



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, 19 September 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. 18 to be held on Monday, 19 September 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, 13 September 2022

Public Copy

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GUIDELINES FOR PUBLIC QUESTIONS

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

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

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

Questions on Notice

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

Questions Without Notice

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

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

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

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

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

AGENDA of an Ordinary Meeting of Council
Kingborough Civic Centre, 15 Channel Highway, Kingston
Monday, 19 September 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. 17 held on 5 September 2022 be confirmed as a true record.

6 WORKSHOPS HELD SINCE LAST COUNCIL MEETING

Nil.

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 Browns River Bridge and Disability Ramp, Kingston Beach

Mr Roger Tonge submitted the following question on notice:

- 1) *Prior to the forthcoming Council election, will Council have available the design and quote for construction of the proposed new bridge over Browns River at Kingston Beach and if so, will Council make that information available?*
- 2) *Prior to the forthcoming Council election, will Council make available the detailed design and costing of the scheduled upgrade of the Kingston Beach Esplanade?*
- 3) *After the expenditure of some \$250 000 on the new disability ramp at Kingston Beach, will Council and indeed Councillors now accept that the ramp is virtually unused and unusable by those it was intended to benefit. Can carers and other potential users be advised of what Council propose to do, to make the ramp usable for those for whom it was intended. Otherwise it will, unfortunately remain a well intended but ill thought out white elephant? The use of a few specially designed "beach" wheelchairs available from the Surf club is not a solution.*

Officer's Response:

- 1) No. The concept design for Browns River pedestrian bridge is currently underway, aiming to have completed design early in the new calendar year.
- 2) No. Kingston Beach Esplanade upgrade is not a project listed in this financial year, however, it is expected that some design work will commence early next calendar year, to allow for an updated budget and scope to be confirmed.
- 3) The recently installed accessible ramp at Kingston Beach is available for all users and is an important well used access. It provides significantly improved entry for users of beach accessible wheel chairs.

David Reeve, Director Engineering Services

10.2 Nuisance Lighting

Mr David McQuillan submitted the following question on notice:

Does Kingborough Council, like Hobart City Council, investigate and help to resolve reports of nuisance lighting for our residents? If not, why not? If so, can the Kingborough Council publish information on its website about how to lodge one of these complaints?

Officer's Response:

Light nuisance complaints are assessed under the *Environmental Management and Pollution Control Act 1994*. Complaints of this nature are very seldom received by Council. If a resident has an issue with light nuisance they can lodge a request, service request or complaint through the 'Contact Us' page on our website, alternatively they can contact Customer Services. The matter will then be investigated.

Michael Steele, Acting Senior Environmental Health Officer

11 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS

12 QUESTIONS ON NOTICE FROM COUNCILLORS

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

OPEN SESSION ADJOURNS

PLANNING AUTHORITY IN SESSION

13 OFFICERS REPORTS TO PLANNING AUTHORITY

13.1 DA-2022-37 – DEVELOPMENT APPLICATION FOR SIX MULTIPLE DWELLINGS AND DEMOLITION OF EXISTING BUILDINGS AT 47 BEACH ROAD, MARGATE

File Number: DA-2022-37
Author: Vicky Shilvock, Planner
Authoriser: Tasha Tyler-Moore, Manager Development Services

Applicant:	Pinnacle Drafting and Design
Owner:	47 Beach Road Pty Ltd
Subject Site:	47 Beach Road, Margate (CT 63683/4)
Proposal:	Six multiple dwellings and demolition of existing buildings
Planning Scheme:	Kingborough Interim Planning Scheme 2015
Zoning:	Low Density Residential – Area C
Codes:	E5.0 Road and Railway Assets E6.0 Parking and Access E7.0 Stormwater Management
Use Class/Category:	Residential (Multiple Dwelling)
Discretions:	CI12.4.2 A1 Setback and building envelope CI12.4.2 A3 Setback and building envelope CI12.4.2 A4 No trees of high conservation will be impacted CI12.4.3 A1 Site coverage and private open space CI12.4.6 A3 Privacy CI12.4.9 A1 Residential density
Public Notification:	Public advertising was undertaken between 30 July 2022 and 12 August 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 trees • Site coverage
Recommendation:	Approval subject to conditions

1. PROPOSAL

1.1 Description of Proposal

The application is for the demolition of the existing dwelling, carport and associated outbuildings and the construction of 6 multiple dwellings. The dwellings are single and double storey with a maximum height of 7.9m from natural ground level. The multiple dwellings are arranged around the central driveway. Vehicular access is from Beach Road and while there is frontage to Wyburton Place along the east and south boundaries, no additional access is proposed.

There is provision of two car parking spaces for each unit including one space within a garage, in addition to two visitor parking spaces located centrally on the site.

Reticulated stormwater and sewer have previously been installed within the Council Road reserve both to the lot frontage on Beach Road and within the vegetation located to the west to Wyburton Place.



Figure 1 Artistic impression of proposal from Beach Road

1.2 Description of Site

The site is located at 47 Beach Road, Margate and is described as Lot 4 (CT 636873/4) with an area of 2023m². The site contains an existing dwelling and a carport located centrally on the lot. The site is relatively level and is mostly cleared with some vegetation along the front and eastern boundary. It has frontage on three sides to Beach Road and Wyburton Place.

The road reserve along Wyburton Place is wide and contains a stand of various eucalypt species including *Eucalyptus obliqua* and *E.ovata* which are of very high conservation value.



Figure 2 - Aerial photo of site at 47 Beach Rd Margate

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 Low-Density Residential zone

The relevant zone purpose statements of the Low-Density Residential zone are to:

- 12.1.1.1 To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.
- 12.1.1.4 To provide for existing low density residential areas that usually do not have reticulated services and have limited further subdivision potential.

Response: It is considered that the proposed development of six multiple dwellings offers a range of accommodation options and contributes to urban consolidation and housing choice. Margate 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 12.1.2 – 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)	Other than those areas that are in close proximity to the town's commercial centre, Margate should be maintained as a residential community with a relatively lower housing density.	(a)	Future residential development is to be directed towards suitable new areas, rather than encouraging the infill of existing suburban areas at higher densities, except where this infill is in close proximity to the town's commercial centre.
(b)	Margate is zoned Low Density Residential in order to reflect existing settlement patterns and to retain existing coastal and/or visual landscape and natural environmental values.	(b)	Existing larger lot sizes are to be retained in order that to reflect existing settlement patterns and in some cases to retain coastal/landscape amenity.
Desired Future Character Statements		Implementation Strategy	
(a)	There should be a mix of housing choice within Margate, while still retaining the residential amenity afforded by off-street parking, ample gardens and street setbacks.	(a)	Multi-unit housing and aged care facilities should be limited to suitable areas closer to the town's main commercial area, with good access provided to local services.
(b)	The existing neighbourhood character that is associated with the area's settlement pattern, landscape and environmental values should be protected.	(b)	The larger lots within this zone enable the existing local character of the area to be retained. Some coastal areas are serviced, but this zone will enable the protection of existing coastal, landscape and environmental values.

Response: The proposal located within Margate 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 six 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 Low Density 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:

Low Density Residential Zone**Clause 12.4.2 Setbacks and building envelope****Acceptable Solution A1**

Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is:

- (a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or
- (b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or
- (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street.

Performance Criteria

A dwelling must:

- (a) be compatible with the relationship of existing buildings to the road in terms of setback or in response to slope or other physical constraints of the site; and
- (b) have regard to streetscape qualities or assist the integration of new development into the streetscape.

Proposal

Units 1, 3 and 5 do not comply with A1(b) in relation to the setbacks required for a corner lot with setbacks of 2.9m from Wyburton Place (not a primary frontage).

The units comply in relation to other frontage setbacks. Units 1 and 2 are setback a minimum of 4.5m from Beach Road. Unit 6 is setback a minimum of 4.5m from Wyburton Place.

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

- The lot contains three road frontages with Beach Road forming the primary north frontage and Wyburton Place frontages forming the west and south boundaries of the site. The section of Wyburton Place running north-south and connecting Beach Road to Wyburton Place is unsealed and contains several large trees. It is this frontage that does not comply in that a 3m frontage is required and the frontage setback is shown as 2.9m.
- There are no other buildings on this side of road as the subject lot extends for the full length. On the other side of this section of road there are 4 multiple dwellings setback within close proximity to the frontage boundary. This boundary seems to have been treated as a side/rear boundary in relation to their design and location.
- This section of Wyburton Place is not a typical street and it seems unlikely that further subdivision onto it would occur in the future. It does not present as a streetscape as a normal suburban street would. In this regard the proposed development will not detract from the existing streetscape qualities. The development will integrate into and help form a residential streetscape to the road.
- The retention of the vegetation within the road reserve will contribute to screening the proposal into the future.



Figure 1 - Wyburton Place frontage.

Low Density Residential Zone
Clause 12.4.2 Setbacks and building envelope

Acceptable Solution A3

A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:

- (a) be contained within a building envelope (refer to diagrams 12.4.2A, 12.4.2B, 12.4.2C and 12.4.2D) determined by:
 - (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and
 - (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and
- (b) only have a setback within 1.5m of a side boundary if the dwelling:
 - (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or
 - (ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser)

Performance Criteria P3

The siting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by:
 - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or
 - (iii) overshadowing of an adjoining vacant lot; or
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and

- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

Proposal

Units 1, 3, and 5 are not within the building envelope due to the non-compliance with the frontage (not primary) setbacks for Wyburton Place.

Units 2, 4 and 6 have decks 6m long (total length of 18m) that are all within 1.5m of the side boundary.

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

- Due to the configuration of the lot and the long frontages to Wyburton Place there is no impact from Units 1,3, 5 on sunlight to habitable rooms or overshadowing of POS to dwellings on adjacent lots.
- The setbacks of Units 1, 3 and 5 from Wyburton Place have been assessed under Clause 12.4.2 A1 above.
- Due to the configuration of the lot and the location of Units 1, 3 and 5 there are no adverse visual impacts caused by the apparent scale, bulk or proportions of these dwelling when viewed from an adjoining lot.
- The Applicant submitted shadow diagrams for 21 June showing shadows at 9am, 12pm, 1pm, 2pm and 3pm which demonstrates that there is no unreasonable overshadowing or reduction in sunlight to dwellings on adjoining lots. See Figure 3.
- In relation to the proposed decks for Units 2, 4 and 6 which are orientated to the east and adjacent to Units 2,4 and 6 at 51 Beach Road. It is proposed that the decks have a 1.7m high timber screen facing east with 25% transparency to ensure no overlooking and provide separation between dwellings on adjoining lots.

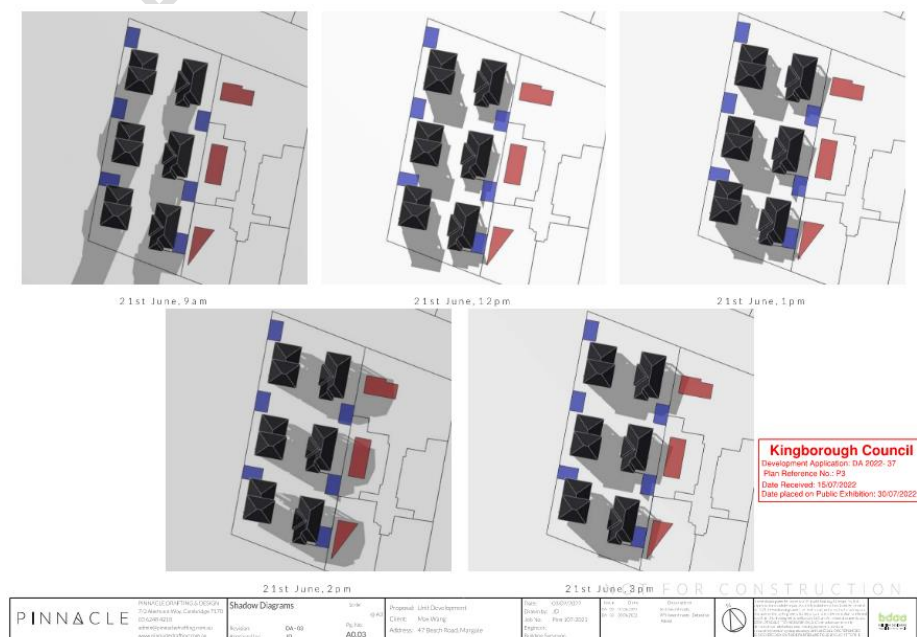


Figure 3 Sunshadow diagrams

Low Density Residential Zone

Clause 12.4.2 Setbacks and building envelope

Acceptable Solution A4

No trees of high conservation value will be impacted.

Performance Criteria

Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.

Proposal

While all trees in the adjacent Council road reserve (CT: 250481/1) are proposed for retention, the works will impact on four (4) trees of very high conservation value, being Trees 2, 3, 4 and 9 and therefore the proposal must be assessed against the performance criteria.

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

- A tree plan (Philip Jackson, 3rd May 2022) submitted with the application demonstrates that it is feasible to retain all trees in the Council owned Road Reserve. It shows that there are four (4) trees of very high conservation value, being Trees T2-3, T4 and T9, and one (1) tree of high conservation value, being Tree T13.
- T13 has no TPZ encroachment, with T3, T4 and T9 having less than 10% TPZ encroachment and T2 having approximately 16.5% overall TPZ encroachment. See Figure 4.
- The arborist's assessment demonstrates that the retention of all these trees is feasible and that the level of TPZ encroachment is acceptable. The plans do not show any additional services or infrastructure encroaching into the TPZ of the trees and this was also considered by the arborist's assessment.



Figure 4 Tree Plan

Conditions are recommended for inclusion in any permit issued requiring tree protection measures be implemented before commencement of on-site works and measures prohibiting tree removal within the Council Road Reserve.

Low Density Residential Zone**Clause 12.4.3 Site coverage and private open space****Acceptable Solution A1**

Dwellings must have:

- (a) a site coverage of not more than 25% (excluding eaves up to 0.6m); and
- (b) a site area of which at least 25% of the site area is free from impervious surfaces;
- (c) for multiple dwellings, a total area of private open space of not less than 60 m² associated with each dwelling.

Performance Criteria

Dwellings must have:

- (a) private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate:
 - (i) outdoor recreational space consistent with the projected requirements of the occupants; and
 - (ii) operational needs, such as clothes drying and storage; and
- (b) have reasonable space for the planting of gardens and landscaping.
- (c) not be out of character with the pattern of development in the surrounding area; and
- (d) not result in an unreasonable loss of natural or landscape values.

Proposal

Site coverage is 26.3%.

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

- The site coverage is 1.3% in excess of permissible. Due to the design of the development all Units have a minimum 60m² area of private open space (POS), to both the rear and north of each dwelling.
- All units also have a deck with a minimum area of 18m². These decks directly step onto the front, side and rear yards of the units which would serve as an extension of the private open space. The decks would be directly accessible from the combined-living-dining-kitchen area.
- The total area provided for private open space for the Units is in excess of 60m² as detailed below, and a proportion of the area located to the north of the site, refer Figure 5 below.

Unit 1	118m ²
Unit 2	126m ²
Unit 3	108m ²
Unit 4	92m ²
Unit 5	75m ²
Unit 6	86m ²

Figure 5: Private Open Space for each unit

- The decks are orientated to the north, and the units would have ample outdoor area that would have access to sunlight all day due to the northerly orientation of the open space.
- The outdoor area for each unit is fenced with internal strata fencing of 1.2 – 2.1m high as shown in the landscaping plan. This would allow for privacy of the residents.
- It is considered that there is adequate outdoor space capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and safe children's play.

Low Density Residential Zone Clause 12.4.6 Privacy

Acceptable Solution 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 at least:

- (a) 2.5m; or
- (b) 1m if:
 - (i) it is separated by a screen of at least 1.7 m in height; or
 - (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.

Performance Criteria P3

A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.

Proposal

Units 1, 2, 3, 4, 5 and 6 have a number of habitable windows within 2.5m of the shared driveway. Unit 4 has windows located within 1m of proposed visitor carparking space. These do not comply with (b) for screening, sill height, or obscure glass.

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

- The Applicant has submitted a landscape plan which shows that many of the habitable room windows in Units 1-6 are within 2.5m of the shared driveway will have vegetation between them and the pavement. See Figure 6 Landscape Plan.

However, given the separation distance and sill height of windows from floor level it is recommended if a permit is issued that Windows W01, W07 on Units 1, 3, 5 and Windows W03, W11, W12, W13 on Units 2, 4 and 6 must have fixed obscured glazing extending to a height of at least 1.7 m above the floor level.

- Windows W09 and W10 on Unit 4 do not directly face a shared driveway, rather the visitor's car parking space. 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.

It is recommended if a permit is issued that Windows W09 and W10 on Unit 4 must have either fixed obscure glazing or external screening of at least 1.7 m above the floor level.



Figure 6 Proposed Landscape Plan

Low Density Residential Zone

Clause 12.4.9 Residential density for multiple dwellings

Acceptable Solution A1
Multiple dwellings must have a site area per dwelling of not less than 1000m ² .
Performance Criteria P1
Multiple dwellings may only have a site area per dwelling of less than 1000m ² if the number of dwellings:
(a) is not out of character with the pattern of development in the surrounding area; and
(b) does not result in an unreasonable loss of natural or landscape values; and

(c) does not exceed the capacity of the current or intended infrastructure services in the area.
--

Proposal

The site area per dwelling is 338m ² .

Six multiple dwellings are proposed, and the total area of the subject lot is 2028m ² .
--

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

- Margate is a fast-growing area, with a mix of residential uses comprising single and multiple dwellings being developed on various lots. The Low Density Residential Area C zoned land currently in the Margate township is proposed to be rezoned to General Residential in the draft Tasmanian Planning Scheme for Kingborough. Multiple dwellings are a Permitted Use in this zone with a site area per dwelling standard of not less than 325m². The current proposal exceeds that with a site area per dwelling of 338m².
- The subject lot is located within 800m (9mins walk) of the main Margate Town Centre, and is located in close proximity to local services, including easily accessible public transportation.
- The site is connected to reticulated services, including sewer, potable water and public stormwater infrastructure.
- The proposal will not be out of character with the pattern of development in the surrounding area. The area has a range of residential lot sizes including smaller lots within the Low Density Zone.
- The area contains a number of examples of similar multiple dwelling developments including 51 Beach Road (6 units), 39 Beach Road (14 units), 33 Beach Road (5 units), 12 Clare Street (2 units) and 12 Wyburton Place (3 units).
- The lot has a generous frontage to Beach Road of 38.1m and the placement of two dwellings in the frontage is in keeping with the smaller lots in the area and street. The separation distance of the proposed dwellings is consistent with that in the area.
- There is no loss of natural or landscape values on the site or on the adjacent road reserve. The development does not result in an unreasonable loss of natural or landscape values with all trees in the adjacent Council Road Reserve being proposed for retention. It is likely that the retention of trees within the road reserve will improve amenity and aid in screening the proposal from both Wyburton Place and Beach Road to an extent.
- There is no adverse impact on the capacity of the current or intended infrastructure services in the area. As noted in the Kingborough draft Local Provisions Schedule Supporting Report November 2019:

The other factor at Margate and Snug is that these settlements are now connected to the new Blackmans Bay Wastewater Treatment Plant and this provides the reticulated sewerage capacity that was not available prior to 2019. When the KIPS2015 was approved there was a deliberate strategy to restrict development because of the very limited capacity in the local sewerage schemes. This is now no longer the case. The character of these settlements has also changed and the

areas closest to their respective commercial centres are becoming more suburban in character.

TasWater have not raised any issues with water or sewer and have provided Council with a Submission to Local Authority with their approval and conditions.

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 30 July 2022 to 12 August 2022). Three (3) representations were received during the public exhibition period. The following issues were raised by the representors:

Trees on adjacent road reserve

“...it is right next to the little crown reserve at 47 Beach Road, and I assume that these gigantic trees will not be cut down”.

The potential for impact on the trees has been assessed by the Council Environmental Officer and it is recommended if a planning permit is issued that there will be tree protection measures employed.

Density - The proposal for 6 dwellings is not in accordance with the density requirement for the zone.

It is acknowledged that the density does not comply with the acceptable solution, however, as per the assessment it is considered that the Performance Criteria relating to density has been satisfied.

Overshadowing and impact on solar panels

The proposed Unit 2 to be built adjacent to No. 2/51 is a single storey and it is setback 4m from the east side boundary. It is not considered to create any unreasonable impacts on the adjacent dwellings and properties in terms of overshadowing and visual impact. It is considered that a compliant double storey dwelling would have a greater impact on the adjacent dwelling than what is proposed.

Possible damage to fencing, landscaping and infrastructure on adjacent property (Unit 2/51 Beach Road)

The proposed development does not show or include any fencing details. If fencing is undertaken in the future, it may be exempt under the Planning Scheme if complying to Table 5.6 Miscellaneous Exemptions clauses 5.6.2 and 5.6.3. Impacts on adjoining building or other assets during construction are dealt with under the *Buildings Act 2016* and the Planning consideration cannot be influenced by that.

2.6 Other Matters

TasWater

TasWater have issued a Submission to Planning Authority, TWDA 2022/00239-KIN dated 28/02/2022 approving the development with conditions. The Conditions of TasWater are included in the Permit.

Draft Local Planning Provisions for the Tasmanian Planning Scheme

Kingborough Council is currently operating under the Kingborough Interim Planning Scheme 2015, however as part of the State Government's initiative and 'Planning

Reform' all Tasmanian Council's are required to transition to the *Tasmanian Planning Scheme*. That transition includes moving to the new Planning Control for certain zones and codes and has the potential to up-zone areas where appropriate. The subject site is within an area of Margate that has been earmarked to up up-zoned from Low Density Residential to General Residential. Relevant to this application, the density requirements will shift significantly. The current density requirement stipulated by the Acceptable Solution is one dwelling per 1000m²; in the General Residential Zoning in the upcoming Tasmanian Planning Scheme the density requirement stipulated by the Acceptable Solution will be one dwelling per 325m², which this proposal would satisfy.

Kingborough's draft Local Planning Schedule (LPS), mapping and supporting reports are available for viewing on the Council website. The draft LPS has been endorsed by Council and is currently being considered by the Tasmanian Planning Commission (TPC); it has not yet been out to public consultation or approved by the State Government.

3. CONCLUSION

The application has been assessed against the development Standards for the Low Density Residential Zone in the *Kingborough Interim Planning Scheme 2015*. With the exception of setbacks, impact on vegetation, site coverage and density the proposal complies to the Acceptable Solutions and Performance Criteria for the Zone and relevant Codes.

The application is recommended for approval subject to conditions.

4. RECOMMENDATION

That the Planning Authority resolves that the development application for six multiple dwellings and demolition of existing buildings at 47 Beach Road, Margate for Pinnacle Drafting and Design be approved subject to the following conditions:

1. Before the approved development commences, amended plans to the satisfaction and approval of the Manager Development Services must be submitted to and approved. The plans must be generally in accordance with the advertised plans prepared by Pinnacle but modified to show:
 - a) For unit 4: Notations that windows W09 and W10, adjacent to the visitor carparking space (V2), a sill height of at least 1.7m above the finished floor level or fixed obscure glazing to a height of at least 1.7m above the finished floor level.
 - b) For units 1-6: Notations that windows W01, W03, W07, W11, W12, W13, to habitable rooms which are in close proximity of the shared driveway, must either have a sill height of at least 1.7m above the finished floor level or have fixed obscured glazing to a height of at least 1.7m above the finished floor level.
 - c) For units 2, 4 and 6: Notations that permanently fixed screens with a minimum height of at least 1.7 m above the finished floor level of the deck, with a uniform transparency of no more than 25% must be installed along the outer length of the deck facing east and maintained for the life of the development
 - d) For units 1, 3 and 5: Notations that permanently fixed screens with a minimum height of at least 1.7 m above the finished floor level of the deck, with a uniform transparency of no more than 25% must be installed along the outer length of the deck facing north side boundary and maintained for the life of the development
 - e) Location and measurements of the Tree Protection Zone (TPZ) and associated tree protection fencing for all trees shown on the plans to be retained shown on the A0.02 plan.

NOTE: Refer to Advice Clause (E), provided at the end of this permit for more details about submission of amended plans.

When approved, the plans will be endorsed and will then form part of this permit. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with the endorsed plans (and/or reports).

This Permit relates to the use of land or buildings irrespective of the applicant or subsequent occupants, and whoever acts on it must comply with all conditions in this Permit. Any amendment, variation or extension of this Permit requires further planning consent of Council.

2. Prior to the commencement of on-site works (including any demolition, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings), all native vegetation, including individual trees located within the Council owned Road Reserve (CT: 250481/1) identified for retention in Council Plan Reference No. P3 submitted on 15 July 2022 and the Tree Plan (Philip Jackson 3rd May 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.
3. No felling, lopping, ringbarking or otherwise injuring or destroying of native vegetation or individual trees is approved as part of this planning permit.
4. Prior to the commencement of site works a soil and water management plan must be submitted to Council for approval. The plan must be in accordance with NRM South Soil and Water Management of Construction Sites – Guidelines and Tasmanian Standard Drawings (TSD-SW28). A site inspection of the implemented plan by the Council's Development Inspector must be satisfactorily undertaken with the principal contractor prior to the commencement of any work on site.
5. 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 and manhole to the Council stormwater main in Beach Road.
- (ii) A water sensitive urban design system to achieve the acceptable stormwater quality and quantity targets required in Table E7.1 of the Kingborough Interim Planning Scheme 2015 including MUSIC modelling
- (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.
- (v) The location of individual trees and their associated tree root protection zones identified for retention in Council Plan Reference 3 received on 15 July 2022.
- (vi) A Tree Protection Plan incorporating the tree protection measures required in Condition No. 2.

Once endorsed the plans will form part of the permit.

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

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

For Advice:

This Planning Start of Works Notice is not the same as the Form 39 Building Start Works Notice. As such, lodgement of a Form 39 will not satisfy this condition and a separate 'Application for Approval of Planning Start of Works Notice' must be lodged with Council's Planning Department. A copy of the application form is available on Council's website.

7. 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 bays;
 - (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 quality and detention systems 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.

8. 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 six units;
 - c) Privacy treatment as required by Conditions;
 - d) Drainage works undertaken and completed; and
 - e) Letterboxes installed.
9. 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. The existing vehicle access and crossover must be removed and road reinstatement to Council requirements. A Permit to carry out works within a Council road reservation must be obtained prior to any works commencing within the Council road reservation.
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. 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.

14. The conditions as determined by TasWater, and set out in the attached Appendix A, form part of this permit.

ADVICE

- A. In accordance with section 53(5) of the *Land Use Planning and Approvals Act 1993* this permit lapses after a period of two years from the date on which it is granted if the use or development in respect of which it is granted is not substantially commenced within that period.
- B. The approval in this permit is under the *Land Use Planning and Approvals Act 1993* and does not provide any approvals under other Acts including, but not limited to *Building Act 2016*, *Urban Drainage Act 2013*, *Food Act 2003* or Council by-laws.

If your development involves demolition, new buildings or alterations to buildings (including plumbing works or onsite wastewater treatment) it is likely that you will be required to get approvals under the *Building Act 2016*. Change of use, including visitor accommodation, may also require approval under the *Building Act 2016*. Advice should be sought from Council's Building Department or an independent building surveyor to establish any requirements.

- C. No works within Wyburton Place (CT 250481/1) are approved as part of this permit, including but not limited to services installation and felling, lopping, pruning, ringbarking or otherwise injuring or destroying of native vegetation or individual trees.

In addition, no use of adjacent Council land is approved as part of this permit, including but not limited to stockpiling and/or storing of materials, parking and vehicular access, unless it can be demonstrated that the use is located entirely outside the tree protection zones of all trees and a permit is issued by Council under the Roads and Parking By-law 4 of 2021.

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

New property addresses have been allocated as follows:

Unit No.	Allocated Property Address
1	1/47 Beach Road, Margate
2	2/47 Beach Road, Margate
3	3/47 Beach Road, Margate
4	4/47 Beach Road, Margate
5	5/47 Beach Road, Margate
6	6/47 Beach Road, Margate

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

- E. When resubmitting plans for endorsement:
- The requirements for details of windows and decks, as required by Condition 1 of the permit, must be shown on Plan A0.02 as well as the individual plans. NOTE: We would accept the floor layout details of the six units provided on two sheets ie. one that shows all ground floor plans, the other shows all upper level plans (rather than a separate sheet for each unit and each floor level).

- existing 'amendment bubbles' for amendments up until permit issue may be removed to improve visual clarity.
- The following plan pages are not required for submission:

The cover page, A0.01, A0.03, Electrical Plans, C.02, C.03, P.01.

ATTACHMENTS

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

Public Copy

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KINGBOROUGH COUNCIL APPLICATION ASSESSMENT FORM

CHECKLIST FOR DEVELOPMENT APPLICATIONS

MULTIPLE DWELLINGS IN THE LOW DENSITY RESIDENTIAL ZONE

This form is intended as a brief checklist against which a residential development application is to be assessed under the Kingborough Interim Planning Scheme 2015. Given the complexity of the Scheme and the emphasis on performance reference should always be made to the Scheme where doubts regarding a particular aspect arise. In the majority of cases, however, compliance with this checklist justifies a permit being issued.

