. Arrangements for the use of the vehicle are to be made with the Mayor.

5.3 5.3 Home Facilities

5.3.1 Council may provide each Councillor with ICT facilities. Where practicable the facility will be provided at the time of election to Council, and will be replaced upon each subsequent re-election to Council. These facilities may be used by Councillors for purposes other than carrying out the duties of office.

5.3.2 The ICT facilities shall comprise a laptop/portable device together with backup and multi-function printer. Where necessary training will be provided in the use of the equipment and the software necessary for discharge of the duties of office. Each Councillor will be responsible for undertaking adequate backups and for restoring data in the event of hardware or software failure. Council will insure the equipment for loss and accidental damage.

5.3.3 The Councillor will sign an acknowledgement in accordance with the relevant Council Information Technology Policy prior to the installation of the computer equipment.

5.3.4 Council will reimburse the cost of a fixed home voice/internet service inclusive of usage charges up to a maximum of \$80 per month (if claimed). Where a portable computer/tablet with mobile data service is provided by Council, the maximum mobile service and data usage charges paid by Council will be \$100 per month. Any monthly excess usage charges are required to be reimbursed to Council.

Where a Councillor chooses to use a non-Council provided portable computer/tablet for accessing Council business papers (refer 6.3), Council will reimburse mobile data usage charges associated with the device (if applicable) up to a maximum of \$100 per month (if claimed).

The maximum total value of electronic communications service and usage charges (both claimed and provided) is \$180 per month per Councillor.

5.3.5 All claims must be lodged within 10 business days following the end of the month the expenses relate to.

5.3.6 Upon the scheduled replacement of the equipment, or upon resigning or losing office, a Councillor may if it is acceptable to the General Manager purchase all or part of the equipment at a mutually acceptable sum, such sum to be not less than market value. Otherwise the ICT facilities are to be returned to Council.

5.4 Meals

5.4.1 When appropriate, Council will provide meals for Councillors attending meetings.

5.4.2 Where required by the Mayor or in compliance with a resolution of Council to represent Council, a Councillor will be reimbursed for the cost of any attendance fee, meal or refreshment.

5.5 Conferences and Seminars

5.5.1 Council will pay to or on behalf of a Councillor the registration and out-of-pocket expenses, other than those paid in accordance with other clauses of this policy, in respect of attendances at any conference or seminar approved by the Mayor or in compliance with a resolution of Council.

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Payment of Councillors Expenses and Provision of Facilities Policy 2.1

- 5.5.2 A Councillor who is funded by Council to attend a conference or seminar is required to provide a brief written report to Council on matters of interest arising from the conference or seminar. By agreement where there is more than one Council representative in attendance, a consolidated report can be provided with those attending determining amongst themselves who will be responsible for coordinating the report preparation. The report is to be submitted to the General Manager as soon as possible following the conference.
- 5.6 Other Expenses
 - 5.6.1 Council will reimburse any necessary out-of-pocket expenses for attendance upon inspections or upon business of Council, but not donations or gratuities.
- 5.7 Provision of Support and Facilities
 - 5.7.1 Council will provide secretarial support at the Civic Centre for the Mayor. This support will also be made available to the Deputy Mayor when acting in the capacity of Mayor.
 - 5.7.2 Council will provide Councillors with meeting facilities at the Civic Centre.
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- 5.8 Dependent Person Care
 - 5.8.1 Council will reimburse all reasonable costs necessarily incurred by a councillor in the care of any person who is dependent on the councillor and who requires the care while the councillor is carrying out his or her duties or functions as a councillor. Reimbursement of costs will only be made in accordance with the purposes outlined in Section 5.1.
 - 5.8.2 All claims for reimbursement of Dependent Person Care will be made on the appropriate claim form and include satisfactory evidence of the expense.
- 5.9 Insurance
 - 5.9.1 Council will provide an insurance cover for a Councillor against personal injury, professional indemnity, and Directors and Officers liability, arising out of or in the course of carrying out by such Councillor of any business of Council or the performance by such Councillor of any function in their capacity as a member of Council.
- 5.10 Dispute Resolution
 - 5.10.1 If in the opinion of the General Manager, a claim for reimbursement of expenses is unreasonable or does not meet with requirements of this policy and agreement cannot be reached with the Councillor, the matter will be referred to Council for final decision.
- 5.11 Pro-rata Payments
 - 5.11.1 Where a Councillor is appointed part way through a financial year their maximum amount allowable under sections 5.1 and 5.3.4 will be calculated on a pro-rata basis for that particular financial year.
- 6. GUIDELINES**
 - 6.1 Nil.
- 7. COMMUNICATION**
 - 7.1 Councillors of Kingborough Council.
- 8. LEGISLATION**



Payment of Councillors Expenses and Provision of Facilities Policy 2.1

8.1 Section 340a and Schedule 5 *Local Government Act 1993*.

9. RELATED DOCUMENTS

9.1 Nil.

10. AUDIENCE

10.1 Kingborough Councillors

10.2 Public

UPDATED POLICY FOR APPROVAL



Payment of Councillors Expenses and Provision of Facilities Policy

Policy No:	2.1
Approved by Council:	August 2022
New Review Date:	August 24
Minute No:	TBA
ECM File No:	12.68
Version:	13.0
Responsible Officer:	Chief Financial Officer
Strategic Plan Reference:	2.4 The organisation has a corporate culture that delivers quality customer service, encourages



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Payment of Councillors Expenses and Provision of Facilities Policy 2.1

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Payment of Councillors Expenses and Provision of Facilities Policy 2.1

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5.9.1 Council will provide an insurance cover for a Councillor against personal injury, professional indemnity, and Directors and Officers liability, arising out of or in the course of carrying out by such Councillor of any business of Council or the performance by such Councillor of any function in their capacity as a member of Council.

5.10 Dispute Resolution

5.10.1 If in the opinion of the General Manager, a claim for reimbursement of expenses is unreasonable or does not meet with requirements of this policy and agreement cannot be reached with the Councillor, the matter will be referred to Council for final decision.

5.11 Pro-rata Payments

5.11.1 Where a Councillor is appointed part way through a financial year their maximum amount allowable under sections 5.1 and 5.3.4 will be calculated on a pro-rata basis for that particular financial year.

6. GUIDELINES

6.1 Nil.

7. COMMUNICATION

7.1 Councillors of Kingborough Council.

8. LEGISLATION

8.1 Section 340a and Schedule 5 *Local Government Act 1993*.

9. RELATED DOCUMENTS

9.1 Nil.



Payment of Councillors Expenses and Provision of Facilities Policy 2.1

10. AUDIENCE

10.1 Kingborough Councillors

10.2 Public

Public Copy

16.5 EVENT SUPPORT GRANTS PILOT

File Number: 10.221

Author: Carol Swards, Community Services Coordinator

Authoriser: Heather Salisbury, Acting Director Environment, Development & Community Services

Strategic Plan Reference

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

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

1. PURPOSE

- 1.1 The purpose of this report is to set out grant guidelines and criteria for the Event Support Pilot that was endorsed by Council on 20 April 2022

2. BACKGROUND

- 2.1 Love Living Locally was first delivered in 2011 and ran each year thereafter until 2020.
- 2.2 There has been a recent two year pause to the event due to the uncertainty surrounding the Coronavirus pandemic.
- 2.3 The \$10,000 Love Living Locally budget has been spent on a variety of smaller community events and programs over the past two years which have been well received by the community.
- 2.4 On 20 April 2022 Council endorsed a pilot 'Event Support Program' which will be funded by the \$10,000 Love Living Locally budget from 2022/23. At least two new major Kingborough events will receive up to \$5000. There will also be \$6000 available from the community grants budget to support the return of established community events. At least four established events will receive up to \$1500 to help resurrect their events following a pause due to the Pandemic.

3. STATUTORY REQUIREMENTS

- 3.1 There are no statutory requirements in relation to this report.

4. DISCUSSION

- 4.1 The pilot Event Support Grants program will open alongside the general community grant round in September 2022. The allocation of the Love Living Locally budget (\$10,000) will fund at least two new large events in Kingborough by the end of 2023.
- 4.2 These major events will be designed to attract at least 500 people and must be delivered in a suitable space in Kingborough. Events which have the potential to make significant profit will not be considered.
- 4.3 Successful event organisers will apply for a Council event permit which will necessitate the need for a comprehensive risk assessment, site plan, public liability insurance, place of assembly licence and request for any road closures or traffic management requests. All events will have to comply with our waste wise guidelines.

- 4.4 It is envisaged that Council staff will be able to gather enough information and feedback prior to the 2023/24 budget discussions to be able to form a recommendation as to whether the pilot has been successful, and whether the Event Support Grants should be an ongoing annual program.
- 4.5 A report will be prepared in November 2023 detailing the successful applicants for Council endorsement.
- 4.6 The eligibility criteria for the large grants (up to \$5000) to fund new major events in Kingborough will be as follows:

The proposed event must:

- Be delivered in the Kingborough municipality before the end of 2023.
- Be planned and organised with a view to attract numbers in excess of 500+.
- Be original, innovative and inclusive. As well as being aligned with Council's strategic aims.
- Be good value for money.

The applicant organisation must:

- Be an incorporated not for profit organisation or be auspiced by an incorporated organisation
- Be financially viable and able to demonstrate the capacity to successfully manage and administer their proposed event on time and have appropriate public liability cover.

- 4.7 The Eligibility criteria for the smaller grants (\$1500) to assist in reinvigorating established Kingborough events will be as follows:

The event must:

- Be an established event that has been delivered on at least two occasions prior to the outbreak of the Coronavirus Pandemic in 2020.
- Be planned and organised to attract numbers in excess of 200+
- Be inclusive and align with Council's strategic aims.
- Be good value for money.

The applicant organisation must:

- Be an incorporated not for profit organisation or be auspiced by an incorporated organisation.
- Be financially viable and able to demonstrate the capacity to successfully manage and administer their proposed event on time and have appropriate public liability cover.

- 4.8 The components of the events that can be funded in both the large and smaller grants will be:

- Venue/site hire

- Equipment hire
- Marketing and promotion
- Catering
- Performers or activities
- Public liability insurance for the event

4.9 The components of the events that cannot be funded in both the large and smaller grants will be:

- Travel or accommodation costs
- Prize money or trophies

5. FINANCE

5.1 The \$10,000 Love Living Locally budget for the 2022/23 financial year has been allocated to an event support program pilot to fund at least two new major events in Kingborough.

5.2 Of the \$30,000 Community grants budget for 2022/23, \$6000 has been allocated to an event support program pilot to assist at least four established events in resurrecting their events following the Coronavirus Pandemic. The remaining \$24,000 will be available for standard Community Grant applications.

6. ENVIRONMENT

6.1 There are no environmental impacts associated with this project.

7. COMMUNICATION AND CONSULTATION

7.1 Informal consultation took place to gauge the view of relevant staff members, community members and event organisers; there is general support for the pilot. An engagement activity will take place to gather feedback from relevant stakeholders as well as community members and staff to assist in decision making regarding the future of the pilot.

7.2 A report will be prepared for Council in March 2023 to discuss the outcomes of the pilot and recommend whether the event support grants should become an annual program.

8. RISK

8.1 There is a risk that the events that are funded are not as successful or as well received as Love Living Locally or other Council organised events.

8.2 This one-year pilot reduces any risk to Council; Love Living Locally can be reintroduced in 2024 if its evaluation suggests that it was not as successful.

9. CONCLUSION

9.1 An events support pilot has been endorsed by Council to fund two new major events in Kingborough. The eligibility guidelines, including the components of events that can be funded, will allow event organisers the best possible chance of success.

9.2 In addition, at least four community organisations will receive funding of up to \$1500 to assist them in resurrecting their established event following the uncertainty surrounding

the Coronavirus pandemic. The eligibility guidelines including the components of their event that can be funded will allow the best possible chance of their event to make a successful comeback.

10. RECOMMENDATION

That:

- (a) The eligibility criteria and guidelines as set out in this report are approved and included in the promotional material and package for the pilot Event Support Grants Program.
- (b) That the pilot program is reviewed prior to the 2023/24 budget discussions.

ATTACHMENTS

Nil

Public Copy

16.6 ANNUAL PLAN 2022/2023**File Number:** 25.3, 25.19**Author:** Gary Arnold, General Manager**Strategic Plan Reference**

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

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

1. PURPOSE

1.1 The purpose of this report is to present Council with the Annual Plan 2022/23.

2. BACKGROUND

2.1 At the Special Council meeting on 14 June 2022, Council adopted the Estimates of Revenue and Expenditure for the 2022/23 financial year. The approved Annual Estimates has been incorporated within the Annual Plan 2022/23.

2.2 The proposed actions for 2022-2023 are held within the Strategic Plan 2020-2025.

3. STATUTORY REQUIREMENTS

3.1 Section 66 of the *Local Government Act 1993* requires that Council prepare and maintain a Strategic Plan.

3.2 Section 71 of the *Local Government Act 1993* requires that Council adopt an Annual Plan. The Annual Plan is to be:

- (a) *Consistent with the strategic plan;*
- (b) *Include a statement of the manner in which the council is to meet the goals and objectives of the strategic plan;*
- (c) *Include a summary of the estimates adopted under section 82; and*
- (d) *Include a summary of the major strategies to be used in relation to the Council's public health goals and objectives.*

4. DISCUSSION

4.1 The Annual Plan 2022/23 highlights a summary of activities developed in line with the Strategic Plan adopted by Council on 9 September 2019 (Minute C609/18-19 refers).

4.2 The activities highlighted in the Annual Plan are not an exhaustive list of Council's programs for the coming year. They provide a snapshot of activities that are to be implemented for each strategic priority.

4.3 The Annual Plan has been redesigned to reflect Council's request for strategies and actions to be clear and achievable. It is a more concise and accessible document than has been drafted previously.

5. FINANCE

- 5.1 The Annual Plan incorporates the Estimates of Revenue and Expenditure for the 2022/23 financial year, as approved by Council on 14 June 2022 (minute C267/11-2022 refers).

6. ENVIRONMENT

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

7. COMMUNICATION AND CONSULTATION

- 7.1 The Annual Plan will be placed on Council's website and printed copies made for any person who requires a copy.

8. RISK

- 8.1 Following the adoption of the Estimates, there is no risk in adopting the Annual Plan.

9. CONCLUSION

- 9.1 The Annual Plan, including the summary of Strategic Actions and Estimates, describes Council's main activities for the 2022/23 financial year.

10. RECOMMENDATION

That in accordance with Section 71 of the *Local Government Act 1993*, Council adopts the Annual Plan for the 2022/23 financial year and instructs the General Manager to:

- a) Make a copy of the Annual Plan available for public inspection at the Civic Centre and on Council's website; and
- b) Provide a copy of the Annual Plan to the Director of Local Government and to the Director of Public Health.

ATTACHMENTS

1. Draft Annual Plan 2022/23

Kingborough

Annual Plan 2022/23



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Acknowledgement to Traditional Custodians

We acknowledge the Traditional Custodians who have walked upon and cared for this land for thousands of years.

We pay our respects to the elders, past and present, and acknowledge today's Tasmanian Aboriginal people who follow in their ancestors' footsteps.



Our Vision

Our community is at the heart of everything we do

Our Purpose

To make Kingborough a great place to live

Our Values

Accountability, respect, excellence and inclusiveness

MAYOR'S MESSAGE

In last year's release of our Annual Plan, having just been elected Mayor, I shared that my vision for Kingborough was about bringing our communities together, both through physical linkages and working together as a community. I'm pleased that the past year has seen us take great strides in working towards this.

The interactive maps on our website that show walking trails, public amenities and bus stops have been popular with the community and we will be creating more to improve community connectivity.

It has been tremendous to see the Kingborough Community Hub being used more than ever before. Council's Night of Lights event held there in June was an overwhelming success. We also just celebrated ten years of our highly successful Kingborough Volunteer program which we aim to expand by recruiting more volunteers in the lower Channel this year.

While we all hoped that the worst of the pandemic was behind us, as a community we continue to learn to live with it. In this climate it is vital that Kingborough Council continues to work responsibly, through well-considered strategic plans, to provide the greatest benefit to our whole community. It is one of the reasons we operate within a Long Term Financial Plan, our Strategic Plan and our Annual Plans.

Council's vision as articulated in our 2020-2025 Strategic Plan is that "our community is at the heart of everything we do". This continues to be at the forefront of our minds in all the work that our staff undertake and the decisions we make as Councillors.

Having acknowledged the existence of a climate change and biodiversity emergency, Council has a range of strategies in place to respond. However, to meet our targets we need the assistance of our residents.

Waste is one of the largest contributors towards greenhouse gases. Last year we launched FOGO collections, but there is still only a 60% uptake of the service from eligible households. I would love to see more households take up this option in the coming year so that we can continue to make strides towards our targets.



Due to the unseasonal weather, there have been some delays with Stage 2 of the public open space at Kingston Park. I'm looking forward to seeing youngsters riding their bikes, families kicking balls and dog walkers all using this space and taking advantage of the upgraded Whitewater Creek track.

After a considerable period of community engagement and final confirmation of plans, this year we hope to see preliminary work start on the long overdue transformation of the main Kingston CBD. This \$7million project will deliver a more welcoming central part of Kingston and make sure that the CBD can cope with new growth and investment whilst improving all the road and pathway connections. Footpaths will be wider, the area will have more greenery, outdoor dining will feature more and there will be safer crossing points for pedestrians and enhanced facilities for bus travellers.

Thank you to our valued Council staff who I know are proud of the important roles they play in enhancing our community through our programs, facilities, and services. We can continue to keep Kingborough moving and make it a wonderful place to live by all working together.

Cr Paula Wriedt
MAYOR

ELECTED MEMBERS

The Mayor and Elected Members are elected by the local community to represent the interests and needs of the community. Elected Members provide community leadership and guidance and facilitate communication between the community and the Council. They play a very important policy-making role, requiring the identification of community needs, setting objectives to meet those needs, establishing priorities between competing demands and allocating resources.



Councillor Paula Wriedt
MAYOR



Sue Bastone
COUNCILLOR



Gideon Cordover
COUNCILLOR



David Grace
COUNCILLOR



Amanda Midgley
COUNCILLOR



Councillor Jo Westwood
DEPUTY MAYOR



Flora Fox
COUNCILLOR



Clare Glade-Wright
COUNCILLOR

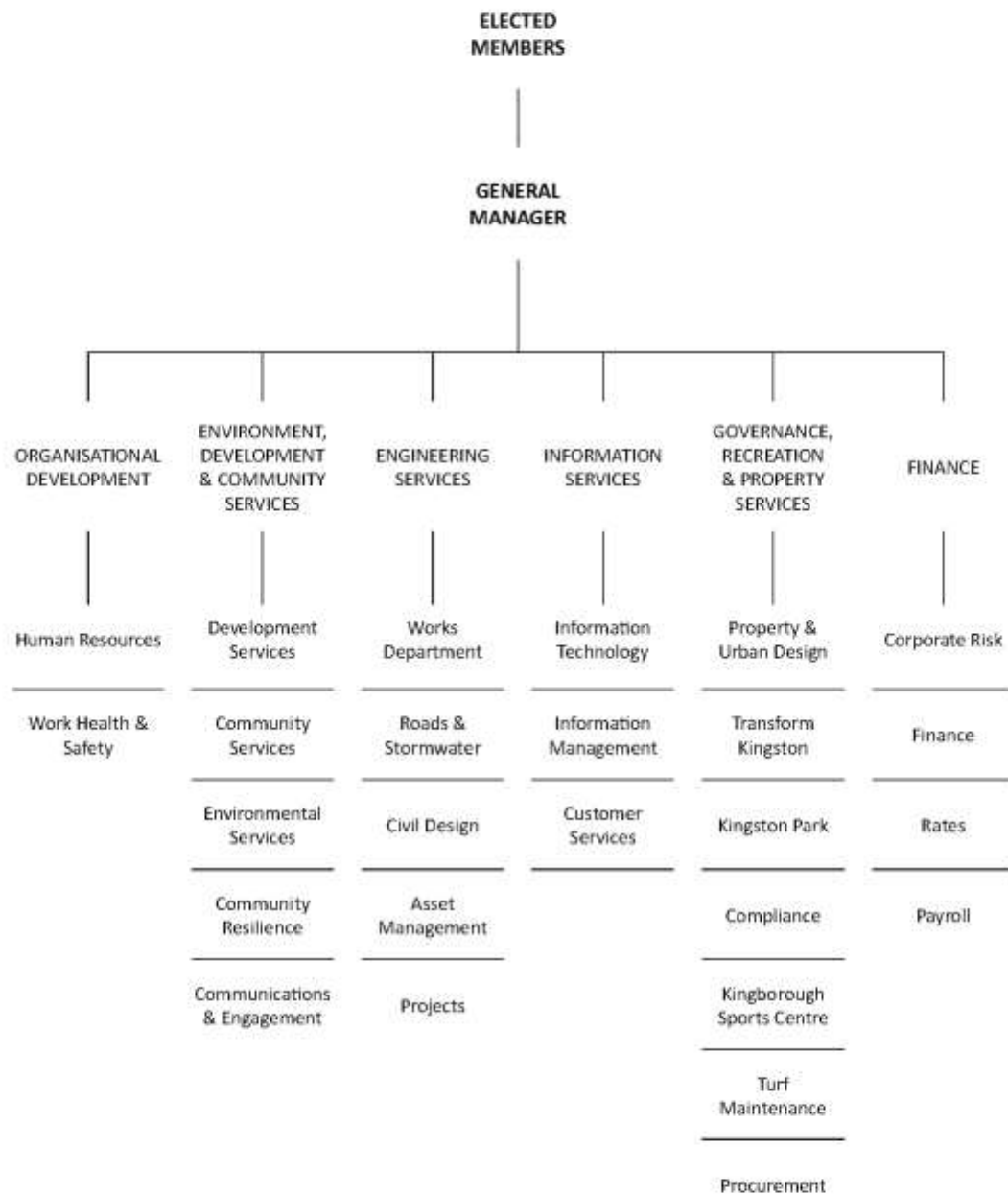


Christian Street
COUNCILLOR



Steve Wass
COUNCILLOR

ORGANISATIONAL STRUCTURE



INTRODUCTION

The Annual Plan outlines how we will monitor our progress and report on actions for the year ahead. Read in conjunction with the Strategic Delivery Plan 2020 - 2025, it guides the planning, development and allocation of resources and provision of services to the Kingborough community. Under Section 71 of the *Local Government Act 1993* all Councils must prepare an Annual Plan.

Budget Estimates

Community Consultation on the Draft 2022/2023 Budget occurred between 30 April and 21 May 2021. Feedback received was considered by Elected Members at a Budget Workshop prior to the adoption of the 2022-23 Annual Plan and Budget.

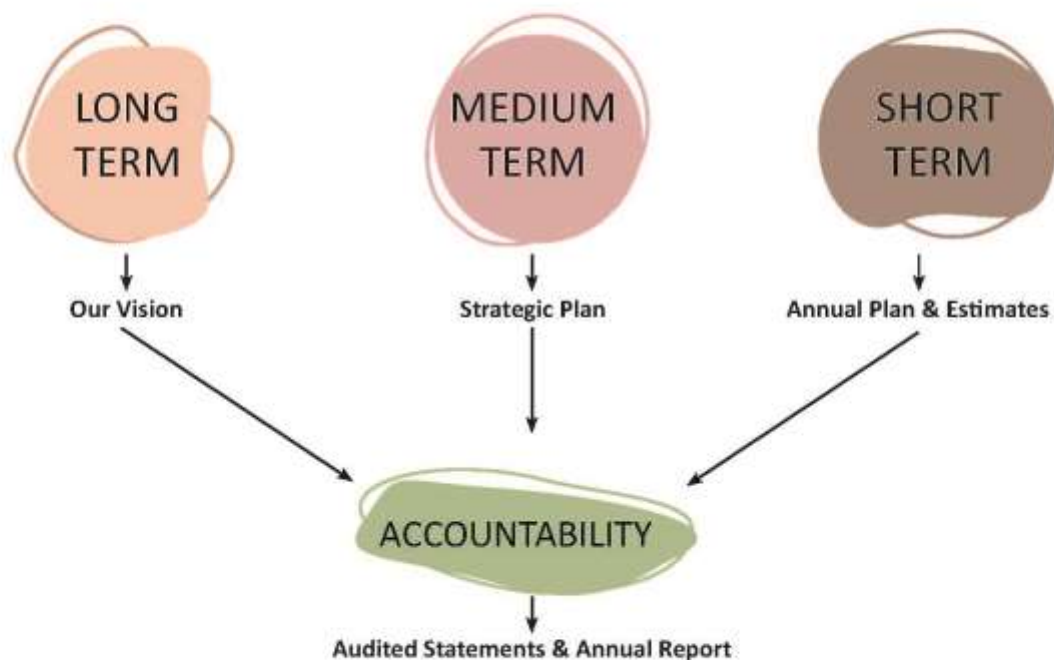
The budget estimates link to the achievement of the Strategic Plan within an overall planning framework.

This framework guides Council in identifying community needs and aspirations over the long term (Our Vision), medium term (the Strategic Plan) and short term (Annual Plan and Budget Estimates) and then holding itself accountable through the Audited Financial Statements and Annual Report.

Strategic Framework

The Strategic Plan summarises the financial and non-financial objectives and strategies. The budget estimates are framed taking into consideration the Strategic Plan and the activities and initiatives included in the Strategic Delivery Plan 2020 - 2025.

The budget estimates on page 22 provide detail on how Council will fund its services and projects. Performance indicators are provided as a means of measuring whether Council achieves the tasks it has set itself. Council's success in meeting these outcomes is provided in the Annual Report which is produced later in the calendar year.



STRATEGIC PLAN 2020 - 2025

The Strategic Plan 2020 - 2025 is based on three key priorities. Each priority is supported by five strategic outcomes that describe what Council aims to achieve, and that are consistent with its vision. Actions to achieve these outcomes have been developed and included in a Service Delivery Plan.



KEY PRIORITY 1

Encourage and support a safe, healthy and connected community

1.1 *A Council that engages with and enables its community*

Actions/Initiatives:

- Build on the Council's capacity to undertake effective community engagement including development of tools and training for employees.
- Continue LGBTIQ+ consultation building on Council's capacity to better understand the experiences and needs of the local LGBTIQ+ community.
- Undertake a Local Area Traffic Management Plan for the Kingston Beach area to improve the amenity and safety for all users.
- Work with the community to build awareness and understand what possible future beach erosion management looks like at Tinderbox Beach.
- Undertake community engagement on the likely risks of climate change impacts and future adaptation options for the Snug community.
- Continue and extend the community education programs in the local schools of Kingborough.
- Engage with the community to ensure understanding of the Kingborough Local Provisions Schedule (Kingborough's component of the Tasmanian Planning Scheme) as per the requirements of the *Land Use Planning and Approvals Act*.
- Engage with community members through stakeholder meetings and community surveys around playgrounds/parks at Silverwater Park, Willowbend and Alamo Close.



1.2 *An inclusive community that has a strong sense of pride and local identity*

Actions/Initiatives:

- Develop a welcome pack to support new Australian Citizens as part of the Citizenship Ceremonies.
- Continue to deliver a variety of events (subject to public health/COVID 19 advice) to support our business, visitor and residential community in areas such as health, arts, natural areas and biodiversity and waste management.
- Plan and deliver events such as Youth Art Showcase, End of Life Expo, expand and build on the Sculpture Trail and National Tree Day.
- Update the Positive Ageing, Youth and Art and Culture strategies in line with emerging issues.

1.3 *A resilient community with the capacity to flourish*

Actions/Initiatives:

- Continue to build strong relationships and actively participate on State and Regional committees and working groups to ensure a robust emergency management and recovery capacity.
- Support Tasmanian Fire Service to deliver Bushfire awareness sessions throughout the municipality and in particular support the Bushfire Ready Neighbours program to the Margate community.
- Support and contribute to the Resilient Community Project to improve bushfire awareness preparedness and resilience along the urban bush interface of Greater Hobart.
- Develop and deliver an all-hazard community preparation program – through Community Engagement for Disaster Resilience programs.
- Continue to manage the risk from bushfire on Council land in accordance with the Bushfire Risk Reduction Strategy 2019-2023.
- Complete the Bushfire Risk Assessment for Council's roads and commence delivery of recommendations.
- Upgrade the existing 2-way radio system with a Digital Mobile Radio system to improve operational communications and safety and connectivity in emergency management situations.
- Deliver events like Dying to Know and the Community Yarn Bomb in support of mental health.
- Continue to expand the Kingborough Volunteer Program with targeted recruitment in the lower Channel.



- Update the Community Grants guidelines for 2022/23 providing additional funding to support events post Covid.

1.4 *A Council that acknowledges the existence of a climate change and biodiversity emergency and has in place strategies to respond*

Actions/Initiatives:

- Secure long-term biodiversity outcomes through application of the Kingborough Environment Fund.
- Encourage greater take up of FOGO and recycling to reduce emissions and minimise waste.
- Encourage through educational material, home composting and recycling difficult items.
- Implement programs to incrementally reduce Council's greenhouse emissions towards its committed target of Net Zero emissions for Council activities by 2035.
- Undertake the Snug Climate Change Adaptation Project and develop a framework for future action.
- Review and implement actions within the Kingborough Council Climate Change Plan.
- Develop a Coastal Hazard Adaptation Policy providing a position on Council's management of coastal hazards such as erosion and inundation.





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

Actions/Initiatives:

- Actively undertake recreational water quality investigations in the Browns River catchment and the northern end of Kingston Beach.
- Collaboratively review the recreational water sampling program framework with relevant stakeholders prior to the 2022/23 sampling season.
- Progressively increase smoke free public and community spaces in Kingborough and specifically undertake consultation with relevant stakeholders for the declaration of the Kingborough Sports Precinct as a smoke-free area.
- Complete the development of the Public Open Space at Kingston Park, including the construction of a pedestrian underpass to provide a connection through to the Kingston Wetlands and Cottage Road walkway.
- Undertake an upgrade of the Gormley Park sports ground to provide an improved playing surface for Little Athletics and soccer.
- Upgrade the Leslie Vale Oval to enable usage by the Intercultural Sports League for cricket matches.
- Upgrade the pump track at the Kingston Mountain Bike Park to deliver a high-quality facility for riders across a range of ages and abilities.
- Complete the upgrade of the Louise Hinsby Reserve at Taroona.

KEY PRIORITY 2

Deliver Quality Infrastructure and Services

2.1 Service provision meets the current and future requirements of residents and visitors

Actions/Initiatives:

- Continue to expand on-line service delivery options including public mapping, application management and payment services.
- Continue to provide high quality, accurate and timely advice in relation to planning and building requirements.
- Undertake a customer service survey of development applications to support continuous improvement in our service standards.
- Acquire quantitative and qualitative data to inform our planning of community programs.

2.2 Infrastructure development and service delivery are underpinned by strategic planning to cater for the needs of a growing population

Actions/Initiatives:

- Commence the redevelopment of the Kingston Main Street to create a dynamic, thriving and connected place with more attractive green spaces and improved active transport linkages.
- Complete the upgrade of the Whitewater Creek Track from Summerleas Road into Kingston Park to provide improved connectivity to the CBD.
- Seek funding to construct a pedestrian underpass for the Whitewater Creek Track at its intersection with Summerleas Road to provide a safe active transport connection to the Kingston CBD for the growing residential areas of Spring Farm and White-Water Estates.
- Commence a review of the Kingborough Sport and Recreation Strategy.
- Review and update the Kingston Parking Strategy.
- Continue to deliver the capital works program in municipality.
- Undertake condition assessment of footpaths and review the Asset Management Plan.
- Conduct a review into the Long-Term Asset Management Plan.
- Commence a review of Council's Dog Management Policy, including the identification of new areas to support the exercise needs of dogs and their owners.

- Collect and analyse data to develop an evidence based economic profile of Kingborough which will support strategic growth, land use planning and economic development activities.
- Support the Huon Valley Jobs Hub to assist in developing strategies for economic and employment outcomes.
- Support and collaborate with Destination Southern Tasmania.

2.3 *Community facilities are safe, accessible and meet contemporary standards*

Actions/Initiatives:

- Continue Council's program to improve amenity, safety and accessibility toilets including at Tarroona foreshore and Margate Hall.
- Construct a new accessible public toilet in the Longley Reserve.
- Christopher Johnson public facility upgrade and Kettering community hall.
- Construct a public toilet within the Open Space at Kingston Park.
- Upgrade damaged dog bag dispensers across Kingborough.
- Upgrade security systems.
- Continue the ongoing maintenance and upgrade of the Council's community halls.
- Upgrade Greenhill Playground with a fence.



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

Actions/Initiatives:

- Undertake a follow-up Community Satisfaction Survey.
- Continue to review and implement systems that support business improvement and service delivery to our customers.
- Continue to expand on-line service delivery options including public mapping, application management and payment services.
- Continue to review and develop improvements in Council website and information exchange.



2.5 *Council is a desirable place to work, attracting committed and engaged staff through progressive human resource practices and a positive work environment*

Actions/Initiatives:

- Finalise negotiations for the Kingborough Council Enterprise Agreement.
- Develop and implement the 2023 Workforce Plan which sets the priorities for workforce strategies, learning and development programs and resourcing capacity.
- Review Council's Work Health and Safety Management Plan and System and deliver the identified WHS strategies to meet Council's obligations under the *Work Health and Safety Act 2012 (Tas)*.
- Deliver an employee health and well-being program with a key focus around personal and psychological wellbeing.

KEY PRIORITY 3

Sustaining the Natural Environment Whilst Facilitating Development for our Future

3.1 *A Council that values and prioritises its natural environment, whilst encouraging investment and economic growth*

Actions/Initiatives:

- Deliver biodiversity offset projects under the *Kingborough Environmental Fund Implementation Plan 2019-2023*
- Manage the natural area reserve network.
- Develop guidelines for water sensitive urban design development and management as part of the stormwater strategy.
- Ensure appropriate consideration of environmental assets when assessing development applications and work on Council assets and ensure that the Local Provision Schedule maximises the protection of Kingborough's environmental assets.
- Subdivide and sell the designated land parcels in accordance with the Kingston Park project delivery agreement and in partnership with the developer, Traders in Purple.
- Develop a Business Plan for a Multi-Storey carpark in the Kingston CBD.

3.2 *A community that has a well developed sense of natural and cultural heritage*

Actions/Initiatives:

- Implement the North West Bay River Catchment Management Plan in partnership with the community and key land managers in the catchment.



- Deliver strategic weed management and weed education in accordance with the Weed Management Strategy 2017 - 2027.
- Support the community to improve the health of the natural environment through Landcare and Coast care activities and provide opportunities for the community to actively participate in the conservation and management of our natural areas, flora and fauna.
- Develop a framework for an Environmental Management System after consultation with key stakeholders within Council.

3.3 *Council is able to demonstrate strong environmental stewardship and leadership*

Actions/Initiatives:

- Continue to provide leadership in responsible cat management by participating in Stage 2 of the Bruny Island Cat Management Project and implementing the Bruny Island Cat By-law.
- Work with key partners to facilitate compliance with the *Cat Management Act 2009*.
- Improve education campaign and support the Garage Trail program which is a community-led waste initiative.
- Work with Aspire to provide opportunities for business and community to share in the re-use of their waste.
- Implement the Kingborough Weed Management Strategy including the delivery of specialised projects for new and emerging weeds.
- Undertake a review of Council's herbicide usage to ensure best practice including minimising environmental impacts and ensuring public and worker safety.
- Implement priority actions such as creek maintenance plans for Coffee Creek, Whitewater Creek and Mary Knoll Rivulet.
- Continue to protect creeks on Council land through the replacement of native vegetation on banks, weed control and management of water quality impacts.



3.4 *Best practice land use planning systems are in place to manage the current and future impacts of development*

Actions/Initiatives:

- Collaboratively work with the Tasmanian Planning Commission to ensure the Kingborough Local Provisions Schedule is finalised and implemented for the community.
- Ensure the relevant planning controls are applied through the implementation of the incoming Tasmanian Planning Scheme, including the provision of additional Specific Area Plans.

- Work collaboratively with other stakeholders as part of the Hobart City Deal and Greater Hobart Act, ensuring both regional cohesion and stronger representation of Kingborough's needs.
- Participate in a review of the Southern Regional Land Use Strategy.

3.5 *Management of environmental assets is based on professional advice and strategic planning*

Actions/Initiatives:

- Contribute to projects that improve the health of local waterways and coastal areas through the Derwent Estuary Program.
- Progress the development of a tree management strategy for Kingborough
- Complete Alum Cliffs Reserve Management Plan.
- Develop and implement a biodiversity monitoring program for natural area reserves.
- Collaborate with key stakeholders to contribute to the recovery of threatened species and threatened vegetation communities using innovative methods and the latest research.



PUBLIC HEALTH STATEMENT





The Environmental Health Team covers a wide range of public and environmental health aspects of the natural and built environment that may affect the health and well-being of the community. The Department is responsible for ensuring the statutory obligations under the *Public Health Act 1997*, the *Environmental Management and Pollution Control Act 1994*, the *Food Act 2003* and the *Local Government Act 1993* are met.

Public health is about the wellbeing of the community. It is about protecting and improving health through education, promotion and monitoring of hazards.

Our public health programs include immunisations, food safety, water quality monitoring (recreational waterways/public pools), smoke-free areas, public health risk activities and the regulatory management of these issues.

Food Safety

Our EHOs routinely inspect registered food premises within the municipality and check to make sure that these businesses are operating in line with the requirements of the *Food Act 2003* and the Food Safety Standards.

EHOs take the following into consideration when doing inspections:

- Cleanliness
- Safe food handling practices
- Appropriate temperature control of potentially hazardous food
- Food labelling
- Whether the premises and equipment are being maintained to an acceptable level

An online food safety training package is available for free via Council's website.

Immunisation

Council continues to coordinate and implement a range of immunisation programs, including school-based immunisations, infant clinics and after-hours catch up clinics. The school immunisation program is conducted over several visits throughout the school year.

Water Quality

Council monitors recreational water quality at a number of beach locations from Taroona to Middleton and Bruny Island, and also monitors water quality in public pools. Water quality monitoring at beach locations is generally conducted between December to March, as part of the Derwent Estuary Program.

BUDGET

The budget is compiled by Council officers commencing in January of each year. Draft consolidated estimates are then prepared and various iterations are considered by Councillors at workshops held from March to May. The draft estimates are also submitted to the public for consultation and feedback. Consideration is given to Kingborough's Long Term Financial Plan (LTFP) and long term financial sustainability. The LTFP enables Council to continue to deliver services, maintain assets and achieve its strategic objectives in a financially sustainable manner.

Proposed estimates are prepared in accordance with the *Local Government Act 1993* and are submitted to Council at a Special Budget meeting in June each year, for approval and adoption of rating resolutions.

The estimates must be adopted by an absolute majority. They must be adopted before 31 August each year, but not more than one month before the start of the financial year. The related Annual Plan and estimates must be provided to the Director of Local Government and the Director of Public Health.

Kingborough Council
Budget Operating Statement
Year ended 30 June 2023

	Budget 2022/23 \$'000	Forecast 2021/22 \$'000
Income		
Rates - All	33,981	32,210
Income Levies	1,863	1,799
Statutory Fees & Fines	2,563	2,615
User Fees	1,480	1,450
Grants Recurrent	2,989	4,265
Contributions - Cash	223	407
Reimbursements	1,220	1,200
Other Income	1,291	1,403
Internal Charges Income	220	220
Total Income	45,830	45,569
Expenses		
Employee Costs	16,730	16,110
Expenses Levies	1,863	1,799
Loan Interest	98	98
Materials and Services	11,741	11,816
Other Expenses	4,154	4,879
Internal Charges Expense	220	223
Total Expenses	34,806	34,925
Net Operating Surplus/(Deficit) before:	11,024	10,644
Depreciation	12,383	12,033
Loss/(Profit) on Disposal of Assets	400	400
Net Operating Surplus/(Deficit) before:	(1,759)	(1,789)
Interest	90	98
Dividends	1,440	1,400
Share of Profit from Invest. In Assoc.	250	300
NET OPERATING SURPLUS/(DEFICIT)	21	9
Grants Capital	5,100	4,500
Contributions - Non Monetary Assets	1,000	1,000
Initial Recognition of Infrastructure Assets	-	-
NET SUPRPLUS/(DEFICIT)	6,121	5,509
UNDERLYING RESULT	21	9

Kingborough Council
Budget Statement of Financial Position
Year ended 30 June 2023

	Budget 2022/23 \$'000	Forecast 2021/22 \$'000
Current Assets		
Cash and Investments	18,104	23,500
Receivables	1,000	1,000
Other	50	50
Total Current Assets	19,154	24,600
Non-Current Assets		
Land and Buildings	152,250	145,000
Plant and Equipment	6,510	6,200
Infrastructure Assets	466,560	432,000
Intangible Assets	280	350
Right of Use Assets	100	150
Investment - Copping Waste Authority	3,500	3,400
Investment - Taswater	90,200	90,200
Trade and Other Receivables	250	250
Total Non-Current Assets	719,650	677,550
TOTAL ASSETS	738,804	702,150
Current Liabilities		
Creditors	2,700	2,700
Provisions	2,900	2,800
Lease Liability	80	100
Loan Borrowings	14,600	5,600
Other	3,500	3,480
Total Current Liabilities	9,080	9,080
Non-Current Liabilities		
Loan Borrowings	16,700	22,300
Provisions	750	700
Lease Liability	130	130
Total Non-Current Liabilities	23,210	23,210
TOTAL LIABILITIES	32,290	32,290
NET ASSETS	706,514	669,860
Community Equity		
Reserves	351,213	320,680
Accumulated Surplus	355,301	349,180
TOTAL COMMUNITY EQUITY	706,514	669,860

**Kingborough Council
Budget Statement of Cash Flow
Year ended 30 June 2023**

	Budget 2022-23 \$'000	Forecast 2021-22 \$'000
	Inflows (Outflows)	Inflows (Outflows)
CASH FLOWS FROM OPERATING ACTIVITIES		
Rates & Fire Levies	35,844	34,009
Statutory Fees and Fines	2,563	2,615
User Fees	1,480	1,450
Grants	2,989	4,265
Other Cash Inflows (Incl. Reimbursements)	2,734	3,010
Dividend Revenue	1,440	1,400
Interest	90	98
Payment to Suppliers	(15,895)	(16,695)
Payment to Employees	(16,730)	(16,110)
Finance Costs	(98)	(98)
Payment of Fire Levy	(1,863)	(1,799)
Net Cash Flow from Operating Activities	12,554	12,145
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from Sale of Property, Infrastructure, Plant & Equipment	3,450	850
Capital Grants	5,100	4,500
Payment for Property, Infrastructure, Plant & Equipment	(20,800)	(15,200)
Net Cash Flow used in Investing Activities	(12,250)	(9,850)
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of Community Organisation Loans	0	43
Repayment of Lease Liability	(100)	(102)
Receipt/Payment of Interest Bearing Loans and Borrowings	(5,600)	0
Net Cash Flow from Financing Activities	(5,700)	(59)
NET (DECREASE)/INCREASE IN CASH HELD	(5,396)	2,236
Cash at the Beginning of the Year	23,594	8,060
CASH AT THE END OF THE YEAR	18,198	10,296

16.7 FINANCIAL REPORT - JULY 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 July 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 There are several timing differences in the July figures due to the predicted expenditure not matching the actual expenditure.

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:
- Rates are \$77k over budget due to general rate being \$26k over budget, the garbage rate of \$31k over budget and the green waste collection revenue of \$18k over budget.
 - Statutory Fees and Fines are \$47k under budget due to revenue from planning being \$33k under budget as a result of reduced volume of applications. Also, compliance income is \$16k under budget due to by-law and parking income being less than budget.
 - Grants Recurrent are \$59k over due to grant income of \$85k has been carried forward from 2021/22 under the new accounting standards. This income will be matched with expenditure in 2021/22.
 - Reimbursements were \$108k under budget due to a timing difference between rate remissions provided to ratepayers and the reimbursements from the Government.
 - Other income is \$28k over budget primarily due to Private Works revenue of \$12k under budget and finance of \$7k under budget.

- Employee costs are \$167k under budget due to the budget enterprise agreement increase not being paid as a result of ongoing negotiations. Also, the annual leave provision is below budget due to holidays taken over the school break and a number of unfilled positions.
- Materials and Services are \$242k under budget primarily due contractor costs of \$156k under budget and materials costs of \$73k under budget. These are expected to be timing differences and will change over the next couple of months.
- Interest income is \$25k over budget due to the recent increases in interest rates providing additional interest income.
- Grants Capital is over budget by \$3.4m due to grants carried over from 2021/22, the largest being \$2.2m for the Transform Kingston project.

4.2 Council's cash and investments amount to \$22.7m at the end of July, which is down \$3.0m from the July 2021 figure. Borrowing of \$22.3 million offset this amount.

5. FINANCE

5.1 Council's result for July 2022 is a \$31.4 million underlying surplus, which is a \$0.4m favourable variance on the budget for 2022/23. The forecast result for 2022/23 of a \$21k underlying surplus, is no change from the original budget.