LOW DENSITY RESIDENTIAL ZONE (AREA C) PROVISIONS

Application No: DA-2022-37	Description: Six multiple dwellings and demolition of existing buildings
Applicant: Pinnacle Drafting and Design	Owner: 47 Beach Road Pty Ltd
Location: 47 Beach Road, Margate	

LOW DENSITY RESIDENTIAL ZONE (AREA C) PROVISIONS

STANDARD	COMPLIANCE/COMMENTS
Setbacks and building envelope (Cl. 12.4.2) <ul style="list-style-type: none"> A1 – Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is: <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the 	A1 – Not Complying Units 1, 3 and 5 do not comply with A1(b) in relation to the setbacks required for a corner lot with setbacks of 2.9m from Wyburton Place (not a primary frontage). The units comply in relation to other frontage setbacks. Units 1 and 2 are setback a minimum of 4.5m from Beach Road. Unit 6 is setback a minimum of 4.5m from Wyburton Place. A2 – Complies. In line with dwelling, part of which is constructed above the garage. A3 – Not Complying Units 1, 3, and 5 are not within the building envelope due to the noncompliance with the frontage (not primary) setbacks for Wyburton Place. Units 2, 4 and 6 have decks 6m long (total length of 18m) that are all within 1.5m of the side

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<p>setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or</p> <p>(c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street.</p> <ul style="list-style-type: none"> • A2 - setback from primary frontage for carport/garage • A3 – A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must: <ul style="list-style-type: none"> (a) be contained within a building envelope (refer to diagrams 12.4.2A, 12.4.2B, 12.4.2C and 12.4.2D) determined by: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and (b) only have a setback within 1.5m of a side 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 lot; or (ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the 	<p>boundary.</p> <p>A4 – Not Complying - While all trees in the adjacent Council owned Road Reserve (CT: 250481/1) are proposed for retention, the works will impact on four (4) trees of very high conservation value, being Trees 2-3, 4 and 9 and therefore the proposal must be assessed against the performance criteria.</p>
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<p>lesser).</p> <ul style="list-style-type: none"> A4 – Impact on trees 	
<p>Site coverage and private open space (Cl. 12.4.3)</p> <ul style="list-style-type: none"> A1 – (a) site coverage 25% A1 – (b) pervious surfaces 25% A1 – (c) 60m² private open space per dwelling A2 - Area of pos: <ul style="list-style-type: none"> - Area - Minimum dimension - Accessible & adjacent to habitable room - Location/orientation - Location/frontage - Gradient - Vehicle access/parking 	<p>A1(a) – Not Complying - 26.3%.</p> <p>A1(b) – Complies – at least 25%</p> <p>A1(c) – Complies</p> <p>Unit 1 – 118.37 m²</p> <p>Unit 2 – 126.65 m²</p> <p>Unit 3 – 108.47 m²</p> <p>Unit 4 – 92.74 m²</p> <p>Unit 5 – 75.85 m²</p> <p>Unit 6 – 85.96 m²</p> <p>A2 –Complies</p> <p>All units have a complying POS area of minimum 24 m²</p>
<p>Sunlight and overshadowing (Cl. 12.4.4)</p> <ul style="list-style-type: none"> A1 - A dwelling must have at least one habitable room (other than a bedroom) window that faces between 30 degrees west of north and 30 degrees east of north (see diagram 12.4.4A). A2 – A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see diagram 12.4.4A), must be in accordance with (a) or (b), unless excluded by (c): <ul style="list-style-type: none"> (a) The multiple dwelling is contained within a line projecting (see diagram 12.4.4B): <ul style="list-style-type: none"> (i) at a distance of 3 m from the window; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not 	<p>A1 – Complies.</p> <p>All Units have habitable rooms (dining/living) at 30 degrees of north.</p> <p>A2 – Complies – all units comply to (a) and (b).</p> <p>A3 – Complies – all units comply with (a) or (b).</p>

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<p>cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling. <ul style="list-style-type: none"> • A3 – A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of 12.4.3, must be in accordance with (a) or (b), unless excluded by (c): <p>(a) The multiple dwelling is contained within a line projecting (see diagram 12.4.4C):</p> <ul style="list-style-type: none"> (i) at a distance of 3 m from the northern edge of the private open space; and (ii) vertically to a height of 3 m above natural 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 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling. 	
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<p>Width of openings for garages and carports (Cl. 12.4.5)</p> <ul style="list-style-type: none"> A1 – width of garage openings 	<p>A1 – Complies.</p>
<p>Privacy (Cl. 12.4.6)</p> <ul style="list-style-type: none"> A1 – A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a: <ul style="list-style-type: none"> (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; (b) rear boundary, unless the balcony, deck, roof terrace, parking space or carport has a setback of at least 4m from the rear boundary; (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m: <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, or the other dwelling on the same site. A2 – A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b): <ul style="list-style-type: none"> (a) The window or glazed door: <ul style="list-style-type: none"> (i) is to have a setback of at least 3 m from a side boundary; 	<p>A1 – Complies</p> <p>All the units have a deck at ground level. The decks for Units 1, 2, and 3 comply as they are less than 1m above natural ground level.</p> <p>The decks for Units 4, 5 and 6 have heights of 1.07m, 1.95m, and 1.22m respectively above natural ground level. They are setback 1m from the east side boundary. They all contain proposal for a fixed timber privacy screen complying to the standard.</p> <p>A2 – Complies</p> <p>A2(a)(i) - Units 2, 4 and 6 have windows to a habitable room of a dwelling, that has a floor level more than 1 m above the natural ground level. They are all more than 3m from the east side boundary.</p> <p>Unit 6 also has a window to a habitable room, that has a floor level more than 1 m above the natural ground level, setback 4.53m from Wyburton Place (south boundary).</p> <p>Units 1, 3, and 5 have windows to a habitable room of a dwelling, that has a floor level more than 1 m above the natural ground level that are setback 2.91m from Wyburton Place (west boundary). By definition this is not a side or rear boundary and the 3m and 4m setback standard does not apply.</p> <p>A2(a)(iii) - All the units have windows more than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site.</p> <p>A2(a)(iv) - All the units have windows at least 6 m from the private open space of another dwelling on the same site.</p> <p>A3 – Not Complying</p> <p>Units 1, 2, 3, 4, 5 and 6 have a number of habitable windows within 2.5m of the shared driveways. These do not comply with (b) for screening, sill height, or obscure glass.</p> <p>Unit 4 has habitable rooms with windows adjacent to V2 visitor carparking space.</p>

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<ul style="list-style-type: none"> (ii) is to have a setback of at least 4 m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; (iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site. <p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%. <ul style="list-style-type: none"> • 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 at least: <ul style="list-style-type: none"> (a) 2.5m; or (b) 1m if: <ul style="list-style-type: none"> (i) it is separated by a screen of at least 1.7 m in height; or (ii) the window, or glazed door, to a habitable room has a 	
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sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.	
<p>Frontage fences (Cl. 12.4.7)</p> <ul style="list-style-type: none"> A1 – maximum height of fences 	A1 – N/A No boundary fencing proposed as part of this application.
<p>Waste storage for multiple dwellings (Cl. 12.4.8)</p> <ul style="list-style-type: none"> A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m² per dwelling and is within one of the following locations: <ul style="list-style-type: none"> (a) in an area for the exclusive use of each dwelling, excluding the area between the dwelling and the frontage; or (b) in a communal storage area with an impervious surface that: <ul style="list-style-type: none"> (i) has a setback of at least 4.5 m from a frontage; and (ii) is at least 5.5 m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2 m above the finished surface level of the storage area. 	<p>A1 — Complies</p> <p>All units have a complying bin storage area shown on the landscaping plan.</p>
<p>Residential density for multiple dwellings (Cl. 12.4.9)</p> <ul style="list-style-type: none"> A1 – site area for multiple dwellings not less than 1000m² 	<p>A1 – Not Complying – site area per dwelling is 338m²</p> <p>Six multiple dwellings are proposed, and the total area of the subject lot is 2028m².</p>

DEVELOPMENT APPLICATION NUMBER: DA-2022-37

CODE PROVISIONS

STANDARD	COMPLIANCE/COMMENTS
E5.0 Road and Railway Assets Code	
Existing road accesses and junctions (Cl.E5.5.1) <ul style="list-style-type: none"> A3 - The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater. 	A3 - Complies
Development adjacent to roads and railways (Cl.E5.6.1) <ul style="list-style-type: none"> A1.1 – Location of development from category 1 or 2 road or area subject to speed limit of more than 60 kmh: at least 50 metres A1.2 – Buildings located within a row of existing buildings 	A1.1 – NA A1.2 – NA
Road access and junctions (Cl.E5.6.2) <ul style="list-style-type: none"> A1 - New access or junction to roads in area where speed limit more than 60 kmh A2 – Number of accesses in an area where speed limit is 60 kmh or less 	A1 – NA A2 – Complies Complies as one vehicular access is proposed which will provide both entry and exit.
Sight distance at access, junctions and level crossings (Cl.E5.6.4) <ul style="list-style-type: none"> A1 – Sight distances at access &/or junctions complies with table 	A1 – Complies Complies as sufficient (>80m) SISD available.
E6.0 Parking and Access Code	
Use standards – number of car parking spaces (Cl.E6.6.1) <ul style="list-style-type: none"> A1 - Number of on-site car parking spaces complies with table 	A1 – Complies - 14 on-site car parking spaces are proposed including required 2 on-site visitor car parking in compliance with Table E6.1.
Number of vehicular accesses (Cl.E6.7.1) <ul style="list-style-type: none"> A1 – Number of vehicle access 	A1 – Complies – one access is provided to Beach Road.

DEVELOPMENT APPLICATION NUMBER: DA-2022-37

points complies	
Design of vehicular accesses (Cl.E6.7.2) <ul style="list-style-type: none"> A1 – Design of vehicle access points complies 	A1 – Complies as the vehicular access is proposed to be constructed as per LGAT standard drawings. It will be conditioned to construct vehicular access as per TSD-R09.
Vehicular passing areas along an access (Cl.E6.7.3) <ul style="list-style-type: none"> A1 – Vehicular passing areas comply 	A1 – Complies
On-site turning (Cl.E6.7.4) <ul style="list-style-type: none"> A1 – on-site turning provides for vehicles to exit property in forward direction 	A1 – Complies
Layout of parking areas (Cl.E6.7.5) <ul style="list-style-type: none"> A1 – Layout and compliance with Australian Standard 	A1 – Complies
Surface treatment of parking areas (Cl.E6.7.6) <ul style="list-style-type: none"> A1 – Parking spaces and vehicular circulation surfaces provided 	A1 – Complies - sealed driveway and parking areas are proposed with associate stormwater drainage
Lighting of parking areas (Cl.E6.7.7) <ul style="list-style-type: none"> A1 – Parking and vehicle circulation roadways are provided with lighting 	A1 – Complies
Landscaping of parking areas (Cl.E6.7.8) <ul style="list-style-type: none"> A1 – Landscaping of parking and circulation areas complies 	A1 – Complies – landscaping plan provided.
Access to a road (Cl.6.7.14) <ul style="list-style-type: none"> A1 – Access to road complies with road authority requirements 	A1 – Complies It is conditioned to upgrade the vehicular access as per relevant TSDs and obtain RWP prior to commencement of any works on Council's Road reserve.
E7.0 Stormwater Management Code	
Stormwater drainage and disposal (Cl.E7.7.1) <ul style="list-style-type: none"> A1 – Disposal of stormwater to public infrastructure A2 – Sensitive design of 	A1 – Complies A2 – Complies A3 – Complies On-site stormwater detention tanks are proposed to maintain the pre-existing stormwater runoff.

DEVELOPMENT APPLICATION NUMBER: DA-2022-37

stormwater system incorporates water sensitive urban design principles <ul style="list-style-type: none">• A3 – Design of minor stormwater drainage system• A4 – Design of major stormwater drainage system	It is conditioned to provide details including the hydraulic calculations for the on-site stormwater detention system. A4 – NA
Other Issues/Comments:	In accordance with clause 8.11.3, a condition should be included in any permit issued requiring implementation of best practice hygiene measures.

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

Public Copy

ote

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

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

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

egend

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

Kingborough Council

Development Application: DA 2022- 37

Plan Reference No.: P3

Date Received: 15/07/2022

Date placed on Public Exhibition: 30/07/2022

Site Areas

Site Area	2028 m ²
Building Footprint	533.1 m ²
Total Site Coverage	26.3%

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ite Plan

Revised by: DA-03
Approved by: JD

Scale:
1:200 @ A3
Pg. No:
A0.02

Proposal: Unit Development

Client: Max Wang
Address: 47 Beach Road, Margate

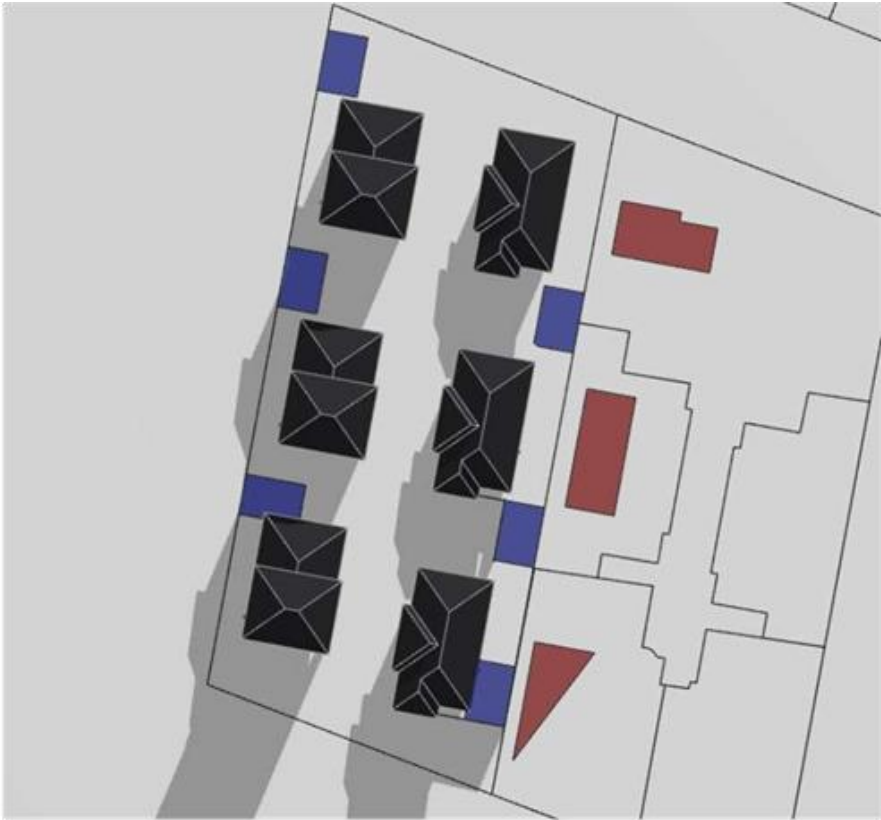
Date: 03/02/2022

Drawn by: JD
Job No: P107-2024

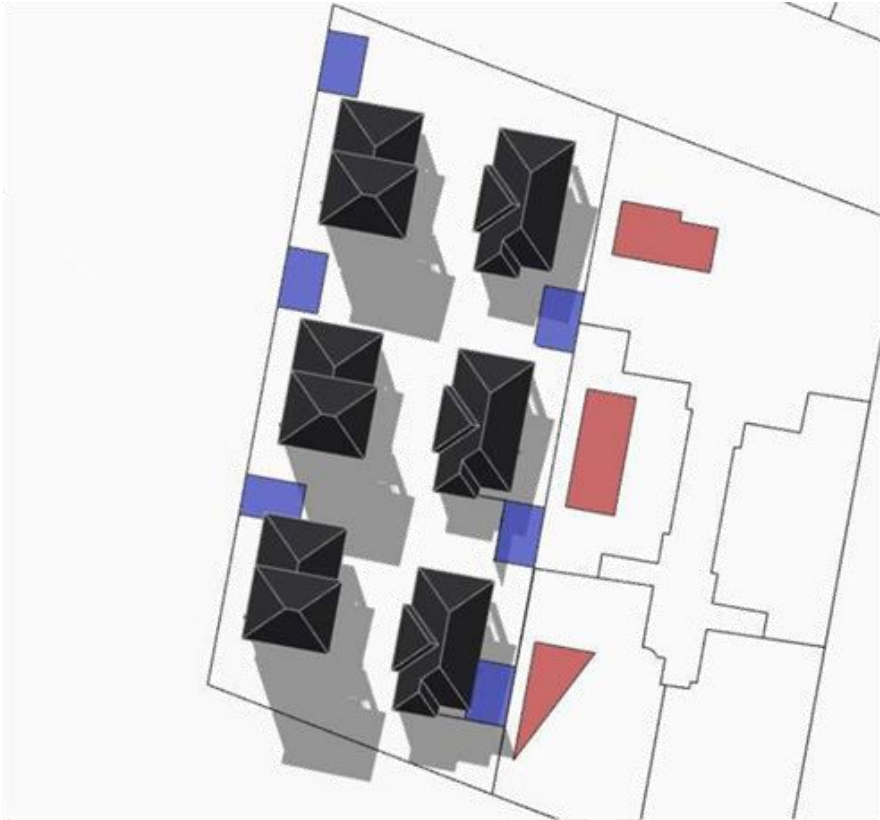
Engineer:
Building Surveyor:

Issue	Date	Description
DA-02	07/06/2022	RFI Amendments
DA-03	30/06/2022	RFI Amendments - Detection

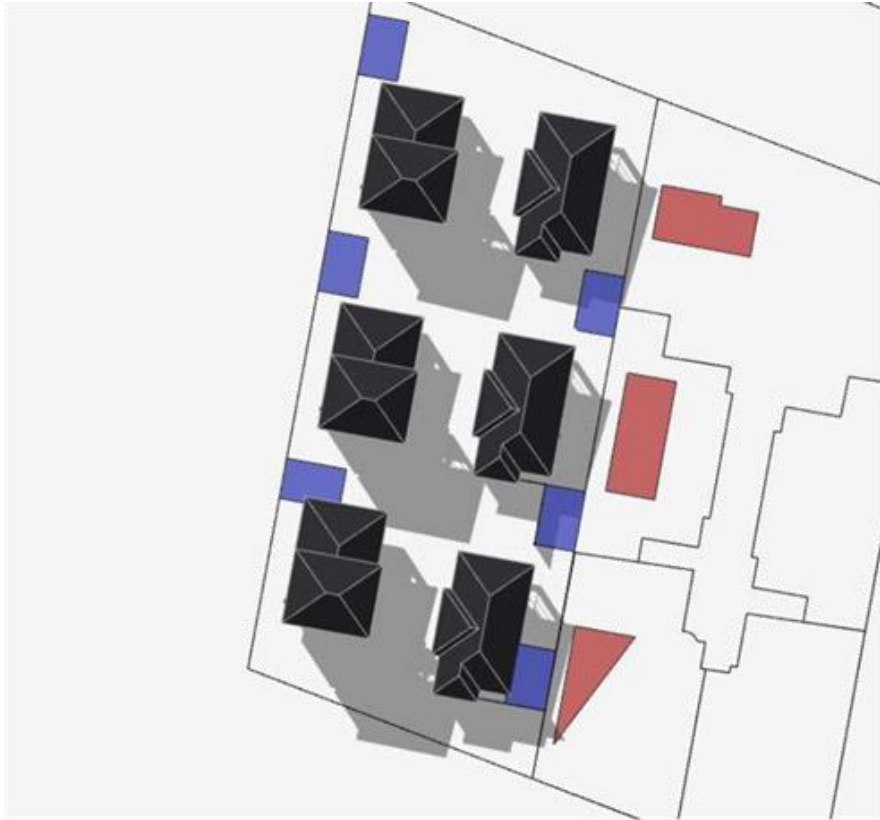
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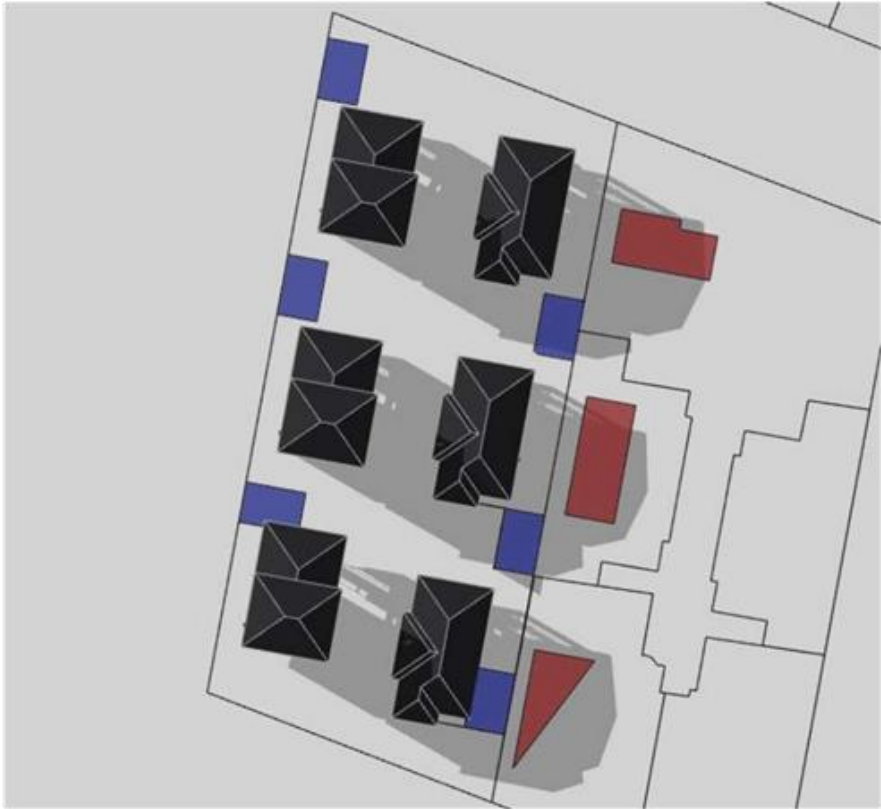
21st June, 9 am



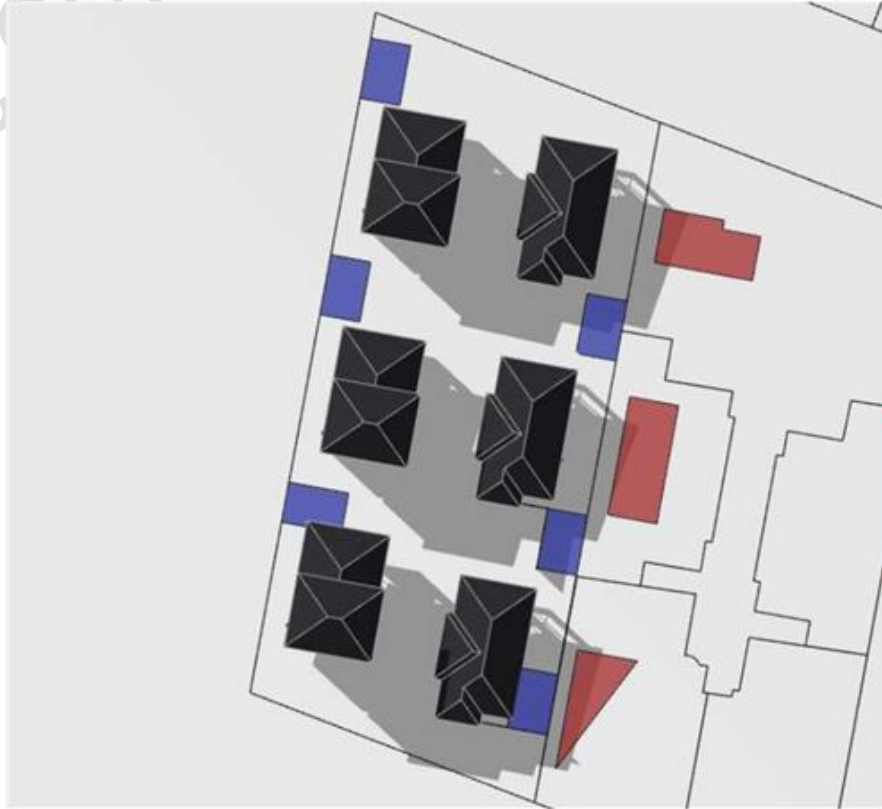
21st June, 12 pm



21st June, 1 pm



21st June, 2 pm



21st June, 3 pm

Kingborough Council
Development Application: DA 2022- 37
Plan Reference No.: P3
Date Received: 15/07/2022
Date placed on Public Exhibition: 30/07/2022

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Shadow Diagrams

Revision: DA - 03
Approved by: JD

Scale: @A3
Pg. No: A0.03

Proposal: Unit Development
Client: Max Wang
Address: 47 Beach Road, Margate

Date: 03/02/2022
Drawn by: JD
Job No: Pinn 107-2021
Engineer:
Building Surveyor:

Issue	Date	Description
DA - 03	07/06/2022	RFI Amendments
DA - 03	30/06/2022	RFI Amendments - Detention Added



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- ACCESS PANEL
- 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

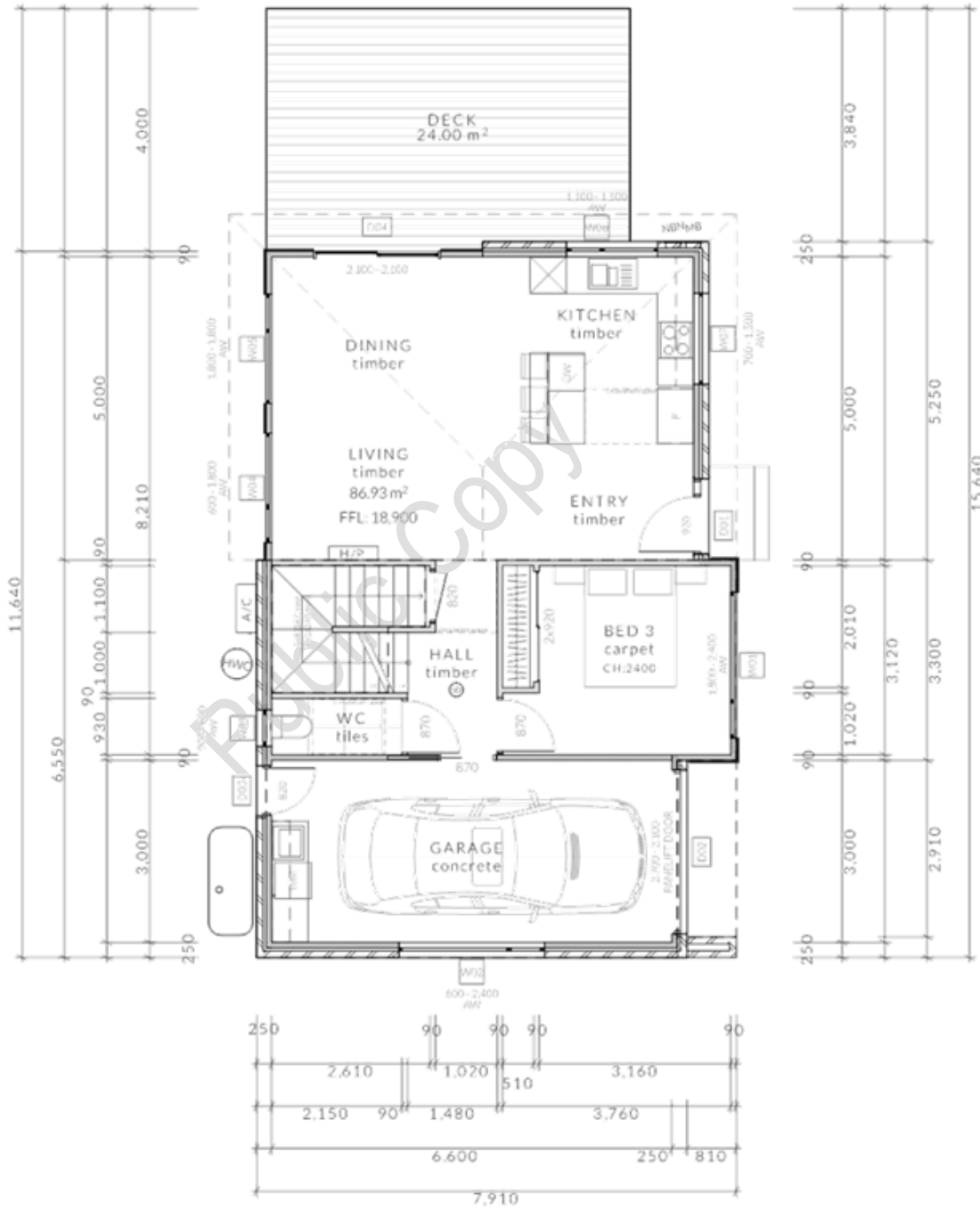
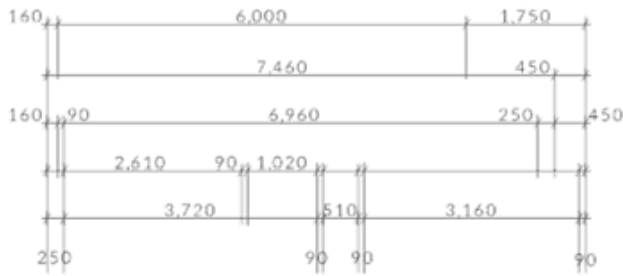
Openable windows greater than 4m above ground level are to be fitted with a device to limit opening to a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m.