6. ENVIRONMENT

6.1 There are no environmental issues associated with this matter.

7. COMMUNICATION AND CONSULTATION

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

8. RISK

8.1 As Council is forecasting a small underlying surplus for 2022/23, 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 in line with the budget underlying deficit.

10. RECOMMENDATION

That Council endorses the attached Financial Report as at 31 July 2022.

ATTACHMENTS

- 1. Financial Report July 2022**
- 2. Capital Report July 2022**



Kingborough

KINGBOROUGH COUNCIL

**SUMMARISED FINANCIAL REPORT
FOR THE PERIOD
1ST JULY, 2022
TO
31ST JULY, 2022**

**SUBMITTED TO COUNCIL
15TH AUGUST, 2022**

kingborough.tas.gov.au



KINGBOROUGH COUNCIL - July 2022

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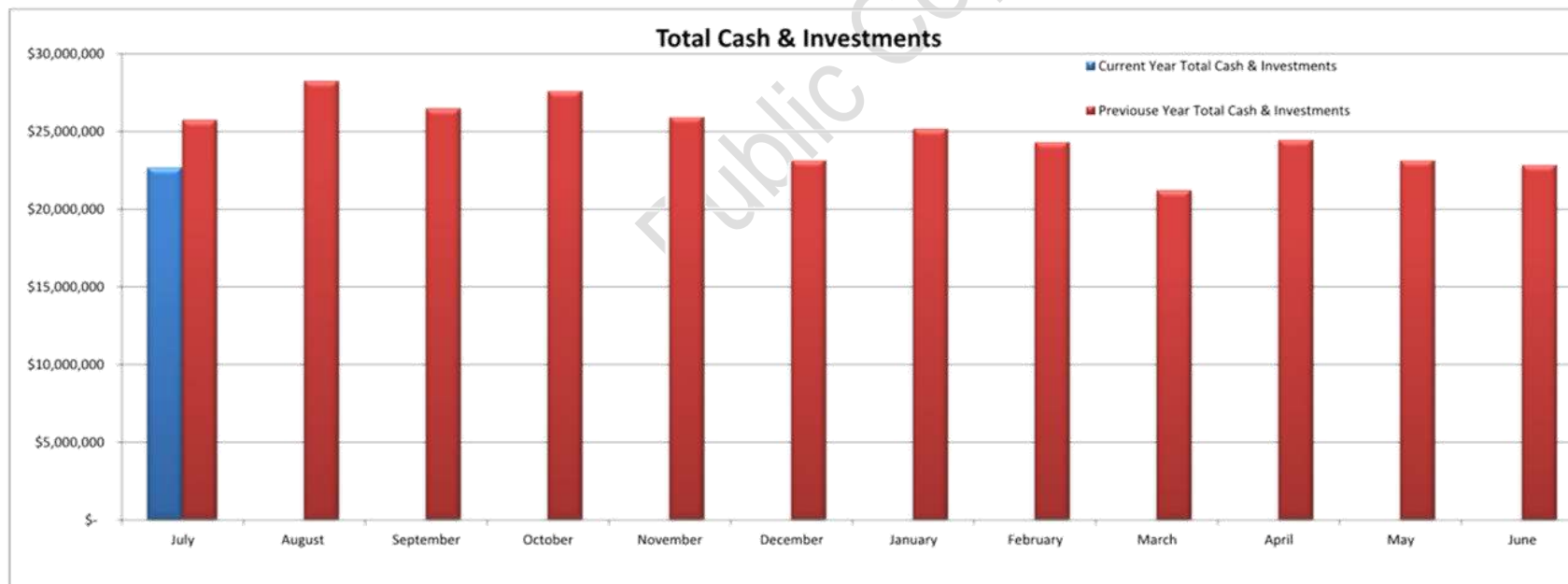
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KINGBOROUGH COUNCIL - July 2022

CASH BALANCES

Balance Type	July	August	September	October	November	December	January	February	March	April	May	June
Reserves	\$ 2,930,381											
Held in Trust	\$ 1,723,151											
Unexpended Capital Works*	\$ 945,687											
Current Year Total Committed Cash	\$ 5,599,219	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Previous 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
Uncommitted Funds	\$ 17,051,587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current Year Total Cash	\$ 22,650,806	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Previous 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

*Unexpended Capital Works excludes Kingston Park expenditure



KINGBOROUGH COUNCIL - July 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			\$ 1,534,176											
'BA - Applications Account			\$ 133,571											
'BA - AR Account			\$ 301,705											
'BA - Business Online Saver			\$ 3,397,838											
Total Cash			\$ 5,367,289	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INVESTMENTS														
lendigo 4	3.30%	11-Jan-23	\$ 5,019,292											
Wystate 3	0.44%	23-Sep-22	\$ 2,027,712											
Wystate 4	0.92%	31-Oct-22	\$ 3,009,948											
Nestpac	1.59%	03-Jan-23	\$ 3,000,000											
'ascorp HT	0.73%	Managed Trust	\$ 2,121,098											
'ascorp Cash Indexed	0.42%	Managed Trust	\$ 2,105,467											
Total Investments			\$ 17,283,517	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current Year Total Cash & Investments			\$ 22,650,806	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ 23,115,909
Borrowings														
'ascorp (Grant Funded)	3.43%	22-Jun-23	\$2,700,000											
'ascorp	3.47%	11-Oct-23	\$2,800,000											
'ascorp (Grant Funded)	2.13%	27-Jun-24	\$2,400,000											
'ascorp (Grant Funded)	1.99%	21-Jan-25	\$2,100,000											
'ascorp	1.32%	16-Jun-23	\$2,900,000											
'ascorp	1.10%	19-Jun-24	\$9,422,500											
Total Borrowings			\$ 22,322,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

KINGBOROUGH COUNCIL - July 2022

RESERVES

Accounts	July	August	September	October	November	December	January	February	March	April	May	June
Boronia Hill Reserve	\$ 10,733											
Car Parking	\$ 46,248											
Hall Equipment Replacement	\$ 70,785											
IT Equipment Replacement	\$ 54,931											
KSC Equipment Replacement	\$ 135,070											
Office Equipment Replacement	\$ 87,024											
Plant & Equipment Replacement	\$ 618,887											
Public Open Space	\$ 996,796											
Tree Preservation Reserve	\$ 909,906											
Unexpended Grants	\$ -											
Current Year Total Reserve	\$ 2,930,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Previous 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

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
	<u>\$ 195,009</u>

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 - July 2022

BUDGET NOTES

RECONCILIATION OF ORIGINAL TO FORECAST BUDGET	
BUDGET UNDERLYING RESULT	20,770
Forecast Changes:	
Rates - over budget	100,000
Interest Income - interest rates	200,000
Statutory Fees & Fines - Planning revenue	(100,000)
Other Income - Loss of Bruny Contract	(200,000)
FORECAST UNDERLYING RESULT	20,770
Adjustments not affecting the Underlying Surplus	
Net Surplus.	6,120,770

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KINGBOROUGH COUNCIL - July 2022

Summary Operating Statement All

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	33,819,120	33,742,190	76,930	33,981,000	34,081,000	100,000
Income Levies	1,889,091	1,863,000	26,091	1,863,000	1,863,000	0
Statutory Fees & Fines	223,730	270,930	(47,200)	2,563,200	2,463,200	(100,000)
User Fees	108,098	120,160	(12,062)	1,480,000	1,480,000	0
Grants Recurrent	104,713	45,410	59,303	2,988,500	2,988,500	0
Contributions - Cash	21,000	18,590	2,410	223,000	223,000	0
Reimbursements	1,101,783	1,210,240	(108,457)	1,220,000	1,220,000	0
Other Income	55,003	83,200	(28,197)	1,291,400	1,091,400	(200,000)
Internal Charges Income	18,333	18,330	3	220,000	220,000	0
Total Income	37,340,870	37,372,050	(31,180)	45,830,100	45,630,100	(200,000)
Expenses						
Employee Costs	1,982,177	2,149,360	167,183	16,729,680	16,729,680	0
Expenses Levies	0	0	0	1,863,000	1,863,000	0
Loan Interest	8,252	8,170	(82)	98,000	98,000	0
Materials and Services	904,564	1,147,028	242,463	11,740,770	11,740,770	0
Other Expenses	2,004,173	2,007,000	2,827	4,154,480	4,154,480	0
Internal Charges Expense	18,333	18,330	(3)	220,000	220,000	0
Total Expenses	4,917,499	5,329,888	412,389	34,805,930	34,805,930	0
Net Operating Surplus/(Deficit) before:	32,423,371	32,042,163	381,209	11,024,170	10,824,170	(200,000)
Depreciation	1,020,535	1,031,940	11,405	12,383,400	12,383,400	0
Loss/(Profit) on Disposal of Assets	(14,389)	0	14,389	400,000	400,000	0
Net Operating Surplus/(Deficit) before:	31,417,225	31,010,223	407,003	(1,759,230)	(1,959,230)	(200,000)
Interest	32,890	7,500	25,390	90,000	290,000	200,000
Dividends	0	0	0	1,440,000	1,440,000	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	100,000	100,000	0
Investment Copping	0	0	0	150,000	150,000	0
NET OPERATING SURPLUS/(DEFICIT)	31,450,115	31,017,723	432,393	20,770	20,770	0
Grants Capital	3,453,468	0	3,453,468	5,100,000	5,100,000	0
Contributions - Non Monetary Assets	0	0	0	1,000,000	1,000,000	0
NET SURPLUS/(DEFICIT)	34,903,584	31,017,723	3,885,861	6,120,770	6,120,770	0
Underlying Result						
Grant Received in Advance	0	0	0	0	0	0
UNDERLYING RESULT	31,450,115	31,017,723	432,393	20,770	20,770	0
TOTAL CASH GENERATED	32,470,651	32,049,663	420,988	12,404,170	12,404,170	0

KINGBOROUGH COUNCIL - July 2022

Summary Operating Statement Governance

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	27,465,733	27,440,000	25,733	27,630,000	27,730,000	100,000
Income Levies	1,889,091	1,863,000	26,091	1,863,000	1,863,000	0
Statutory Fees & Fines	0	0	0	0	0	0
User Fees	7,739	7,920	(181)	95,000	95,000	0
Grants Recurrent	0	0	0	2,600,000	2,600,000	0
Contributions - Cash	20,000	11,670	8,330	140,000	140,000	0
Reimbursements	1,101,783	1,210,240	(108,457)	1,220,000	1,220,000	0
Other Income	(107)	250	(357)	293,000	293,000	0
Internal Charges Income	0	0	0	0	0	0
Total Income	30,484,238	30,533,080	(48,842)	33,841,000	33,941,000	100,000
Expenses						
Employee Costs	45,562	45,420	(142)	398,100	398,100	0
Expenses Levies	0	0	0	1,863,000	1,863,000	0
Loan Interest	0	0	0	0	0	0
Materials and Services	31,368	101,650	70,282	186,800	186,800	0
Other Expenses	1,306,396	1,308,370	1,974	2,391,000	2,391,000	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	1,383,327	1,455,440	72,113	4,838,900	4,838,900	0
Net Operating Surplus/(Deficit) before:	29,100,912	29,077,640	23,272	29,002,100	29,102,100	100,000
Depreciation	19,356	19,580	224	235,000	235,000	0
Loss/(Profit) on Disposal of Assets	(14,389)	0	14,389	400,000	400,000	0
Net Operating Surplus/(Deficit) before:	29,095,945	29,058,060	37,885	28,367,100	28,467,100	100,000
Interest	0	0	0	0	0	0
Dividends	0	0	0	1,440,000	1,440,000	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	100,000	100,000	0
Investment Copping	0	0	0	150,000	150,000	0
NET OPERATING SURPLUS/(DEFICIT)	29,095,945	29,058,060	37,885	30,057,100	30,157,100	100,000
Grants Capital	3,453,468	0	3,453,468	5,100,000	5,100,000	0
Contributions - Non Monetary Assets	0	0	0	1,000,000	1,000,000	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	32,549,413	29,058,060	3,491,353	36,157,100	36,257,100	100,000
TOTAL CASH GENERATED	29,076,590	29,038,480	38,110	29,822,100	29,922,100	(100,000)

KINGBOROUGH COUNCIL - July 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	25,420	26,600	(1,181)	319,200	319,200	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	3,795	10,900	(7,105)	130,800	130,800	0
Internal Charges Income	12,500	12,500	0	150,000	150,000	0
Total Income	41,714	50,000	(8,286)	600,000	600,000	0
Expenses						
Employee Costs	318,493	329,820	11,327	2,904,100	2,904,100	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	8,252	8,170	(82)	98,000	98,000	0
Materials and Services	103,484	114,390	10,906	877,700	877,700	0
Other Expenses	553,180	566,450	13,270	1,061,400	1,061,400	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	983,409	1,018,830	35,421	4,941,200	4,941,200	0
Net Operating Surplus/(Deficit) before:	(941,694)	(968,830)	27,136	(4,341,200)	(4,341,200)	0
Depreciation	20,598	20,700	102	248,400	248,400	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(962,292)	(989,530)	27,238	(4,589,600)	(4,589,600)	0
Interest	32,890	7,500	25,390	90,000	290,000	(200,000)
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)	(929,402)	(982,030)	52,628	(4,499,600)	(4,299,600)	200,000
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)	(929,402)	(982,030)	52,628	(4,499,600)	(4,299,600)	200,000
TOTAL CASH GENERATED	(908,804)	(961,330)	52,526	(4,251,200)	(4,051,200)	200,000

KINGBOROUGH COUNCIL - July 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	81,920	98,240	(16,320)	491,000	491,000	0
User Fees	87,156	97,350	(10,194)	1,206,300	1,206,300	0
Grants Recurrent	37,834	20,830	17,004	250,000	250,000	0
Contributions - Cash	0	0	0	0	0	0
Reimbursements	0	0	0	0	0	0
Other Income	1,291	9,150	(7,859)	109,700	109,700	0
Internal Charges Income	0	0	0	0	0	0
Total Income	208,201	225,570	(17,369)	2,057,000	2,057,000	0
Expenses						
Employee Costs	340,164	389,880	49,716	3,150,171	3,150,171	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	140,334	133,930	(6,404)	1,262,850	1,262,850	0
Other Expenses	18,650	24,190	5,540	185,400	185,400	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	499,147	548,000	48,853	4,598,421	4,598,421	0
Net Operating Surplus/(Deficit) before:	(290,947)	(322,430)	31,483	(2,541,421)	(2,541,421)	0
Depreciation	80,977	81,910	933	983,000	983,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(371,924)	(404,340)	32,416	(3,524,421)	(3,524,421)	0
Interest	0	0	0	0	0	0
Dividends	0	0	0	0	0	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	0	0	0
Investment Copping	0	0	0	0	0	0
NET OPERATING SURPLUS/(DEFICIT)	(371,924)	(404,340)	32,416	(3,524,421)	(3,524,421)	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)	(371,924)	(404,340)	32,416	(3,524,421)	(3,524,421)	0
TOTAL CASH GENERATED	(290,947)	(322,430)	33,349	(2,541,421)	(2,541,421)	0

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	116,390	146,090	(29,700)	1,753,000	1,653,000	(100,000)
User Fees	6,742	6,810	(68)	81,700	81,700	0
Grants Recurrent	57,889	24,580	33,309	138,500	138,500	0
Contributions - Cash	1,000	6,670	(5,670)	80,000	80,000	0
Reimbursements	0	0	0	0	0	0
Other Income	3,637	3,370	267	40,500	40,500	0
Internal Charges Income	0	0	0	0	0	0
Total Income	185,659	187,520	(1,861)	2,093,700	1,993,700	(100,000)
Expenses						
Employee Costs	581,289	600,440	19,151	5,341,897	5,341,897	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	39,886	79,980	40,094	942,000	942,000	0
Other Expenses	52,330	49,650	(2,680)	355,500	355,500	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	674,505	730,070	55,565	6,639,397	6,639,397	0
Net Operating Surplus/(Deficit) before:	(488,846)	(542,550)	53,704	(4,545,697)	(4,645,697)	(100,000)
Depreciation	13,978	14,580	602	175,000	175,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(502,824)	(557,130)	54,306	(4,720,697)	(4,820,697)	(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)	(502,824)	(557,130)	54,306	(4,720,697)	(4,820,697)	(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)	(502,824)	(557,130)	54,306	(4,720,697)	(4,820,697)	(100,000)
TOTAL CASH GENERATED	(488,846)	(542,550)	53,704	(4,545,697)	(4,645,697)	(100,000)

KINGBOROUGH COUNCIL - July 2022

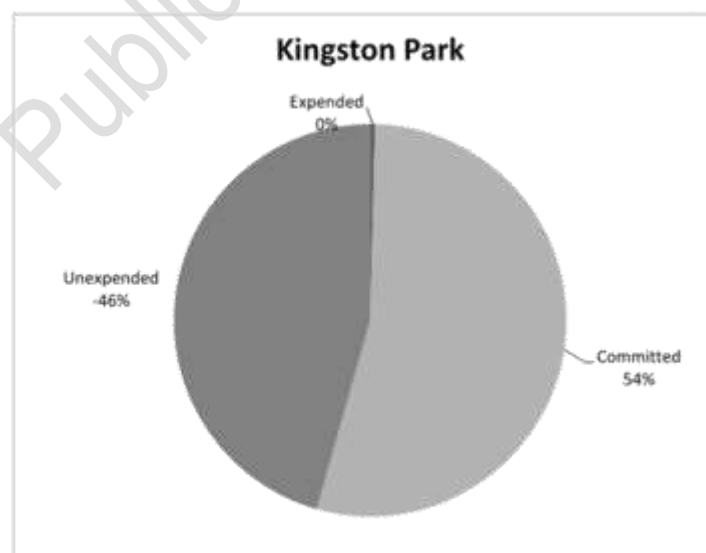
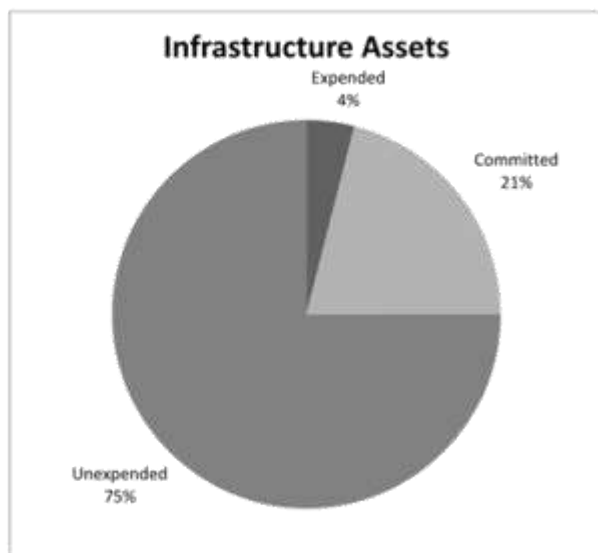
Summary Operating Statement Infrastructure Services

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	6,353,387	6,302,190	51,197	6,351,000	6,351,000	0
Income Levies	0	0	0	0	0	0
Statutory Fees & Fines	0	0	0	0	0	0
User Fees	6,461	8,080	(1,619)	97,000	97,000	0
Grants Recurrent	8,990	0	8,990	0	0	0
Contributions - Cash	0	250	(250)	3,000	3,000	0
Reimbursements	0	0	0	0	0	0
Other Income	46,387	59,530	(13,143)	717,400	517,400	(200,000)
Internal Charges Income	5,833	5,830	3	70,000	70,000	0
Total Income	6,421,059	6,375,880	45,179	7,238,400	7,038,400	(200,000)
Expenses						
Employee Costs	696,669	783,800	87,131	4,952,014	4,952,014	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	589,492	717,078	127,586	8,482,600	8,482,600	0
Other Expenses	73,617	58,340	(15,277)	150,000	150,000	0
Internal Charges Expense	18,333	18,330	(3)	220,000	220,000	0
Total Expenses	1,378,111	1,577,548	199,436	13,804,614	13,804,614	0
Net Operating Surplus/(Deficit) before:	5,042,948	4,798,333	244,615	(6,566,214)	(6,766,214)	(200,000)
Depreciation	885,627	895,170	9,543	10,742,000	10,742,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	4,157,320	3,903,163	254,158	(17,308,214)	(17,508,214)	(200,000)
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)	4,157,320	3,903,163	254,158	(17,308,214)	(17,508,214)	(200,000)
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)	4,157,320	3,903,163	254,158	(17,308,214)	(17,508,214)	(200,000)
TOTAL CASH GENERATED	3,271,693	3,007,993	263,700	(6,566,214)	(6,766,214)	(200,000)

**KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/07/2022**

	Budget				Actual			Remaining
	Carry Forward	2021/22	Grants Received	IMG Adjustments	Total	Actual	Commitments	
EXPENDITURE BY ASSET TYPE								
Roads	4,465,592	6,913,000	-	-	11,378,592	459,936	2,404,506	8,514,150
Stormwater	1,031,426	2,842,000	-	-	3,873,426	100,887	718,101	3,054,437
Property	3,751,078	2,334,000	-	-	6,085,078	306,672	1,301,793	4,476,613
Other	421,088	-	-	-	421,088	-	141,650	279,438
Sub total	9,669,184	12,089,000	-	-	21,758,184	867,495	4,566,050	16,324,639
Kingston Park	734,528	-	-	-	734,528	33,993	4,509,284	(3,808,749)
Bruny Island Tourism	384,626	-	-	-	384,626	2,067	452,428	(69,869)
City Deal Funding	282,194	-	-	-	282,194	4,603	14,100	263,491
Local Roads and Community Infrastructure to Operational Expenditure	-	-	-	-	-	-	-	-
Grand Total	11,070,533	12,089,000	-	-	23,159,533	908,159	9,541,862	12,709,511

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KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/07/2022