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



Floor Areas

Lower Floor	86.93m²
Upper Floor	47.98m²
Total Floor Area	134.91m²
Lower Deck	24.00m²
Upper Deck	2.82m²

Kingborough Council

Development Application: DA 2022- 37

Plan Reference No.: P3

Date Received: 15/07/2022

Date placed on Public Exhibition: 30/07/2022

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U1 - Floor Plan - Lower

Revision: DA - 03
Approved by: JD

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

Proposal: Unit Development
Client: Max Wang
Address: 47 Beach Road, Margate

Date: 03/02/2022
Drawn by: JD
Job No: Pinn 107-2021
Engineer:
Building Surveyor:

Issue Date Description
DA - 02 07/06/2022 RFI Amendments
DA - 03 30/06/2022 RFI Amendments - Detention Added



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Page 37



East Elevation

1:100



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.

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U1 - Elevations

Revision: DA - 03
Approved by: JD

Scale:
1:100 @ A3
Pg. No:
A1.03

Proposal: Unit Development
Client: Max Wang
Address: 47 Beach Road, Margate

Date: 03/02/2022
Drawn by: JD
Job No: Pinn 107-2021
Engineer:
Building Surveyor:

Issue Date Description
DA - 02 07/06/2022 RFI Amendments
DA - 03 30/06/2022 RFI Amendments - Detention
Added



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Kingborough Council
Development Application: DA 2022- 37
Plan Reference No.: P3
Date Received: 15/07/2022
Date placed on Public Exhibition: 30/07/2022

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ELECTRICAL LEGEND

em	Description	Qty
	Single GPO	2
	Double GPO	21
	32 AMP isolation switch	1
	Weather proof socket outlet	1
	Light switch	16
	2 way light switch	2
	3 way light switch	0
	4 way light switch	0
	TV point	1
	Phone point	1
	Batten light holder (9W globe)	0
	"Clipsal" LED downlight (9W 700lm)	26
	LED stair light	3
	Pillar light	0
	Bunker light	0
	LED Batten light (20W)	2
	Vent Air heat/light unit	2
	Vent Air Inline fan	0
	Meter box	1
	NBN box	1
	Hard wired smoke detector	2
	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.

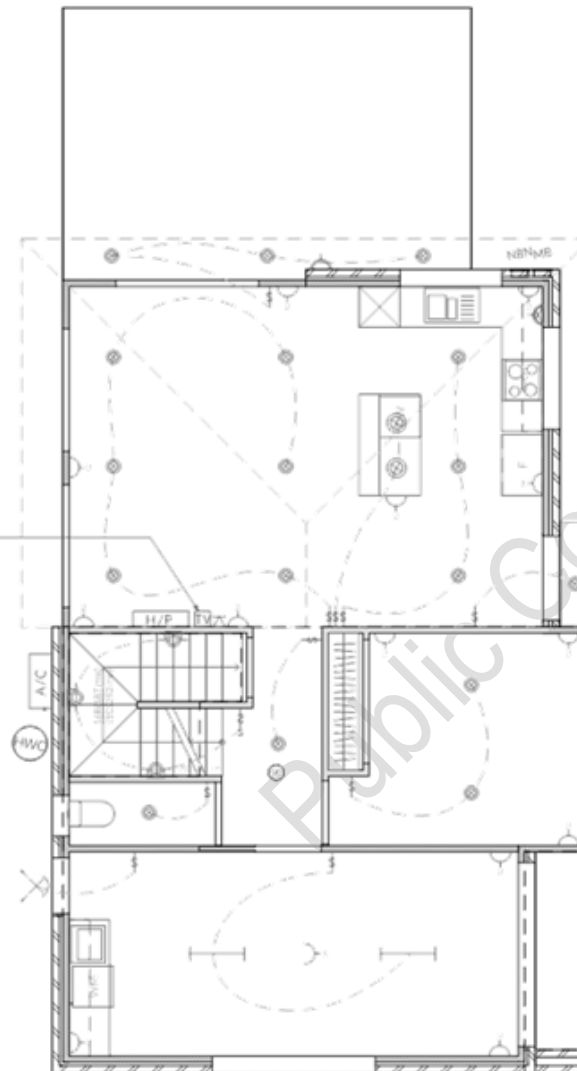
Smoke alarms required by 3.7.5.3 and 3.7.5.4 must be installed or near the ceiling, in accordance with the following:

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

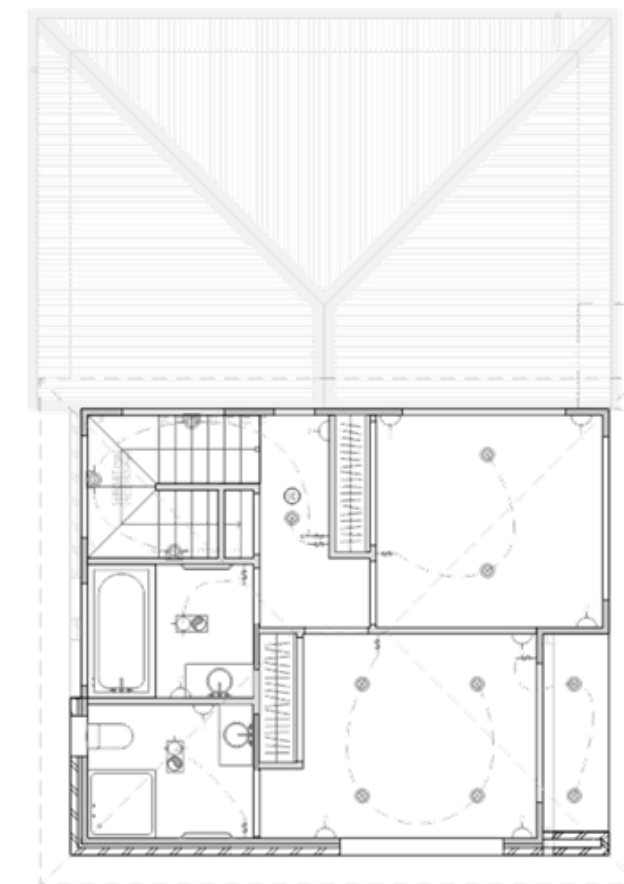
- a minimum of 300 mm away from the corner junction of the wall and ceiling; and
- between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.

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.

TV, DCPO & CAT6 HIGH ON WALL



Lower Floor



Upper Floor

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- 37

Plan Reference No.: P3

Date Received: 15/07/2022

Date placed on Public Exhibition: 30/07/2022

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U1 - Electrical Plan

Revision: DA - 03
Approved by: JD

Scale: 1:100 @A3
Pg. No: A1.06

Proposal: Unit Development
Client: Max Wang
Address: 47 Beach Road, Margate

Date: 03/02/2022
Drawn by: JD
Job No: Pinn 107-2021
Engineer:
Building Surveyor:

Issue Date Description
DA - 02 07/06/2022 RFI Amendments - Detection
DA - 03 30/06/2022 Added



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ASSOCIATION OF AUSTRALIA

- ACCESS PANEL
- 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

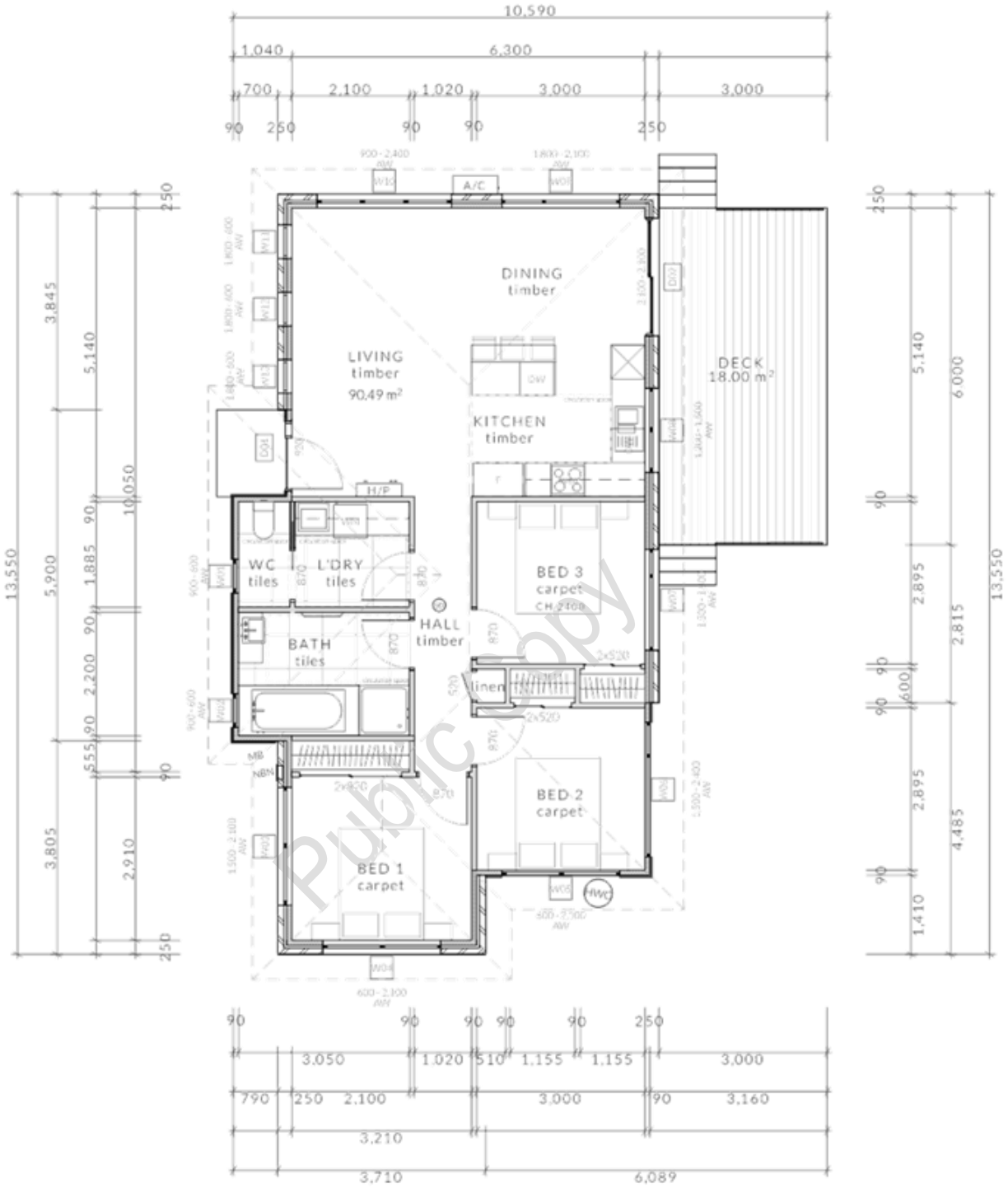
Openable windows greater than 4m above ground level are to be fitted with a device to limit opening to a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m.

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:
Riser: Min 115mm - Max 190mm
Tread: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700



Floor Areas

Total Floor Area	90.49m²
Deck	18.00m²

Kingborough Council

Development Application: DA 2022- 37

Plan Reference No.: P3

Date Received: 15/07/2022

Date placed on Public Exhibition: 30/07/2022

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U2 - Floor Plan

Revision: DA - 03
Approved by: JD

Scale: 1:100 @A3
Pg. No: A2.01

Proposal: Unit Development
Client: Max Wang
Address: 47 Beach Road, Margate

Date: 03/02/2022
Drawn by: JD
Job No: Pinn 107-2021
Engineer:
Building Surveyor:

Issue Date Description
DA - 02 07/06/2022 RFI Amendments
DA - 03 30/06/2022 RFI Amendments - Detention Added



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U2 West Elevation

1:100



U2 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.

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U2 - Elevations

Revision: DA - 03
Approved by: JD

Scale: 1:100 @A3
Pg. No: A2.02

Proposal: Unit Development
Client: Max Wang
Address: 47 Beach Road, Margate

Date: 03/02/2022
Drawn by: JD
Job No: Pinn 107-2021
Engineer:
Building Surveyor:

Issue Date
DA - 02 07/06/2022
DA - 03 30/06/2022

Description
RFI Amendments - Detection
Added

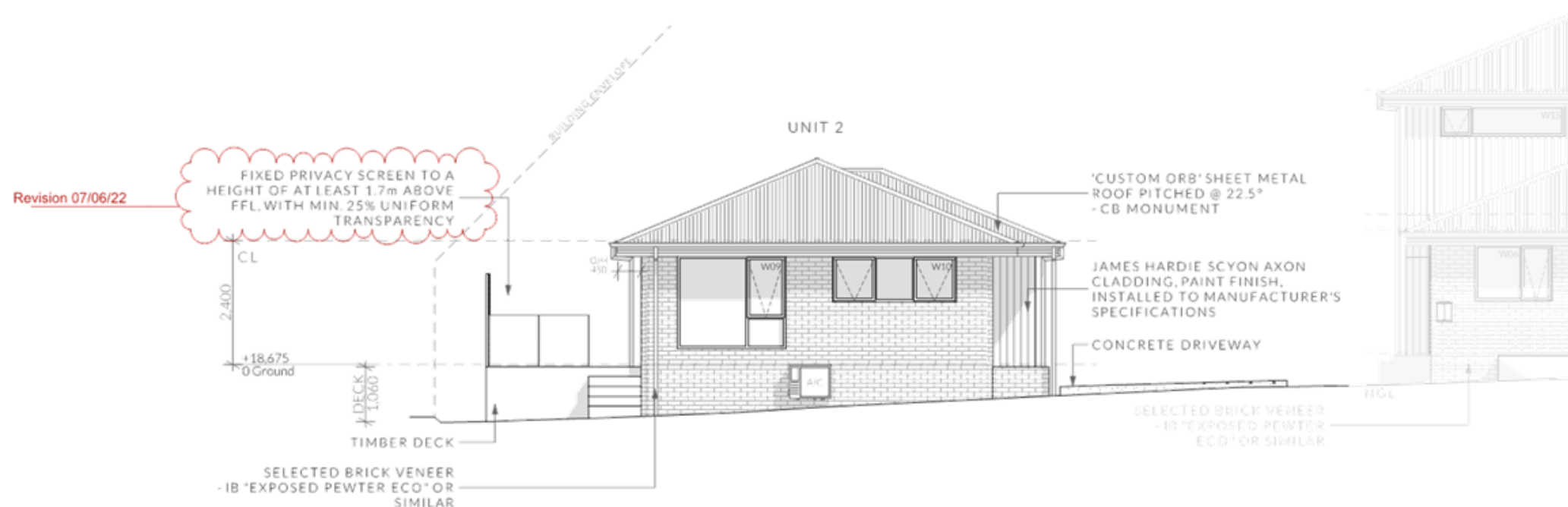


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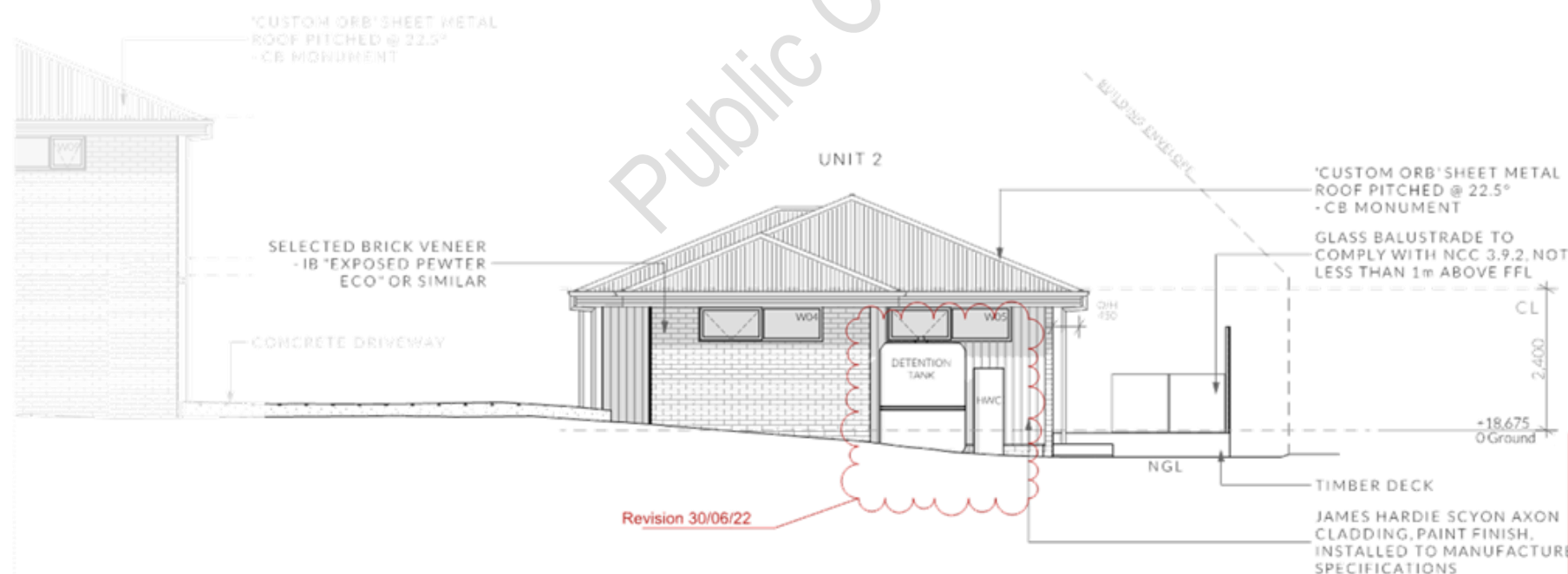
Kingborough Council
Development Application: DA 2022- 37
Plan Reference No.: P3
Date Received: 15/07/2022
Date placed on Public Exhibition: 30/07/2022

NOT FOR CONSTRUCTION



U2 North Elevation

1:100



U2 South 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.

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U2 - Elevations

Revision: DA - 03
Approved by: JD

Scale: 1:100 @A3
Pg. No: A2.03

Proposal: Unit Development
Client: Max Wang
Address: 47 Beach Road, Margate

Date: 03/02/2022
Drawn by: JD
Job No: Pinn 107-2021
Engineer:
Building Surveyor:

Issue	Date	Description
DA - 02	07/06/2022	RFI Amendments
DA - 03	30/06/2022	RFI Amendments - Detention Tank Added



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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

NOT FOR CONSTRUCTION

Kingborough Council
Development Application: DA 2022- 37
Plan Reference No.: P3
Date Received: 15/07/2022
Date placed on Public Exhibition: 30/07/2022

- 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

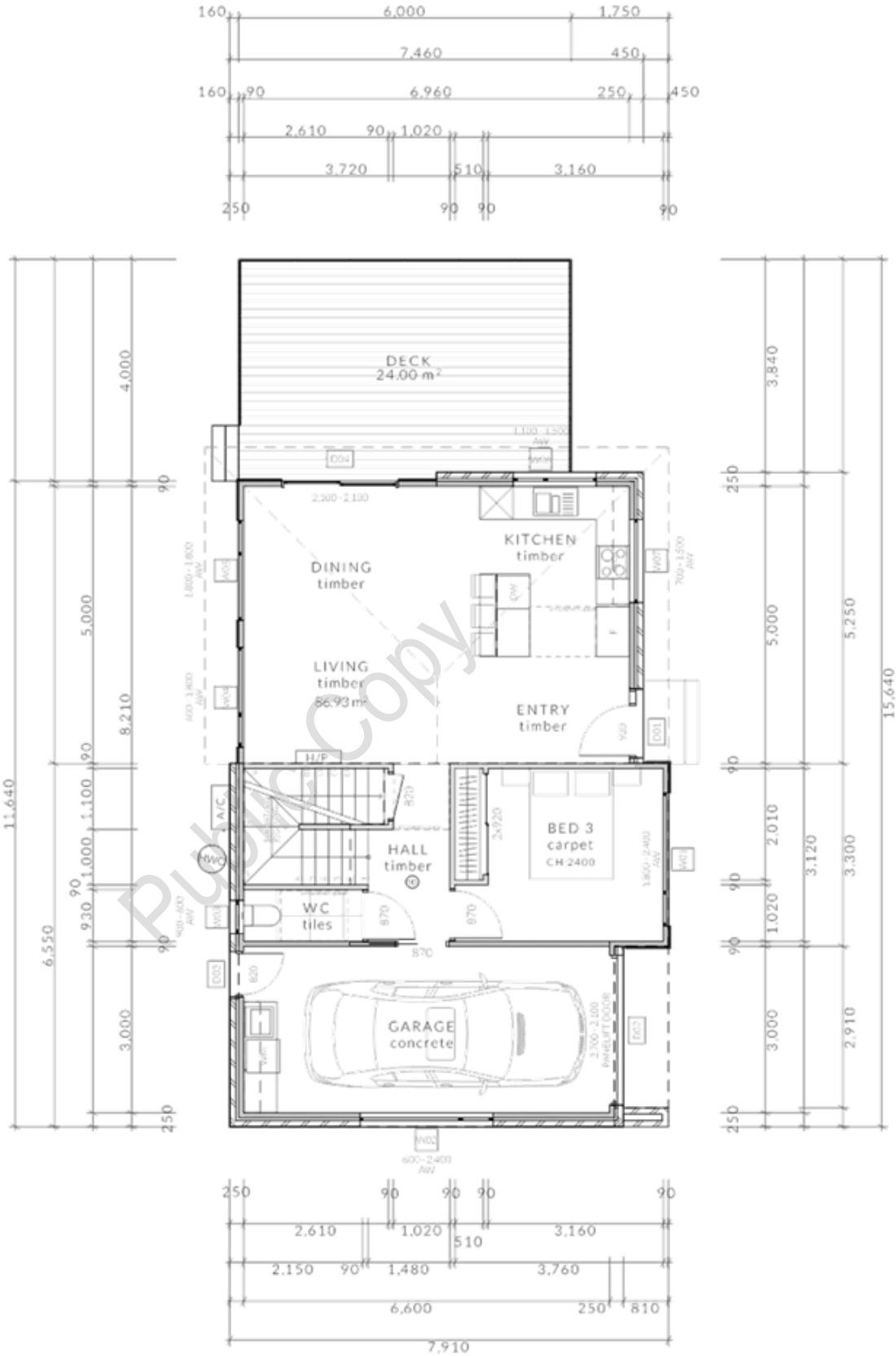
Paths and patios to fall away from dwelling.

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	86.93m ²
Upper Floor	47.98m ²
Total Floor Area	134.91m ²
Lower Deck	24.00m ²
Upper Deck	2.82m ²



Kingborough Council

Development Application: DA 2022- 37

Plan Reference No.: P3

Date Received: 15/07/2022

Date placed on Public Exhibition: 30/07/2022

PINNACLE

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

U3 - Floor Plan - Lower

Revision: DA - 03
Approved by: JD

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

Proposal: Unit Development
Client: Max Wang
Address: 47 Beach Road, Margate

Date: 03/02/2022
Drawn by: JD
Job No: Pinn 107-2021
Engineer:
Building Surveyor:

Issue Date Description
DA - 02 07/06/2022 RFI Amendments - Detection
DA - 03 30/06/2022 Added



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Page 44



U3 East Elevation

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.

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U3 - Elevations

Revision: DA - 03
Approved by: JD

Scale: 1:100 @ A3
Pg. No: A3.03

Proposal: Unit Development
Client: Max Wang
Address: 47 Beach Road, Margate

Date: 03/02/2022
Drawn by: JD
Job No: Pinn 107-2021
Engineer:
Building Surveyor:

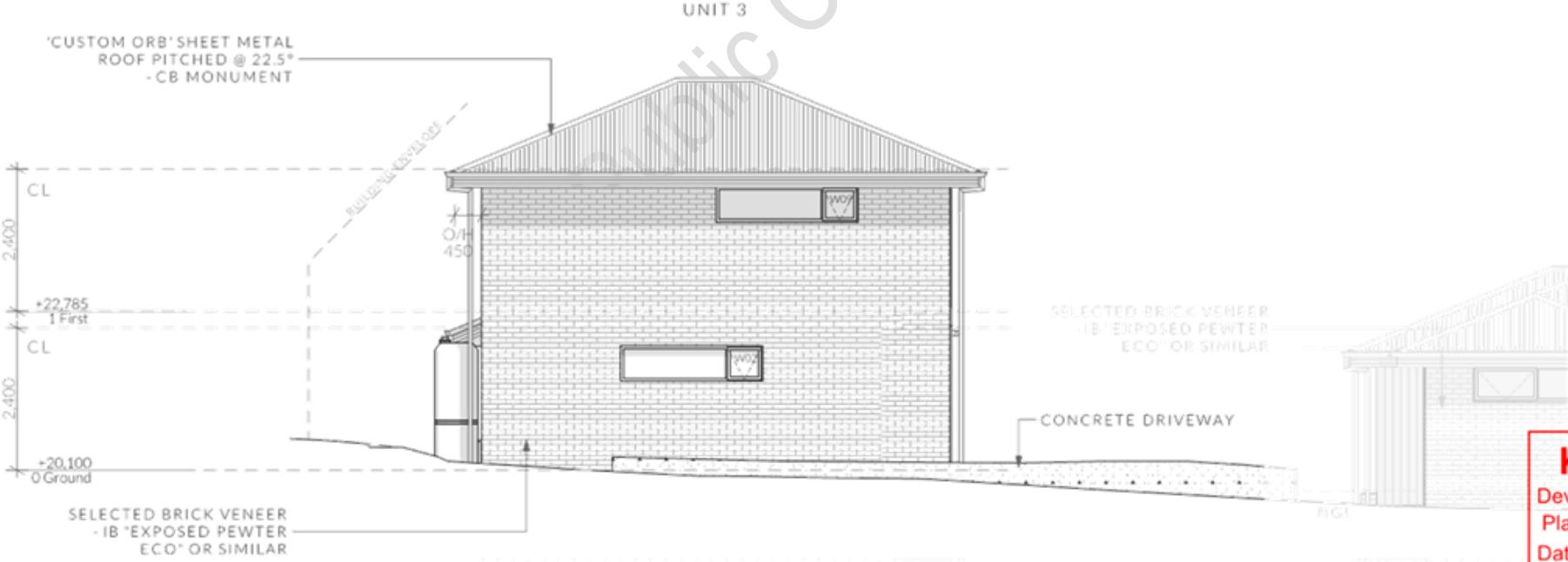
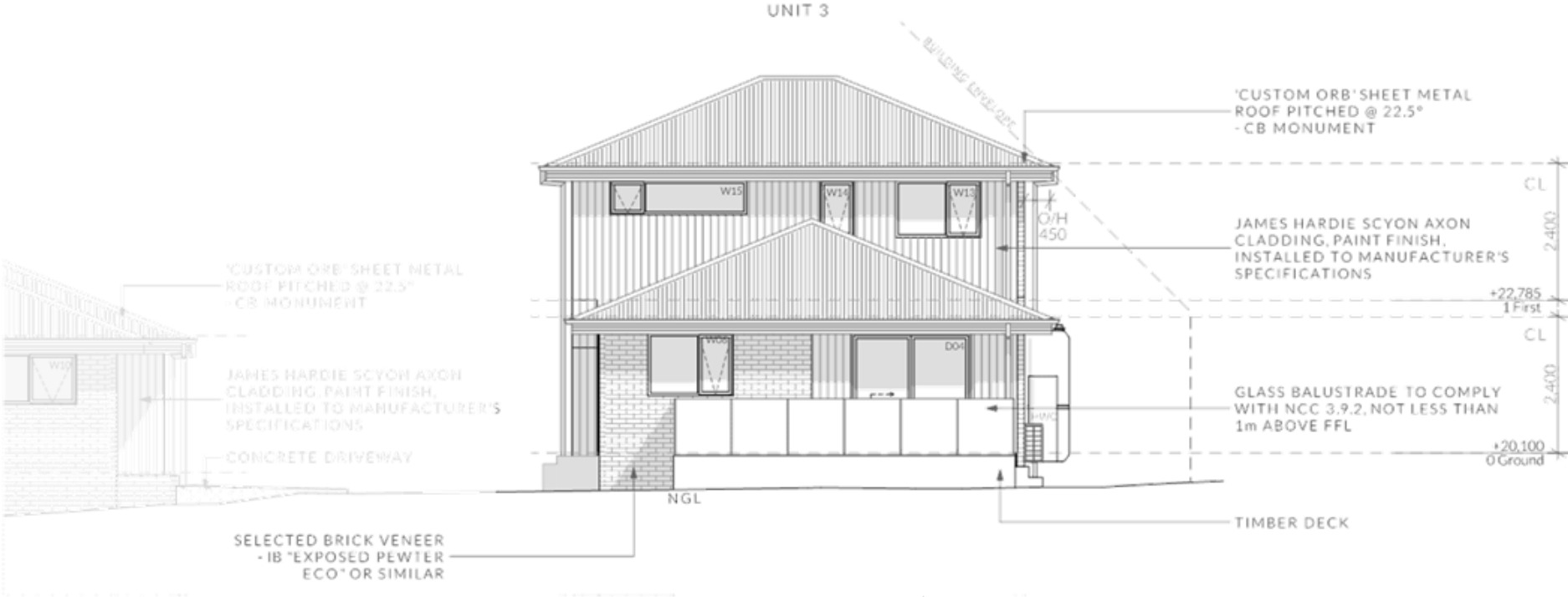
Issue Date Description
DA - 02 07/06/2022 RFI Amendments
DA - 03 30/06/2022 RFI Amendments - Detention Tank Added