Closed	Capital Project No.	Description	Department	Renewal, Upgrade, or New	Budget						Actual			Remaining
					Carry Forward	2022/23	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	
KINGSTON PARK														
1	KP	Overall Project budget	Kingston Park	New	270,000					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	-	-		-		-	-	-	-	-
5	FALSE C00691	KP Open Space Design (Playstreet)	Kingston Park	New	35,391	-		-		35,391	-	46,420	46,420	(11,029)
6	TRUE C01606	KP Parking Strategy	Kingston Park	New	-	-		-		-	-	-	-	-
7	TRUE C03179	KP Temporary Car Park	Kingston Park	New	-	-		-		-	-	-	-	-
8	TRUE C01618	Boulevard Construction Stage 1A	Kingston Park	New	-	-		-		-	-	98,650	98,650	(98,650)
9	FALSE C01627	KP Site - Land Release Strategy	Kingston Park	New	(91,574)	-		-		(91,574)	2,212	-	2,212	(93,786)
10	FALSE C01628	KP Site - General Expenditure	Kingston Park	New	(94,687)	-		-		(94,687)	14,848	-	14,848	(109,539)
11	TRUE C03068	Kingston Park Operational Expenditure	Kingston Park	New	-	-		-		-	-	-	-	-
12	FALSE C03069	KP Community Hub Construction	Kingston Park	New	-	-		-		-	-	142,973	142,973	(142,973)
13	TRUE C03175	KP Community Hub Plant & Equipment	Kingston Park	New	-	-		-		-	-	-	-	-
14	FALSE C03173	KP Public Open Space - Playground	Kingston Park	New	(44,173)	-		-		(44,173)	293	332,008	332,301	(376,471)
15	FALSE C03277	KP Public Open Space - Stage 2	Kingston Park	New	(267,442)	-		-		(267,442)	4,855	139,384	144,239	(411,687)
16	KP1	KP Public Open Space - Stage 2 LRC12	Kingston Park	New	-	-		-		-	-	-	-	-
17	KP2	KP Public Open Space - Stage 3 LRC13	Kingston Park	New	-	-		-		-	-	-	-	-
18	TRUE C03504	KP Playground Security Cameras	Kingston Park	New	-	-		-		-	-	-	-	-
19	FALSE C03293	Pardalote Parade Northern Section (TIP)	Kingston Park	New	(64,196)	-		-		(64,196)	-	-	-	(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	-	-		-		-	-	-	-	-
22	FALSE C03279	KP Boulevard Construction Stage 1B	Kingston Park	New	324,292	-		-		324,292	10,646	3,485,846	3,496,492	(3,172,200)
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	-	-		-		-	-	30,003	30,003	(30,003)
25	FALSE C03280	KP Stormwater wetlands	Kingston Park	New	(79,204)	-		-		(79,204)	1,140	234,000	235,140	(314,340)
26					-	-		-		-	-	-	-	-
27					734,528	-	-	-	-	734,528	33,993	4,509,284	4,543,278	(3,808,745)
28														
29	BRUNY ISLAND TOURISM GRANT													
30														
31	BI	Bruny Island Tourism Grant	Bruny Tourism	New	-	-		-		-	-	-	-	-
32	TRUE C03282	Alonnah footpath - BI Tourism Grant	Bruny Tourism	New	-	-		-		-	-	-	-	-
33	TRUE C03283	Dennes Point public toilets - BI Tourism Grant	Bruny Tourism	Upgrade	-	-		-		-	-	3,277	3,277	(3,277)
34	FALSE C03284	Adventure Bay Road road safety measures - BI Tourism Grant	Bruny Tourism	New	384,626	-		-		384,626	2,067	449,151	451,218	(66,592)
35	TRUE C03285	Waste disposal sites - BI Tourism Grant	Bruny Tourism	New	-	-		-		-	-	-	-	-
36	TRUE C03286	Visitor information - BI Tourism Grant	Bruny Tourism	New	-	-		-		-	-	-	-	-
37	FALSE C03287	Mavista Falls Track and picnic area - BI Tourism Grant	Bruny Tourism	New	-	-		-		-	-	-	-	-
38	TRUE C03288	Nebraska Road road safety measures - BI Tourism Grant	Bruny Tourism	New	-	-		-		-	-	-	-	-
39														
40					384,626	-	-	-	-	384,626	2,067	452,428	454,495	(69,869)
41														

KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/07/2022

Closed	Capital Project No.	Description	Department	Renewal, Upgrade, or New	Budget						Actual			
					Carry Forward	2022/23	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	Remaining
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 \$3.9)			(2,204,381)			-		(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	36	14,100	14,136	785,864
47	CD2	Other initiatives to be determined			-			-		-	-	-	-	-
48	CD3	Whitewater Creek Track - construct			-			-		-	-	-	-	-
49	FALSE C03524	Channel Highway Vic 15-45 - Design		Upgrade	36,575			-		36,575	4,568	-	4,568	32,007
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			-			-		-	-	-	-	-
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	-			-		-	-	-	-	-
55		John St Roundabout Upgrade			-			-		-	-	-	-	-
56	G80002	Kingborough Bicycle Plan		In Operational expenditure	-			-		-	-	-	-	-
57								-		-	-	-	-	-
58					282,194	-	-	-	-	282,194	4,603	14,100	18,703	263,491
59								-		-	-	-	-	-
60	LOCAL ROADS & COMMUNITY INFRASTRUCTURE Phase 1													
61								-		-	-	-	-	-
62	G10036	Total grant \$598,102, \$80,420 funds still to come			-			-		-	-	-	-	-
63	OpExp	Kingborough Community Facility maintenance (Act 5030)			-			-		-	-	-	-	-
64	TRUE C03409	Jenkins St, pedestrian refuge			-			-		-	-	-	-	-
65	FALSE C03410	Morris Ave pedestrian crossing and refuge			-			-		-	-	-	-	-
66	TRUE C03412	Tower Court reconstruction			-			-		-	-	-	-	-
67	TRUE C03413	Woodbridge Hall, replace roof and front porch			-			-		-	-	-	-	-
68								-		-	-	-	-	-
69								-		-	-	-	-	-
70								-		-	-	-	-	-
71	LOCAL ROADS & COMMUNITY INFRASTRUCTURE Phase 3													
72								-		-	-	-	-	-
73								-		-	-	-	-	-
74								-		-	-	-	-	-
75								-		-	-	-	-	-
76								-		-	-	-	-	-
77								-		-	-	-	-	-
78	FALSE C03265	Cat holding facility Bruny Island fit out	Property	Renewal	4,051	-		-	-	4,051	-	-	-	4,051
79	TRUE C03324	Civic Centre - Office Accommodation Design	Property	Upgrade	72,663	-		-	-	72,663	125	-	125	72,538
80	FALSE C03325	Kettering Community Hall Public Toilets Upgrade	Property	Upgrade	111,358	-		-	-	111,358	764	123,735	124,499	(13,141)
81	FALSE C03326	Kingston Beach Oval Changerooms Upgrade	Property	Upgrade	455,716	-		-	-	455,716	-	-	-	455,716
82	FALSE C03340	Christopher Johnson Park Toilet Upgrade	Property	Upgrade	134,408	-		-	-	134,408	1,131	138,085	139,216	(4,808)
83	FALSE C03341	Woodbridge Hall Toilet Upgrade	Property	Renewal	171,487	-		-	-	171,487	-	170,000	170,000	1,487
84	FALSE C03454	Adventure Bay Hall Electrical Upgrade	Property	Upgrade	(995)	-		-	-	(995)	-	-	-	(995)
85	FALSE C03455	Alamo Close Play Space and Parkland Works	Property	New	220,000	-		-	-	220,000	-	-	-	220,000
86	FALSE C03456	Boronia Beach Track Refurbishment	Property	Renewal	63,196	-		-	-	63,196	-	-	-	63,196
87	FALSE C03459	Donohoe Gardens Playground Upgrade	Property	Upgrade	275,000	-		-	-	275,000	-	-	-	275,000
88	FALSE C03460	Dru Point Playground Upgrade	Property	Upgrade	495,000	-		-	-	495,000	-	-	-	495,000

KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/07/2022

Closed	Capital Project No.	Description	Department	Renewal, Upgrade, or New	Budget						Actual			Remaining
					Carry Forward	2022/23	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	
89	FALSE C03461	Kelvedon Oval Fencing	Property	New	27,500	-	-	-	-	27,500	-	-	-	27,500
90	FALSE C03463	KSC Solar PhotoVotatic and Battery System	Property	New	6,145	-	-	-	-	6,145	-	20,615	20,615	(14,470)
91	FALSE C03465	Longley Hall Upgrade	Property	Upgrade	20,000	-	-	-	-	20,000	-	-	-	20,000
92	FALSE C03466	Louise Hirsby Park Playground Upgrade	Property	Upgrade	64,188	-	-	-	-	64,188	4,119	6,120	10,239	53,949
93	FALSE C03468	Margate Hall Disability Toilet	Property	Upgrade	110,000	-	-	-	-	110,000	-	-	-	110,000
94	FALSE C03469	Margate Hall Access Ramp	Property	New	16,000	-	-	-	-	16,000	-	-	-	16,000
95	FALSE C03470	North West Bay River Multi-Use Trail - Stage 1	Property	New	173,469	-	-	-	-	173,469	-	165,208	165,208	8,261
96	FALSE C03472	Taroona Hall Upgrade	Property	Upgrade	71,268	-	-	-	-	71,268	51,901	109,631	161,532	(90,264)
97	FALSE C03475	Willowbend Park Playground Upgrade	Property	Upgrade	137,500	-	-	-	-	137,500	-	-	-	137,500
98	FALSE C03425	Whitewater Creek Track Rehabilitation - Stage 1	Property	Renewal	771,297	-	-	-	-	771,297	200,582	548,399	748,981	22,316
99	FALSE C03477	Margate Oval Fence Extension	Property	New	10,000	-	-	-	-	10,000	-	-	-	10,000
100	FALSE C03515	Kettering Hall - Floor Renewal	Property	Renewal	22,374	-	-	-	-	22,374	36,000	-	36,000	(13,626)
101	FALSE C03531	Kingston Mountain Bike Park Shelter	Property	New	20,922	-	-	-	-	20,922	10,330	-	10,330	10,592
102	TRUE C90016	Community Halls Security Systems Upgrade	Property	Upgrade	-	50,000	-	-	-	50,000	-	-	-	50,000
103	FALSE C03473	Taroona Beach Foreshore Toilet	Property	Renewal	21,100	250,000	-	-	-	271,100	-	20,000	20,000	251,100
104	FALSE C03545	Works Depot CCTV Replacement	Property	Renewal	-	25,000	-	-	-	25,000	-	-	-	25,000
105	FALSE C03533	Mountain Bike Park Pump Track Upgrade	Property	Upgrade	261,302	325,000	-	-	-	586,302	601	-	601	585,701
106	FALSE C03546	Civic Centre HVAC System Upgrade - Design Only	Property	Upgrade	-	30,000	-	-	-	30,000	-	-	-	30,000
107	FALSE C03547	Gormley Park Changerooms Upgrade	Property	Upgrade	-	100,000	-	-	-	100,000	-	-	-	100,000
108	FALSE C03548	KWS Re-Use Shop Asphalt sealing of gravel area	Property	New	-	23,000	-	-	-	23,000	-	-	-	23,000
109	FALSE C03529	Longley Reserve Public Toilet	Property	Renewal	5	125,000	-	-	-	125,005	105	-	105	124,900
110	FALSE C03549	Cathedral Road to Nerinne Road Connector Track	Property	New	-	15,000	-	-	-	15,000	-	-	-	15,000
111	FALSE C03550	Gormley Park Oval Upgrade	Property	Upgrade	-	330,000	-	-	-	330,000	618	-	618	329,382
112	FALSE C03521	Leslie Vale Oval Upgrade	Property	Upgrade	35,007	25,000	-	-	-	60,007	112	-	112	59,895
113	FALSE C03551	McKenzie Road - Leslie Vale Track Upgrade POS	Property	Upgrade	-	150,000	-	-	-	150,000	-	-	-	150,000
114	FALSE C03552	Kingston Mountain Bike Park Carpark	Property	Renewal	-	65,000	-	-	-	65,000	-	-	-	65,000
115	FALSE C03553	Dog Bag Dispenser Upgrade	Property	Upgrade	-	56,000	-	-	-	56,000	-	-	-	56,000
116	FALSE C03114	Silverwater Park Upgrade	Property	Upgrade	(18,884)	300,000	-	-	-	281,117	-	-	-	281,117
117	FALSE C03554	Twin Ovals to Spring Farm Connector Track	Property	New	-	143,000	-	-	-	143,000	-	-	-	143,000
118	FALSE C03555	Spring Farm Track to Whitewater Creek	Property	New	-	269,000	-	-	-	269,000	285	-	285	268,715
119	FALSE C03556	Dru Point Dog Exercise Soakage Trenches	Property	Renewal	-	15,000	-	-	-	15,000	-	-	-	15,000
120	FALSE C03557	Greenhill Reserve Playground Fence	Property	New	-	38,000	-	-	-	38,000	-	-	-	38,000
121					-	-	-	-	-	-	-	-	-	-
122					-	-	-	-	-	-	-	-	-	-
123					3,751,078	2,334,000	-	-	-	6,085,078	306,672	1,301,793	1,608,465	4,476,613
124														
125	FALSE C03130	Multi-function devices - CC, Depot, KSC etc	IT	New	66,720	-	-	-	-	66,720	-	-	-	66,720
126	FALSE C00613	Purchase IT Equipment	IT	New	-	-	-	-	-	-	-	-	-	-
127	FALSE C00672	Digital Local Government Program	IT	New	60,406	-	-	-	-	60,406	-	-	-	60,406
128	FALSE C01602	Financial Systems Replacement	IT	Renewal	163,962	-	-	-	-	163,962	-	-	-	163,962
129	FALSE C03403	Replace two way system in vehicles	IT	Renewal	130,000	-	-	-	-	130,000	-	141,650	141,650	(11,650)
130	FALSE C03405	Wireless networking	IT	Renewal	-	-	-	-	-	-	-	-	-	-
131					-	-	-	-	-	-	-	-	-	-
132					421,088	-	-	-	-	421,088	-	141,650	141,650	279,438
133														
134	TRUE C90003	Design/survey for future works	Design		-	100,000	-	-	-	100,000	-	-	-	100,000
135	FALSE C03535	Channel Hwy (vic3345-3451) Woodbridge Foot	Design	New	5,000	-	-	-	-	5,000	1,562	-	1,562	3,438
136	FALSE C03537	Recreation Street Carpark Rehabilitation	Design	Renewal	4,862	-	-	-	-	4,862	-	-	-	4,862
137	FALSE C03538	Kingston Beach Kindergarten Carpark Rehabil	Design	Renewal	4,862	-	-	-	-	4,862	-	-	-	4,862

KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/07/2022

Closed	Capital Project No.	Description	Department	Renewal, Upgrade, or New	Budget						Actual			Remaining
					Carry Forward	2022/23	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	
138	FALSE	C03539	Channel Hwy (vic3004-3018) Kettering Footpat	Design	New	2,201	-	-	-	2,201	930	-	930	1,271
139	FALSE	C03542	Allens Rivulet Road (vic305) Bridge Replacemer	Design	Renewal	1,000	-	-	-	1,000	-	-	-	1,000
140	FALSE	C03142	Pelverata Road (vic 609) Reconstruction - Desig	Design	Upgrade	302	-	-	-	302	7,194	-	7,194	(6,892)
141				Design										
142					18,226	100,000	-	-	-	118,226	9,685	-	9,685	108,541
143														
144					-	-	-	-	-	-	-	-	-	-
145														
146					-	-	-	-	-	-	-	-	-	-
147														
148	FALSE	C03276	Upgrade Street Lighting to LED	Roads	Upgrade	304,477	-	-	-	304,477	-	8,858	8,858	295,619
149	FALSE	C03096	Adventure Bay Road (vic 334) Realignment	Roads	Upgrade	4,000	-	-	-	4,000	-	3,885	3,885	115
150	FALSE	C01183	Beach Road (vic 2-14)Footpath	Roads	Renewal	10,000	-	-	-	10,000	-	-	-	10,000
151	FALSE	C03311	Browns Road (vic 1 - 51) Rehabilitation - Stage 1 Des	Roads	New	645,000	-	-	-	645,000	1,814	609,387	611,201	33,799
152	FALSE	C03312	Groombridges Road (vic Oxleys Rd-99) Sealing	Roads	Renewal	25,000	-	-	-	25,000	13,782	-	13,782	11,218
153	FALSE	C03441	Kingston Beach Breakwater Rehabilitation	Roads	Renewal	114,200	-	-	-	114,200	-	-	-	114,200
154	FALSE	C03489	Adventure Bay Road Upgrade vicinity No. 290	Roads	Upgrade	655,959	-	-	-	655,959	118,307	-	118,307	537,652
155	FALSE	C03490	Allens Rivulet Road Sealing of Approaches to Platypu	Roads	Upgrade	15,887	-	-	-	15,887	250	-	250	15,637
156	FALSE	C03491	Burwood Drive Gravel Footpath	Roads	Upgrade	15,000	-	-	-	15,000	7,000	500	7,500	7,500
157	FALSE	C03492	Cades Drive Rehabilitation	Roads	Upgrade	156,264	-	-	-	156,264	-	-	-	156,264
158	FALSE	C03493	Endeavour Place Junction Sealing	Roads	Upgrade	50,000	-	-	-	50,000	14,309	-	14,309	35,691
159	FALSE	C03495	Lockleys Road Junction Resealing	Roads	Renewal	36,000	-	-	-	36,000	-	-	-	36,000
160	FALSE	C03199	Snug Tiers Road Reconstruction vic 42-120	Roads	Renewal	1,048,192	-	-	-	1,048,192	1,100	1,008,562	1,009,661	38,531
161	FALSE	C03498	Wells Parade Reconstruction between Carinya Stree	Roads	Renewal	490,314	-	-	-	490,314	440	494,826	495,266	(4,952)
162	FALSE	C03499	Wyburton Place and Clare Street Reconstruction	Roads	Renewal	30,549	-	-	-	30,549	-	-	-	30,549
163	FALSE	C03431	Gemalla Road Reconstruction	Roads	Renewal	503,713	-	-	-	503,713	223,130	199,877	423,007	80,706
164	FALSE	C03508	Pelverata Road Slope Failure Repair	Roads	New	30,000	-	-	-	30,000	-	-	-	30,000
165	FALSE	C03494	Harvey Street Sealing	Roads	New	252,970	325,000	-	-	577,970	3,628	-	3,628	574,342
166	FALSE	C03568	Jameson Road (vic23) Passing Lane	Roads	New	-	40,000	-	-	40,000	-	-	-	40,000
167	FALSE	C03567	Olivia Court to Whitewater Track Link	Roads	New	-	130,000	-	-	130,000	3,243	-	3,243	126,757
168	FALSE	C03528	Wells Parade (vic37-59) Footpath	Roads	New	9,897	250,000	-	-	259,897	3,680	-	3,680	256,217
169	FALSE	C03568	Roslyn Avenue to Carinya Street Footpath	Roads	New	-	44,000	-	-	44,000	-	-	-	44,000
170	FALSE	C03517	Nierinna Rd Walking Track Bridge 28604 Replacemer	Roads	Renewal	-	60,000	-	-	60,000	-	-	-	60,000
171	FALSE	C03518	Nierinna Rd Walking Track Bridge 28605 Replacemer	Roads	Renewal	-	60,000	-	-	60,000	-	-	-	60,000
172	FALSE	C03519	Summerleas Rd Bridge 28599 Safety Barrier Upgrade	Roads	Upgrade	-	40,000	-	-	40,000	-	-	-	40,000
173	FALSE	C03569	Whitewater Ck pedestrian Underpass Summerleas R	Roads	Upgrade	-	837,000	-	-	837,000	-	62,600	62,600	774,400
174	FALSE	C03570	Nierinna Rd Tracks Bridges 28592 28593 Upgrade	Roads	Upgrade	-	16,000	-	-	16,000	-	-	-	16,000
175	FALSE	C03571	Auburn Road Reconstruction - Design	Roads	Renewal	-	40,000	-	-	40,000	74	-	74	39,926
176	FALSE	C03527	Blowhole Road (vic5-59) Reconstruction	Roads	Renewal	817	1,190,000	-	-	1,190,817	1,271	-	1,271	1,189,546
177	FALSE	C03541	Browns River Pedestrian Bridge Replacement - Desig	Roads	Renewal	4,488	30,000	-	-	34,488	-	-	-	34,488
178	FALSE	C03572	Browns Road Stg2 (vic1-19) Reconstruction	Roads	Renewal	-	660,000	-	-	660,000	26	-	26	659,974
179	FALSE	C03573	Roslyn Avenue Bike Lane and Footpath - Design	Property	Renewal	-	30,000	-	-	30,000	-	-	-	30,000
180	FALSE	C03574	Tarooma Bike Lanes Upgrade - Design	Roads	Renewal	-	30,000	-	-	30,000	-	-	-	30,000
181	FALSE	C03575	Gemalla Road (vic37-Wharf) Reconstruction	Roads	Renewal	-	1,027,000	-	-	1,027,000	15,239	16,011	31,251	995,749
182	FALSE	C03576	Kingston Beach Precinct LATM Study	Roads	New	-	30,000	-	-	30,000	-	-	-	30,000
183	FALSE	C03577	Kingston Beach Precinct LATM - Stage 1	Roads	New	-	150,000	-	-	150,000	-	-	-	150,000
184	FALSE	C03578	Gormley Drive Sealing	Roads	Renewal	-	130,000	-	-	130,000	-	-	-	130,000
185	FALSE	C03579	Lawless Road Extension & Carpark Facilities	Roads	New	-	320,000	-	-	320,000	-	-	-	320,000
186				Roads										

KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/07/2022

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					Carry Forward	2022/23	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	
187	TRUE C90006	Access ramps	Roads	New	-	20,000	-	-	-	20,000	-	-	-	20,000
188	TRUE C90002	2020/21 Resheeting Program	Roads	Renewal	-	-	-	-	-	-	-	-	-	-
189	C03564	Lighthouse Road (vic1-1000) Resheet	Roads	Renewal	-	624,000	-	-	-	624,000	-	-	-	624,000
191	C03565	Van Morey Road (vic233-311) Resheet	Roads	Renewal	-	76,000	-	-	-	76,000	-	-	-	76,000
192			Roads	Renewal	-	-	-	-	-	-	-	-	-	-
193					-	-	-	-	-	-	-	-	-	-
194	RS	2020/21 Resealing Program	Roads	Renewal	-	-	-	-	-	-	-	-	-	-
195	FALSE C03479	Willowbend Rd - Summerleas Rd to Olivia Crt - reseal	Roads	Renewal	4,638	-	-	-	-	4,638	-	-	-	4,638
196	FALSE C03540	Huntingfield Ave (vic1179 Channel Hwy) Reseal	Roads	Renewal	40,000	-	-	-	-	40,000	42,956	-	42,956	(2,956)
197	C03558	Kingston Heights (Nicholas Drive to end of road) Reseal	Roads	Renewal	-	66,000	-	-	-	66,000	-	-	-	66,000
198	C03559	Hawthorn Drive (Redwood Rd-Willow Ave) Reseal	Roads	Renewal	-	57,000	-	-	-	57,000	-	-	-	57,000
199	C03560	Nicholas Dr (Kingston Heights-Jerrim Pl) Reseal	Roads	Renewal	-	90,000	-	-	-	90,000	-	-	-	90,000
200	C03561	Roslyn Ave (Tarana Road-Tinderbox Road) Reseal	Roads	Renewal	-	58,000	-	-	-	58,000	-	-	-	58,000
201	C03562	Yallaroo Dr (Crystal Downs Dr to Ch 274) Reseal	Roads	Renewal	-	61,000	-	-	-	61,000	-	-	-	61,000
202	C03563	Summerleas Rd (Ch 804 to Summerleas Road) Reseal	Roads	Renewal	-	72,000	-	-	-	72,000	-	-	-	72,000
203			Roads	Renewal	-	-	-	-	-	-	-	-	-	-
204	TRUE C90001	Prep works 2021/24	Roads	Renewal	-	250,000	-	-	-	250,000	-	-	-	250,000
205	TRUE C90015	Various heavy patching and junction sealing - n	Roads	Renewal	-	-	-	-	-	-	-	-	-	-
206					-	-	-	-	-	-	-	-	-	-
207					4,447,366	6,813,000	-	-	-	11,260,366	450,251	2,404,506	2,854,757	8,405,609
208					-	-	-	-	-	-	-	-	-	-
209		Other		Renewal	-	-	-	-	-	-	-	-	-	-
210					-	-	-	-	-	-	-	-	-	-
211					-	-	-	-	-	-	-	-	-	-
212					-	-	-	-	-	-	-	-	-	-
213	FALSE C03241	Burwood Drive stormwater upgrade	Stormwater	50% N / 50% R	38,182	-	-	-	-	38,182	34,600	-	34,600	3,582
214	FALSE C03242	Leslie Road Stormwater Upgrade	Stormwater	New	77,048	-	-	-	-	77,048	-	-	-	77,048
215	FALSE C03251	Hillside Drive Stormwater Upgrade	Stormwater	50% N / 50% R	31,298	-	-	-	-	31,298	1,039	4,540	5,579	25,719
216	FALSE C03362	Flowerpot Outlet Improvements	Stormwater	Upgrade	4,000	-	-	-	-	4,000	2,708	646	3,354	646
217	FALSE C03443	Bundalla Catchment Investigation	Stormwater	New	21,315	-	-	-	-	21,315	-	-	-	21,315
218	FALSE C03450	Denison Street Wetlands Upgrade	Stormwater	Upgrade	28,097	-	-	-	-	28,097	13,371	-	13,371	14,726
219	FALSE C03449	Kingston Depot Wash Down Bay	Stormwater	New	24,760	-	-	-	-	24,760	1,244	-	1,244	23,516
220	FALSE C03447	Woodlands-View-Hazell Catchment Invest incl Surve	Stormwater	New	62,760	-	-	-	-	62,760	-	-	-	62,760
221	FALSE C03500	Allens Rivulet Road Footway Improvements	Stormwater	Upgrade	(703)	-	-	-	-	(703)	-	-	-	(703)
222					-	-	-	-	-	-	-	-	-	-
223	FALSE C03580	Pit replacement & upgrades 22/23	Stormwater	50% R / 50% U	-	50,000	-	-	-	50,000	-	-	-	50,000
224	FALSE C03543	Oakleigh Avenue, Tarroona SW Upgrade	Stormwater	Upgrade	1,174	355,000	-	-	-	356,174	854	-	854	355,320
225	FALSE C03581	Snug River Rain Gauge	Stormwater	New	-	22,000	-	-	-	22,000	-	-	-	22,000
226	TRUE C03445	Van Morey Rd / Frost Rd Intersection SW Upgrade	Stormwater	Upgrade	-	15,000	-	-	-	15,000	-	-	-	15,000
227	FALSE C03582	Victoria Avenue Dennes Point Erosion Investigation	Stormwater	New	-	35,000	-	-	-	35,000	-	-	-	35,000
228	TRUE C03121	Wetlands Beach Road Kingston Litter Trap	Stormwater	New	-	98,000	-	-	-	98,000	-	-	-	98,000
229	FALSE C03583	Roslyn Ave / James Ave Stormwater Investigation	Stormwater	New	-	60,000	-	-	-	60,000	-	-	-	60,000
230	FALSE C03252	Willowbend Catchment Investigation	Stormwater	New	1,500	31,000	-	-	-	32,500	250	-	250	32,250
231	FALSE C03444	Roslyn, Pearsall & Wells Catchment Investigation	Stormwater	New	40	37,000	-	-	-	37,040	901	-	901	36,139
232	FALSE C03584	CBD/Wetlands High Flow Bypass	Stormwater	New	-	170,000	-	-	-	170,000	250	-	250	169,750
233	FALSE C03544	Ilawong to Hinsby Stormwater Upgrade	Stormwater	Upgrade	1,500	518,000	-	-	-	519,500	413	-	413	519,087
234	FALSE C03585	Atunga Street Stormwater Upgrade - relining	Stormwater	Upgrade	-	120,000	-	-	-	120,000	-	-	-	120,000
235	FALSE C03586	Argyle Drive (vic343-356) SW Rehabilitation	Stormwater	Renewal	-	21,000	-	-	-	21,000	-	-	-	21,000

KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/07/2022

Closed	Capital Project No.	Description	Department	Renewal, Upgrade, or New	Budget						Actual			Remaining
					Carry Forward	2022/23	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	
236	FALSE C03587	Bruny Island Works Depot SW Upgrade	Stormwater	Upgrade	-	49,000	-	-	-	49,000	-	-	-	49,000
237	FALSE C03588	Garnett Street (vic1-41) SW Upgrade	Stormwater	Upgrade	-	538,000	-	-	-	538,000	1,246	2,500	3,746	534,254
238	FALSE C03589	Snug Tiers (vic195) Stormwater Upgrade	Stormwater	Upgrade	-	43,000	-	-	-	43,000	-	-	-	43,000
239	FALSE C03590	Roslyn ave (vic42) Stormwater Upgrade	Stormwater	Upgrade	-	173,000	-	-	-	173,000	310	-	310	172,690
240	FALSE C03591	Davies Road (vic8-20) SW Investigation	Stormwater	New	-	28,000	-	-	-	28,000	4,974	-	4,974	23,026
241	FALSE C03592	Old Bernies Road (vic 102) SW Upgrade	Stormwater	Upgrade	-	27,000	-	-	-	27,000	-	-	-	27,000
242	FALSE C03593	Stanfields Road (vic25) Sw Upgrade	Stormwater	Upgrade	-	118,000	-	-	-	118,000	-	-	-	118,000
243	FALSE C03594	Talbots Road (vic19) SW Upgrade	Stormwater	Upgrade	-	74,000	-	-	-	74,000	-	-	-	74,000
244	FALSE C03424	Meath Avenue (vic1-27) Stormwater Upgrade	Stormwater	Upgrade	740,457	260,000	-	-	-	1,000,457	18,727	710,415	729,142	251,315
245			Stormwater		-	-	-	-	-	-	-	-	-	-
246					-	-	-	-	-	-	-	-	-	-
247					1,031,426	2,842,000	-	-	-	3,873,426	100,887	718,101	818,988	3,054,438
248	B000000	Capital Balancing Account	Other		-	-	-	-	-	-	-	-	-	-
249	OC	On costs on capital project			-	-	-	-	-	-	-	-	-	-
TOTAL CAPITAL EXPENDITURE					11,070,533	12,089,000	-	-	-	23,159,533	908,159	9,541,862	10,450,021	12,709,512

Transferred to Operational expenditure 0

	Budget	Actual incl Commitments
Renewal	8,909,847	3,154,120
Upgrade	8,793,037	1,448,334
New	4,055,302	831,091
	21,758,186	5,433,545
Kingston Park New	734,529	4,543,278
Bruny Island Tourism grant New	384,626	454,495
City Deal funding	282,194	18,703
Local Roads and Community Infrastructure	-	-
	23,159,536	10,450,021

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

**KINGSTON PARK
CAPITAL EXPENDITURE TO 31/07/2022**

	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 Pardalote Parade Design & Construction	46,122		0	0	0	46,122
C00690 KP Community Hub Design	0		0	0	0	0
C00691 KP Open Space Design (Playstreet)	35,391		0	46,420	46,420	(11,029)
C01606 KP Parking Strategy	0		0	0	0	0
C03179 KP Temporary Car Park	0		0	0	0	0
C01618 Boulevard Construction Stage 1A	0		0	98,650	98,650	(98,650)
C01627 KP Site - Land Release Strategy	(91,574)		2,212	0	2,212	(93,786)
C01628 KP Site - General Expenditure	(94,687)		14,848	0	14,848	(109,534)
C03069 KP Community Hub Construction	0		0	142,973	142,973	(142,973)
C03175 KP Community Hub Plant & Equipment	0		0	0	0	0
C03173 KP Public Open Space - Playground	(44,173)		293	332,008	332,301	(376,474)
C03277 KP Public Open Space - Stage 2	(267,442)		4,855	139,384	144,239	(411,682)
C03504 KP Playground Security Cameras	0		0	0	0	0
C03293 Pardalote Parade Northern Section (TIP)	(64,196)		0	0	0	(64,196)
C03278 KP Perimeter shared footpath	0		0	0	0	0
C03174 KP Public Open Space - Hub link to Playground	0		0	0	0	0
C03279 KP Boulevard Construction Stage 1B	324,292		10,646	3,485,846	3,496,492	(3,172,200)
C03532 John St Roundabout Upgrade	700,000		0	0	0	700,000
C03306 KP Road F design and construct	0		0	30,003	30,003	(30,003)
C03280 KP Stormwater wetlands	(79,204)		1,140	234,000	235,140	(314,344)
Total	734,528		33,993	4,509,284	4,543,278	(3,808,749)

**KINGBOROUGH COUNCIL
REPORT ON CITY DEAL EXPENDITURE
CAPITAL AND OPERATING EXPENDITURE TO 30/06/2022**

			Budget & Carried Forward Expenditure	Actual	Commitments	Total	Variance
GRANTS RECEIVED							
G10034	City Deal Funding - \$3.9m to come in 2022/23		(2,204,381)				(2,204,381)
EXPENDITURE							
Place	Contribution to Place Score Report on Place Strategy development		0				
C03530	Kingston Bus Interchange		800,000	36	14,100	14,136	785,864
CD2	Other initiatives to be determined		0	0	0	0	0
CD3	Whitewater Creek Track - construct		0	0	0	0	0
C03524	Channel Highway Vic 15-45 - Design		36,575	4,568	0	4,568	32,008
C03525	Channel Highway Vic 15-45 - Construct		600,000	0	0	0	600,000
C03526	Fantail Parade Walkway - design		50,000	0	0	0	50,000
CD7	Bus interchange - design		0	0	0	0	0
C03523	Property purchase - 40 Channel Hwy		1,000,000	0	0	0	1,000,000
G80001	Transform Kingston Program	in Oper. Exp.	0	18,177	0	18,177	(18,177)
	John St Roundabout Upgrade		0	0	0	0	0
G80002	Kingborough Bicycle Plan	in Oper. Exp.	0	0	0	0	0
			282,194	22,780	14,100	36,880	245,314

17 NOTICES OF MOTION

17.1 Regulating the Use of Facial Recognition Technology and Biometric Data Capture in Kingborough

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

RECOMMENDATION

That a report will be prepared for Council detailing options and appropriate wording for banning the use of facial recognition technology and biometric data capture in Kingborough in the public realm, across all civic buildings and public spaces managed by Council.

Background

Facial recognition technology (FRT) and biometric data capture have widespread applications to benefit the government and the private sector. Potential uses include preventing or authorising access to spaces, tracking movement and building profiles of a person or group of people's movements or behaviours, personalising advertising, and, theoretically, crime prevention.

Capture and storage of a person's facial print, with or without their knowledge, can be likened to capturing and storing a person's unique fingerprint. It is considered sensitive data for the purposes of the Privacy Act.

In June 2022, Consumer Advocacy Group Choice claimed some large retailers, including some operating in Kingborough, are using facial recognition technology and biometric data capture despite customers being largely unaware of this practice. This revelation has opened up an ongoing debate about informed consent, how regulation is failing to keep up with technological advances, and whose best interests are being served by widespread unchecked digital surveillance. This technology is explicitly deployed in some instances for the purposes of identifying or tracking people.

In the absence of legislation specifically enabling and regulating the use of FRT at a state or federal level, it is worth considering the impact on children who may unwittingly be subject to biometric data collection by government or businesses within our municipality.

According to the Office of the Australian Information Commissioner, "The Privacy Act 1988 protects an individual's personal information regardless of their age. It doesn't specify an age after which an individual can make their own privacy decision. For their consent to be valid, an individual must have capacity to consent."

HWL Ebsworth Lawyers published an article about how Australia's existing privacy and surveillance laws deal with Facial Recognition Technology in which the author claims, "it has been suggested that it would be more beneficial to enact discrete legislation that specifically responds to the challenges posed by FRT and regulates its use." At present, no such legislation exists, leaving it to local councils to make determinations regarding its use in our municipality in lieu of over-arching enabling legislation to protect the community from unreasonable searches and seizure of our private information.

In May 2019, the City and County of San Francisco banned the use of facial recognition technology by police and since then more than two dozen cities in the United States have done the same.

In October 2021, the European Parliament called for a ban on private facial recognition databases and police use of facial recognition technology.

In an article by Josh Taylor in the Guardian newspaper on 12 July 2022, one large retailer which operates in Kingborough claimed, "Our use [of facial recognition technology] is solely for the purpose of preventing threatening situations and theft, which is consistent with the Privacy Act." The article

states that the retailer claimed, “the only images uploaded to the system were people who were banned from a store, or those who were “suspected of engaging in unlawful or threatening conduct”.

The claim that this technology is being increasingly used to ‘prevent theft’, or to protect staff and customers from risky individuals by alerting authorities to people who, in the view of unelected authorities, are engaging in “precrime” is particularly concerning due to the growing body of research showing facial recognition technology software results in “false positives”, particularly when the technology is deployed on women and people of colour.

In explaining San Francisco’s decision to ban the use of the technology, Member of the San Francisco Board of Supervisors, Aaron Peskin, told DW News, “It’s psychologically unhealthy when people know they’re being watched in every aspect of the public realm, on the streets, in parks. That’s not the kind of city I want to live in.”

There is no great pressing need for governments, businesses, private individuals in Kingborough to be capturing, storing, selling or analysing the fingerprints of law-abiding citizens or their children when they go to a shop, take public transport, pass through a public space or enter a civic building. Similarly, there is no such urgent need for these same groups to be utilising facial recognition technology or biometric data. We can afford to ban the use of this technology until specific legislation regulating its use comes into effect, as has been already been achieved in the United States and strongly advanced in Europe.

Until enabling legislation is introduced to provide a framework for the appropriate use of this technology governing the way biometric surveillance and data capture is used, sold, and stored, the author sees no compelling reason for the unmitigated and widespread use of this technology to be deployed against consumers and their children. It is fitting to conclude with a quote from a well-known former computer intelligence consultant, “Arguing that you don’t care about the right to privacy because you have nothing to hide is no different than saying you don’t care about free speech because you have nothing to say.”

Officer’s Response

Council owns and maintains several public safety CCTV cameras that are operated and monitored by Tasmania Police. An additional 18 cameras are to be commissioned in the Kingston Central Area over the coming months, also to be monitored and operated by Tasmania Police.

A smaller number of cameras are operated by Council at several Council buildings.

Facial recognition technology is not used, nor is biometric data captured by any Council owned CCTV systems.

Whilst Council has an internal surveillance policy which deals with the use of surveillance devices within the workplace, a Council policy dealing with the operation of Council owned electronic surveillance devices (primarily CCTV) in public areas does not exist.

Several larger councils that own public facing CCTV cameras have policies governing the operation of public facing surveillance devices.

A Kingborough Council Electronic Surveillance Policy encompassing the collection and use of biometric data and facial recognition technology would need to consider existing legislation as follows:

Federal

Telecommunications (Interception & Access) Act 1979

Privacy Act 1998

Surveillance Devices Act 2004

State

Police Offences Act 1935

Personal Information Act 2004

Police Powers (surveillance devices) Act 2006

Fred Moulton, Chief Information Officer

17.2 Report Into Entire Home Short Stay Accommodation

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

RECOMMENDATION

That a report will be prepared for the Council considering options and potential wording of a motion with the objective of restricting, prohibiting or disincentivising the use of entire homes for short-stay accommodation in Kingborough.

Background

There is an ongoing housing crisis in Tasmania and residents in Kingborough are being directly affected.

In June 2022, a report commissioned by Shelter Tas and produced by Emeritus Professor Peter Phibbs and Julia Ely was published regarding short-stay accommodation entitled, *Monitoring the Impact of Short-Term Rentals on Tasmanian Housing Markets*¹.

According to the Key Findings page of this report on the Shelter Tasmania website²:

- “Greater Hobart is overloaded with short-term rental properties, with 6.8 times more short-term rentals (as a proportion of its total private long-term rental market) than Sydney and 4.5 times more than Melbourne.
- In Hobart City, 47% of Airbnb short-term rental properties had a rental history from the long-term rental market. This data suggests that the growth of the short-term rental market has had a direct impact on the long-term rental market.
- In Greater Hobart, the withdrawal of 195 properties from the private rental market (or 0.2% of the total dwellings in Greater Hobart) can move the vacancy rate from 2% where rent rises will be manageable, to 1% where rent rises are likely to be over 10%.”

In Hobart City Council alone, 481 dwellings were given planning approval for a change of use to short-stay accommodation from 2014 to December 31, 2021³, despite the latest research showing that a withdrawal of just 195 properties in Greater Hobart can cause rent rises over 10%.

¹ Phibbs, P, Ely, J (2022), *Monitoring the Impact of Short-Term Rentals on Tasmanian Housing Markets*, Shelter Tasmania, https://sheltertas.org.au/wp-content/uploads/2022/06/EMBARGOED-STR-Baseline-Report-June-2022_FINAL-combined-files.pdf

² Chugg, P, (2022), *Impact of short-term rentals on Tasmanian housing markets evidenced in new report*, https://sheltertas.org.au/wp-content/uploads/2022/07/MEDIA-Impact-of-Short-Term-Rentals_New-Research_1July2022.pdf

³ Noye, N. *Hobart City Council public meeting 01 August 2022*, 1hr9m, <https://youtu.be/qpbk6tLGoJE?t=3600>

As of the beginning of August 2022, the website *Inside Airbnb* claims that Kingborough has 327 entire homes/apartments listed on AirBnB⁴.

Local Councils across Australia are grappling with the impact of whole-dwelling, entire home short-stay accommodation exacerbating the housing and rental affordability crisis.

As of 1 July 2022, Brisbane City Council introduced a new “transitory rating” category, with the effect that property owners leasing their properties on the short-term market will pay 50% higher rates than equivalent non-owner-occupied residential properties. The new rating applies where a property is offered, available or used by paying guests for more than 60 days a year, with each stay being less than 42 consecutive days⁵.

There are other jurisdictions in Australia that have introduced similar measures such as Noosa Council in Queensland⁶.

A report to Kingborough Council about considering options and potential wording of a motion with the objective of restricting, prohibiting or disincentivising the use of entire homes for short-stay accommodation in Kingborough, particularly in residential areas, might include information gleaned from recent investigations and measures undertaken by Hobart City Council.

For example, in August 2021, Hobart City Council’s Planning Committee passed a resolution that the Hobart City Council:

1. Pursue the insertion of one or more specific area plans into the Hobart Local Provisions Schedule that prohibit entire home short stay accommodation use (excluding for ‘secondary residences’).
2. Advocate to the Minister for Planning to issue a planning directive that immediately prohibits new permits for entire home short stay accommodation within the Hobart Local Government Area.
3. Advocate for statewide regulations, similar to those in NSW, that enable councils to make decisions about properties within their local government area.
4. Advocate to the Tasmanian Government to form a ‘Housing Supply Forecasting Council’ in line with Recommendation 5 of the report *Regulating Short-Stay Accommodation in Tasmania: Issues to consider and options for reform*.

Then, in March 2022, Hobart City Council passed the first stage of a ban on new whole-home short-stay accommodation in the inner city⁷.

On 1 August 2022, Hobart City Council passed a motion for their Council to consider differential rating for properties used for short-stay visitor accommodation, including considering significantly higher rates for short-stay accommodation in residential areas.

Rental vacancy rates in Kingborough are extremely tight and many people face difficulty finding secure accommodation. Whilst we wait for new housing stock to come onto the market, we must act

⁴ *Inside AirBnB*, (2022), <http://insideairbnb.com/tasmania/>, accessed 02 August 2022

⁵ Brisbane City Council (2022), *How Rates Are Calculated: Transitory Accommodation*, <https://www.brisbane.qld.gov.au/about-council/council-information-and-rates/rates-and-payments/how-rates-are-calculated#:~:text=Council%20calculates%20a%20rate%20charge,there%20are%2092%20rating%20categories>.

⁶ Noosa Council, 2021/22 Transitory Rating Categories, <https://www.noosa.qld.gov.au/downloads/file/1140/2021-22-transitory-rating-categories>,

⁷ Podwinski, I, ABC News, (2022), <https://www.abc.net.au/news/2022-03-29/hobart-city-council-airbnb-clamp-on-new-short-stay-properties/100945980>

to take the pressure off the rental market by restricting, prohibiting or disincentivising the use of entire homes for short-stay accommodation in Kingborough.

Options to consider might include short-stay visitor accommodation permit caps for entire homes and whole dwellings, planning scheme amendments, additional transitory rating categories or other options not yet considered in the background to this motion.

A report to Kingborough Council about this issue will equip Councillors with the information to make evidence-based decisions on disincentivising the use of entire homes for short-stay visitor accommodation in our municipality.

Detailing measures taken by other Local Government Areas in Australia and jurisdictions overseas and recommending options for a similar course of action to be taken in Kingborough will be an important next step in our Council's bid to help fix the housing crisis.

Officer's Response

An officer report can be prepared outlining the options available.

Tasha Tyler-Moore, Manager Development Services

17.3 Housing Affordability

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

RECOMMENDATION

That LGAT lobby the State Government to:

Encourage the development of affordable housing, as a matter of urgency, through:

- a) measures that promote the efficient supply of well-located, diverse housing;
- b) promote the development of affordable housing with specific incentives for affordable housing enabled through planning schemes and policies; and
- c) require the development of affordable housing with the use of mandatory provisions in appropriate location (i.e. a threshold that would require certain sized developments to provide a minimum percentage of affordable housing).

Background

Housing affordability is an increasing problem throughout Tasmania particularly for women escaping from family violence, young people and older Tasmanians. Despite this, there are currently no mechanisms in Tasmania to encourage housing affordability through the planning framework.