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NOT FOR CONSTRUCTION



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 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	U3 - Elevations	Scale: 1:100 @A3 Pg. No: A3.04	Proposal: Unit Development Client: Max Wang Address: 47 Beach Road, Margate	Date: 03/02/2022 Drawn by: JD Job No: Pinn 107-2021 Engineer: Building Surveyor:	Issue: DA-02 07/06/2022 DA-03 30/06/2022	Description: RFI Amendments - Detection Added		These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction in whole or part is strictly forbidden without written consent. © 2021. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within the drawing set as well as any C/C and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or excavating/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE 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

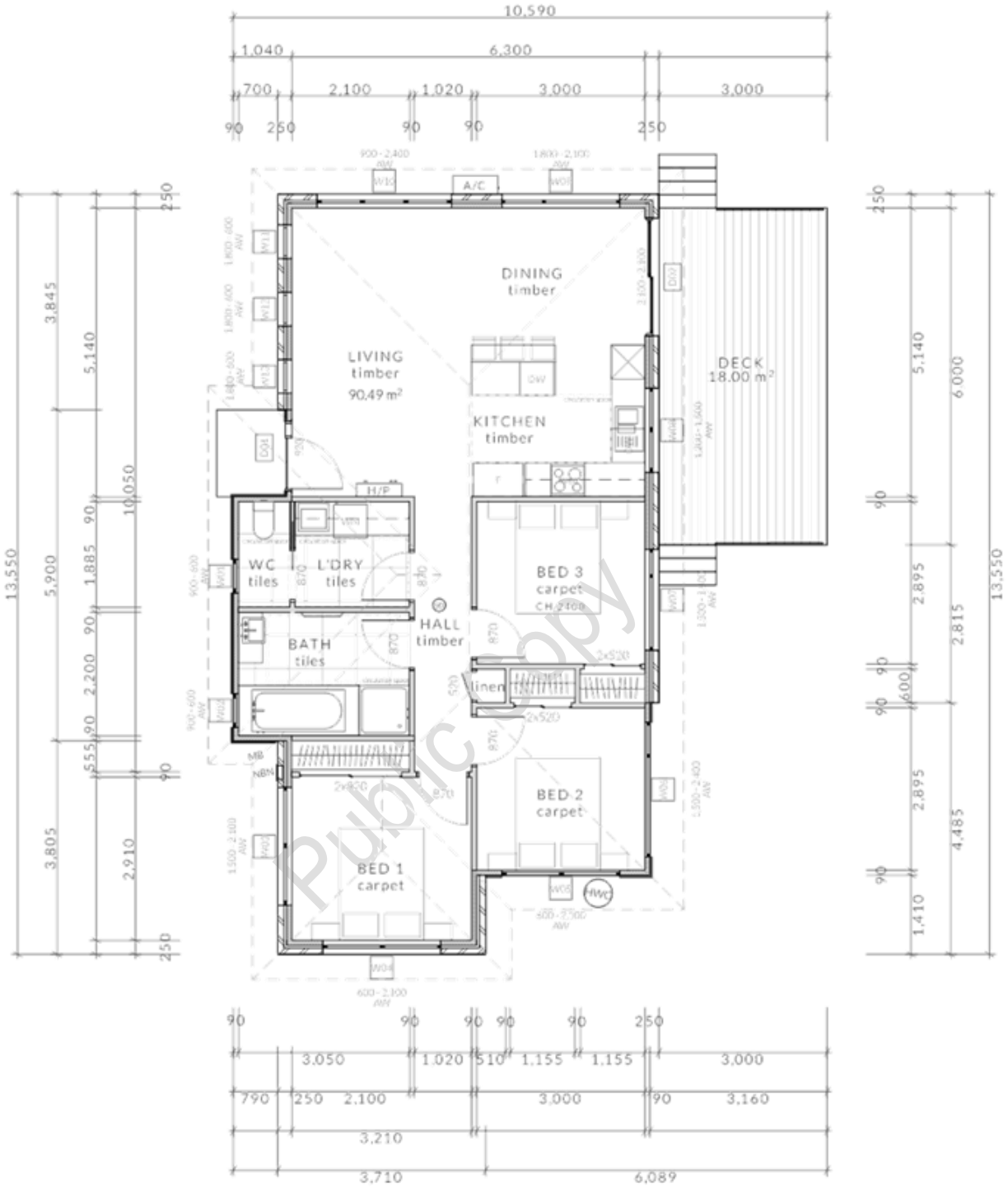
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Note: Paved Areas

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

Total Floor Area	90.49m²
Deck	18.00m²

Kingborough Council

Development Application: DA 2022- 37

Plan Reference No.: P3

Date Received: 15/07/2022

Date placed on Public Exhibition: 30/07/2022

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U4 - Floor Plan

Revision: DA - 03
Approved by: JD

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

Proposal: Unit Development
Client: Max Wang
Address: 47 Beach Road, Margate

Date: 03/02/2022
Drawn by: JD
Job No: Pinn 107-2021
Engineer:
Building Surveyor:

Issue Date Description
DA - 02 07/06/2022 RFI Amendments
DA - 03 30/06/2022 RFI Amendments - Detention Added



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East Elevation

1:100



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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U4 - Elevations

Revision: DA - 03
Approved by: JD

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

Proposal: Unit Development
Client: Max Wang
Address: 47 Beach Road, Margate

Date: 03/02/2022
Drawn by: JD
Job No: Pinn 107-2021
Engineer:
Building Surveyor:

Issue Date
DA - 03 07/06/2022
DA - 03 30/06/2022

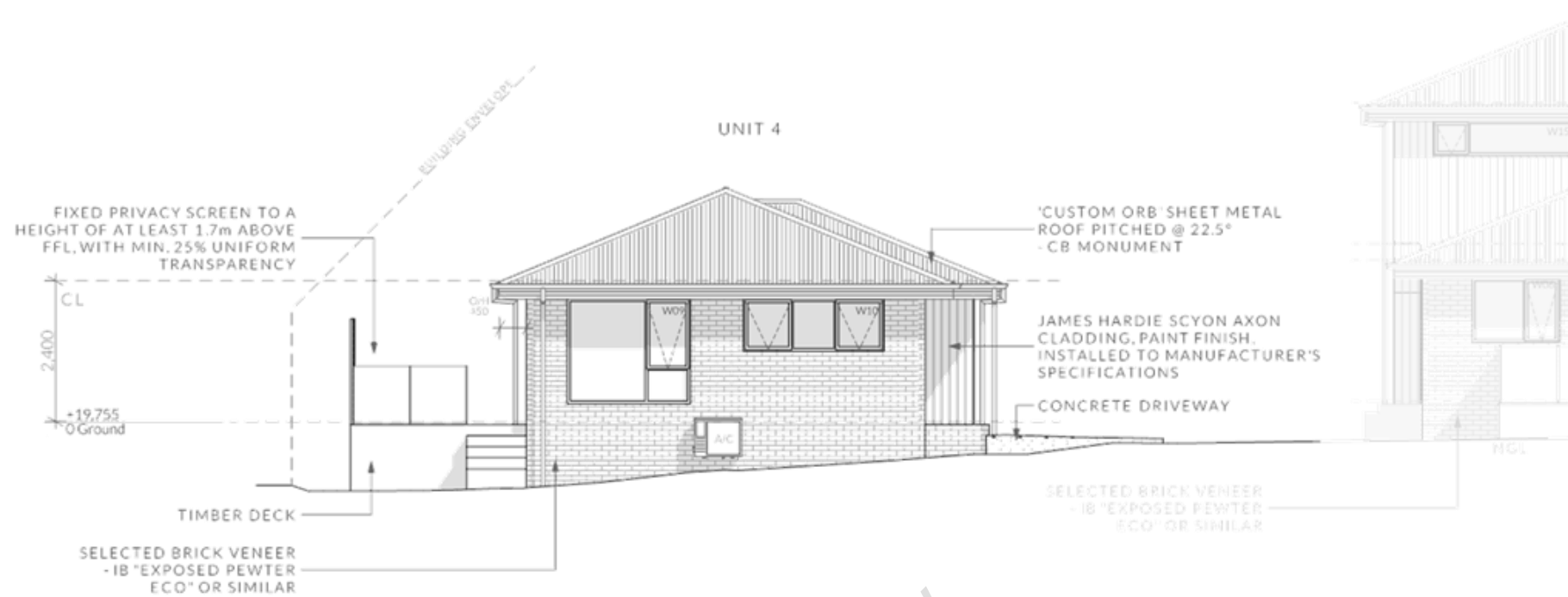
Description
RFI Amendments - Deletion
Added



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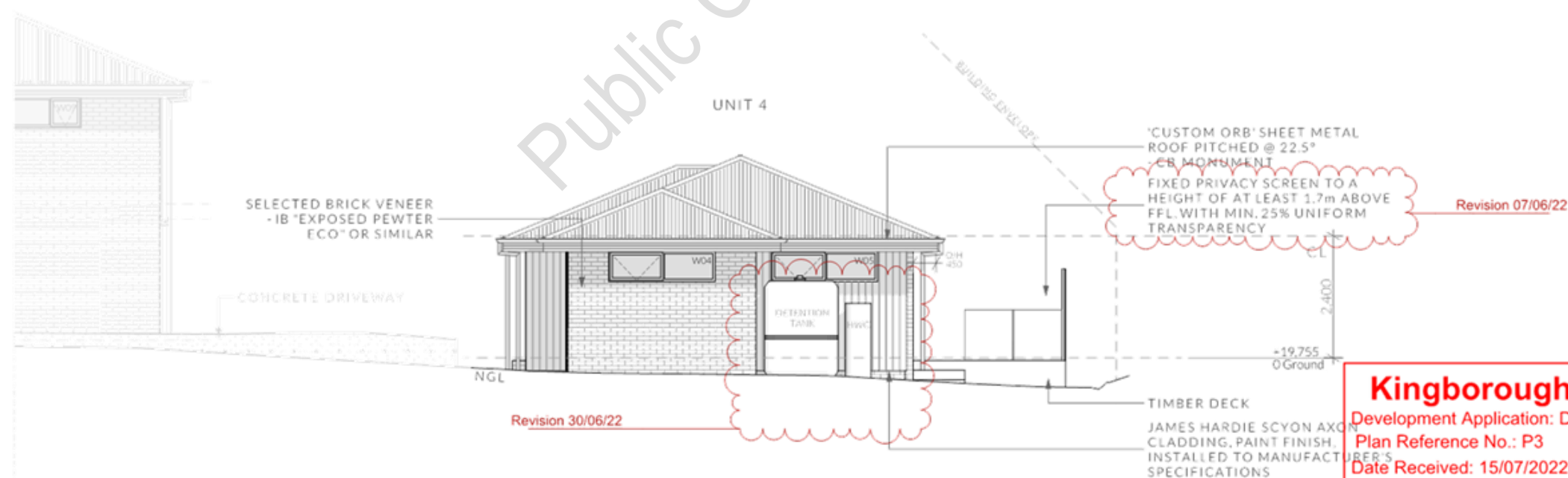


NOT FOR CONSTRUCTION



U 4 North Elevation

1:10



U 4 South Elevation

1:10

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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U4 - Elevations

Revision: DA - 03
 Approved by: JD

Scale: 1:100 @ A3
 Pg. No: A4.03

Proposal: Unit Development
 Client: Max Wang
 Address: 47 Beach Road, Margate

Date: 03/02/2022
 Drawn by: JD
 Job No: Pinn 107-2021
 Engineer:
 Building Surveyor:

Issue Date Description
 DA - 02 07/06/2022 RFI Amendments
 DA - 03 30/06/2022 RFI Amendments - Detention Added



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bdaa
 BUILDING DESIGNERS
 ASSOCIATION OF AUSTRALIA

NOT FOR CONSTRUCTION

- ACCESS PANEL
- 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

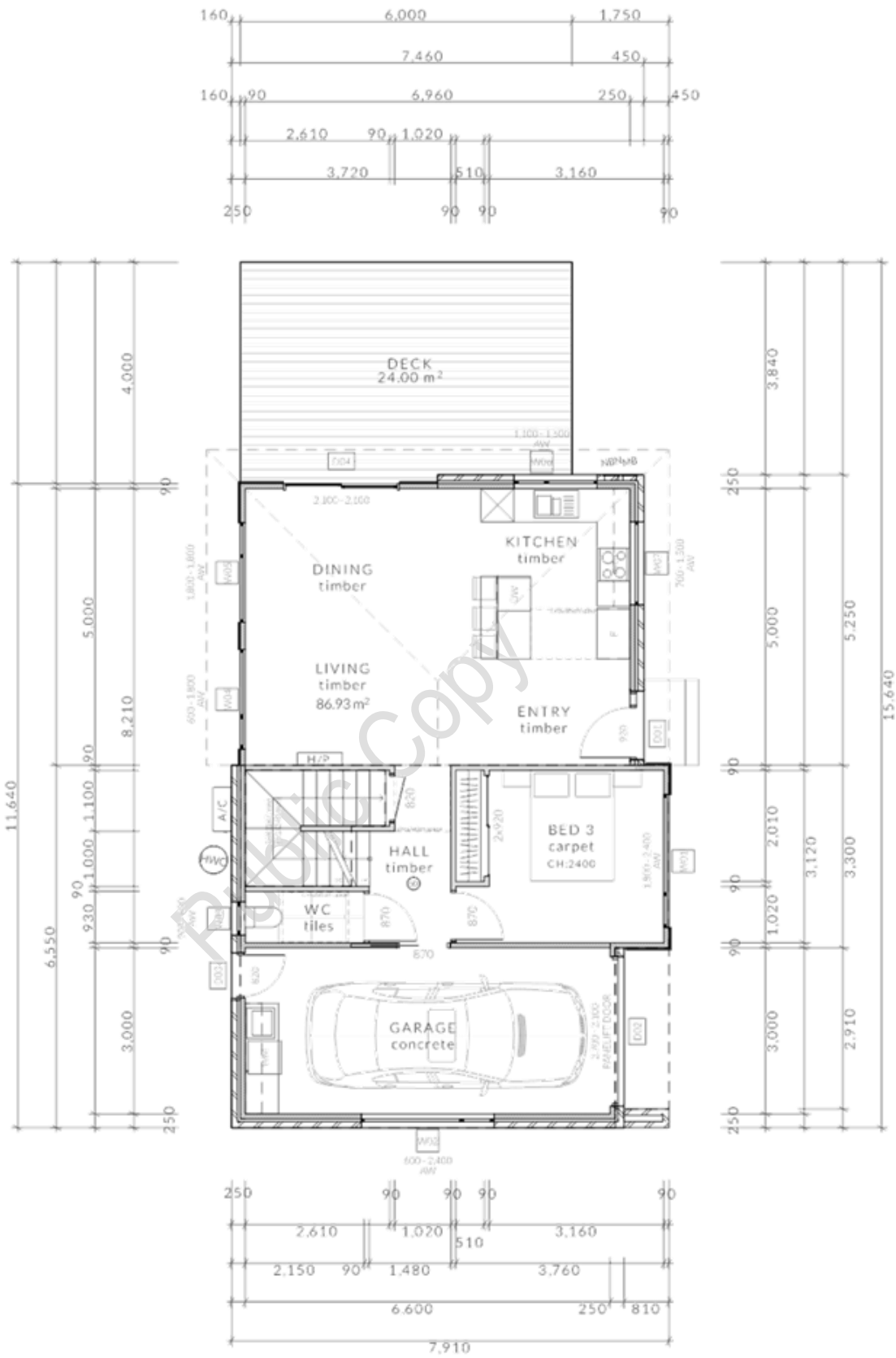
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Note: Paved Areas

Paths and patios to fall away from dwelling.

Note: Stair Construction

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



Floor Areas

Lower Floor	87.21m ²
Upper Floor	47.98m ²
Total Floor Area	135.19m ²
Deck	24.00m ²

Kingborough Council

Development Application: DA 2022- 37

Plan Reference No.: P3

Date Received: 15/07/2022

Date placed on Public Exhibition: 30/07/2022

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U5 - Floor Plan - Lower

Revision: DA - 03
Approved by: JD

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

Proposal: Unit Development
Client: Max Wang
Address: 47 Beach Road, Margate




Date: 03/02/2022
Drawn by: JD
Job No: Pinn 107-2021
Engineer:
Building Surveyor:

Issue Date Description
DA - 02 07/06/2022 RFI Amendments
DA - 03 30/06/2022 RFI Amendments - Detention Added



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-  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

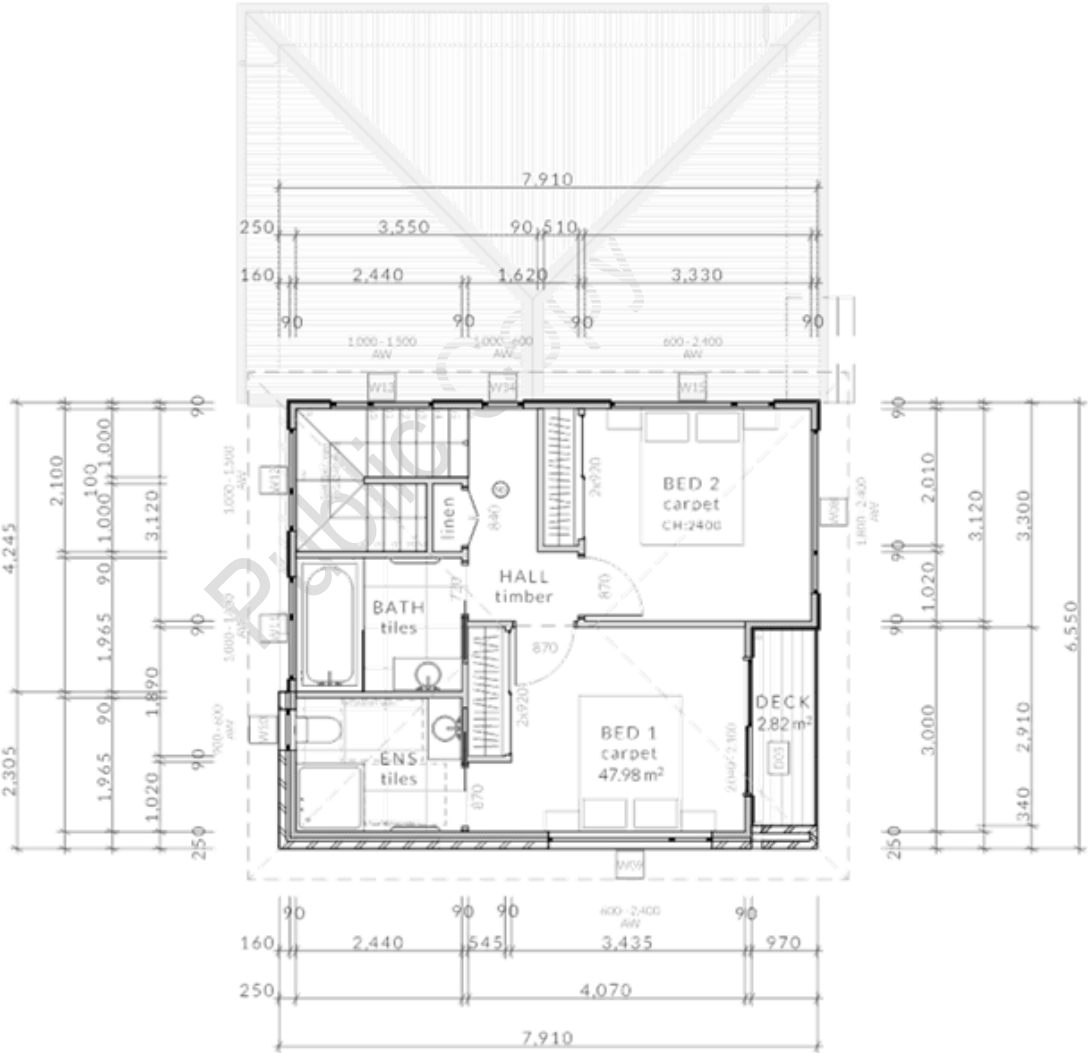
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Note: Paved Areas

Paths and patios to fall away from dwelling.

Note: Stair Construction

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- nosing: Min 115mm - Max 190mm
- riser: Min 240mm - Max 355mm
- tread (2R+C): Max 550 - Min 700



Floor Areas

Lower Floor	86.93m ²
Upper Floor	47.98m ²
Total Floor Area	134.91m²
Lower Deck	24.00m ²
Upper Deck	2.82m ²

Kingborough Council
Development Application: DA 2022- 37
Plan Reference No.: P3
Date Received: 15/07/2022
Date placed on Public Exhibition: 30/07/2022

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U5 - Floor Plan - Upper

Revision: DA - 03
Approved by: JD

Scale: 1:100 @A3
Pg. No: A5.02

Proposal: Unit Development
Client: Max Wang
Address: 47 Beach Road, Margate

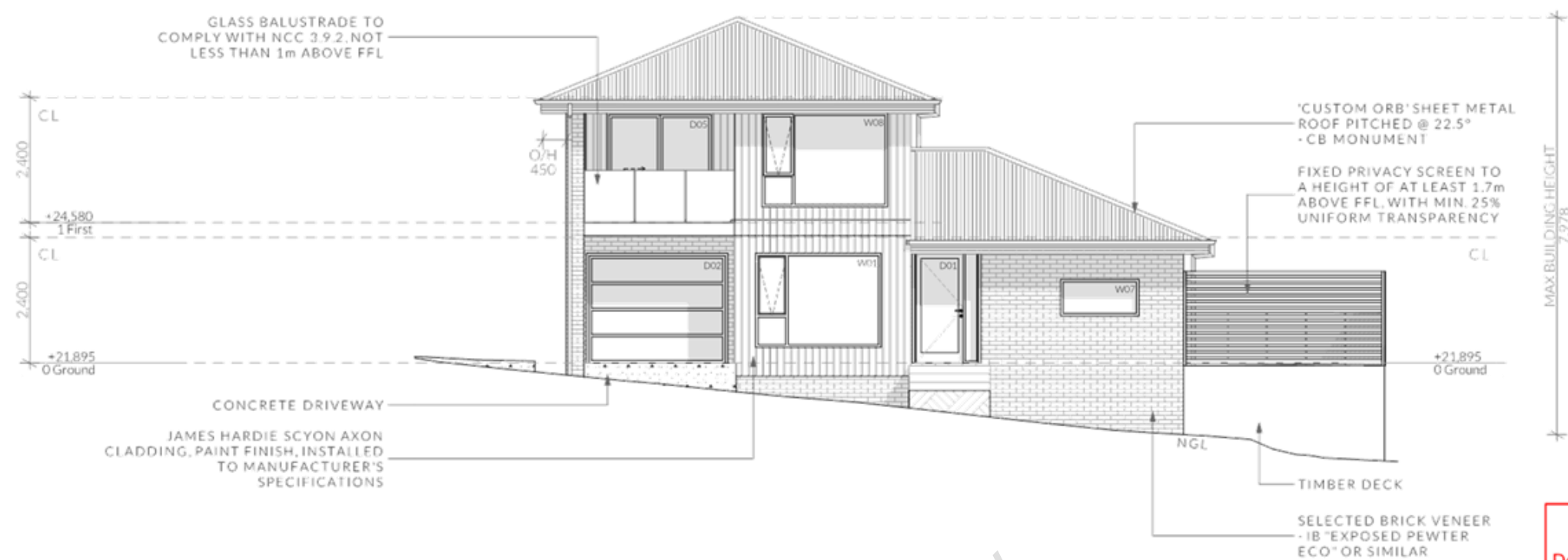
Date: 03/02/2022
Drawn by: JD
Job No: Pinn 107-2021
Engineer:
Building Surveyor:

Issue: DA - 02 07/06/2022
DA - 03 30/06/2022
Description: RFI Amendments - Detection Added

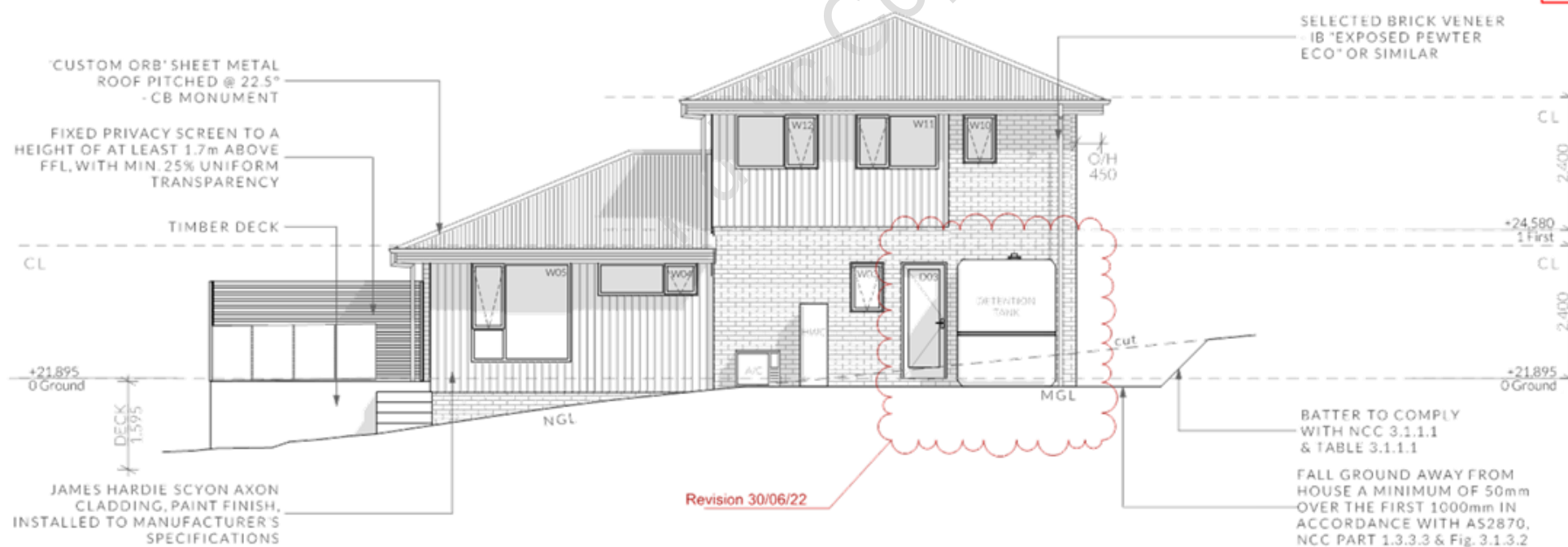


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East Elevation



West Elevation

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.

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U5 - Elevations

Revision: DA - 03
Approved by: JD

Scale:
1:100 @A3
Pg. No:
A5.03

Proposal: Unit Development
Client: Max Wang
Address: 47 Beach Road, Margate

Date: 03/02/2022
Drawn by: JD
Job No: Pinn 107-2021
Engineer:
Building Surveyor:

Issue Date Description
DA - 02 07/06/2022 RFI Amendments
DA - 03 30/06/2022 RFI Amendments - Detention Tank Added

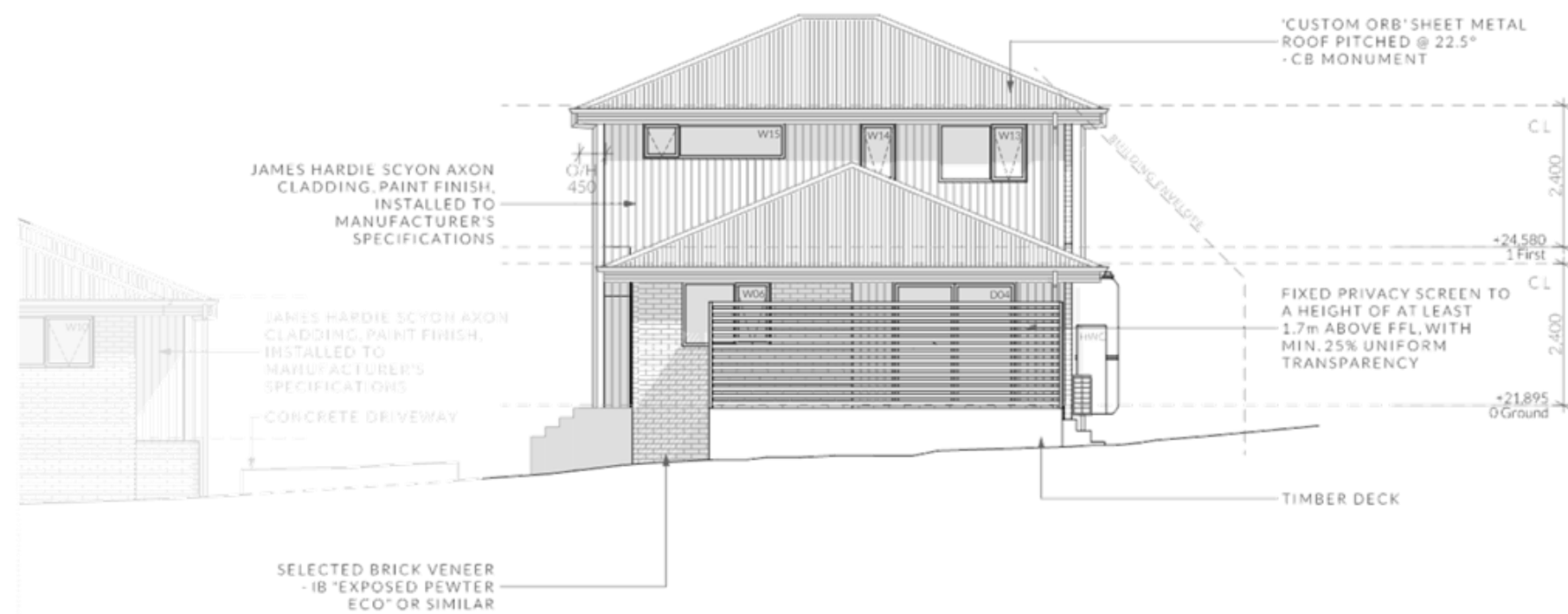


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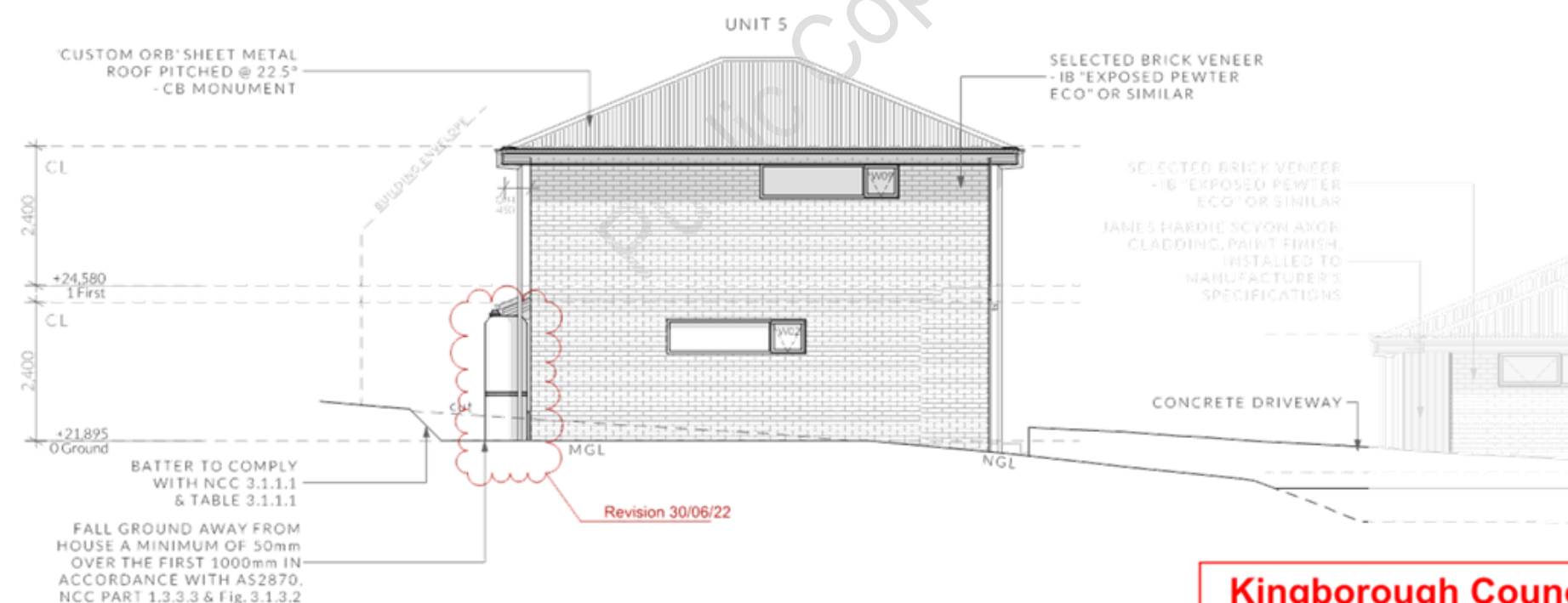
NOT FOR CONSTRUCTION

1:100



U5 North Elevation

1:100



U5 South 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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Except for bedrooms, where the requirement is for heights above 2m.

Kingborough Council

Development Application: DA 2022- 37

Plan Reference No.: P3

Date Received: 15/07/2022

Date placed on Public Exhibition: 30/07/2022

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U5 - Elevations

Revision: DA - 03
Approved by: JD

Scale: 1:100 @ A3
Pg. No: A5.04

Proposal: Unit Development
Client: Max Wang
Address: 47 Beach Road, Margate

Date: 03/02/2022
Drawn by: JD
Job No: Pinn 107-2021
Engineer:
Building Surveyor:

Issue	Date	Description
DA - 02	07/06/2022	RFI Amendments
DA - 03	30/06/2022	RFI Amendments - Detection Added



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bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

NOT FOR CONSTRUCTION

- 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

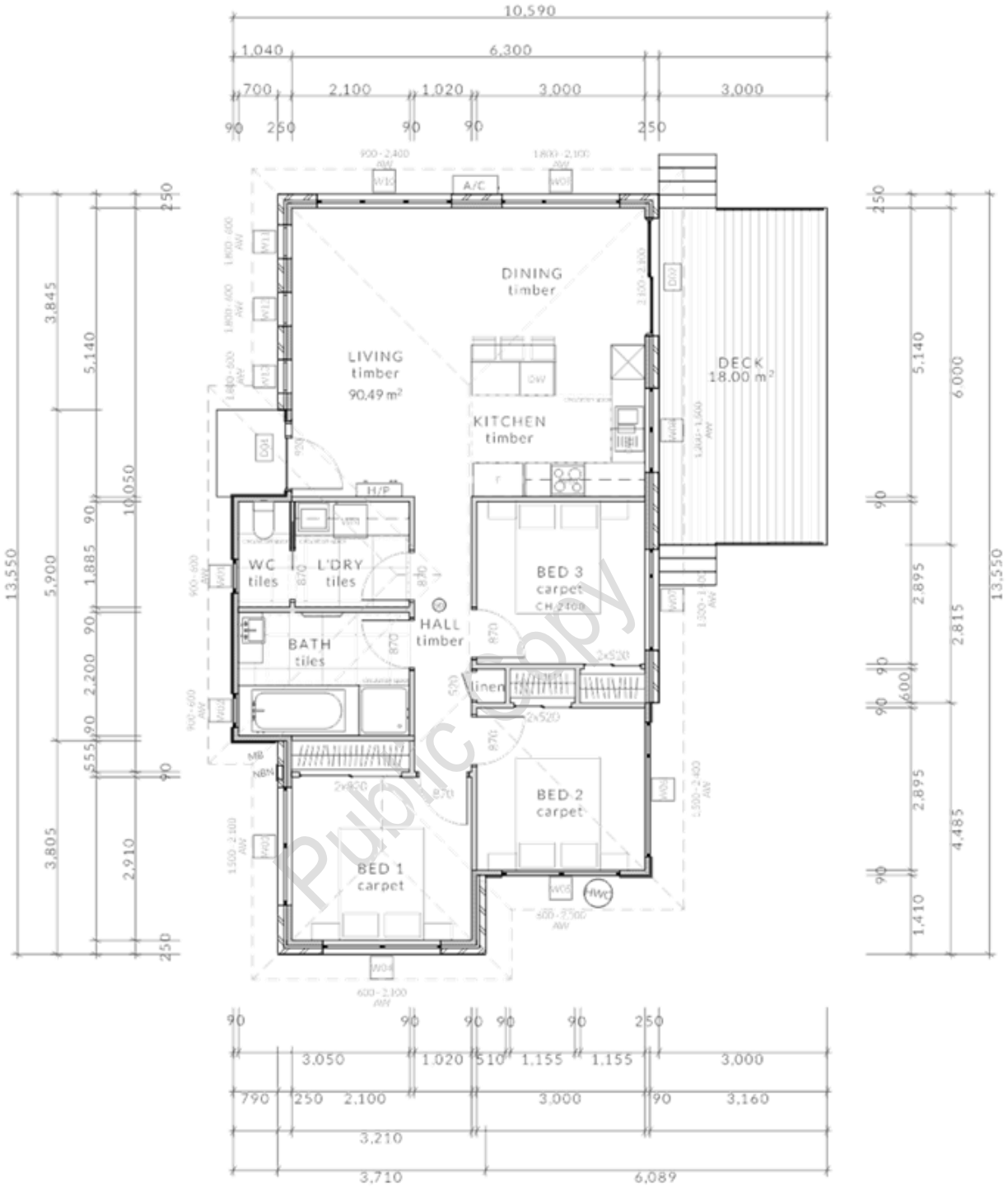
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Note: Paved Areas

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Note: Stair Construction

Stairs to be constructed in accordance with C.C Part 3.9.1:
- nosing: Min 115mm - Max 190mm
- riser: Min 240mm - Max 355mm
- tread: (2R+C): Max 550 - Min 700



Floor Areas

Net Floor Area 90.49m²
Deck 18.00m²

Kingborough Council

Development Application: DA 2022- 37
Plan Reference No.: P3
Date Received: 15/07/2022
Date placed on Public Exhibition: 30/07/2022

PINNACLE

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

U6 - Floor Plan

Revision: DA - 03
Approved by: JD

Scale: 1:100 @A3
Pg. No: A6.01

Proposal: Unit Development
Client: Max Wang
Address: 47 Beach Road, Margate

Date: 03/02/2022
Drawn by: JD
Job No: Pinn 107-2021
Engineer:
Building Surveyor:

Issue	Date	Description
DA - 02	07/06/2022	RFI Amendments
DA - 03	30/06/2022	RFI Amendments - Detention Added



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NOT FOR CONSTRUCTION



East Elevation

1:100



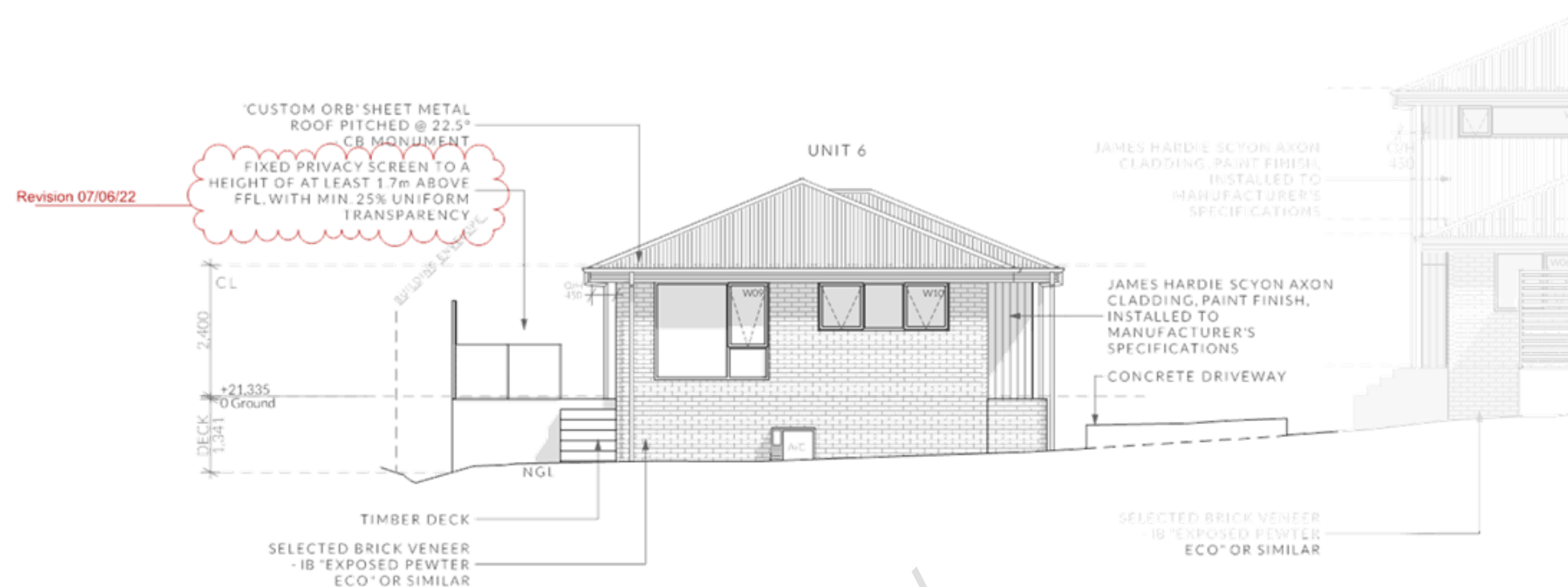
West Elevation

1:100

NOTE
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Except for bedrooms, where the requirement is for heights above 2m.

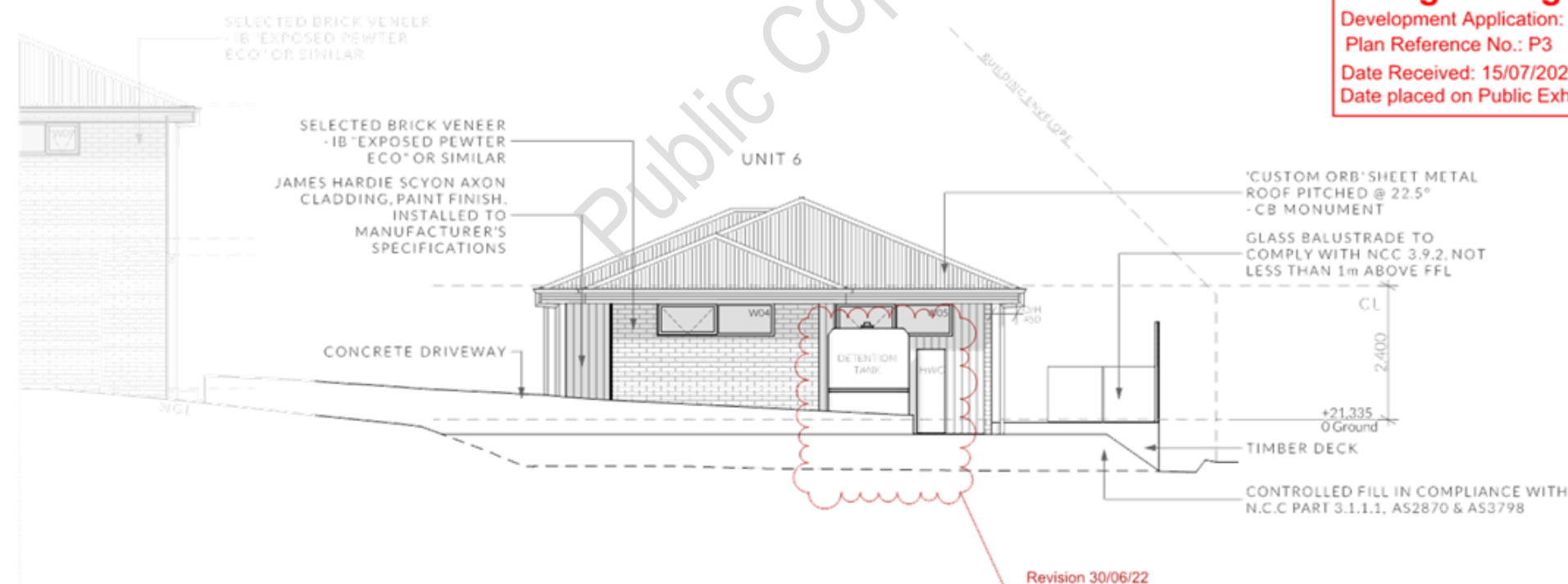
PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	U6 - Elevations	Scale: 1:100 @A3 Pg. No: A6.02	Proposal: Unit Development Client: Max Wang Address: 47 Beach Road, Margate	Date: 03/02/2022 Drawn by: JD Job No: Pinn 107-2021 Engineer: Building Surveyor:	Issue Date Description DA-02 07/06/2022 RFI Amendments DA-03 30/06/2022 RFI Amendments - Detection Added		These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction in whole or part is strictly forbidden without written consent. © 2021. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within the drawing set as well as any C/C and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any works, works or excavating/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PINNACLE DRAFTING & DESIGN PTY LTD.	



North Elevation

Kingborough Council
Development Application: DA 2022- 37
Plan Reference No.: P3
Date Received: 15/07/2022
Date placed on Public Exhibition: 30/07/2022

1:100



South Elevation

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 Abernant Way, Cambridge 7170
03 6248 4218
admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au

U6 - Elevations

Revision: DA - 03
Approved by: JD

Scale:
1:100 @ A3
Pg. No:
A6.03

Proposal: Unit Development
Client: Max Wang
Address: 47 Beach Road, Margate

Date: 03/02/2022
Drawn by: JD
Job No: Pinn 107-2021
Engineer:
Building Surveyor:

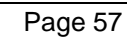
Issue	Date	Description
DA - 02	07/06/2022	RFI Amendments
DA - 03	30/06/2022	RFI Amendments - Detention Tank Added



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bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

NOT FOR CONSTRUCTION





Submission to Planning Authority Notice

Council Planning Permit No.	DA-2022-37	Council notice date	22/02/2022
TasWater details			
TasWater Reference No.	TWDA 2022/00239-KIN	Date of response	28/02/2022
TasWater Contact	Robert Stapleton	Phone No.	0417279866
Response issued to			
Council name	KINGBOROUGH COUNCIL		
Contact details	kc@kingborough.tas.gov.au		
Development details			
Address	47 BEACH RD, MARGATE	Property ID (PID)	5773117
Description of development	Multiple Dwellings x 6 plus demolition of existing building		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Pinnacle Drafting & Design	"Sewer & Water Plan" / Proj: Pinn 107-2021 – Page: P.01	DA-01	3/02/2022
Conditions			
<p>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</p> <p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>DEMOLITION</p> <ol style="list-style-type: none"> 4. The applicant must engage a registered plumber to temporarily cap and seal internal water (on the property side of the water meter) and sewer (upstream of the inspection opening) connections prior to any demolition works to protect TasWater's infrastructure from contamination. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 5. The applicant or landowner as the case may be, must pay a development assessment fee of \$363.57, to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			



Advice

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.

Further information can be obtained from TasWater

- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies

- (c) TasWater will locate residential water stop taps free of charge

- (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

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

Authorised by

Jason Taylor

Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

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 FINANCIAL REPORT - AUGUST 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 August 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 some timing differences in the August 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:

- Statutory Fees and Fines are \$47k under budget due to revenue from planning being \$19k under budget as a result of post approval income being less than expected. Also, compliance income is \$22k under budget due to by-law and parking income being less than budget.
 - Grants Recurrent are \$61k under due to timing differences in regards to the receipt of grant funds.
 - Reimbursements were \$42k under budget due to a timing difference between rate remissions provided to ratepayers and the reimbursements from the Government.
 - Other income is \$73k over budget primarily due to Private Works revenue of \$60k under budget due to the loss of the State Government contract for Brunt Island.
 - Employee costs are \$86k under budget due to the budget enterprise agreement increase not being paid until September.
 - Other Expenses are \$143k over budget due to Government funded remissions being \$106k over budget due to timing differences. Also, Councillor expenses are \$17k over budget due to the annual payment for the maintenance of the electoral roll.
 - Interest income is \$56k over budget due to the recent increases in interest rates providing additional interest income.
 - Grants Capital is over budget by \$4.16m 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 \$26.3m at the end of August, which is down \$1.9m from the August 2021 figure. Borrowing of \$22.3 million offset this amount.

5. FINANCE

- 5.1 Council's result for August 2022 is a \$30.4 million underlying surplus, which is a \$10k unfavourable 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 August 2022 are available for public scrutiny in the Council meeting agenda.

8. RISK

- 8.1 The result for August is in line with budget expectations thus representing minimal risk to the forecast underlying surplus.

9. CONCLUSION

- 9.1 Council is on track to deliver a result that is in line with the budget underlying surplus.

10. RECOMMENDATION

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



Kingborough

KINGBOROUGH COUNCIL

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

**SUBMITTED TO COUNCIL
19TH SEPTEMBER, 2022**

kingborough.tas.gov.au



KINGBOROUGH COUNCIL - August 2022

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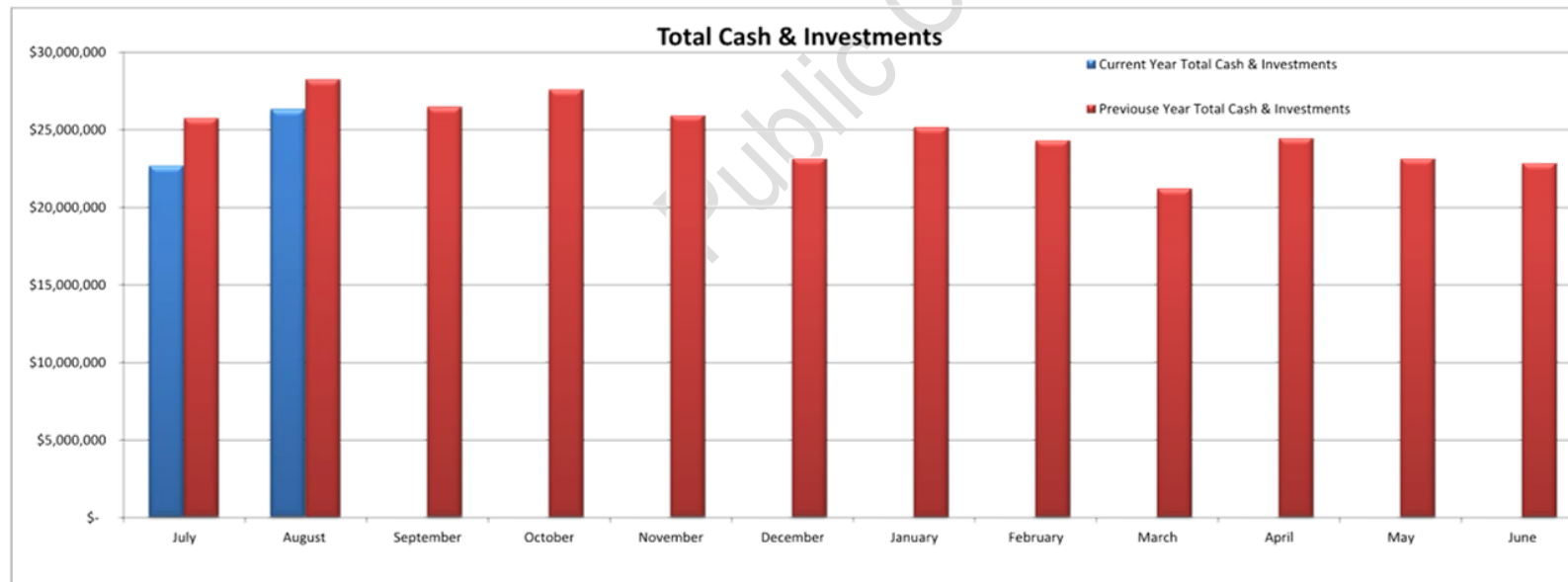
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KINGBOROUGH COUNCIL - August 2022

CASH BALANCES

Balance Type	July	August	September	October	November	December	January	February	March	April	May	June
Reserves	\$ 3,171,178	\$ 3,371,968										
Held in Trust	\$ 1,723,151	\$ 1,715,862										
Unexpended Capital Works*	\$ 945,687	\$ 1,701,369										
Current Year Total Committed Cash	\$ 5,840,016	\$ 6,789,199	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ 16,810,790	\$ 19,508,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current Year Total Cash	\$ 22,650,806	\$ 26,297,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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 - August 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	\$ 4,317,757										
BA - Applications Account			\$ 133,571	\$ 370,506										
BA - AR Account			\$ 301,705	\$ 917,998										
BA - Business Online Saver			\$ 3,397,838	\$ 3,402,488										
Total Cash			\$ 5,367,289	\$ 9,008,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INVESTMENTS														
Endigo 4	3.30%	11-Jan-23	\$ 5,019,292	\$ 5,019,292										
Wystate 3	0.44%	23-Sep-22	\$ 2,027,712	\$ 2,027,712										
Wystate 4	0.92%	31-Oct-22	\$ 3,009,948	\$ 3,009,948										
Westpac	1.59%	03-Jan-23	\$ 3,000,000	\$ 3,000,000										
Wascorp HT	1.82%	Managed Trust	\$ 2,121,098	\$ 2,124,373										
Wascorp Cash Indexed	1.06%	Managed Trust	\$ 2,105,467	\$ 2,107,369										
Total Investments			\$ 17,283,517	\$ 17,288,694	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current Year Total Cash & Investments			\$ 22,650,806	\$ 26,297,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Previous Year Cash & Investments			\$ 25,723,190	\$ 28,233,547	\$ 26,455,395	\$ 27,587,940	\$ 25,928,817	\$ 23,133,230	\$ 25,155,559	\$ 24,311,116	\$ 21,196,633	\$ 24,453,870	\$ 23,132,264	\$ 22,845,498
Borrowings														
Wascorp (Grant Funded)	3.43%	22-Jun-23	\$2,700,000	\$2,700,000										
Wascorp	3.47%	11-Oct-23	\$2,800,000	\$2,800,000										
Wascorp (Grant Funded)	2.13%	27-Jun-24	\$2,400,000	\$2,400,000										
Wascorp (Grant Funded)	1.99%	21-Jan-25	\$2,100,000	\$2,100,000										
Wascorp (Grant Funded)	1.32%	16-Jun-23	\$2,900,000	\$2,900,000										
Wascorp (Grant Funded)	1.10%	19-Jun-24	\$9,422,500	\$9,422,500										
			\$ 22,322,500	\$ 22,322,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

KINGBOROUGH COUNCIL - August 2022

RESERVES

Accounts	July	August	September	October	November	December	January	February	March	April	May	June
Boronia Hill Reserve	\$ 10,733	\$ 10,733										
Car Parking	\$ 46,248	\$ 46,248										
Hall Equipment Replacement	\$ 72,668	\$ 72,668										
IT Equipment Replacement	\$ 83,119	\$ 83,119										
KSC Equipment Replacement	\$ 130,717	\$ 130,717										
Office Equipment Replacement	\$ 106,059	\$ 106,059										
Plant & Equipment Replacement	\$ 814,932	\$ 814,932										
Public Open Space	\$ 996,796	\$ 1,191,796										
Tree Preservation Reserve	\$ 909,906	\$ 915,696										
Unexpended Grants	\$ -	\$ -										
Current Year Total Reserve	\$ 3,171,178	\$ 3,371,968	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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 \$ 1,191,796

Less Projects Committed, yet to be taken from POS

Project	Amount
	\$ -
Public Open Space Uncommitted Balance	<u>\$ 1,191,796</u>

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 - August 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
Employee Costs - Loss of Bruny State Government Contract	50,000
Materials & Services - Loss of Bruny State Government Contract	250,000
Statutory Fees & Fines - Planning revenue	(100,000)
Other Income - Loss of Bruny State Government Contract	(500,000)
FORECAST UNDERLYING RESULT	20,770
Adjustments not affecting the Underlying Surplus:	
Net Surplus.	6,120,770

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KINGBOROUGH COUNCIL - August 2022

Summary Operating Statement All

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	33,824,195	33,797,071	27,124	33,981,000	34,081,000	100,000
Income Levies	1,890,367	1,863,000	27,367	1,863,000	1,863,000	0
Statutory Fees & Fines	440,889	488,110	(47,221)	2,563,200	2,463,200	(100,000)
User Fees	269,947	243,160	26,787	1,480,000	1,480,000	0
Grants Recurrent	334,790	395,820	(61,030)	2,988,500	2,988,500	0
Contributions - Cash	26,790	37,180	(10,390)	223,000	223,000	0
Reimbursements	1,169,750	1,212,680	(42,930)	1,220,000	1,220,000	0
Other Income	81,369	154,740	(73,371)	1,291,400	791,400	(500,000)
Internal Charges Income	36,666	36,660	6	220,000	220,000	0
Total Income	38,074,764	38,228,421	(153,657)	45,830,100	45,330,100	(500,000)
Expenses						
Employee Costs	3,305,998	3,392,400	86,402	16,729,680	16,679,680	50,000
Expenses Levies	0	0	0	1,863,000	1,863,000	0
Loan Interest	16,504	16,340	(164)	98,000	98,000	0
Materials and Services	2,120,526	2,158,555	38,029	11,740,770	11,490,770	250,000
Other Expenses	2,291,939	2,148,870	(143,069)	4,154,480	4,154,480	0
Internal Charges Expense	36,666	36,660	(6)	220,000	220,000	0
Total Expenses	7,771,632	7,752,825	(18,807)	34,805,930	34,505,930	300,000
Net Operating Surplus/(Deficit) before:	30,303,132	30,475,596	(172,464)	11,024,170	10,824,170	(200,000)
Depreciation	2,042,099	2,063,880	21,781	12,383,400	12,383,400	0
Loss/(Profit) on Disposal of Assets	1,504	0	(1,504)	400,000	400,000	0
Net Operating Surplus/(Deficit) before:	28,259,529	28,411,716	(152,186)	(1,759,230)	(1,959,230)	(200,000)
Interest	71,664	15,000	56,664	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)	28,331,193	28,426,716	(95,523)	20,770	20,770	0
Grants Capital	4,160,372	0	4,160,372	5,100,000	5,100,000	0
Contributions - Non Monetary Assets	0	0	0	1,000,000	1,000,000	0
NET SURPLUS/(DEFICIT)	32,491,565	28,426,716	4,064,849	6,120,770	6,120,770	0
Underlying Result						
Grant Received in Advance	0	0	0	0	0	0
UNDERLYING RESULT	28,331,193	28,426,716	(95,523)	20,770	20,770	0
TOTAL CASH GENERATED	30,373,292	30,490,596	(117,304)	12,404,170	12,404,170	0