The land use planning framework can provide important support for to promote affordable and social housing. Promoting new sources of affordable housing means encouraging provision through the private market of housing options that are more likely to meet the needs of low to moderate-income households now and in the future.

The State Government's "Affordable Housing Action Plan 2019-2023" included the following statement:

“Action 2.2. Planning mechanisms will be reviewed to promote a greater array of housing options in new developments, including affordable housing, to determine those best suited to the specific Tasmanian regulatory, social and economic context”.

However, with just one year left of this strategy and Tasmania’s worsening housing crisis, it does not appear that much progress has been made. Opportunities to promote new sources of affordable housing through the planning system could include:

- Ensuring that the Planning Scheme contains overall planning objectives to promote affordable housing. Such objectives will provide a basis for planning authorities to encourage applications that contribute to affordable housing or housing choice within an area;
- Facilitating the supply of appropriately zoned residential land, to avoid artificial supply constraints that may affect the cost of housing, by identifying potential housing opportunities such as unutilised or under-utilised land, areas in need of urban renewal or upgrading, or vacant sites in public ownership.
- Ensuring that zone and locality provisions are sufficiently flexible to promote new affordable housing opportunities.
- Introducing planning incentives for diverse housing types or for affordable housing.

Some Councils in other parts of Australia have introduced requirements in their planning schemes to diversify housing forms. For example:

- Leichhardt Council enforces mandatory requirements for diverse multi-unit configurations.
- Blue Mountains Council have developed specific development controls for accessible housing, including residential care facilities, hostels, or groups of two or more self-contained units intended to be used for older people or people with disability. These controls include requirements to ensure that such housing is fully adaptable.
- Waverley Council encourages shop top or mixed commercial / residential developments through floor space incentives.

Communities Tasmania is currently in the process of reviewing their Housing Strategy, and the State Planning Office is working on planning reforms. It is therefore considered timely to advocate for policy change to ensure that all sectors work together to improve housing choices and access to suitable and affordable homes, particularly for the most vulnerable Tasmanians.

Should this Notice of Motion be supported it would then be considered at the next available General Meeting of LGAT.

Officer’s Response

Council decision required. The next General Meeting of LGAT is to be held on 16 September 2022.

Gary Arnold, General Manager

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*

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

Open Session of Council adjourned at

OPEN SESSION ADJOURNS

OPEN SESSION RESUMES

RECOMMENDATION

The Closed Session of Council having met and dealt with its business resolves to report that it has determined the following:

Item	Decision
Confirmation of Minutes	
Applications for Leave of Absence	

CLOSURE

APPENDIX

- A Mayor's Activities - 9 May 2022 to 3 August 2022
- B Environmental Services Quarterly Activities Report
- C Complaints Lodged for the Period 1 April 2022 to 30 June 2022
- D Organisational Development Report (June 2022)
- E Kingston Park Implementation Report July 2022

Public Copy

A MAYOR'S ACTIVITIES - 9 MAY 2022 TO 3 AUGUST 2022

Date	Place	Meeting/Activity
9 May	Civic Centre	Chaired Workshop on Margate Development
11 May	Civic Centre	Met Blowhole Road residents to discuss fencing.
13 May	Blackmans Bay	Site visit to Blackmans Bay blowhole with residents to view fencing.
	Civic Centre	Met with Mr and Mrs Murray re operation of mushroom factory
16 May	Civic Centre	Chaired Council meeting
18 May	Blackmans Bay	Attended Adventure Patch Annual General Meeting
20 May	Civic Centre	Met with Kylie Legge from PlaceScore re Transform Kingston, along with the General Manager and Cr. Amanda Midgley
23 May	Civic Centre	Met with Campbell Dobson and Sam Dobson re Campbell's representation at Australian National Gymnastics Championships, Gold Coast May .
	Civic Centre	Chaired Budget Workshop
25 May	Kingston	Visit to Kingston Neighbourhood House for National Simultaneous Storytelling Day
	Hobart	Attended Greater Hobart Mayors Forum
27 May	South Hobart	Met with Lord Mayor Anna Reynolds
30 May	Kingston	Met with Amanda French, CEO of Dress for Success
	Civic Centre	Chaired Councillors Workshop on UTAS Taroona Development
31 May	Hobart	Briefing and ride in Kenetic's electric bus
	Parliament House	Dinner with Minister Guy Garnett and Greater Hobart Mayors
1 June	Sandy Bay	Attended National Reconciliation Week breakfast with Dr Katrena Stephenson
	Civic Centre	Met with Elsewhere Sauna proponents, along with Deputy Mayor Cr Jo Westwood
	Kingston Beach	Visit to SETAC with Dr Katrena Stephenson to discuss their work and collaboration with Kingborough Council
	Civic Centre	Met with Mr and Mrs Burns re road safety issues in Margate.
	Civic Centre	Access and Inclusion Training led by Michael Small and attended by Councillors and Council staff

Date	Place	Meeting/Activity
3 June	Civic Centre	Met with Joe Fennessy, new Executive Officer for Greater Hobart City Deal.
	Civic Centre	Met with Simon Tamlyn, new GM of Sealink re Bruny Island ferry
	Kingston	Attended Night of Lights, Kingborough Community Hub
6 June	Civic Centre	Met with Federal funding body for Kingston Rivulet Project
6 June	Civic Centre	Chaired Council meeting
7 June	Kingston Beach	Addressed International Women's Golf Day breakfast at Kingston Beach Golf Club
8 June	Civic Centre	Chaired Kingborough Disability Inclusion Access Advisory Council meeting
10 June	Civic Centre	Met with David Taylor & Les Connell, Kingston RSL Sub Branch re war memorial Kingston Beach
14 June	Civic Centre	Chaired Special Council Meeting.
15 June - 27 June		Annual Leave – Cr Westwood Acting Mayor
29 June - 2 July		Sick leave.
4 July	Civic Centre	Met with Nigel Clutterbuck and Scout Tasmania representatives re The Lea
	Civic Centre	Chaired Council meeting
6 July	Kingston	Conducted Citizenship Ceremony at Kingborough Community Hub
7 July	Sandy Bay	Attended Celebration of Life of former Councillor and Citizen of the Year, Susan Nolan along with Crs Wass, Bastone and Fox.
11 July - 24 July		Sick leave
25 July	Civic Centre	Chaired workshop on Biodiversity Offset Policy
1 August	Hobart	Met with Minister Street re Channel ambulance station, Kingston emergency services hub.
	Civic Centre	Chaired Council meeting
3 August	Civic Centre	Met with Kingborough Dogwalkers Association
	Civic Centre	Met with Kaylene Allen and Nicole King re Bruny Island cat management program, cultural burning and other matters, accompanied by the General manager.
	Kingston Beach	At their request, addressed Kingston Beach ALP Branch meeting on Council matters

B ENVIRONMENTAL SERVICES QUARTERLY ACTIVITIES REPORT**File Number:** 8.218**Author:** Jon Doole, Manager Environmental Services**Authoriser:** Heather Salisbury, Acting Director Environment, Development & Community Services**1 ENVIRONMENTAL HEALTH****1.1 Recreational water**

Recreational water quality monitoring continues to be a focus area for Environmental Health. The weekly Derwent Estuary Program (DEP) sampling ceased at the end of March. However further out of season sampling by Environmental Health Officers at Kingston Beach north is still occurring each Tuesday and will continue through the summer period as normal.

1.2 Immunisations

- i) The first and second round of the 2022 School Based Immunisation Program was conducted from March to June of 2022. Delivering the first dose of the HPV vaccine as well as vaccines for meningococcal ACWY and diphtheria, tetanus, and pertussis.
- ii) Baby clinics continue to be coordinated monthly at the Hub. This service is regularly reviewed and given the recent COVID context, there is additional PPE required for administrative and clinical staff. Council's clinical team continues to assist with the practical requirements of Nurse Immuniser training for several nurses at these clinics.

1.3 Food safety

Environmental Health Officers (EHOs) continue statutory involvement in the broad area of food safety in accordance with the *Food Act 2003*. In addition to routine inspections this includes:

- Registration/renewal of a food business applications:
- Participation in the Tasmanian Food Safety Surveillance Program -a joint Council/ Department of Health food business survey program (most recent round examined the water activity, microbial content, and pH of pickled vegetables for sale in Tasmania
- New and novel foods
- New/modified food business fit outs and associated inspections; and
- Familiarisation with the updated Tasmanian Food Business Risk Classification System. This system classifies food businesses into risk categories based on food types and food handling activities and is based on the national food safety risk-profiling framework.

1.4 Water Quality

- i) EHOs have finalised the registration of private water suppliers in accordance with the provisions of the *Tasmanian Drinking Water Quality Guidelines 2015* issued under the *Public Health Act 1997*. These are for higher risk accommodation, education and commercial facilities that utilise water from a non-reticulated source. This has involved both undertaking and/or reviewing sampling and results and detailed assessments of both sources and processes for specific sites.
- ii) Pool sampling continues to be undertaken monthly and results reviewed in accordance with the provisions of the *Tasmanian Recreational Water Quality Guidelines 2007* issued under the *Public Health Act 1997*.
- iii) EHOs have undertaken the renewal and registration of water carriers in accordance with the provisions of the *Tasmanian Drinking Water Quality Guidelines 2015* issued under the *Public Health Act 1997*.

1.5 Coronavirus (COVID-19)

The Unit continues to manage Council's infection control measures and have involvement with many aspects of the organisation's ongoing COVID-19 response. This has included the following:

- Case and outbreak management planning and response;
- Business continuity planning;
- Ongoing review and maintenance of COVID-19 procedures and preventative measures;
- Review and maintenance of cleaning schedules/attachments for each COVID-19 Safety Plan;
- Representation on Council's Incident Management Team;
- Liaison with Council's Medical Officer of Health on likely impacts and specific processes/programs;
- Liaison with Public Health Services (Department of Health) on a range of COVID-19 related issues; and

General public health advice to management and staff on processes/programs.

2 NATURAL RESOURCE MANAGEMENT

2.1 Environmental Engagement Program

i) Wildlife and Roadkill

Several community groups have requested support from Council to pursue a community conversation and develop mitigation strategies to reduce the amount of wildlife that is killed on the roads. While requests to place signs and markers on roadsides are problematic due to road and traffic management rules, Council has supported the community conversation through several events. The Puppets in the Park event was held at the Kingston Park where over 130 people stopped by to participate. Support for this community driven project will be ongoing.



Puppets in the Park event

ii)

Restoration of Browns River Saltmarsh

Council continues to work with the Kingston Beach Coastcare group and Conservation Volunteers Australia (CVA) to rehabilitate the threatened saltmarsh at Browns River. A World Wetlands Day event was held in the reserve to celebrate the achievements so far and acknowledge the aboriginal values and connection to the area. A Stormwater to Sea stencil was painted on the street to promote the messages of healthy waterways.

1.2 Natural Areas Activities

i) National Tree Day

Final preparations have been completed for Council's annual National Tree Day, this year back in Kettering to bolster a threatened back gum (*Eucalyptus ovata*) forest community and regenerate a patch of land that was recently cleared of weeds. The site is on the edge of the old Kettering oval (Saddle Road). Staff are expecting a turn out of around one hundred people and acknowledge the commitment of Lions who have again agreed to cook up the BBQ.

Council has provided Kingston Primary and St Aloysius Catholic College planting sites and native plants from the Council nursery for Schools Tree Day.



National Tree Day 2022 site before planting

ii) Seniors Seasonal Walks

Council's Natural Areas and Biodiversity and Community Services staff again teamed up to deliver two guided walks for this program. As in previous years, the walks were both booked out and extremely well received by the participants. In Autumn, Council partnered with Birdlife Tasmania's Karen Dick for a bird watching tour of the Dru Point Reserve.



Seasonal walk through Dru Point reserve

iii) School Program

Blackmans Bay Primary School and Blackmans Bay Adventure Patch (Outside School Hours Care) has assisted Council with a small native planting in Opal Drive Reserve to enrich the stand of black peppermints there with increased diversity in the understory. Environmental education support is being provided to the After-school hours care program to assist them in caring for the patch of bush adjacent to the school on Council land that they regularly use.

Support of Margate Primary School's Bush Kinder Program continues in addition to a new Grade 4/5/6 wildlife habitat project that was presented to staff in July.

The Stormwater to Sea project continues with some more stencils painted on the streets near the schools by students from Kingston Beach Primary and Illawarra Primary.



Illawarra Road stencil

1.3 Weed Management

i) Huon Valley rice grass partnership

Rice grass (*Spartina anglica*) was recently detected in the Huon Valley in Hastings Bay Conservation Area. As part of a grant collaboration between Kingborough and Huon Valley Council, a survey for rice grass was conducted at Cloudy Bay Lagoon in April. Kingborough Staff conducted the survey with the assistance of Eco Works and spent a day surveying the inter-tidal zones of the lagoon.

Rice grass colonises mud and sand flats, completely dominating and covering these spaces. Mudflats are critical foraging habitat for a range of fauna including resident and migratory birds. Conversion of these mud flats to dense rice grass can prevent some wildlife from using these areas while also changing the way the ecosystem functions.

While to date there have been no infestations observed at Cloudy Bay Lagoon, as the lagoon contains extensive areas of suitable rice grass habitat, continued monitoring will be critical in preventing its establishment in the Kingborough municipality



Rice grass survey, South Bruny

ii) Serrated Tussock – Bruny Island

Following the discovery of serrated tussock at Apollo Bay, Council's Natural Areas and Biodiversity (NAB) team undertook a cross-tenure eradication project. The NAB team ensured that effective community engagement resulted in widespread support from local landowners, many of whom not only granted permission to enter their property but requested to be present during surveys to learn more about serrated tussock identification and assist with continued monitoring.

Dog handler Mel Kelly, Fonzie the conservation detection dog and Council staff conducted widespread surveys, with a particular focus on the area surrounding the initial discovery. Primary control had already been undertaken in January, however Fonzie was invaluable in detecting the remaining serrated tussock seedlings within the native Poa grass. It is likely the original source of the infestation resulted from seed which was transported on to the island and distributed by a vehicle utilising a private driveway in the area.

Council also had the opportunity to survey what was thought to be a historical serrated tussock location further north at Bull Bay. During this survey several mature plants and seedlings were not only identified and controlled, but discussions with surrounding landowners also revealed the source of the original infestation.



Mel Kelly and Fonzie surveying for serrated tussock.



Fonzie indicating his discovery of a mature serrated tussock (to his right) during the Bull Bay survey.

iii) Mt Louis

A new infestation of serrated tussock was discovered by Council's Weed Officer at the summit of Mount Louis at Tinderbox. Like North Bruny, the general environment and patterns of land use on the Tinderbox Peninsula are highly favourable to the establishment and spread of serrated tussock. A survey of the wider area, including private land, will be undertaken in the coming months. At this stage the original source of the infestation has not been identified.



Serrated tussock plant in front of mattock discovered on Mt. Louise, with native poa in the background.

1.4 Wildlife and Threatened Species Management**i) Wildlife monitoring**

Wildlife cameras are deployed in Council's network of bushland reserves to build our knowledge of the wildlife that pass through. This year, cameras have been placed in five reserves to monitor for the presence of native wildlife and feral animals such as cats. It was exciting to observe the presence of Tasmanian Devils on Council land along Boddy's creek in January. Cats have been observed in all five reserves and cat management strategies are put in place where cats are observed in priority areas.



Tasmanian devil taken on Boddy's creek

ii) Little Penguins

A biannual survey of the remote Penguin colonies along the Kingborough coast was completed earlier this year with support from the Derwent Estuary Program's Penguin Advisory Group. The project team used a boat to access sites on coastal cliffs and remove rubbish left in one of the remote sea caves. Penguins were present in some of the colonies which was a good sign as presence at these sites has been sporadic over the last few years.

A spike in reports of dead chicks in the Derwent colonies this year was passed on by local government staff and others to relevant scientists. Many reports came to Council from concerned community members. The cause of the chick deaths is still unknown, however despite this the breeding season was generally very successful throughout the Derwent.



Dead penguin chick

1.5 Landcare Group Support

i) KLAG workshop

Council staff supported a facilitated workshop with members of Kingborough Landcare Advisory Group (KLAG) in July. The workshop's aim was to review the contribution that KLAG has made within the municipality, how KLAG currently functions and the possible future directions for the umbrella group following a steady decline in the number of members attending AGMs. The workshop was well attended and had meaningful contributions from all members. It is anticipated that a decision on the continuation of KLAG in its current format will be made at the upcoming AGM.

Council's Biodiversity Project Officer recently attended a beach clean up hosted by the Blackmans Bay Landcare group. The afternoon was well attended by members of the community, with new landcare and community association members and many families participating. Hotspots of rubbish were found, including a large quantity of polystyrene balls on one section of the beach. An afternoon tea after the event provided the opportunity to talk to members of the community about various issues concerning the natural areas of Blackmans Bay and future aspirations for the group.

1.6 Revegetation Program

With significant assistance from the nursery volunteers, the Natural Areas and Biodiversity Team has grown just under 12,000 plants for the 2022 revegetation season. Landcare groups including Kingston Beach Coastcare, Friends of Longley Action Group, Snug Landcare, Blackmans Bay Landcare and Derwent Avenue Group have already been busy getting these plants in the ground as part of their restoration activities in local reserves. Other Council planting projects have included a community led planting at Mount Royal Park, a school planting at Opal Drive Reserve, and the continuation of a creek restoration project along Whitewater Creek. Forward planning is important in the nursery, and volunteers are already busy propagating some species for the 2023 revegetation season.

1.7 Kingborough Environmental Fund

In May an offset planting was completed under the Kingborough Environmental Fund at Great Bay on North Bruny. This offset project saw 400 “advanced” eucalypts planted in at Murrayfield, with the aim to enhance habitat for both Swift Parrots and Forty-spotted Pardalotes. This planting will be protected in perpetuity using a Part 5 Agreement and managed by Council while the trees establish.

Stewardship has begun for the first conservation covenants secured under the Kingborough Environmental Fund. Weed Management Plans have been completed for covenants at Oyster Cove and Killora and fencing and weed management is underway. Weed management activities includes a plan to eradicate a significant infestation of Spanish heath at Oyster Cove that is threatening a population of threatened *Epacris virgata* (pretty heath).

1.8 Threatened Species Conservation

This year marks the first year of a new Council program delivering white gums (*Eucalyptus viminalis*) to landowners living in key areas of Forty-spotted Pardalote habitat. The endangered Forty-spotted Pardalote relies entirely on white gums as a food source, so by boosting the amount of foraging habitat in key areas Council hopes to help slow the decline of this species. Approximately 250 plants were provided to landholders in the first year of the program, with plans to expand the program for the 2023 planting season.

1.9 Coastal and Waterway Management

i) Creek Maintenance Plans

New creek maintenance plans have been completed for the urban catchments of Whitewater Creek, Coffee Creek and Mary Knoll Rivulet, as well as a Creek Maintenance Plan template that will allow Council to produce plans for additional creeks as resources allow. Staff will scope remediation works that have been identified and prioritised in the plans and commence urgent works in summer.

1.10 Regulation of Tree Removal on Private Land

A total of fifty-four submissions for tree removal were processed between 1 January 2022 – 31 June 2022.

Outcome	Number of Submissions
Exemption granted	35
Further Information Request	13
Other	6

1.11 Bushfire Program

i) Planned burn programmed washed out

Above average rainfall for south-east Tasmania in Autumn resulted in Council's planned burn season washed out for another year. Fuel reduction burns planned for Denison Street Reserve, Boronia Hill Reserve and Algona Bushland Reserve in Kingston could not be completed. Very few other land management agencies were able to complete any burning in the municipality this autumn due to the

sudden onset of heavy rain at the very start of autumn. Council's planned burns will now be postponed until autumn 2023.

ii) **Cultural Burning in Kingborough**

Council is collaborating with the South East Tasmanian Aboriginal Corporation (SETAC) to work towards being able to conduct cultural burning on Council managed land.

The aim is to be able to run cultural burning workshops on Council land in Kingborough where Aboriginal people can lead the way in traditional burning. The purpose of cultural burning workshops is to share knowledge and experience of caring for country through cultural burning.

At present the ability to conduct cultural burning workshops on Council managed land depends on a few factors including securing appropriate insurance. Despite an increased interest in conducting cultural burning, the rising cost of insurance is a major threat to this land management practice Australia wide.

2 **CAT MANAGEMENT PROGRAM**

2.1 **Kingborough Cat Management Program**

i. **Stray Cat Management**

Council continues to work with local communities, the Ten Lives Cat Centre, and Southern Tasmanian Cat Rescue to manage stray cats. Overall, sixty-eight cats were received by the Ten Lives Cat Centre from Kingborough this financial year.

Allen's Rivulet continues to be a hotspot for stray cats with 12 cats being trapped in Allen's Rivulet by Southern Tasmanian Cat Rescue (STCR) on behalf of Council in the last year. STCR were also engaged in response to several reported sightings of stray cats on Council land in Kettering. To date three cats have been trapped and monitoring by Council is ongoing.



Stray cat trapped at Kettering Fire Station

Over recent years Council has been working with the community to manage stray cats in the Blackmans Bay Beach area. This is particularly important due to the local presence of Little Penguins and Brown Bandicoots. This year the community only reported a few sightings and two stray cats were trapped in Blackmans Bay during the 2021-22 financial year compared with twenty-two during the previous financial year.

ii. Cat Prohibited Areas (CPA)

Monitoring for cats and dogs was undertaken in Boronia Beach Reserve over a five-week period. One cat and no dogs were found on camera. This compares with one cat and three dogs during the monitoring at the same time in 2019. In response to the cat sighting, trapping will be undertaken soon.

In response to Council's declaration of Algona, Coffee Creek and Huntingfield Reserves as Cat Prohibited Areas, letters were sent to all residents (approx. 1300) within 500m of the reserves. Residents have now started to come forward to report sightings of roaming cats. Four households adjacent to Algona Reserve have been supported with trapping and contacting neighbours. In addition, Council has undertaken preliminary monitoring in Algona Reserve and one local domestic cat has been tracked to determine how far it roams. This work will be used for education activities to inform the local community about the importance of cat containment.



Residential area that received Council letters

iii. Public Enquiries on Cat Management

Across the municipality 118 cat-related requests were actioned from July 2021 – June 2022.

Cat management enquiries from July 2021– June 2022	
33%	Nuisances caused by cats
11%	Presence of stray and feral cats
15%	From organisations or individuals wanting information on Council's cat management programs or local and state regulations on keeping cats
17%	Lost and found cats
4%	Large numbers of cats present on individual properties
10%	Registering a cat under the Bruny Island Cat By-law
5%	Report of cat sightings on Bruny Island
3%	Cat in prohibited areas
1%	Inhumane treatment of cats
1%	Selling/Giving non-desexed/microchipped cats

2.2 Bruny Island Cat Management Program

i. Promotion of the Bruny Island Cat By-law

One-on-one contact is one of the most effective tools to achieve compliance with by-law regulation. Individual contact about the Cat By-law was made with most (47) cat owners by a combination of email, phone, personal visits and letters.