KINGBOROUGH COUNCIL - August 2022

Summary Operating Statement Governance

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	27,464,706	27,490,000	(25,294)	27,630,000	27,730,000	100,000
Income Levies	1,890,367	1,863,000	27,367	1,863,000	1,863,000	0
Statutory Fees & Fines	0	0	0	0	0	0
User Fees	15,478	15,840	(362)	95,000	95,000	0
Grants Recurrent	198,379	325,000	(126,621)	2,600,000	2,600,000	0
Contributions - Cash	20,000	23,340	(3,340)	140,000	140,000	0
Reimbursements	1,169,750	1,212,680	(42,930)	1,220,000	1,220,000	0
Other Income	1,049	500	549	293,000	293,000	0
Internal Charges Income	0	0	0	0	0	0
Total Income	30,759,729	30,930,360	(170,631)	33,841,000	33,941,000	100,000
Expenses						
Employee Costs	77,617	75,940	(1,677)	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	39,131	105,300	66,169	186,800	186,800	0
Other Expenses	1,462,852	1,358,660	(104,192)	2,391,000	2,391,000	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	1,579,600	1,539,900	(39,700)	4,838,900	4,838,900	0
Net Operating Surplus/(Deficit) before:	29,180,129	29,390,460	(210,331)	29,002,100	29,102,100	100,000
Depreciation	38,711	39,160	449	235,000	235,000	0
Loss/(Profit) on Disposal of Assets	1,504	0	(1,504)	400,000	400,000	0
Net Operating Surplus/(Deficit) before:	29,139,914	29,351,300	(211,386)	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)	29,139,914	29,351,300	(211,386)	30,057,100	30,157,100	100,000
Grants Capital	4,160,372	0	4,160,372	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)	33,300,286	29,351,300	3,948,986	36,157,100	36,257,100	100,000
TOTAL CASH GENERATED	29,101,203	29,312,140	(210,937)	29,822,100	29,922,100	(100,000)

KINGBOROUGH COUNCIL - August 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	44,589	53,200	(8,611)	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	12,806	10,140	2,666	(9,200)	(9,200)	0
Internal Charges Income	25,000	25,000	0	150,000	150,000	0
Total Income	82,395	88,340	(5,945)	460,000	460,000	0
Expenses						
Employee Costs	526,679	552,420	25,741	2,904,100	2,904,100	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	16,504	16,340	(164)	98,000	98,000	0
Materials and Services	283,397	228,780	(54,617)	877,700	877,700	0
Other Expenses	601,078	594,900	(6,178)	1,061,400	1,061,400	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	1,427,658	1,392,440	(35,218)	4,941,200	4,941,200	0
Net Operating Surplus/(Deficit) before:	(1,345,263)	(1,304,100)	(41,163)	(4,481,200)	(4,481,200)	0
Depreciation	41,196	41,400	204	248,400	248,400	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(1,386,459)	(1,345,500)	(40,959)	(4,729,600)	(4,729,600)	0
Interest	71,664	15,000	56,664	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)	(1,314,795)	(1,330,500)	15,705	(4,639,600)	(4,439,600)	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)	(1,314,795)	(1,330,500)	15,705	(4,639,600)	(4,439,600)	200,000
TOTAL CASH GENERATED	(1,273,600)	(1,289,100)	15,500	(4,391,200)	(4,191,200)	200,000

KINGBOROUGH COUNCIL - August 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	121,006	142,730	(21,724)	491,000	491,000	0
User Fees	214,529	197,540	16,989	1,206,300	1,206,300	0
Grants Recurrent	69,532	41,660	27,872	250,000	250,000	0
Contributions - Cash	0	0	0	0	0	0
Reimbursements	0	0	0	0	0	0
Other Income	1,411	18,300	(16,889)	109,700	109,700	0
Internal Charges Income	0	0	0	0	0	0
Total Income	406,478	400,230	6,248	2,057,000	2,057,000	0
Expenses						
Employee Costs	581,215	599,630	18,415	3,133,070	3,133,070	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	309,513	217,110	(92,403)	1,262,850	1,262,850	0
Other Expenses	43,637	38,830	(4,807)	185,400	185,400	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	934,365	855,570	(78,795)	4,581,320	4,581,320	0
Net Operating Surplus/(Deficit) before:	(527,887)	(455,340)	(72,547)	(2,524,320)	(2,524,320)	0
Depreciation	161,661	163,820	2,159	983,000	983,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(689,548)	(619,160)	(70,388)	(3,507,320)	(3,507,320)	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)	(689,548)	(619,160)	(70,388)	(3,507,320)	(3,507,320)	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)	(689,548)	(619,160)	(70,388)	(3,507,320)	(3,507,320)	0
TOTAL CASH GENERATED	(527,887)	(455,340)	(68,229)	(2,524,320)	(2,524,320)	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	275,295	292,180	(16,885)	1,753,000	1,653,000	(100,000)
User Fees	21,781	13,620	8,161	81,700	81,700	0
Grants Recurrent	57,889	29,160	28,729	138,500	138,500	0
Contributions - Cash	6,790	13,340	(6,550)	80,000	80,000	0
Reimbursements	0	0	0	0	0	0
Other Income	8,749	6,740	2,009	40,500	40,500	0
Internal Charges Income	0	0	0	0	0	0
Total Income	370,504	355,040	15,464	2,093,700	1,993,700	(100,000)
Expenses						
Employee Costs	980,700	1,021,270	40,570	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	108,999	192,710	83,711	942,000	942,000	0
Other Expenses	96,209	89,800	(6,409)	355,500	355,500	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	1,192,698	1,303,780	111,082	6,639,397	6,639,397	0
Net Operating Surplus/(Deficit) before:	(822,194)	(948,740)	126,546	(4,545,697)	(4,645,697)	(100,000)
Depreciation	27,955	29,160	1,205	175,000	175,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(850,149)	(977,900)	127,751	(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)	(850,149)	(977,900)	127,751	(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)	(850,149)	(977,900)	127,751	(4,720,697)	(4,820,697)	(100,000)
TOTAL CASH GENERATED	(822,194)	(948,740)	126,546	(4,545,697)	(4,645,697)	(100,000)

KINGBOROUGH COUNCIL - August 2022

Summary Operating Statement Infrastructure Services

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	6,359,489	6,307,071	52,418	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	18,160	16,160	2,000	97,000	97,000	0
Grants Recurrent	8,990	0	8,990	0	0	0
Contributions - Cash	0	500	(500)	3,000	3,000	0
Reimbursements	0	0	0	0	0	0
Other Income	57,354	119,060	(61,706)	717,400	217,400	(500,000)
Internal Charges Income	11,666	11,660	6	70,000	70,000	0
Total Income	6,455,659	6,454,451	1,208	7,238,400	6,738,400	(500,000)
Expenses						
Employee Costs	1,139,787	1,143,140	3,353	4,952,514	4,902,514	50,000
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	1,379,485	1,414,655	35,170	8,482,600	8,232,600	250,000
Other Expenses	88,163	66,680	(21,483)	150,000	150,000	0
Internal Charges Expense	36,666	36,660	(6)	220,000	220,000	0
Total Expenses	2,644,102	2,661,135	17,033	13,805,114	13,505,114	300,000
Net Operating Surplus/(Deficit) before:	3,811,557	3,793,316	18,241	(6,566,714)	(6,766,714)	(200,000)
Depreciation	1,772,576	1,790,340	17,764	10,742,000	10,742,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	2,038,982	2,002,976	36,006	(17,308,714)	(17,508,714)	(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)	2,038,982	2,002,976	36,006	(17,308,714)	(17,508,714)	(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)	2,038,982	2,002,976	36,006	(17,308,714)	(17,508,714)	(200,000)
TOTAL CASH GENERATED	266,406	212,636	53,770	(6,566,714)	(6,766,714)	(200,000)

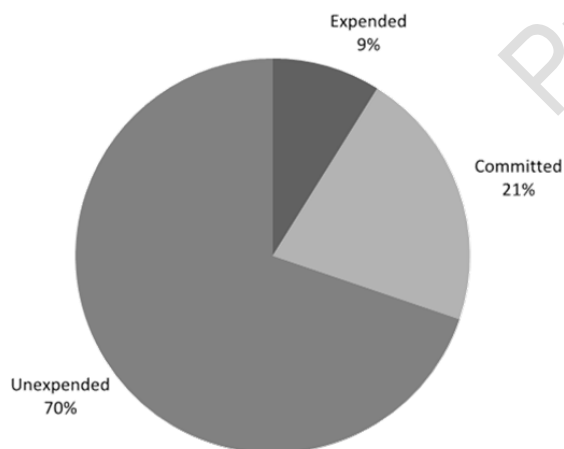
**KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/08/2022**

EXPENDITURE BY ASSET TYPE

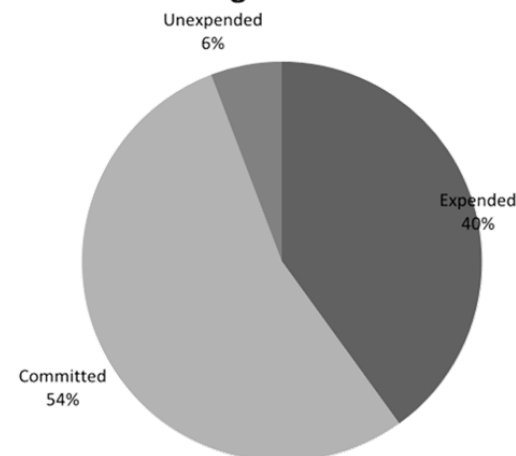
Roads	4,465,592	6,913,000	-	104,000	11,482,592	1,175,994	2,484,550	3,660,543	7,822,049
Stormwater	1,031,426	2,842,000	-	-	3,873,426	115,858	727,423	843,281	3,030,145
Property	3,751,078	2,334,000	195,000	105,620	6,385,698	650,644	1,304,754	1,955,398	4,430,301
Other	421,088	-	-	(299,620)	121,468	-	146,103	146,103	(24,635)
Sub total	9,669,184	12,089,000	195,000	(90,000)	21,863,184	1,942,495	4,662,830	6,605,325	15,257,859
Kingston Park	734,528	3,800,000	-	-	4,534,528	1,815,457	2,457,041	4,272,498	262,030
Bruny Island Tourism	384,626	-	-	90,000	474,626	3,274	452,428	455,702	18,925
City Deal Funding	282,194	-	-	-	282,194	22,303	36,265	58,568	223,626
Local Roads and Community Infrastructure to Operational Expenditure	-	-	-	-	-	-	-	-	-
Grand Total	11,070,533	15,889,000	195,000	-	27,154,533	3,783,529	7,608,563	11,392,093	15,762,440

(1)

Infrastructure Assets



Kingston Park



KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/08/2022

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	3,800,000				4,070,000	-	-	-	4,070,000
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)	25,690	-	25,690	(120,377)
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	(376,474)
15	FALSE C03277	KP Public Open Space - Stage 2	Kingston Park	New	(267,442)	-		-		(267,442)	45,479	119,555	165,034	(432,476)
16	KP1	KP Public Open Space - Stage 2 LRCI2	Kingston Park	New	-	-		-		-	-	-	-	-
17	KP2	KP Public Open Space - Stage 3 LRCI3	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	1,605,057	1,585,029	3,190,086	(2,865,794)
23	FALSE C03532	John St Roundabout Upgrade	Kingston Park	New	700,000	-		-		700,000	203	-	203	699,797
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)	136,523	102,402	238,925	(318,130)
26					-	-		-		-	-	-	-	-
27					734,528	3,800,000	-	-	-	4,534,528	1,815,457	2,457,041	4,272,498	262,030
28														
BRUNY ISLAND TOURISM GRANT														
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 Tour	Bruny Tourism	New	384,626	-		-	90,000	474,626	3,274	449,151	452,425	22,201
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 Gra	Bruny Tourism	New	-	-		-		-	-	-	-	-
38	TRUE C03288	Nebraska Road road safety measures - BI Tourism G	Bruny Tourism	New	-	-		-		-	-	-	-	-
39														
40					384,626	-	-	-	90,000	474,626	3,274	452,428	455,702	18,925
41														

KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/08/2022

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	
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	3,650	11,465	15,115	784,885
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	16,797	24,800	41,597	(5,022)
50	FALSE C03525	Channel Highway Vic 15-45 - Construct			600,000			-		600,000	1,856	-	1,856	598,144
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		-			-		-	in Operational expenditure			
55	CD8	John St Roundabout Upgrade			-			-		-	in Kingston Park above C03532			
56	G80002	Kingborough Bicycle Plan	in Operational expenditure		-			-		-	in Operational expenditure			
57					-			-		-	-	-	-	-
58					282,194	-	-	-	-	282,194	22,303	36,265	58,568	223,626
59														
60	LOCAL ROADS & COMMUNITY INFRASTRUCTURE Phase 3													
61														
62					-			-	-	-	-	-	-	-
63					-			-	-	-	-	-	-	-
64					-			-	-	-	-	-	-	-
65					-			-	-	-	-	-	-	-
66														
67	FALSE C03265	Cat holding facility Bruny Island fit out	Property	Renewal	4,051	-		-	-	4,051	-	-	-	4,051
68	TRUE C03324	Civic Centre - Office Accommodation Design	Property	Upgrade	72,663	-		-	-	72,663	131	-	131	72,532
69	FALSE C03325	Kettering Community Hall Public Toilets Upgrade	Property	Upgrade	111,358	-		-	-	111,358	17,254	124,712	141,966	(30,608)
70	FALSE C03326	Kingston Beach Oval Changerooms Upgrade	Property	Upgrade	455,716	-		-	-	455,716	-	-	-	455,716
71	FALSE C03340	Christopher Johnson Park Toilet Upgrade	Property	Upgrade	134,408	-		-	-	134,408	1,732	138,085	139,817	(5,409)
72	FALSE C03341	Woodbridge Hall Toilet Upgrade	Property	Renewal	171,487	-		-	-	171,487	-	170,000	170,000	1,487
73	FALSE C03454	Adventure Bay Hall Electrical Upgrade	Property	Upgrade	(995)	-		-	-	(995)	-	-	-	(995)
74	FALSE C03455	Alamo Close Play Space and Parkland Works	Property	New	220,000	-		-	-	220,000	-	-	-	220,000
75	FALSE C03456	Boronia Beach Track Refurbishment	Property	Renewal	63,196	-		-	-	63,196	43,871	-	43,871	19,325
76	FALSE C03459	Donohoe Gardens Playground Upgrade	Property	Upgrade	275,000	-		-	-	275,000	-	-	-	275,000
77	FALSE C03460	Dru Point Playground Upgrade	Property	Upgrade	495,000	-		-	-	495,000	-	-	-	495,000
78	FALSE C03461	Kelvedon Oval Fencing	Property	New	27,500	-		-	-	27,500	-	-	-	27,500
79	FALSE C03463	KSC Solar PhotoVoltaic and Battery System	Property	New	6,145	-		-	-	6,145	-	20,615	20,615	(14,470)
80	FALSE C03465	Longley Hall Upgrade	Property	Upgrade	20,000	-		-	-	20,000	-	-	-	20,000
81	FALSE C03466	Louise Hinsby Park Playground Upgrade	Property	Upgrade	64,188	-		-	-	64,188	7,750	10,160	17,910	46,278
82	FALSE C03468	Margate Hall Disability Toilet	Property	Upgrade	110,000	-		-	90,000	200,000	-	179,293	179,293	20,707
83	FALSE C03469	Margate Hall Access Ramp	Property	New	16,000	-		-	-	16,000	-	-	-	16,000
84	FALSE C03470	North West Bay River Multi-Use Trail - Stage 1	Property	New	173,469	-		-	-	173,469	5,238	159,970	165,208	8,261
85	FALSE C03472	Taroona Hall Upgrade	Property	Upgrade	71,268	-		-	-	71,268	123,094	109,631	232,725	(161,457)
86	FALSE C03475	Willowbend Park Playground Upgrade	Property	Upgrade	137,500	-		-	-	137,500	-	-	-	137,500
87	FALSE C03425	Whitewater Creek Track Rehabilitation - Stage 1	Property	Renewal	771,297	-		-	-	771,297	392,315	372,288	764,603	6,694
88	FALSE C03477	Margate Oval Fence Extension	Property	New	10,000	-		-	-	10,000	-	-	-	10,000
89	FALSE C03515	Kettering Hall - Floor Renewal	Property	Renewal	22,374	-		-	-	22,374	40,469	-	40,469	(18,095)
90	FALSE C03531	Kingston Mountain Bike Park Shelter	Property	New	20,922	-		-	-	20,922	10,330	-	10,330	10,592
91	TRUE C90016	Community Halls Security Systems Upgrade	Property	Upgrade	-	50,000		-	-	50,000	-	-	-	50,000
92	FALSE C03473	Taroona Beach Foreshore Toilet	Property	Renewal	21,100	250,000		-	-	271,100	-	20,000	20,000	251,100
93	FALSE C03545	Works Depot CCTV Replacement	Property	Renewal	-	25,000		-	-	25,000	-	-	-	25,000
94	FALSE C03533	Mountain Bike Park Pump Track Upgrade	Property	Upgrade	261,302	325,000		-	-	586,302	751	-	751	585,551
95	FALSE C03546	Civic Centre HVAC System Upgrade - Design Only	Property	Upgrade	-	30,000		-	-	30,000	-	-	-	30,000

KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/08/2022

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
96	FALSE	C03547	Gormley Park Changerooms Upgrade	Property	Upgrade	-	100,000	-	-	100,000	-	-	-	100,000
97	FALSE	C03548	KWS Re-Use Shop Asphalt sealing of gravel area.	Property	New	-	23,000	-	15,620	38,620	-	-	-	38,620
98	FALSE	C03529	Longley Reserve Public Toilet	Property	Renewal	5	125,000	-	-	125,005	888	-	888	124,116
99	FALSE	C03549	Cathedral Road to Nierinna Road Connector Track	Property	New	-	15,000	-	-	15,000	-	-	-	15,000
100	FALSE	C03550	Gormley Park Oval Upgrade	Property	Upgrade	-	330,000	-	-	330,000	5,110	-	5,110	324,890
101	FALSE	C03521	Leslie Vale Oval Upgrade	Property	Upgrade	35,007	25,000	-	-	60,007	212	-	212	59,795
102	FALSE	C03551	McKenzie's Road - Leslie Vale Track Upgrade POS	Property	Upgrade	-	150,000	-	-	150,000	-	-	-	150,000
103	FALSE	C03552	Kingston Mountain Bike Park Carpark	Property	Renewal	-	65,000	-	-	65,000	-	-	-	65,000
104	FALSE	C03553	Dog Bag Dispenser Upgrade	Property	Upgrade	-	56,000	-	-	56,000	-	-	-	56,000
105	FALSE	C03314	Silverwater Park Upgrade	Property	Upgrade	(18,884)	300,000	-	-	281,117	37	-	37	281,080
106	FALSE	C03554	Twin Ovals to Spring Farm Connector Track	Property	New	-	143,000	-	-	143,000	821	-	821	142,179
107	FALSE	C03555	Spring Farm Track to Whitewater Creek	Property	New	-	269,000	-	-	269,000	639	-	639	268,361
108	FALSE	C03556	Dru Point Dog Exercise Soakage Trenches	Property	Renewal	-	15,000	-	-	15,000	-	-	-	15,000
109	FALSE	C03557	Greenhill Reserve Playground Fence	Property	New	-	38,000	-	-	38,000	-	-	-	38,000
110	FALSE	C03595	Playground at Spring Farm or Whitewater Park	Property	New	-	-	195,000	-	195,000	-	-	-	195,000
111						-	-	-	-	-	-	-	-	-
112											-	-	-	-
113						3,751,078	2,334,000	195,000	-	105,620	6,385,698	650,644	1,304,754	1,955,398
114														4,430,301
115	FALSE	C03130	Multi-function devices - CC, Depot, KSC etc	IT	New	66,720	-	-	-	66,720	-	-	-	66,720
116	FALSE	C00613	Purchase IT Equipment	IT	New	-	-	-	-	-	-	4,453	4,453	(4,453)
117	FALSE	C00672	Digital Local Government Program	IT	New	60,406	-	-	-	60,406	-	-	-	60,406
118	FALSE	C01602	Financial Systems Replacement	IT	Renewal	163,962	-	-	-	163,962	-	-	-	163,962
119	FALSE	C03403	Replace two way system in vehicles	IT	Renewal	130,000	-	-	-	130,000	-	141,650	141,650	(11,650)
120	FALSE	C03405	Wireless networking	IT	Renewal	-	-	-	-	-	-	-	-	-
121											-	-	-	-
122						421,088	-	-	-	421,088	-	146,103	146,103	274,985
123														
124	TRUE	C90003	Design/survey for future works	Design		-	100,000	-	-	100,000	-	-	-	100,000
125	FALSE	C03535	Channel Hwy (vic3345-3451) Woodbridge Footp	Design	New	5,000	-	-	-	5,000	4,906	-	4,906	94
126	FALSE	C03537	Recreation Street Carpark Rehabilitation	Design	Renewal	4,862	-	-	-	4,862	-	-	-	4,862
127	FALSE	C03538	Kingston Beach Kindergarten Carpark Rehabilitation	Design	Renewal	4,862	-	-	-	4,862	-	-	-	4,862
128	FALSE	C03539	Channel Hwy (vic3004-3018) Kettering Footpath	Design	New	2,201	-	-	-	2,201	930	-	930	1,272
129	FALSE	C03542	Allens Rivulet Road (vic305) Bridge Replacement	Design	Renewal	1,000	-	-	-	1,000	-	-	-	1,000
130	FALSE	C03342	Pelverata Road (vic 609) Reconstruction - Design	Design	Upgrade	302	-	-	-	302	7,194	-	7,194	(6,892)
131				Design							-	-	-	-
132						18,226	100,000	-	-	118,226	13,030	-	13,030	105,196
133														
134						-	-	-	-	-	-	-	-	-
135						-	-	-	-	-	-	-	-	-
136						-	-	-	-	-	-	-	-	-
137														
138	FALSE	C03276	Upgrade Street Lighting to LED	Roads	Upgrade	304,477	-	-	-	304,477	14,459	8,858	23,317	281,160
139	FALSE	C03096	Adventure Bay Road (vic 334) Realignment	Roads	Upgrade	4,000	-	-	-	4,000	-	3,885	3,885	115
140	FALSE	C01183	Beach Road (vic 2-14)Footpath	Roads	Renewal	10,000	-	-	-	10,000	-	-	-	10,000
141	FALSE	C03311	Browns Road (vic 1 -51) Rehabilitation - Stage 1 De	Roads	New	645,000	-	-	-	645,000	120,472	492,700	613,172	31,828
142	FALSE	C03312	Groombridges Road (vic Oxleys Rd-99) Sealing	Roads	Renewal	25,000	-	-	-	25,000	17,397	92,052	109,449	(84,449)
143	FALSE	C03441	Kingston Beach Breakwater Rehabilitation	Roads	Renewal	114,200	-	-	-	114,200	-	-	-	114,200
144	FALSE	C03489	Adventure Bay Road Upgrade vicinity No. 290	Roads	Upgrade	655,959	-	-	-	655,959	428,803	206,051	634,854	21,105
145	FALSE	C03490	Allens Rivulet Road Sealing of Approaches to Platyp	Roads	Upgrade	15,887	-	-	-	15,887	250	-	250	15,637
146	FALSE	C03491	Burwood Drive Gravel Footpath	Roads	Upgrade	15,000	-	-	-	15,000	21,284	500	21,784	(6,784)
147	FALSE	C03492	Cades Drive Rehabilitation	Roads	Upgrade	156,264	-	-	-	156,264	-	-	-	156,264
148	FALSE	C03493	Endeavour Place Junction Sealing	Roads	Upgrade	50,000	-	-	-	50,000	14,309	-	14,309	35,691
149	FALSE	C03495	Lockleys Road Junction Resealing	Roads	Renewal	36,000	-	-	-	36,000	158	-	158	35,842
150	FALSE	C03199	Snug Tiers Road Reconstruction vic 42-120	Roads	Renewal	1,048,192	-	-	-	1,048,192	63,425	1,035,205	1,098,630	(50,438)
151	FALSE	C03498	Wells Parade Reconstruction between Carinya Stre	Roads	Renewal	490,314	-	-	-	490,314	1,091	494,826	495,917	(5,603)

KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/08/2022

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
152	FALSE	C03499	Wyburton Place and Clare Street Reconstruction	Roads	Renewal	30,549	-	-	-	-	30,549	219	-	219	30,329
153	FALSE	C03431	Gemalla Road Reconstruction	Roads	Renewal	503,713	-	-	-	-	503,713	382,932	66,544	449,476	54,237
154	FALSE	C03508	Pelverata Road Slope Failure Repair	Roads	New	30,000	-	-	-	-	30,000	-	-	-	30,000
155	FALSE	C03494	Harvey Street Sealing	Roads	New	252,970	325,000	-	-	104,000	681,970	3,827	18,780	22,607	659,363
156	FALSE	C03566	Jamieson Road (vic23) Passing Lane	Roads	New	-	40,000	-	-	-	40,000	-	-	-	40,000
157	FALSE	C03567	Olivia Court to Whitewater Track Link	Roads	New	-	130,000	-	-	-	130,000	3,446	-	3,446	126,554
158	FALSE	C03528	Wells Parade (vic37-59) Footpath	Roads	New	9,897	250,000	-	-	-	259,897	3,680	-	3,680	256,217
159	FALSE	C03568	Roslyn Avenue to Carinya Street Footpath	Roads	New	-	44,000	-	-	-	44,000	-	-	-	44,000
160	FALSE	C03517	Nierinna Rd Walking Track Bridge 28604 Replaceme	Roads	Renewal	-	60,000	-	-	-	60,000	-	-	-	60,000
161	FALSE	C03518	Nierinna Rd Walking Track Bridge 28605 Replaceme	Roads	Renewal	-	60,000	-	-	-	60,000	-	-	-	60,000
162	FALSE	C03519	Summerleas Rd Bridge 28599 Safety Barrier Upgrad	Roads	Upgrade	-	40,000	-	-	-	40,000	-	-	-	40,000
163	FALSE	C03569	Whitewater Ck pedestrian Underpass Summerleas f	Roads	Upgrade	-	837,000	-	-	-	837,000	-	65,150	65,150	771,850
164	FALSE	C03570	Nierinna Rd Tracks Bridges 28592 28593 Upgrade	Roads	Upgrade	-	16,000	-	-	-	16,000	-	-	-	16,000
165	FALSE	C03571	Auburn Road Reconstruction - Design	Roads	Renewal	-	40,000	-	-	-	40,000	103	-	103	39,897
166	FALSE	C03527	Blowhole Road (vic5-59) Reconstruction	Roads	Renewal	817	1,190,000	-	-	-	1,190,817	7,602	-	7,602	1,183,215
167	FALSE	C03541	Browns River Pedestrian Bridge Replacement - Desi	Roads	Renewal	4,488	30,000	-	-	-	34,488	-	-	-	34,488
168	FALSE	C03572	Browns Road Stg2 (vic1-19) Reconstruction	Roads	Renewal	-	660,000	-	-	-	660,000	874	-	874	659,126
169	FALSE	C03573	Roslyn Avenue Bike Lane and Footpath - Design	Property	Renewal	-	30,000	-	-	-	30,000	-	-	-	30,000
170	FALSE	C03574	Taroona Bike Lanes Upgrade - Design	Roads	Renewal	-	30,000	-	-	-	30,000	-	-	-	30,000
171	FALSE	C03575	Gemalla Road (vic37-Wharf) Reconstruction	Roads	Renewal	-	1,027,000	-	-	-	1,027,000	35,676	-	35,676	991,324
172	FALSE	C03576	Kingston Beach Precinct LATM Study	Roads	New	-	30,000	-	-	-	30,000	-	-	-	30,000
173	FALSE	C03577	Kingston Beach Precinct LATM - Stage 1	Roads	New	-	150,000	-	-	-	150,000	-	-	-	150,000
174	FALSE	C03578	Gormley Drive Sealing	Roads	Renewal	-	130,000	-	-	-	130,000	-	-	-	130,000
175	FALSE	C03579	Lawless Road Extension & Carpark Facilities	Roads	New	-	320,000	-	-	-	320,000	-	-	-	320,000
176				Roads		-	-	-	-	-	-	-	-	-	-
177	TRUE	C90006	Access ramps	Roads	New	-	20,000	-	-	-	20,000	-	-	-	20,000
178						-	-	-	-	-	-	-	-	-	-
179	TRUE	C90002	2020/21 Resheeting Program	Roads	Renewal	-	-	-	-	-	-	-	-	-	-
180		C03564	Lighthouse Road (vic1-1000) Resheet	Roads	Renewal	-	624,000	-	-	-	624,000	-	-	-	624,000
181		C03565	Van Morey Road (vic233-311) Resheet	Roads	Renewal	-	76,000	-	-	-	76,000	-	-	-	76,000
182				Roads	Renewal	-	-	-	-	-	-	-	-	-	-
183						-	-	-	-	-	-	-	-	-	-
184	RS		2020/21 Resealing Program	Roads	Renewal	-	-	-	-	-	-	-	-	-	-
185	FALSE	C03479	Willowbend Rd - Summerleas Rd to Olivia Crt - rese	Roads	Renewal	4,638	-	-	-	-	4,638	-	-	-	4,638
186	FALSE	C03540	Huntingfield Ave (vic1179 Channel Hwy) Reseal	Roads	Renewal	40,000	-	-	-	-	40,000	42,956	-	42,956	(2,956)
187		C03558	Kingston Heights (Nicholas Drive to end of road) Re:	Roads	Renewal	-	66,000	-	-	-	66,000	-	-	-	66,000
188		C03559	Hawthorn Drive (Redwood Rd-Willow Ave) Reseal	Roads	Renewal	-	57,000	-	-	-	57,000	-	-	-	57,000
189		C03560	Nicholas Dr (Kingston Heights-Jerrim Pl) Reseal	Roads	Renewal	-	90,000	-	-	-	90,000	-	-	-	90,000
190		C03561	Roslyn Ave (Tarana Road-Tinderbox Road) Reseal	Roads	Renewal	-	58,000	-	-	-	58,000	-	-	-	58,000
191		C03562	Yallaroo Dr (Crystal Downs Dr to Ch 274) Reseal	Roads	Renewal	-	61,000	-	-	-	61,000	-	-	-	61,000
192		C03563	Summerleas Rd (Ch 804 to Summerleas Road) Rese:	Roads	Renewal	-	72,000	-	-	-	72,000	-	-	-	72,000
193				Roads	Renewal	-	-	-	-	-	-	-	-	-	-
194	TRUE	C90001	Prep works 2023/24	Roads	Renewal	-	250,000	-	-	-	250,000	-	-	-	250,000
195	TRUE	C90015	Various heavy patching and junction sealing - re:	Roads	Renewal	-	-	-	-	-	-	-	-	-	-
196						-	-	-	-	-	-	-	-	-	-
197						4,447,366	6,813,000	-	-	104,000	11,364,366	1,162,964	2,484,550	3,647,513	7,716,852
198						-	-	-	-	-	-	-	-	-	-
199			Other	Renewal		-	-	-	-	-	-	-	-	-	-
200						-	-	-	-	-	-	-	-	-	-
201						-	-	-	-	-	-	-	-	-	-
202						-	-	-	-	-	-	-	-	-	-
203	FALSE	C03241	Burwood Drive stormwater upgrade	Stormwater	50% N / 50% R	38,182	-	-	-	-	38,182	34,600	-	34,600	3,582
204	FALSE	C03242	Leslie Road Stormwater Upgrade	Stormwater	New	77,048	-	-	-	-	77,048	-	-	-	77,048
205	FALSE	C03251	Hillside Drive Stormwater Upgrade	Stormwater	50% N / 50% R	31,298	-	-	-	-	31,298	1,039	4,540	5,579	25,719
206	FALSE	C03362	Flowerpot Outlet Improvements	Stormwater	Upgrade	4,000	-	-	-	-	4,000	2,849	505	3,354	646
207	FALSE	C03443	Bundalla Catchment Investigation	Stormwater	New	21,315	-	-	-	-	21,315	-	-	-	21,315

KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/08/2022

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	
208	FALSE C03450	Denison Street Wetlands Upgrade	Stormwater	Upgrade	28,097	-	-	-	-	28,097	14,268	-	14,268	13,828
209	FALSE C03449	Kingston Depot Wash Down Bay	Stormwater	New	24,760	-	-	-	-	24,760	1,244	-	1,244	23,516
210	FALSE C03447	Woodlands-View-Hazell Catchment Invest incl Surv	Stormwater	New	62,760	-	-	-	-	62,760	-	-	-	62,760
211	FALSE C03500	Allens Rivulet Road Footway Improvements	Stormwater	Upgrade	(703)	-	-	-	-	(703)	-	-	-	(703)
212					-	-	-	-	-	-	-	-	-	-
213	FALSE C03580	Pit replacement & upgrades 22/23	Stormwater	50% R / 50% U	-	50,000	-	-	-	50,000	6,815	12,896	19,712	30,289
214	FALSE C03543	Oakleigh Avenue, Taroona SW Upgrade	Stormwater	Upgrade	1,174	355,000	-	-	-	356,174	854	-	854	355,321
215	FALSE C03581	Snug River Rain Guage	Stormwater	New	-	22,000	-	-	-	22,000	-	-	-	22,000
216	TRUE C03445	Van Morey Rd / Frosts Rd Intersection SW Upgrade	Stormwater	Upgrade	-	15,000	-	-	-	15,000	-	-	-	15,000
217	FALSE C03582	Victoria Avenue Dennes Point Erosion Investigation	Stormwater	New	-	35,000	-	-	-	35,000	-	-	-	35,000
218	TRUE C03121	Wetlands Beach Road Kingston Litter Trap	Stormwater	New	-	98,000	-	-	-	98,000	-	-	-	98,000
219	FALSE C03583	Roslyn Ave / James Ave Stormwater Investigation	Stormwater	New	-	60,000	-	-	-	60,000	-	-	-	60,000
220	FALSE C03252	Willowbend Catchment Investigation	Stormwater	New	1,500	31,000	-	-	-	32,500	250	-	250	32,250
221	FALSE C03444	Roslyn, Pearsall & Wells Catchment Investigation	Stormwater	New	40	37,000	-	-	-	37,040	901	-	901	36,139
222	FALSE C03584	CBD/Wetlands High Flow Bypass	Stormwater	New	-	170,000	-	-	-	170,000	250	-	250	169,750
223	FALSE C03544	Illawong to Hinsby Storwater Upgrade	Stormwater	Upgrade	1,500	518,000	-	-	-	519,500	413	-	413	519,087
224	FALSE C03585	Atunga Street Stormwater Upgrade - relining	Stormwater	Upgrade	-	120,000	-	-	-	120,000	-	-	-	120,000
225	FALSE C03586	Argyle Drive (vic343-356) SW Rehabilitation	Stormwater	Renewal	-	21,000	-	-	-	21,000	-	-	-	21,000
226	FALSE C03587	Bruny Island Works Depot SW Upgrade	Stormwater	Upgrade	-	49,000	-	-	-	49,000	-	-	-	49,000
227	FALSE C03588	Garnett Street (vic1-41) SW Upgrade	Stormwater	Upgrade	-	538,000	-	-	-	538,000	3,700	-	3,700	534,300
228	FALSE C03589	Snug Tiers (vic195) Stormwater Upgrade	Stormwater	Upgrade	-	43,000	-	-	-	43,000	-	-	-	43,000
229	FALSE C03590	Roslyn ave (vic42) Stormwater Upgrade	Stormwater	Upgrade	-	173,000	-	-	-	173,000	310	-	310	172,690
230	FALSE C03591	Davies Road (vic8-20) SW Investigation	Stormwater	New	-	28,000	-	-	-	28,000	5,822	-	5,822	22,178
231	FALSE C03592	Old Bernies Road (vic 102) SW Upgrade	Stormwater	Upgrade	-	27,000	-	-	-	27,000	-	-	-	27,000
232	FALSE C03593	Stanfields Road (vic25) Sw Upgrade	Stormwater	Upgrade	-	118,000	-	-	-	118,000	-	-	-	118,000
233	FALSE C03594	Talbots Road (vic19) SW Upgrade	Stormwater	Upgrade	-	74,000	-	-	-	74,000	-	-	-	74,000
234	FALSE C03424	Meath Avenue (vic1-27) Stormwater Upgrade	Stormwater	Upgrade	740,457	260,000	-	-	-	1,000,457	42,543	709,481	752,024	248,432
235			Stormwater		-	-	-	-	-	-	-	-	-	-
236					-	-	-	-	-	-	-	-	-	-
237					1,031,426	2,842,000	-	-	-	3,873,426	115,858	727,423	843,281	3,030,145
238	B00000	Capital Balancing Account	Other						(299,620)	(299,620)	-	-	-	(299,620)
239	OC	On costs on capital project							-	-	-	-	-	-
TOTAL CAPITAL EXPENDITURE					11,070,533	15,889,000	195,000	-	-	27,154,533	3,783,529	7,608,563	11,392,093	15,762,440

Transferred to Operational expenditure 0

	Budget	Actual incl Commitments
Renewal	8,810,972	3,452,487
Upgrade	8,784,162	2,290,774
New	4,268,051	862,064
	21,863,185	6,605,325
Kingston Park New	4,534,529	4,272,497
Bruny Island Tourism grant New	474,626	455,702
City Deal funding	282,194	58,568
Local Roads and Community Infrastructure	-	-
	27,154,535	11,392,092

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

**KINGSTON PARK
CAPITAL EXPENDITURE TO 31/08/2022**

	Budget & Carried Forward Expenditure	Actual	Commit- ments	Total	Variance
Overall Project budget (yet to be allocated)	4,070,000				4,070,000
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)	25,690	0	25,690	(120,377)
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)	45,479	119,555	165,034	(432,476)
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	1,605,057	1,585,029	3,190,086	(2,865,794)
C03532 John St Roundabout Upgrade	700,000	203	0	203	699,797
C03306 KP Road F design and construct	0	0	30,003	30,003	(30,003)
C03280 KP Stormwater wetlands	(79,204)	136,523	102,402	238,925	(318,130)
Total	4,534,528	1,815,457	2,457,041	4,272,498	262,030

16.2 SPRING FARM PLAY SPACE - COMMUNITY ENGAGEMENT

File Number: 22.87

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

Authoriser: Gary Arnold, General Manager

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 the results of a community survey in relation to the development of a play space in the Spring Farm Estate.

2. BACKGROUND

- 2.1 At its meeting of 19 April 2021, Council resolved as follows (Minute C179/7-21 refers):

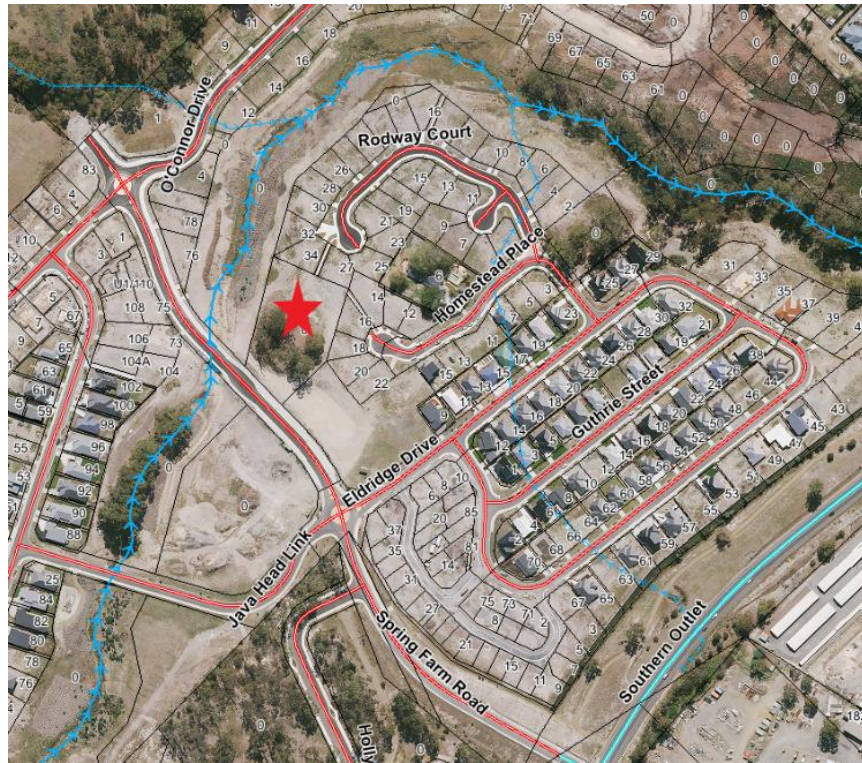
That Council approve the balance of funds from the sale of Council owned land in Mt Pleasant Road that are not utilised for the upgrade of the Willowbend Park playground, be allocated towards the development of a play space and passive recreation provisions within the Spring Farm or Whitewater Park Estates.

3. STATUTORY REQUIREMENTS

- 3.1 There are no statutory requirements that relate to this matter.

4. DISCUSSION

- 4.1 Assessment of the potential sites for a play space in these two areas indicated that the parcel of public open space in Spring Farm represented the most suitable location for the development of a play space (as shown in the following image).
- 4.2 The site adjoins Spring Farm Road, is gently sloping and has a central stand of trees that will be retained as native bushland.
- 4.3 Development of the play space will occur on the balance of the site that is clear of vegetation.
- 4.4 The balance of funds available for the project once the Willowbend Playground has been completed is expected to be around \$200,000.



- 4.5 Consultation in regard to the development of a play space in the Spring Farm Estate commenced in July 2022, with a key component of the engagement being a community survey.
- 4.6 The survey was promoted through local media, social media, community contacts and Council's website.
- 4.7 The survey was open for the month of July, with 248 responses subsequently received. 50% of these respondents live in the Spring Farm Estate, with a further 17% residing in the adjoining Whitewater Estate.
- 4.8 Detailed survey results can be found in the attached Engagement Report prepared by Council's Community Engagement team.
- 4.9 The survey results will be provided to Inspiring Place consultants, who have been engaged to prepare a plan for the development of the site.

5. FINANCE

- 5.1 Despite the limitations of the funding available being made clear in the introduction to the survey, it is clear that many of the respondents are seeking infrastructure that is beyond the available budget allocation for the project.
- 5.2 In this regard, it may be necessary to either allocate additional funds from the Public Open Space account or complete the project in stages.

6. ENVIRONMENT

- 6.1 Protection of the existing native vegetation is one of the key criteria for development of the site for passive recreational purposes.

7. COMMUNICATION AND CONSULTATION

- 7.1 It is intended that a draft of the plan will be made available for public comment prior to finalisation and project implementation.

8. RISK

- 8.1 There is a risk that the engagement process will raise community expectations for the development of the site that cannot be realised due to site and funding constraints.

9. CONCLUSION

- 9.1 A community survey has been undertaken in regard to the development of a play space in Spring Farm Estate.
- 9.2 The results of the survey will be used to prepare a draft plan for the site.

10. RECOMMENDATION

That the results of the community survey in relation to the development of a play space in the Spring Farm Estate be received and noted.

ATTACHMENTS

1. Spring Farm Place Space Survey Report

Public Copy

The logo for Kingborough Council, featuring the word "Kingborough" in a serif font with a thin, curved line underneath it.

Kingborough

SPRING FARM OPEN SPACE ENGAGEMENT REPORT

Kingborough Council

September 2022

Consultation Summary

Kingborough Council invited community members to submit their ideas and comments on the development of a proposed play space in Spring Farm Estate, Kingston.

Feedback was sought on the most important elements to be included in the design of the Open Space.

A community survey was developed and promoted through social media, local media and via the Council's website.

The survey aimed to collect feedback on choices about play and exercise equipment, seating, shelter, walkways, information signs and anything else the community thought to be a priority for this space.

The following report summarises all the participant's feedback collected from the survey.



The survey was open to responses between 1 July and 1 August 2022.

It contained six closed-ended and four open-ended questions.

248 responses were received.

Background

Spring Farm Estate and nearby Whitewater Park Estate are brand new suburbs in Kingston with approximately 600 new residential lots created in the last three years.

Where:

The site is located on Spring Farm Road adjacent to Whitewater Creek.

The land has a central stand of trees that will be retained as native bushland habitat and left undeveloped except for some additional native plants and grasses.

The remaining open land is to be developed into a play/recreation space for the community.

Project Budget:

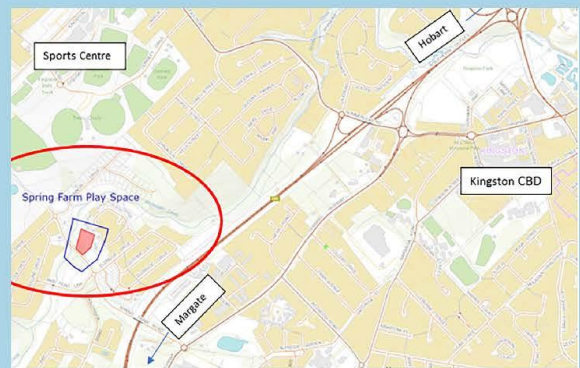
Council has provided an allocation of \$200,000 funding to develop this Public Open Space.

This funding includes design work, consultation and installation of play equipment, pathways, park furniture.

Council has also provided \$269,000 in funding this year to develop a shared

use path along Whitewater Creek in Spring Farm Estate to link up with the existing Whitewater Creek track.

The new path will go right past the Spring Farm Play Space.



How feedback will guide design:

Council is collecting feedback on choices about play and exercise equipment, seating, shelter, walkways, information signs and anything else the community believes is a priority for this space.

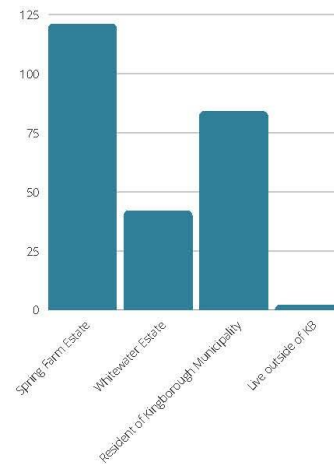
This report will be provided to a landscape architect to design a plan for this space.

The draft plan will then be presented to the community on the Council website, so community members know how we have responded to their feedback.

Demographics of Survey respondents

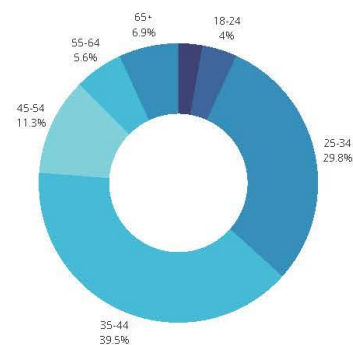
Q1 Where do you live?

- 50% of the respondents live in Spring Farm Estate,
- 17% live in Whitewater Estate,
- 34% are residents outside of Spring Farm and Whitewater Estate; and
- Under 1% live outside of Kingborough.



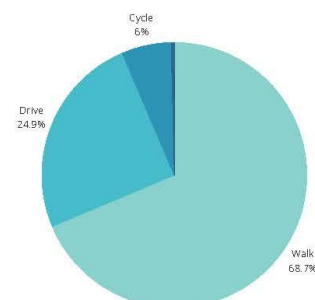
Q2 What's your age?

- 2.8% under 18,
- 4% between 18 - 24,
- 29.8% between 25 - 34,
- 39.5% between 35 - 44,
- 11.3% between 45 - 54,
- 5.7% between 55 - 64; and
- 6.9% over 65.



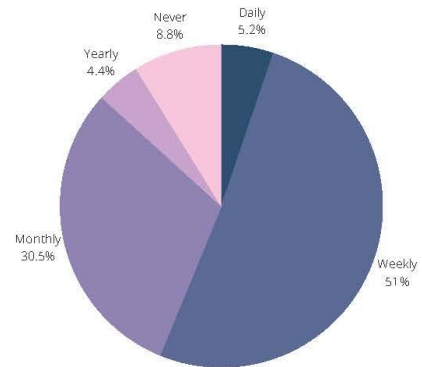
Q3 How would you travel to Spring Farm Play Space?

- 68.7% of the respondents would walk,
- 24.9% drive,
- 6% cycle; and
- 0.4% use public transport.



Q4 How often do you use/visit other parks in Kingborough?

- 5.2% daily,
- 51% weekly,
- 30.5% monthly,
- 4.4% yearly; and
- 8.8% never.



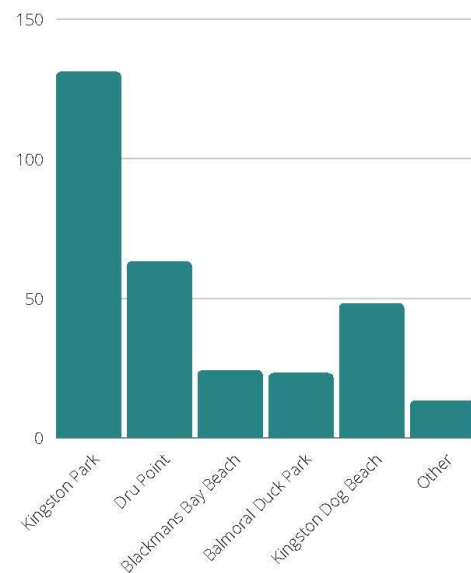
Q5 If you do visit parks in Kingborough, which ones do you visit?

The top five parks visited in Kingborough by the respondents are:

- 131 - Kingston Park,
- 63 - Dru Point/Bicentennial Park,
- 48 - Kingston Dog Beach,
- 24 - Blackmans Bay Beach; and
- 23 - Balmoral Road Duck Park

Other parks were excluded if they were visited by less than 9 participants.

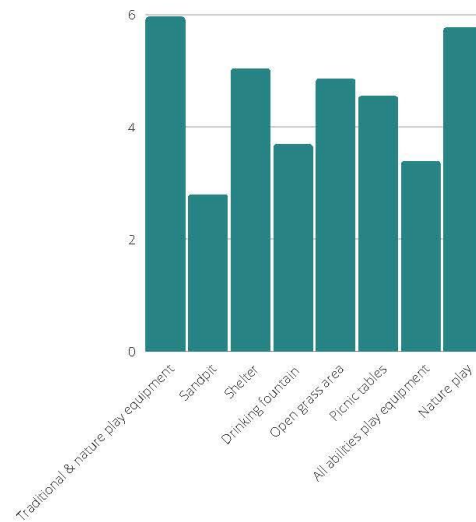
One participant mentioned that Kingston Park is the only park with accessible play equipment.



Q6 Please rank which park feature would be most important to you?

Answers are in ranking order:

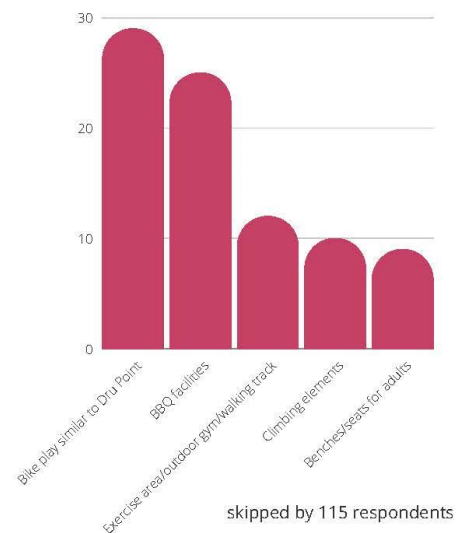
- Traditional play equipment such as swings, slides, sea-saws,
- Nature play such as balance rocks, ropes, logs,
- Shelter,
- Open grassy space,
- Picnic tables,
- All abilities equipment,
- A drinking fountain - or water refill station; and
- Sandpit.



Q7 Any other equipment not mentioned that you would prefer?

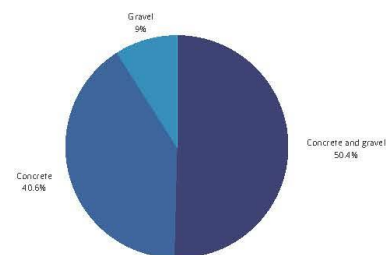
The top 5 themes from the respondents:

- 29 - bike tracks & play similar to the area at Dru Point,
- 25 - BBQ facilities,
- 12 - exercise equipment, outdoor gym for adults,
- 10 - climbing elements, sculptures, monkey bars,
- 9 - benches, comfortable seats in the shade; and
- Other equipment such as fencing/gates, tree planting, play equipment for older kids/teens. e.g. basketball area and all-accessible equipment.



Q8 What material would you prefer for the pathways?

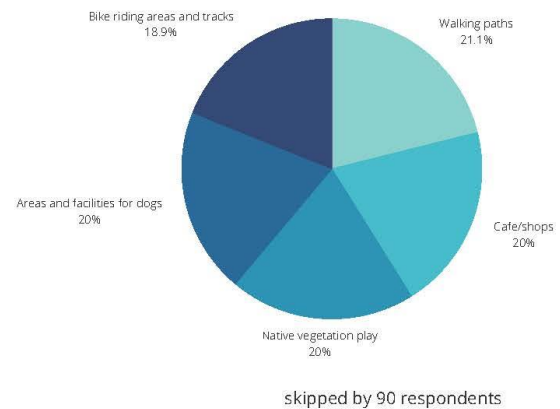
- Over 50% of the survey participants support a mix of concrete and gravel,
- 40.6% for concrete; and
- 9% for gravel.



Q9 Is there anything that you would particularly like to see happen in the area?

The top 5 suggestions were:

- 21.1% walking paths - connecting to other areas,
- 20% café/shops,
- 20% native vegetation play,
- 20% areas and facilities for dogs,
- 18.9% bike riding areas and tracks; and
- Other suggestions were seating and BBQ areas, picnic & open grass space, fencing, public transport, basket/netball court, community garden, toilet/parent space and lighting.



Q10 Please let us know of anything that you don't want done with the Open Space in Spring Farm?

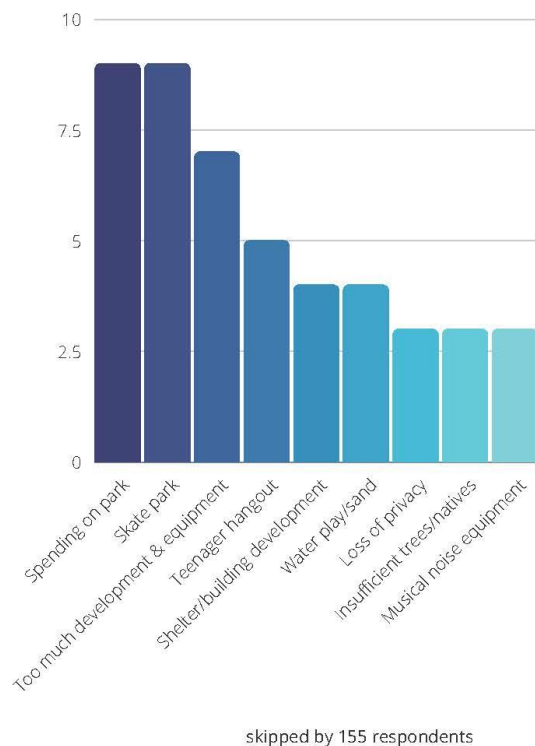
This question was the highest skipped question in the survey.

155 of 249 respondents skipped this question.

Given low response number care should be taken when taking this question into consideration.

The highest ranking answers from respondents were:

- 9 - spending on park,
- 9 - skate park
- 7 - too much equipment or development,
- 5 - teenager hangout; and
- 4 - water play, sand or noisy musical equipment.



The overall theme or message conveyed by the replies was to 'keep it simple'.

Comments

Some comments below, for all response see link below.

Q 7 - Any other equipment not mentioned that you would prefer other than what has been mentioned?

"Please don't think by ranking all abilities play equipment last that I believe it shouldn't be considered, I'm actually surprised it's on there as I would have thought that having some all-abilities equipment was a must."

"Biodiversity signs, biodiversity walk, art in the park (pavement mural), acknowledgement to Country for aboriginal people and a story about the aboriginal people who lived here, native tasmanian food plants."

"Trees and shelter from the sun on a grassy space, somewhere you can lie down and read your book while keeping the sun off you. An area for dogs, including fun equipment/obstacle courses for our puppy pals!"

Q9 - Is there anything that you would particularly like to see happen in the area?

"A real community space. I live very close to this area and there are so many kids. It will be a highly used area. Maximising the space will be essential and being super creative and cost effective to get the most value for the funds."

Fenced would probably be good for those with little ones for safety. Having some green space for kids to kick a ball would be wonderful and help to ease congestion of kids wanting turns on equipment. A basketball system would also help to combat this and would be great for those with older kids. A place to cater for little ones to teenagers.."

"I would like to see this area left until the other parks and playgrounds have been improved. Other areas have been waiting literally decades for any kind of infrastructure to be provided. Upgrade the 18 areas that were judged to be in need of critical upgrades first please."

"Cafe or place for a coffee truck to frequent."

"A multipurpose court or something of that nature for additional activities to engage in for youth and active people in the community. Also, a barbecue area included with the shelter."

Q 10 - Please let us know of anything that you don't want done with the Open Space in Spring Farm.

"No water play - Tassie is too cold and it's just a mess. Both kids and the park end up messy. Please give that a miss!"

"Don't try and jam too much in. Simple is best."

"Skate Park Path along back fences of residents. No trees along fence line. Play equipment closer to creek side."