Promotion activities included the distribution of a leaflet to all Bruny households; display of posters & leaflets at key locations & services on Bruny (including websites); installation of a sign at the Kettering ferry terminal; and a day of Edu.Cat STEM lessons (via Ten Lives Cat Centre) with all students at the Bruny District School. In addition, community presentations were delivered at the Bruny Island Bird Festival and at a forum on the impact and management of cat-borne diseases in the sheep industry.

Four/quarterly Bruny News articles were published about the importance of the By-law. The themes were: average roaming distances and associated risks for unrestrained cats; a local story on the advantages of registration for a long-lost cat; the importance of cat management for Eastern Quoll protection; common Q&As & misconceptions about the Bylaw.



Sign erected in April at the Bruny Island Ferry Terminal

ii. Compliance with the Bruny Island Cat By-law

In 2017 when the By-law was proposed, only 28 cat owners (that lived on or regularly visited Bruny) were known to Council and by July 2020 40 cat owners were known. As of June 2022, 51 households are known to own a total of approximately 71 cats. This does not include a further six cat owners who had registered their cats but are no longer counted as their cats have died in the last 2 years. 96% of the 51 households own one or two cats and only two households are known to own more. 86% of the 51 households permanently live on the island and 14% are regular visitors.

In the past year 67% of the new cat owners (8 of 12) have come forward voluntarily. This is an improvement on last financial year where most were identified by other residents; in discussions at community events; or during door knocking.

Of the 51 households 67% are fully complying with the By-law (81% of those registered). This is an increase from 60% and 70% respectively as of June 2021. A further 16% (8 households) are close to full compliance – requiring formal registration, further information or greater efforts to ensure their cats don't roam beyond their property.

As of June 2022, 14% (6 of 42) of registered cat owners are not fully compliant with 24hr containment. However, all of these households have some containment measures in place, including access to an enclosure or night curfews. Of all currently known cat owners on the Island, 17% (9 of 51) do not fully comply with containment requirements, but it is estimated that only 8% (4 of 51) have no containment practices in place.

Three clear breaches of the By-law were recorded during this financial year. One cat was found to have roamed 4.5km from their owner's property; one household broke an agreement not to feed stray cats; and one cat escaped from its enclosure and was captured on a neighbour's remote camera. These incidents provide a useful education tool for other cat owners and have been incorporated into print and social media.

iv. Stray cat management

Feeding of stray cats is prohibited under the Bruny Island Cat By-law. Over the past 12 months, liaison was undertaken with three households that have fed stray cats in the recent past.

In August 2021 evidence of feeding stray cats by a household was documented and a cautionary infringement notice was issued by Council. Subsequent site visits to the property did not find further evidence of cat feeding. Three cats (1 adult male adult & 1 adult female and kitten) were trapped on this property this financial year compared with 23 last financial year. In addition, on adjacent properties within 400m of the residence, no cats were trapped this financial year compared with seven cats last financial year. This indicates a significant improvement in compliance with the By-law.

Camera monitoring was undertaken for 6 months adjacent to a property at Alonnah that had fed stray cats in the past. Four stray cats were trapped, and intermittent trapping continues by one community member in response to cat sightings.

Sightings of stray and feral cats were reported by 41 community members compared with 20 sightings last financial year. Most of these sightings were on South Bruny (listed in descending order) - Alonnah, Cloudy Bay, Simpsons Bay, Adventure Bay, Lunawanna, The Neck and Barnes Bay (North Bruny). Nineteen community members undertook trapping or assisted with trapping stray cats on their property.

3 CLIMATE CHANGE

3.1 Energy and Greenhouse Emissions

i) Kingborough Sports Centre Solar and Battery System

The Solar PV and Battery Storage System installed at the Kingborough Sports Centre was recently commissioned and is now fully operational.

The system comprises of 100kW of Solar PhotoVoltaic panels installed on the roof of the Gymnastics Centre and 96kWh of battery storage installed under the main Sports Centre building.

The installation was funded from council's capital works budget at a total cost of \$210,000.

The system will:

- Reduce KSC expenditure on power by approximately \$28,000 per annum
- Have a return on investment of approximately 6.7 years
- Reduce Kingborough Council's annual greenhouse gas emissions by 20 tonnes CO₂-e

- Produce approximately \$900,000 of offset power during it's 25 year asset life
- Improve the power resilience of the site as a regional emergency evacuation centre.



Kingborough Sports Centre Solar PV and Battery Storage System

3.2 Coastal Hazards Program

i) Snug Climate Change Adaptation Options Project

This one year project funded through the Natural Disaster Risk Reduction Grants program, commenced in May. The three key stages in the project are:

- Climate change risk analysis – review and refine flood, erosion and inundation risk projections.
- Understand the implication of the analysis for the community and assets in Snug.
- Explore adaptation options with experts and the community.
- The project is currently in the climate risk analysis stage. A hydrogeological study has been commissioned to understand the level of groundwater and how this may change overtime. It will also look at the depth of bedrock behind the beach to create a picture of the possible rate and extent of coastal erosion.
- Coastal Geomorphologist, Chris Sharples has been engaged to provide information about the erosion of the beach and the long-term shoreline behaviour to understand the extent and rate of erosion that is likely to occur in the short to medium term. Initial results from this research indicate:

- Snug Beach was slowly prograding (growing) prior to 1985, with sand from directly offshore and from Snug Bay to the south driven north around rocky point at south end of beach and building up the shoreline
- Sea-level rise progressively began to result in more frequent erosion at the upper beach than previously, more eroded sand drifts northwards than previously (lost both into estuarine lagoon and further northwards along the coast).
- From circa 1985, the southern half of beach begins to progressively lose net sand and the shoreline recedes. The northern half of beach is still gaining sand (eroded from south half) and thus continues growing until present.



ii) Tinderbox Beach and Foreshore Restoration

Consultation has been undertaken to gain an understanding of the community acceptability of potential coastal protection works, timing and materials. This included a community discussion at the beach in July where twenty-one people attended to listen to coastal geomorphologist, Chris Sharples and discuss the pros and cons of different beach protection options with staff. An online survey is currently capturing views about how people use the area, their level of concern about the shoreline erosion and preferences for the protection options being considered. The survey will close on 19 August. A report detailing the outcomes of this engagement will be presented to Council.

Tinderbox Beach signage for invitation to public discussion

INVITATION TO PUBLIC DISCUSSION

SHORELINE EROSION MANAGEMENT AT TINDERBOX BEACH

Coastal erosion is a significant issue that is expected to become more complex and costly. For this reason Kingborough Council have sought to understand how our residents will be impacted by erosion and how we can best manage it. As the coast continues to change it can impact how we use the beach and surrounding area.

We are aware of the continuing gradual erosion at the beach and have considered the three strategies, a highly experienced coastal geomorphologist, to study the beach, and look into the various and possible remedial actions.

Council is planning a public consultation to hear the views of the community and to make the best use of the money. You would be invited to discuss the erosion and how we can best manage it. You would be invited to discuss the erosion and how we can best manage it. You would be invited to discuss the erosion and how we can best manage it.

SOLUTIONS BEING CONSIDERED:

MANAGED RETREAT
Allowing erosion to continue until the beach is no longer usable. This would mean the loss of the beach and the surrounding area.

SANDBAG TREATMENT
Temporary sandbags are placed along the beach to prevent erosion. This would mean the loss of the beach and the surrounding area.

ROCK REVETMENT
Large rocks are placed along the beach to prevent erosion. This would mean the loss of the beach and the surrounding area.

YOUR INVITATION

If you are interested in the future management of the beach, please come to the public discussion on the 19th of August. The discussion will be held at the beach and will be open to all residents. The discussion will be held at the beach and will be open to all residents. The discussion will be held at the beach and will be open to all residents.

When: Tuesday 19th Aug 2022
Time: 10:00am - 12:00pm
Location: Tinderbox Beach

Presenting: Dr Chris Sharples (Geomorphologist), (Coastal Geomorphologist), Kingborough Council Representative (2) Queen's Park and Botanical Gardens

If you cannot come to the meeting, you can still have your view by completing a short survey. The link to the survey is on the back of this invitation. The survey will be open from 19th Aug 2022.

FOR MORE INFORMATION
All enquiries please contact:
kingborough@kingborough.nsw.gov.au
021 422 8888

C COMPLAINTS LODGED FOR THE PERIOD 1 APRIL 2022 TO 30 JUNE 2022**File Number:** 5.29**Author:** Fred Moul, Chief Information Officer**Authoriser:** Gary Arnold, General Manager

In accordance with *Policy No. 1.20 Complaints Management Policy*, the following summarises the complaints lodged with Council during the period 1 April 2022 to 30 June 2022. This information excludes complaints managed outside of this policy.

Service Type	
Development Services	2
Works Department	2
Roads & Stormwater	5
Waste Services	188
Information Management	1
Property & Urban Design	1
Kingston Park	2
Staff Conduct	1

Issue Type – Category of complaint on lodgement	
Poor quality of action, decision, or service	7
Delay in taking action, making decision, or delivering service	1
Lack of customer contact	1
Negative Council officer interaction	1
Suggestion / feedback	3
Missed bin collections (approx. 289,000 collections/quarter)	187
Other	4

Investigation Type – How the complaint was dealt with	
Tier 1 - resolved at first point of contact	197
Tier 2 - required further investigation	3
Tier 3 - required internal review	1
Insufficient or incomplete data received/collected	1

Internal Review Outcome – How the complaint was dealt with	
Original resolution was upheld	1

Outcome of the complaint and/or review	
Explanation of a decision or action or intention	6
Change to policy or procedure	1
Suggestion / feedback	1
Outside Council's jurisdiction - referred on where possible	1
Missed bin collections	187
Other	5
Insufficient or incomplete data received/collected	1
Complaint not yet finalised	1

Service Improvements – How can the issue be avoided in the future	
Process, program or service review identified	1
Undertake to review engagement process for enforcement matters, regarding the approach/method used when advice is given about evidence gathering.	

D ORGANISATIONAL DEVELOPMENT REPORT (JUNE 2022)**File Number: 25.52****Author: Pene Hughes, Executive Manager Organisational Development****Authoriser: Gary Arnold, General Manager****1. Work Health and Safety (WHS)**

Council is committed to providing a safe and healthy work environment. Incidents and WHS performance statistics are reviewed regularly by Council's Executive Management Team. It should be noted that the following workers compensation statistics include KWS which is covered under Council's workers compensation insurance policy.

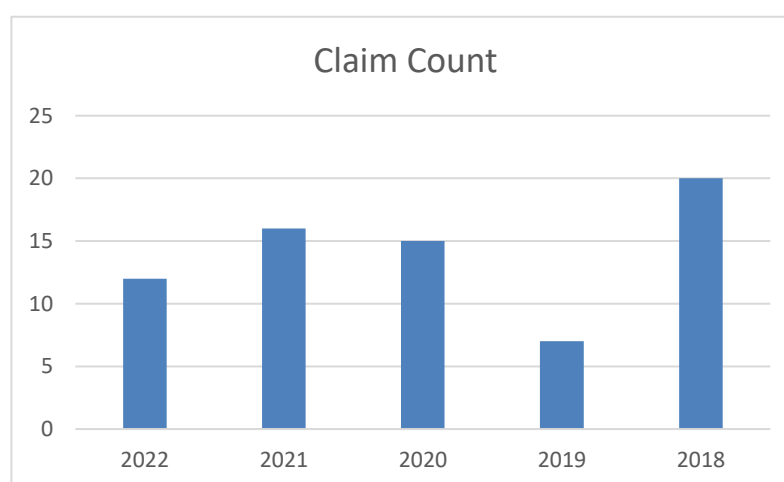


Table 1: Number of Workers Compensation Claims (by financial year)

The workers compensation claims for the period 1 January 2022 to 30 June 2022 include:

1. Pain in back and neck (manual handling)
2. Shoulder and leg injury (physical altercation)
3. Puncture wound to hand (animal bite)
4. Allergic reaction (insect sting)

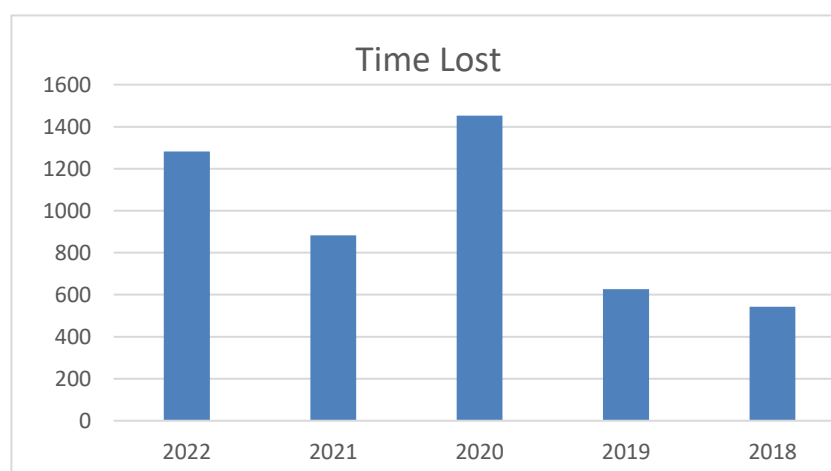


Table 2: Workers Compensation Lost Time in Hours (by Financial Year)

	FY2021	FY2022
Total Recordable Injury Frequency Rate	25.23	16.31
Lost Time Injuries	7	5
Medical Treatment Injuries	1	0

Table 3: WHS Indicators – Comparison between Financial Year 2021 and Financial Year 2022

Notes to Table 3:

- a) **Total recordable injury frequency rate** is all Medical Treatment Injuries and Lost Time Injuries divided by the total hours worked for the same period multiplied by one million hours.
- b) **Lost time injuries** are any injuries where a worker has lost more than one full shift/day of work.
- c) **Medical Treatment Injuries** are injuries which required medical treatment from physician or other medical personnel, but there was no lost time.
- d) In a benchmarking project against 13 other Tasmanian Councils, Kingborough had the lowest Total Recordable Injury Frequency Rate results.

1.3 WHS activities

During the period January to June 2022, the work health and safety program focused on delivering a range of safety and compliance training including dealing with aggressive customers, anti-discrimination training, mental health first aid, emergency control, and a risk management training program, Stop Think Act. Risk registers for all worksites were reviewed and consultants were engaged to undertake an independent review of the Works Department risk register.

2. Employee Indicators

2.1 Employee Numbers

At the end of June 2022, Council employed 180.2 Full Time Equivalents (FTE) as shown in Table 4, below. Employment remains relatively stable in terms of FTE numbers.

Type of Employment	Number of FTEs
Casual Employees	4.3 FTEs
Full Time Employees	130 FTEs
Part Time Employees	32.9 FTEs

Table 4: FTEs by employment category

2.2 Recruitment

For the period 1 January 2022 to 30 June 2022, 23 new employees commenced work with Council, and 17 employees finished employment. The reasons for the resignations were:

- Private Enterprise – 4 employees
- Interstate move – 3 employees
- Personal/health reasons - 5 employees
- Local Government - 2
- End of contract/casual employment – 3 employees

2.3 All Employees – Unplanned Leave

Unplanned leave absences are shown in Table 5. The days include paid personal sick/carer's leave and paid pandemic leave. Council continues to provide paid pandemic leave for employees who are required to isolate due to testing positive to COVID-19. Unplanned leave has increased over the winter months, as expected.

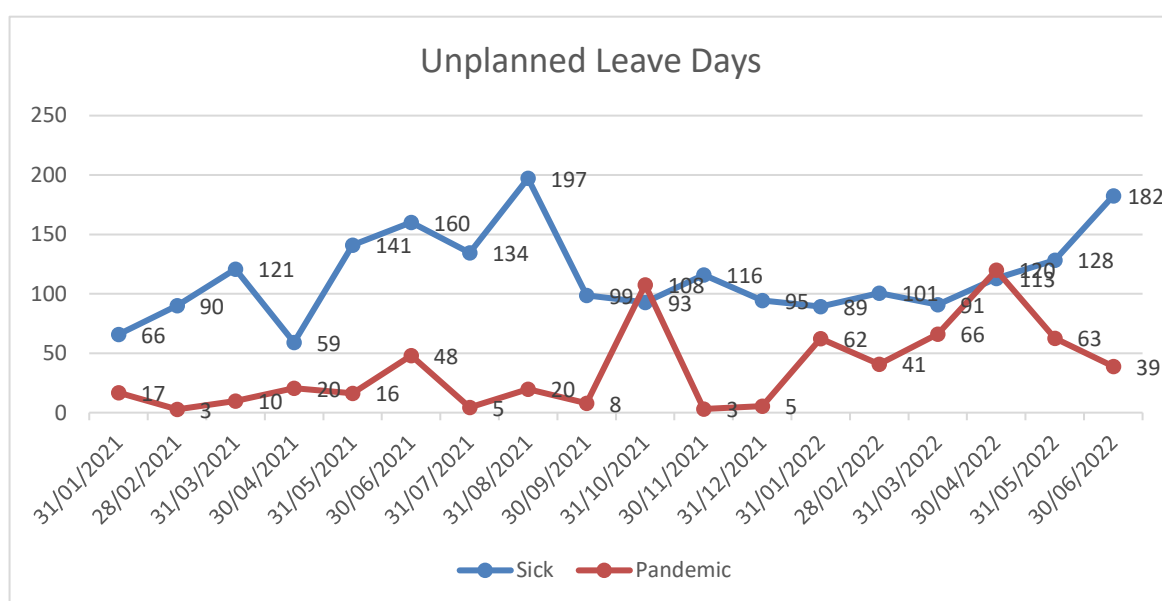


Table 5: Unplanned Leave Absences

2.4 Industrial Relations

Negotiations have continued for the enterprise agreement covering Kingborough employees, following unsuccessful staff ballots held during last financial year. Another ballot to approve a two-year agreement is scheduled for the end of August.

E KINGSTON PARK IMPLEMENTATION REPORT JULY 2022



KINGSTON PARK IMPLEMENTATION REPORT July 2022



This report is regularly updated and released for public information

1. INTRODUCTION

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

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

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

The main updates each quarter will be made to sections (1), (3) and (5). It is these sections that should be focused on by those who have been regularly reading these reports and following the project's ongoing progress. An Appendix to this report also includes a timeline that briefly summarises what has been achieved to date.

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

2. PROJECT BACKGROUND

Kingston Park is the former Kingston High School site and is located immediately to the north of the Kingston Central Business District. The redevelopment of this site constitutes the most important development opportunity within Kingston and how it is developed will be critical in determining the future viability of the whole Kingston CBD. It is the most critical single project for the economic future of the Kingborough municipality. The subject land is shown in the figure below.



Figure 1 – Site Boundaries

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

Development that occurs on the site will provide local recreational and cultural attractions and fill gaps in the services that the local community needs. If Kingston is to be the main commercial centre south of Hobart, then this will depend on how this Kingston Park site is developed. It has been often stated that this is a once in a lifetime opportunity for

Kingborough, in that its development will really improve the public amenity and facilities within central Kingston. It is a truly unique development opportunity and care must be taken to obtain the optimum result.

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

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

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

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

The urban design provides for a vehicular 'boulevard' (Goshawk Way) that passes through the site – from the former school's entrance through to a new junction with Huon Highway/Beach Road. A pedestrianised 'promenade' (Fantail Parade) extends from Channel Court, through the existing Council parking area on John Street, past the new Kingston Health Centre.

Following the junction with Goshawk Way the road becomes trafficable (Pardalote Parade) past the Community Hub through to the playground perimeter path and on to the Whitewater Creek pathway under the Southern Outlet.

Figure 2 below provides an overview of what is proposed. Apart from a few detailed design changes, this layout is essentially still consistent with what was proposed in the original Development Plan.



Figure 2 – Site Development Plan

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

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

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

associated with the ongoing management and maintenance of the playground, parklands, streetscape and maintaining the Community Hub facility. It is proposed that the project (including the private development on site) will be fully completed within about 10 years.

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

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

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

3. PROJECT DEVELOPMENT COMPONENTS

3.1 Goshawk Way

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

This through road provides an additional traffic option that will assist in taking the pressure off other roads such as John Street and the Channel Highway. This will have an impact on the final design and upgrade of the part of the Channel Highway that runs between John and Hutchins streets. Its relationship with these other roads is shown in Figure 3 below.

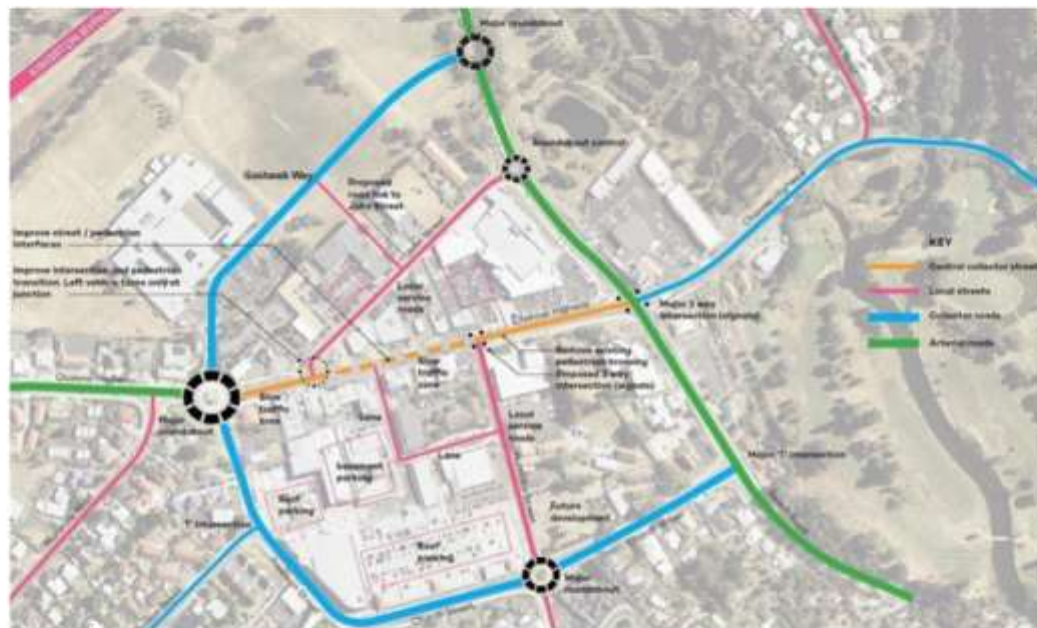


Figure 3 – Future traffic management within central Kingston

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

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



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

The second stage of construction has now commenced and involves the completion of Goshawk Way through to, and including, the new Huon Highway roundabout (the Huon Highway commences just after the John Street roundabout on Beach Road). The aerial photograph below shows the current situation on site.

Part of this project includes the necessary closure of the Huon Highway between John Street and the Southern Outlet underpass for up to 4 weeks from Saturday, 9 July. This is to allow for the installation of the new pedestrian underpass connecting Kingston Park with the Wetlands. The closure coincides with the start of the July school holidays.

Traffic will need to detour via Browns Road or Channel Highway/Southern Outlet bypass and there will inevitably be some delays.

The alternative option of keeping a single lane open was investigated but would have resulted in three months of traffic interruptions rather than four weeks.



Figure 5 – Site progress as of 21 July



Figure 6 – Site progress as of 21 July

3.2 Community Hub

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

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

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



Figure 7 – Community Hub front entrance

The following is a description of what the Community Hub includes. Upon entering the proposed building there is an internal corridor that takes the visitor past a **reception area** (with Council staff there during normal business hours). **Public amenities and storage** within such a facility are obviously essential and their locations are indicated in the floor plan in Figure 8 below.

The **Auditorium** provides a larger indoor space to be hired or generally used for displays, presentations, performances, workshops, exhibitions etc. The **Terrace** is the break-out public space from the multi-purpose hall – separated by a large door that is lowered from the ceiling and to which a cinema screen is attached. It is an area where other functions can be held – either in conjunction with the hall or separately. The design provides for all-abilities access, good acoustics, the incorporation of audio technology, power for community events, free Wi-Fi, solar water heating and security.

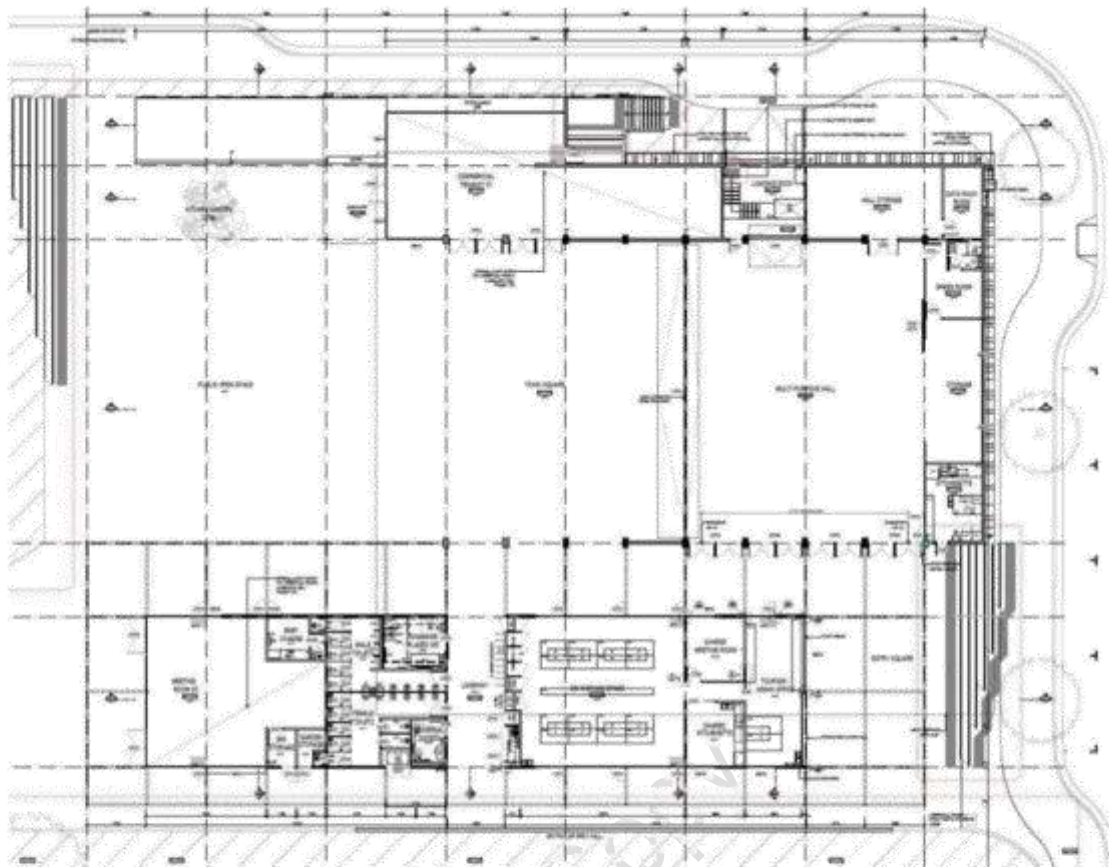


Figure 8 – Community Hub floor plan

A **café** will be located alongside the town square, and this will be leased out by Council. Before a tenant is sourced for this purpose, the Kingston Park private developers (Traders in Purple) have leased this area as their sales office for a short term – including a small public coffee bar that opened to the public in early 2021. At the conclusion of the tenancy agreement with Traders in Purple, a lessee for the café will be obtained via an EOI process and it will be fully fitted out for commercial use.

There is a room that was originally provided as a designated **co-working space** plus a larger **meeting room**. The use of this room as a co-working space was reviewed, post the COVID-19 pandemic, and it was determined to be more suitable as a meeting room for local groups, training, or small conferences. There is the capacity to add future modules and features to the building, plus there is a good connection to the **adjoining public open spaces** – particularly in relation to the children's playground and outdoor spaces for community events.

In the last half of 2020 rectification work occurred at the Community Hub and the affected areas were closed to the general public. Some of the large concrete slabs were replaced. The work was done entirely at the contractor's cost. Council has now resumed full community access and usage of the Hub.

Figures 9a & 9b - Photos below are courtesy of Alex Beem





Figure 11 – Public Open Space concept design by Playstreet

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

The broader public open space area will include a wide range of recreational components in addition to the children's playground – such as BBQ shelters, spaces for public events and performances, pedestrian and bike trails (including a learn-to-ride track for children and a beginner's pumptrack), exercise nodes, grassed areas for general play, scattered seats and benches, trees for shade and gardens for aesthetic appeal, natural areas, and quiet rest areas. Designated parking is to be provided in certain locations and on adjoining roadsides. **Construction has commenced on the second stage of the public open space and is anticipated to be completed by October 2022.**

Figures 12a & 12b – site progress on P.O.S stage 2 as at July 2022



For many people, Kingston Park will be best known for the recreational attractions it offers and the spaces for community events and family gatherings. The exciting and unique nature-based playground is located immediately to the west and north of the Community Hub – encouraging creative and inventive play for all children. Construction of the playground commenced in February 2020 and was opened to the public in March 2021.

With the playground now completed, Kingston Park will become a much more popular destination – particularly for families with small children. This will also help in activating the Community Hub and improving the viability of its component parts. This will be a significant milestone for the Kingston Park project and prepare it for the next stages of development.

Figures 13a & 13b – Kingston Park Playground on Opening Day – March 2021



3.5 Public Parking

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

Sparrowhawk Street was opened at the same time as the playground and provides 66 x 3hr limited parking spaces. This road runs off Goshawk Way and provides entry to the playground. The previous temporary parking area (on the school's old concrete slab) has been replaced by a new parking area just north of Skipper Lane – as from late February 2020. The former parking area is now being developed as part of a new residential precinct (stages 1 and 2) within Kingston Park. The Skipper Lane parking facility will have a life of about 5 years before this land too is developed.

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

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

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

More Hobart commuters should also be catching the bus closer to their residences – but this will require more frequent bus services within suburban areas. Those commuters that currently park at Kingston Park may in future need to utilise park-and-ride facilities dispersed

around the greater Kingston area (such as at the Huntingfield roundabout with express routes into Hobart). Council is working closely with the Department of State Growth in facilitating these changes and this is being done in conjunction with a range of other initiatives associated with the Hobart City Deal and funding allocated to the Kingston Congestion Package.

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

4. LAND DISPOSAL

The future development of land within Kingston Park for private residential and commercial purposes is based on a Land Release Strategy that ensures revenue is obtained to pay for the public infrastructure and facilities that Council must provide. The future disposal of land will essentially stay true to the original Site Development Plan – acknowledging that it will need to be adapted to take advantage of favourable development opportunities. It was important that the land release process is attractive for potential investors, while also meeting other needs such as preventing land banking and meeting community expectations.

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

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

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

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

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

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

The land parcels that were identified as being potentially suitable for private development (in accordance with the original Site Development Plan) are shown in Figure 14 below.



Figure 14 – Shown in red, grey and blue are parcels of land potentially available for private development

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

In November 2018, it was announced that Traders in Purple (TiP) would be the developer for the entire site (except for lots 1, 4, 7 & 7a) shown in Figure 14 above). Traders in Purple have

completed 60 projects in the Sutherland, Illawarra and Moreton Bay regions over nearly 40 years. They have also purchased and are developing two major properties in northern Tasmania. Their proposed development is shown by the early concept diagram in Figure 15 below. It consists of a mix of residential types (small lots, townhouses and apartments), retail, other commercial uses, cinema and parking.

The southern precinct is to be developed as the first stage and is to consist of 80 townhouse style residences within a strata development that will also contain a small local community club facility. The subsequent stages will include residential apartments (Lot J) and apartment blocks with ground floor commercial and internal private parking (lots K and M). The later stages include the commercial components (lot N) and additional apartment blocks (lot L).

The initial proposal from Traders in Purple flagged the potential for an Aged Care Facility on Lot J. However, discussions with a number of aged care operators did not result in a viable proposition for this particular style of development. TiP subsequently engaged Knight Frank to undertake an Expression of Interest process for all of the retail and commercial components of the site, including retirement living and aged care. This process also failed to produce a feasible proposal for an aged care development on the site. As a result, TiP considered alternate uses for Lot J and settled upon residential apartments as the most suitable alternative. The development of aged care facilities may still be considered in the later stages of the project providing there is sufficient market demand, and it is financially viable.



Figure 15 – Traders in Purple Masterplan

that are beyond what is currently anticipated (the contract with the developer guarantees a minimum price for the purchases of the respective land parcels).

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

5. FINANCIAL MANAGEMENT

5.1 Financial Situation

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

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

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

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

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

The following table indicates the project expenditure and income that has been incurred to date (up until 30 June 2022).

KINGSTON PARK
Consolidation of Exp

KINGSTON PARK Consolidation of Expenditure										Total Expenditure To Date
Expenditure	Expenditure	Expenditure	Expenditure	Expenditure	Expenditure	Expenditure	Expenditure	Expenditure	Expenditure	
2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	
Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
OPERATIONAL										
Operational Expenditure	-	-	9,522	8,516	989	-	-	-	-	19,027
CAPITAL										
C00670 Former KHS - Dev of Strat & Pl	289,966	72,653	37,119	31,734	-	-	-	-	-	431,471
C00677 Kingston Park Site Purchase	-	144,000	-	-	-	-	-	-	-	1,468,012
C00678 Kingston Park Site Development	-	39,811	10,069	4,072	-	-	-	-	-	53,972
C00680 Kingston Park Demolition	-	7,009	1,065,269	81,370	60,323	-	-	-	-	1,213,970
C00689 Kingston Park Promenade Design & Construction	-	-	-	-	-	-	-	-	-	48,423
C00690 Kingston Park Community Hub Design	-	-	-	-	-	-	-	-	-	422,171
C00691 KP Open Space Design	-	-	-	39,254	169,554	184,358	195,179	212,861	5,409	419,517
C01618 Gosnawk Way Construction Stage 1A	-	-	-	-	12,051	1,529,299	1,438,122	30,377	2,058	3,342,458
C01627 Land Release Strategy & Sales Costs	-	-	-	-	57,281	131,911	109,361	36,655	104,412	480,976
C01628 KP - General Expenditure	-	-	-	-	5,390	38,837	118,261	158,460	179,859	631,546
C03069 KP Community Hub Construction	-	-	-	-	-	1,579,097	6,074,672	136,666	74,576	7,873,398
C03175 KP Community Hub Plant & Equipment	-	-	-	-	-	-	218,343	19,246	1,870	239,459
C03173 KP Public Open Space - Playground	-	-	-	-	-	37,897	1,240,366	3,301,608	384,845	5,352,860
C03293 Pardalope Parade Nthn Section (TIP)	-	-	-	-	-	-	7,826	1,975	414,506	434,307
C03174 KP Public Open Space - Hub Link to Playground*	-	-	-	-	-	-	-	446	4,237	305,447
C03179 KP Temporary Car Park	-	-	-	-	-	-	390,764	385,145	6,297	391,442
C03306 KP Road F design and construct (For TIP)	-	-	-	-	-	-	-	362,183	360,317	722,500
C03280 KP Stormwater Wetlands	-	-	-	-	-	-	-	43,934	36,152	82,516
C03279 Gosnawk Way Stage 2	-	-	-	-	-	-	-	5,354	1,435,363	1,440,717
C03504 KP Playground Security Cameras	-	-	-	-	-	-	-	-	9,470	
Pardalope Parade - Pedestrian	-	-	-	-	-	-	-	-	-	
Public Open Space - Stage 2	-	-	-	-	-	-	-	-	-	
	289,966	263,473	1,131,519	173,462	306,577	3,482,455	8,634,226	3,560,853	6,022,004	28,410,414
	220,000				377,467	219,000	2,300,528	287,948		220,000
Govt Funding										220,000
Diliffis Funding										668,415
Fuel Govt Funding - Community Hub										2,799,528
Govt Funding - Grant (POS Stage 2)										702,000
Govt Funding - Grant (Gosnawk stage 2)										2,550,000
Land Sales										6,936,943
Total Revenue	220,000	263,473	1,131,519	173,462	377,467	219,000	2,300,528	567,948	6,022,004	22,175,471
Net Cost	69,966	263,473	1,131,519	173,462	(70,890)	3,263,455	6,333,698	3,280,853	6,022,004	22,175,471
Borrowings - 1						2,700,000				2,700,000
Borrowings - 2							2,800,000			2,800,000
Borrowings - 3							1,200,000			1,200,000
Borrowings - 4							2,100,000			2,100,000
Borrowings - 5								2,900,000		2,900,000
Total Borrowings	-	-	-	-	-	2,700,000	6,100,000	2,900,000	-	11,700,000
Total Expenditure less borrowings										
AS AT 30 June 2022					Month	12				
Interest @ 2.0%										
Total Interest (@2.0%)	1,749	10,763	46,700	53,669	54,138	162,003	128,573	50,282	-	508,177
Total Project Cost (Adjusted for Govt Funding)										10,983,648

Most of the costs to date can be attributed to the construction of the Community Hub, the Playground (P.O.S -stage 1) and Goshawk Way, the demolition of the old school buildings and the land purchase from the Crown (which was finalised in 2019). The cost to construct the Community Hub has exceeded expectations. This was mainly due to the challenges of the architectural design and the subsequent contractual variations that resulted, together with external assessments of these variation requests.

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

5.2 Borrowings

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

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

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

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

The full cost of this playground is estimated to be in the order of \$5M. An additional \$2.9M in interest free loans would be required to fully fund this work. Public consultation was conducted in this regard and there was a very strong level of support for Council to borrow the additional money for this purpose. Council has subsequently approved that additional \$2.9 million be borrowed from the ALGCP (over and above the existing \$6 million) to fully fund

the construction of the proposed Kingston Park playground. State government approval has been granted for this additional loan. It will need to be added to the table in the previous section.

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

5.3 Anticipated Expenditure in 2022/23

During the 2022/23 financial year it is anticipated that the following Council related activities (and estimated total expenditure, including in-house Council costs) will occur:

PROJECT NAME	BUDGET	WORKS
GOSHAWK WAY JOHN STREET	\$3.1m	Complete construction the final stage of Goshawk Way including the roundabout on the Huon Highway and pedestrian underpass.
STORMWATER TREATMENT	\$0.4m	Design of stormwater disposal alongside the Kingston Wetlands and prepare everything ready for its staged construction.
PUBLIC OPEN SPACE	\$0.8m	Finish construction of the second stage of the Public Open Space.
LAND SUBDIVISION	0.05m	Finalise the subdivision of the balance of the Kingston Park site.
OTHER COSTS	\$0.1m	In-house project management, public engagement, liaison with private developer and advice from principal property consultant.
TOTAL	\$4.45m	

The list above provides an indication of what is now proposed to be done this year. All of this expenditure will be paid for from the abovementioned borrowings.

6. PUBLIC COMMUNICATIONS

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

Public surveys and seeking public comment – preparing the Development Plan, the naming competition input into the public open space design and comments on the proposed borrowings for the playground construction.

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

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

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

The key messages within the Strategy are that:

- Council is committed to informing and consulting with the community regarding the future development of the Kingston Park site.
- Council is acting in the best long-term interests of the municipality in the way it is managing the future development of this site. This project will improve the liveability of central Kingston and enable the creation of a sustainable central business district that can support the local needs of the Kingborough community.
- This is a particularly complex project with several on-ground components being delivered in a concurrent manner at different stages – including design, negotiation, approval, construction and maintenance phases. Each component supports the delivery of others and is being managed in a coordinated way.
- This project is self-funding in that the community facilities are to be funded from the sale of land within Kingston Park (with a Land Release Strategy to maximise revenue) and external grants. Loans will be taken out to fund project management and

construction, and these will be repaid from external sources to the maximum extent possible with any Council 'subsidy' kept to a minimum.

- Council has already carried out many investigations – in regard to previous public consultation, economic feasibility studies, the Site Development Plan, Land Release Strategy, engineering designs etc – and these will continue to be refined and new ones done as the project progresses.

The delivery mechanisms include:

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

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



7. PROJECT GOVERNANCE

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

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

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

Council is conscious of a perception that it may have a conflict of interest – in that Council is effectively both the developer (to a certain extent) and the regulator for this site. However, the mitigating factors in this regard are that this dual role is already provided for in the legislation; the existing Kingston Park Specific Area Plan within the planning scheme leaves Council with little discretion; Council's construction work that would require planning permits is limited to public infrastructure and facilities; the underlying objective of the Development Plan is to support and encourage other commercial developments in central Kingston; and that this project is so important to the Kingborough community that its management cannot be delegated to any other body.

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

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

A formal relationship exists with Traders in Purple as the sole private developer for Kingston Park. A partnership arrangement is defined by a Project Delivery Agreement. This is a legal document that protects the interests of Council and guarantees a minimum revenue from the

sale of land (with the potential for increased amounts). Formal Project Control Group meetings are held every two months and other fortnightly meetings are held with the Traders in Purple local project manager. This arrangement has been operating smoothly for the last few years.

The main contact officers for this project are:

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You may also contact the Kingston Park Project Team at the following email address:
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APPENDIX

KINGSTON PARK TIMELINE

DATE	ACTIVITY
July 2007	Heads of Agreement between Council and the Tasmanian Government to relocate the Kingston High School.
June 2008	Completion of Kingston Central Area Master Plan and Heads of Agreement between Council and the Government for cooperative implementation.
January 2011	Kingston High School vacates the site.
July 2011	Public consultation completed on future use of site – strong community pressure to create a place that will be the future “heart” of Kingborough.
September 2011	Council expresses an interest to Government in purchasing the land – subsequent investigations by Treasury on disposal options and briefing of Council.
October 2011	Temporary public parking provided on the old school parking area.
December 2011	Council applies for Liveable Cities grant from Australian Government to conduct investigations into the best use of the site and grant (\$200K) approved for Site Development Plan in April 2012.
May 2012	Sale offer of \$8.3M made by Government but rejected by Council with deferment sought until after a Site Development Plan was completed.
July 2012	Appointment of consultants (following open tendering process) to prepare Site Development Plan. Subsequent public consultation and preparation of several interim reports.
May 2013	Site Development Plan completed and subsequently endorsed by Council in July 2013.
December 2013	Government decision to sell land to Council at reduced price (based on the implementation of the adopted Site Development Plan). Council decides to purchase and Sale Agreement and Licence to Occupy site issued, with 10% deposit on land paid. July
July 2014	Council decision to directly manage the future development and disposal of the site itself
September 2014	Approvals obtained and tenders called for demolition of former high school buildings, with demolition commencing in February 2015
November 2014	Project steering committee formed (including external probity advisor) and has met every month since.
October 2015	Demolition of former high school buildings completed (except for gymnasium as it was retained for likely inclusion within future community hub facility)
October 2015	Council decision to conduct architectural design competition for Community Hub
May 2016	Central Kingston Parking Strategy completed by consultants and endorsed by Council

June 2016	Completion of Community Hub architectural design competition – winning entry from March Studio architects
July 2016	Conclusion of public naming competition with successful “Kingston Park” entry
October 2017	Building Better Regions Fund grant of \$2.8M obtained for construction of Community Hub
November 2017	Appointment of NAVIRE consultants to develop a Land Release Strategy and to advise Council on its subsequent implementation
December 2017	Appointment of Spectran contractors to construct Goshawk Way stage 1 and subsequent commencement of construction
January 2018	Council adopts Land Release Strategy, market process and associated governance arrangements
March 2018	Expressions of Interest sought from prospective developers (closed May 2018). Requests for final proposals closed in August 2018.
April 2018	Community Hub construction commences (following approvals and tender process)
September 2018	Council decision to award contract to Traders in Purple with final Project Delivery Agreement signed in November 2018.
October 2018	Playstreet consultants appointed to design public open space, including Pardalote Parade and children’s playground and subsequent public consultation on the design (over the following six months)
February 2019	Kingston Health Centre opens
March 2019	Community Hub construction completed, and official opening held
October 2019	Playground design finalised and subsequent planning permit granted in January 2020
November 2019	Planning permit granted for stage 1 residential development to Traders in Purple
December 2019	Balance of land (former high school site) transferred into Council’s Ownership
February 2020	Parking area (150 spaces) constructed and closure of temporary parking to enable proposed residential development
February 2020	Playground construction commences and due to be completed by March 2021
May 2020	Final Kingston Place Strategy 2020-2050 from Place Score consultants endorsed by Council
November 2020	Construction commences of the road servicing the playground including parking spaces and due to be completed by February 2021.
March 2021	The Kingston Park playground is opened and construction of Sparrowhawk Street (the road servicing the playground) is completed.
March 2021	Design work commences for Stage 2 of the Public Open Space
July 2021	Construction of the second stage of Pardalote Parade
October 2021	Construction commences of Stage 2 of the Public Open Space
April 2022	Construction commences of Stage 2 Goshawk Way
June 2022 to March 2023	Design and Upgrades to Kingston Wetlands