"Insufficient car parking does not encourage elder or mobility impaired residents to visit parks, as riding a bike is not optional."

"I don't think you should spend \$200,000 on this. There is a huge amount of money being invested in this area when other parks and footpaths etc in other parts of Kingborough have needed improvements for years and years."

"If you spend this much on a park so close to Kingston Park I presume you'll happily be investing even more in areas much further away from Kingston Park?"

[Link to all responses from survey - please click here](#)

16.3 PROPOSED NEW ROAD NAME – BLACKMANS BAY

File Number: DAS2018-15; 23.1058

Author: Tasha Tyler-Moore, Manager Development Services

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: 3.4 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 seek approval from Council for the proposed new road name, *Nano Road*, for the unnamed road connecting Home Avenue to Blowhole Road in Blackmans Bay.

2. BACKGROUND

- 2.1 The developer for the subdivision DAS-2018-15 at 15 Home Avenue, Blackmans Bay has not submitted a name for Council's consideration.

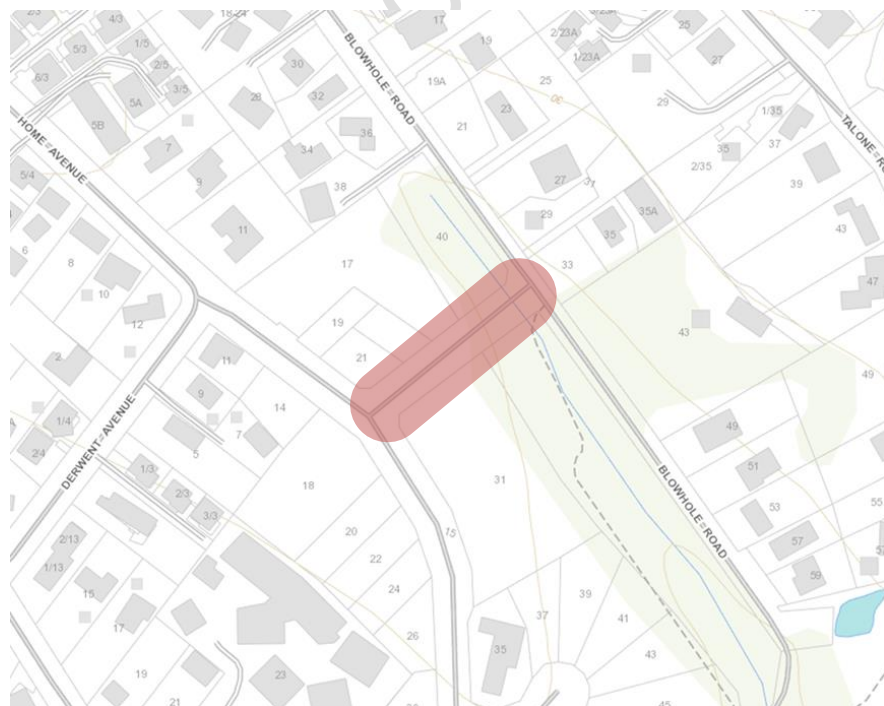


Figure 1 - cadastral map showing subject road highlighted in pink

- 2.2 The names previously reserved for the Kingborough Municipality were not considered due to having no significance to the area.
- 2.3 The proposed name *Nano Drive* has been researched and there are no instances of similarity with other road names either within the Kingborough Municipality or within the state that have the potential to cause confusion.

3. STATUTORY REQUIREMENTS

- 3.1 In accordance with the *Place Names Act 2020*, the proposed name '*Nano Drive*' has been submitted and made official by the Nomenclature Board.

4. DISCUSSION

- 4.1 The developer has not provided a name for the newly developed road.
- 4.2 The proposed road name '*Nano*' is derived from the foundress "Nano Nagle" of The Presentation Sisters on which land the development has occurred.
- 4.3 If approved by Council, the road would be known as '*Nano Drive*' and would provide access off Home Avenue to Blowhole Road.

5. FINANCE

- 5.1 There are no financial implications to Council.

6. ENVIRONMENT

- 6.1 There are no environmental risks to Council.

7. COMMUNICATION AND CONSULTATION

- 7.1 The proposed road name was submitted to the Nomenclature Board for investigation and confirmation on 5 September 2022. The name was confirmed by the Nomenclature Board on 6 September 2022.

8. RISK

- 8.1 There are no risk implications to Council.

9. CONCLUSION

- 9.1 It is considered that the proposed new road name is appropriate for the subdivision, refer to figure 1 below. The name is not replicated anywhere within the state. The name for the subdivision is relevant and accordingly is recommended for approval.

10. RECOMMENDATION

That the name '*Nano Drive*' for the road outlined in Figure 1 be approved for use.

ATTACHMENTS

Nil

16.4 DEVELOPMENT SERVICES QUARTERLY REPORT

File Number: 37.8

Author: Tasha Tyler-Moore, Manager Development Services

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

1. Introduction

Development Services has Planning Authority delegations under the *Land Use Planning and Approvals Act 1993* and is the Permit Authority for plumbing and building applications under the *Building Act 2016*. These responsibilities include related enforcement functions. Kingborough Council is one of Tasmania's fastest growing municipalities with a growth in urban, rural, coastal, commercial and industrial areas.

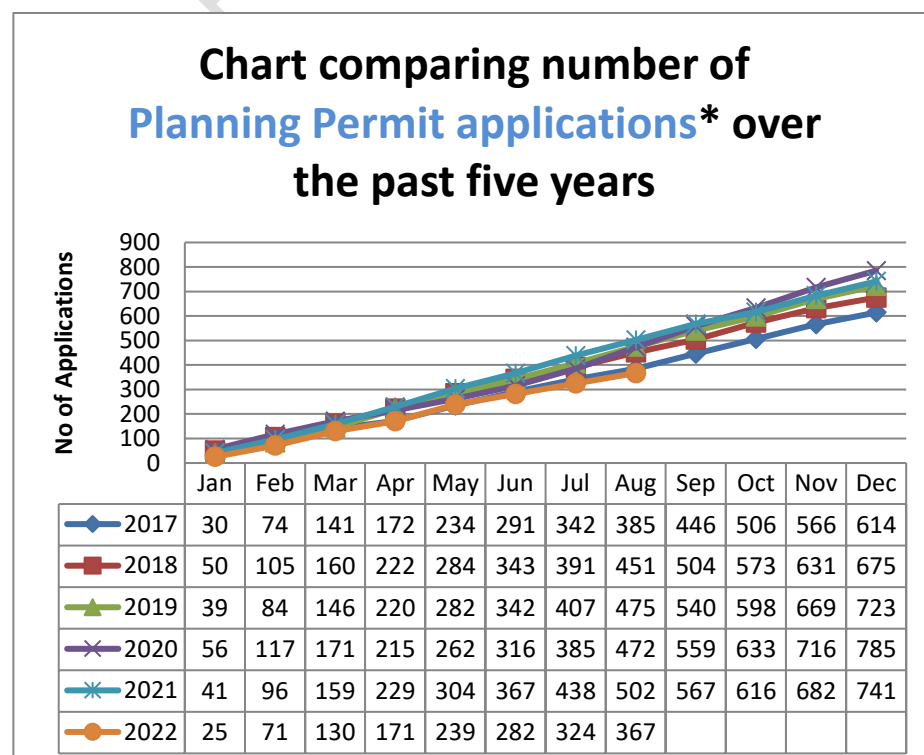
This report provides an update on Development Services' building and planning permit activity including lodgement numbers; Resource Management Planning and Approvals Tribunal (RMPAT) and Tasmanian Planning Commission (TPC) matters; and strategic planning matters.

2. Planning

2.1 Planning application lodgement numbers (calendar year)

The chart below details the number of planning applications lodged this year to date (until end of August 2022) and shows a comparison of the number of applications lodged over the past five years.

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



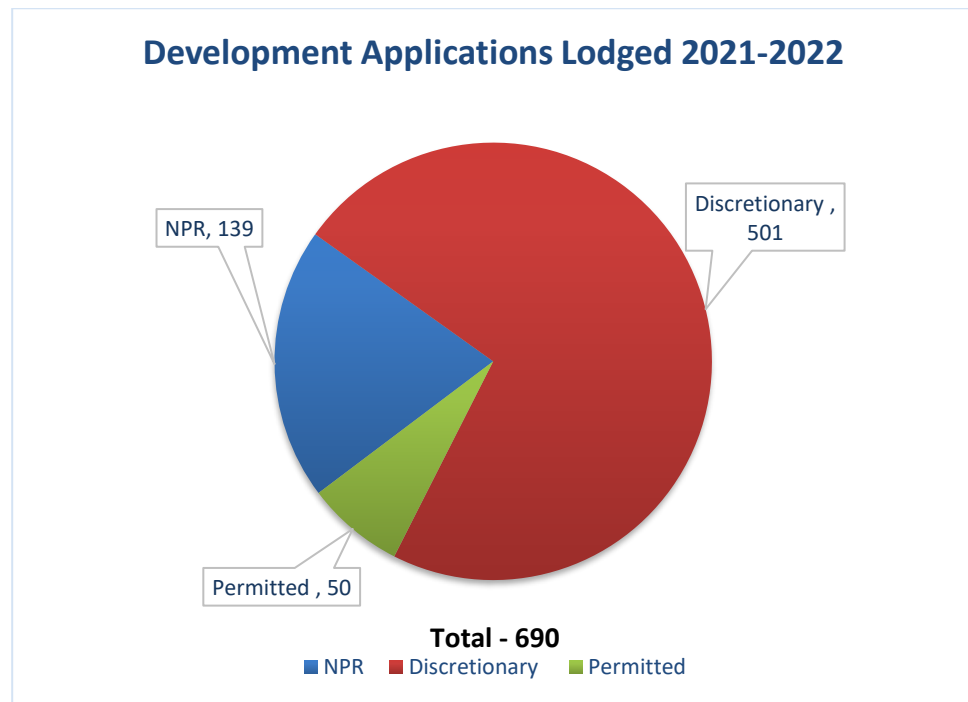
The trend continues a demonstration that the lodgement of applications has slowed compared to previous years. As previously reported, January was particularly quiet, however we have seen a gradual increase each month after that with the month of May seeing higher than average number of applications compared to the past 5 years (but still less than last year).

External factors that may influence how much development is likely to occur within the municipality includes the ongoing issues with shortages of materials, difficulty to get trades people and now the increased interest rates that will affect people’s ability to borrow or extend mortgages that they may have.

2.2 Planning applications and their types for the 2021-2022 Financial Year



The chart above shows that status of all applications at the end of the financial year. The chart demonstrates the number of applications that span over a financial (or calendar) year – which is important when looking at the number of applications that are lodged in a year - the number of live applications does not start at zero at the start of the year.



The chart above shows that the large majority of applications processed are Discretionary applications.

This type of application is not determined by the Planning Authority, but rather the Planning Scheme which has two elements that determine if an application is Discretionary. This first is the use classes in zones that stipulate if a use is No Permit Required (NPR), Permitted or Discretionary. The second is the requirement for a development/work/change of use to comply with the stipulated Acceptable Solutions within each Clause of the zones, codes or special provisions; an inability to satisfy them turns an otherwise NPR or Permitted use to a Discretionary application.

Type of Application	Number
NPR	139
Discretionary	501
Permitted	50
Total	690

NPR	
Single Res	136
Multiple Res	1
Subdivision	0
Commercial	1
Tourism	0
Industrial and Utilities	0
Other	1
Total	139

Discretionary+ Permitted	
Single Res	342
Multiple Res	51
Subdivision	40
Commercial	31
Tourism	41
Industrial and Utilities	31
Other	15
Total	551

The tables above show the different types of applications that were lodged during the financial year. Residential applications are clearly the dominant type of application lodged at Kingborough. It is expected that trend would be consistent with other Council's in Tasmania.

2.3 Progress of Local Provisions Schedule – moving to the ‘Tasmanian Planning Scheme’ and public consultation.

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

The TPC notified Council on 2 March 2020 that the information provided is suitable for an assessment of legislative compliance to be conducted. On 27 April 2020 and 21 May 2020, the TPC requested additional information related to the GIS files for mapping.

Post lodgement meetings have been held on 30 October 2020, 20 November 2020 and following Council submissions responding to those submitted on 1 April 2021 further meetings were held on 18 May 2022 and 3 June 2022. The most recent post lodgement meetings focussed discussions on the SAP's. Following the post lodgement meeting, further work needs to be undertaken on the SAP's and supporting reports. The TPC proposes a separate meeting for another post-lodgement meeting to focus discussions on the zoning application. We anticipate it may be before the end of 2022 and we expect that there will be similar requirements for additional work to be undertaken for resubmission. It will not be until the requirements have been satisfied that the TPC will provide direction for Council to exhibit the draft LPS.

Noting the above, an extensive communications strategy has been developed in anticipation of the LPS exhibition. The *Land Use Planning and Approvals Act 1993* has a set of minimum exhibition requirements for the LPS, however it is intended to go beyond the minimum requirements to maximise the number of people made aware of the LPS. The communication strategy focusses on making information easily available to assist people to understand the new provisions and by allowing face-to-face questions at a number of locations across the municipality.

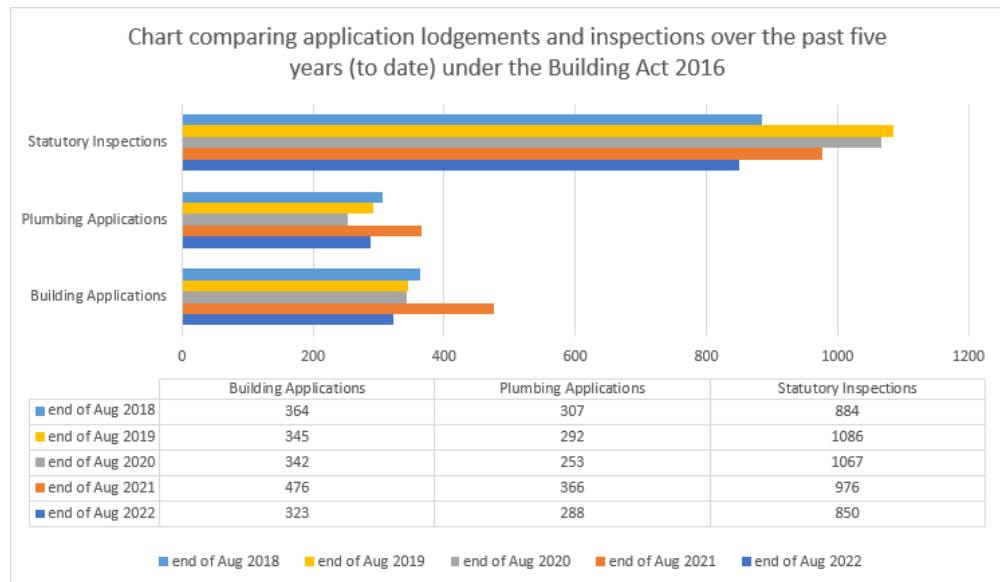
Councillors will be provided with an update of the LPS and overview of the consultation strategy once all of the post-lodgement meetings with the TPC have been held.

At the time of writing this report 13 of the 29 Councils have transitioned over to the Tasmanian Planning Scheme (a full list is available on the State Government Website).

2.4 Customer enquiries

In the month of August 2022, Planning received 369 enquiries that were not from a person that was a current applicant. As can be seen in the key, the enquiries included emails, phone calls, enquiries at the counter and those specifically about compliance matters.

The chart excludes enquiries regarding strategic planning queries, the new planning controls/scheme that is incoming or planning scheme amendments as they are captured elsewhere.



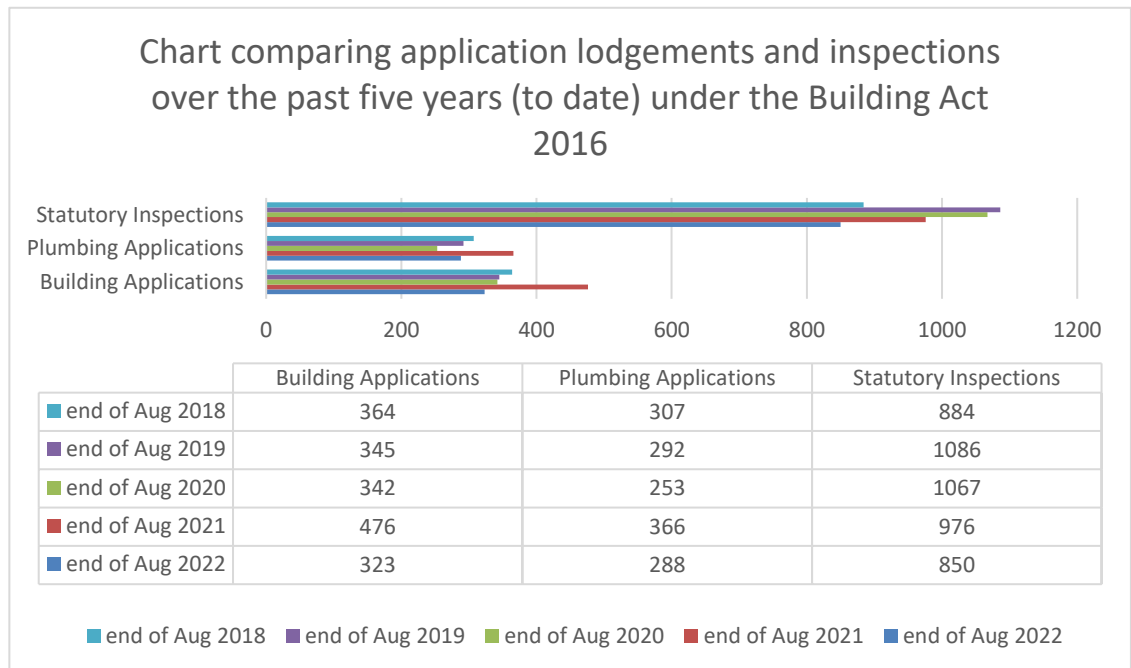
2.5 Planning Appeal Update

Below are current Planning matters that are before TASCAT.

Council Ref. Appeal No.	Proposal Subject Site	Appeal type	Current status / comments / outcome
DAS-2021-1 163/21S	Subdivision and commercial development 202 Channel Highway & 11 Spring Farm Lane, Kingston	Appeal by representor against decision to issue a permit	The applicant intends to make an application to the Tribunal to amend the plans, however there is the potential that the Tribunal may not accept the plans as the changes are too great. In the interim, the applicant has submitted a fresh application to Council for assessment, in case the amendment request is not allowed by the Tribunal.
DA-2021-548 P2022/86	Development of 50 apartments and reduction of parking Lot 2, Goshawk Way, Kingston (Kingston Park)	Appeal against Council's refusal to issue a permit.	Mediation date: 16 June 2022 If mediation is not successful, full hearing dates have been set for three days starting on 18 September 2022.
DA-2021-708 P2022/118	13 farm sheds for vegetable production, and management of vegetation 371 Nierinna Road, Margate	Appeal by representor against decision to issue a permit	Mediation date: 16 August 2022 Mediation continues, including consideration of amendment Planning Permit Conditions.

3. Building and Plumbing

3.1 Building and Plumbing Application and inspection numbers



The chart above shows the numbers until the end of August for each year. The chart does not demonstrate all the department's work but is a representation of one aspect that shows activity trends in the local building industry. Much of the department's regular work activity is in regard to building and plumbing compliance.

3.2 The Director's Determination – Categories of Plumbing Work was updated in 18 August 2022.

The key changes include:

- Consolidating of plumbing work Categories 2A and 2B;
- Relocation of a number of inconsequential works to lower risk categories, or removal of requirement to notify, where appropriate; and
- Consolidation of duplicate categories.

3.3 Residential Building (Miscellaneous Consumer Protection Amendments) Bill 2022

The Justice Department recently requested feedback from Tasmanian Councils on the proposed Residential Building (Miscellaneous Consumer Protection Amendments) Bill 2022.

The proposed Bill introduces:

- a new dispute resolution framework for building work,
- increase in the type of residential building work that needs to be inspected by Building Surveyors,
- new disciplinary measures for Building Practitioners,
- re-allocation of Permit Licencing from individual Council Officers to Council

- introduction of new penalties for Council General Managers and Council's for non-compliance with a Ministerial Order concerning building and plumbing work

Council has provided feedback and recommendations to the Justice Department on the proposed changes including support for most elements of the proposal.

4. RECOMMENDATION

That the Development Services Quarterly report be noted.

ATTACHMENTS

Nil

Public Copy

17 NOTICES OF MOTION

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

18 CONFIRMATION OF ITEMS TO BE DEALT WITH IN CLOSED SESSION

RECOMMENDATION

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

Confirmation of Minutes

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

Applications for Leave of Absence

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

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

Public Copy

APPENDIX

- A Mayor's Activities 8 August 2022 to 9 September 2022
- B Audit Panel Minutes

Public Copy

A MAYOR'S ACTIVITIES 8 AUGUST 2022 TO 9 SEPTEMBER 2022

DATE	LOCATION	ITEM
8 August 2022	Civic Centre	Chaired Waste Workshop
10 August 2022	Civic Centre	Chaired Disability Inclusion and Access Advisory Committee meeting
12 August 2022	Civic Centre	Met with Sonya Moon (Libraries Tasmania) and Maureen Robinson (University of the Third Age) re exit from Adult Education buildings car park in Church Street, Kingston
15 August 2022	Sandy Bay	Met with UTAS Vice Chancellor Rufus Black, accompanied by the General Manager re UTAS campus relocation and other matters.
15 August 2022	Civic Centre	Chaired Council meeting
17 August 2022	Hobart	Attended Greater Hobart Mayor's Forum, accompanied by the General Manager
22 August 2022	Blackmans Bay	Met with Louisa D'Arville of Blackmans Bay Community Association to look at roadworks in Blackmans Bay
22 August 2022	Kingston	Visit to Kingston View Drive Dog Park with Peter McIntosh of the Kingston Dogwalkers Association.
24 August 2022	Hobart	Attended meeting of Greater Hobart City Committee, accompanied by the General Manager
24 August 2022	Kingston	Met with Bill Blaik, Manager, Channel Court Shopping Centre re accessibility issues
26 August 2022	Kingston	Attended Kingston Neighbourhood House "Eating with Friends" lunch, accompanied by Cr Midgley

B AUDIT PANEL MINUTES

File Number: 12.195

Author: John Breen, Chief Financial Officer

Authoriser: Gary Arnold, General Manager



**AUDIT PANEL
MINUTES**

5 August 2022

MINUTES of the Kingborough Council Audit Panel held at the Council Chambers on Friday, 13 May 2022 at 8.00 am.

PRESENT:

		PRESENT	APOLOGY
Chair	Mr P McTaggart	Y	
	Mr P Viney	Y	
	Ms C Millar	Y	
	Cr F Fox		Y
	Cr C Street	Y	

IN ATTENDANCE

General Manager
Chief Financial Officer
Finance Manager
External:
TAO
Crowe

Mr G Arnold
Mr J Breen
Mr T Jones

Mr D Bond
Ms A Flakemore

WELCOME:

The Chair welcomed the Panel.

APOLOGIES

Cr Fox

ADOPTION OF THE AGENDA

The agenda as provided was accepted.

DECLARATIONS OF INTEREST

Nil

CONFIRMATION OF MINUTES

The Panel endorsed the minutes of the Kingborough Council Audit Panel meeting of 13 May 2022, with a couple of minor edits, as a true and correct record.

BUSINESS ARISING FROM THE MINUTES

Nil.

ACTION LIST**Action List**

The CFO reported that the Corporate Plan is finalised and will be sent out via email next week. The compliance checklist sign-off was provided at the meeting.

The operational risk register will be reviewed in August with the results coming to the October meeting.

The investigation on increasing the excess on property insurance claims will take some time and therefore was not appropriate for the June 22 renewal. A report to be provided to the next meeting. All other action items were included in the agenda.

INTERNAL AUDIT**Annual Internal Audit Plan**

The Panel noted the annual internal audit plan which details the projects for 2022/23 coming out of the three year strategic audit plan.

Climate Change Scope Document

The scope document prepared by WLF on the climate change project was accepted by the Panel. The review will look into whether the Climate Change Plan and Policy are currently informing the planning and operational levels and is linked to other key Council strategies and plans.

Internal Audit Status Report

The status report from WLF was noted. The CFO indicated that a business continuity workshop was held with management earlier in the week and as a result the business continuity plan will be reviewed.

Internal Audit Recommendations Tracker

The Panel reviewed the action items under the internal audit recommendation tracker. The findings in regard to the payroll segregation of duties has been completed. The Panel asked whether Council will be moving away from using Drop Box in line with the cyber security review.

EXTERNAL AUDIT**TAO Interim Audit**

Mr David Bond from TAO and Ms Alison Flakemore from Crowe joined the meeting at 8.35am.

The main discussion was on the recent interpretation of Council's approach to recording premises for clubrooms/changerooms, built using primarily grant funds, on Council land to be managed and controlled by the club. Council has received advice from an accounting firm on the appropriate treatment, however both Crowe and TAO have a different opinion.

Mr Bond undertook to review the accounting treatment used by all Council's as there seems to be different approaches to the issue and the outcome will potentially have significant financial implications to Council's.

The Panel decided to follow with the accounting advice that had been received and will await the findings of the review by the TAO before considering any changes in treatment.

Ms Flakemore indicated that the external audit will commence as soon as the accounts have been lodged (15 August 2022) and her audit team will be on-site on the 24th and 25th August. The aim is to have the accounts completed before the end of September.

Mr David Bond from TAO and Ms Alison Flakemore from Crowe left the meeting at 9.10am.

TAO Report Tracker

The Panel noted the outstanding TAO recommendations in the audit tracker. The review of the revaluation process is waiting the final audit for completion and the inclusion of internal controls in procedures is underway but will take some time to be finalised.

KEY MATTERS – COUNCIL MEETINGS OVERVIEW

The General Manager provided information on the recent Council matter as follows:

- Cash in Lieu of Parking Policy
- Financial Hardship Policy
- Caretaker Policy
- Local Government Review

RISK MANAGEMENT & BUSINESS CONTINUITY UPDATE

Detail Risk Review – Staff Resources

The CFO outlined the outcome from the review of the strategic risk in regard to staff resources. Council currently has a number of challenges in regard to staff matters with higher than normal staff turnover, difficulty in attracting certain professions, staff finding it difficult to manage an increasing workload and the ongoing negotiations on the Enterprise Agreement.

While the target risk rating is Moderate, the current rating is considered as High due to the threat of strike action for staff in unions, the ongoing impacts of COVID on staff attendance and increased salary expectation in the market.

IT Security and Policy Breaches

The CFO outlined a minor breach of the Health Act which has now been rectified.

REGULATORY/GOVERNANCE UPDATES:

Audit Panel Performance Survey

Performance Survey

The Panel noted the Audit Panel survey will be undertaken in September 2022.

Insurance Matters / Emerging Risks / Legal Claims

The CFO detailed an emerging risk on financial outcomes from the impacts of CPI increases on material and service contracts.

The Workers Compensation figures for the 2021/22 year were completed with \$74k in paid compensation and \$298k in estimated future payments primarily due to one case.

Compliance Checklist

The signed compliance checklist was presented at the meeting and was noted by the Panel. There was only one change to the checklist with the inclusion of the Weed Management Act into the Environment checklist.

NON-STANDING ITEMS

Capital Works in Progress Management

The Panel noted the increase in projects that were not finalised from \$11.2m to \$17.3m at 30 June 2022, excluding the Kingston Park projects. The reason for the increase was the delayed start to the capitalisation process due to the road revaluation and the audit completion leaving little time for progress. The good news was that a number of old projects had been capitalised and there was only around \$1m in projects with no expenditure in 2021/22 awaiting capitalisation.

Audit Panel Remuneration

The Panel noted the increase in remuneration for 2022/23 in line with the Audit Panel Charter.

Insurance Proposal Renewal

The Panel noted the insurance report.

Council is expecting around \$63k in a claims experience bonus which means the increase in insurance costs is 2.7% for 2022/23.

Audit Panel Charter

The Panel decided to adopt the model audit panel charter released by the Local Government Division in 2018. The CFO will customise the model to Council's needs and bring the Charter to the next meeting for adoption.

June 2022 Financial Report

The Panel noted the financial report at 30 June 2022

Financial Report 2022

The Panel did a page turn on the Financial Report for 2022 and a number of suggestions were made to improve the accounts.

STANDING ITEMS**Annual Work Plan and Timetable**

The Annual Work Program 2022 (from Charter) was provided.

Upcoming Education Events

Nil

OTHER BUSINESS

Nil.

ACTION SHEET

Item	Responsibility	Due Date
Strategic & Corporate Plan – to be circulated to the Panel.	CFO	Aug 2022
Operational Risks – Once the register has been reviewed and updated, email out a copy to the Panel.	CFO	Oct 2022
Insurance Portfolio – determine the benefits of an increase excess on property insurance.	Finance Manager	Oct 2022
Cyber Security Audit – review the use of Drop Box for the distribution of Council and Panel papers.	CIO	Oct 2022
Audit Panel Charter – Customise the model charter for the Council.	CFO	Oct 2022

CLOSURE

There being no further business the Chair declared the meeting closed at 10.20 am.

Confirmed as a true and correct record:

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Chair,
Audit Panel

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