

# Kingborough



## COUNCIL MEETING AGENDA

NOTICE is hereby given that an Ordinary meeting of the Kingborough Council will be held in the Kingborough Civic Centre, 15 Channel Highway, Kingston on  
Monday, 4 November 2024 at 5.30pm

# Kingborough Councillors 2022 - 2026



**Mayor**  
**Councillor Paula Wriedt**



**Deputy Mayor**  
**Councillor Clare Glade-Wright**



**Councillor Aldo Antolli**



**Councillor David Bain**



**Councillor Gideon Cordover**



**Councillor Kaspar Deane**



**Councillor Flora Fox**



**Councillor Amanda Midgley**



**Councillor Mark Richardson**



**Councillor Christian Street**



# QUALIFIED PERSONS

In accordance with Section 65 of the *Local Government Act 1993*, I confirm that the reports contained in Council Meeting Agenda No. 20 to be held on Monday, 4 November 2024 contain advice, information and recommendations given by a person who has the qualifications or experience necessary to give such advice, information or recommendations.



Dave Stewart  
CHIEF EXECUTIVE OFFICER  
being the General Manager as appointed by the  
Kingborough Council pursuant to section 61 of the  
*Local Government Act 1993* (TAS)

Tuesday, 29 October 2024

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Public Copy

## **GUIDELINES FOR PUBLIC QUESTIONS**

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

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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, 4 November 2024 at 5.30pm

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**1 AUDIO RECORDING**

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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.

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**2 ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS**

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

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**3 ATTENDEES**

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**Councillors:**

Acting Mayor Councillor C Glade-Wright  
Councillor A Antolli  
Councillor D Bain  
Councillor G Cordover  
Councillor K Deane  
Councillor F Fox  
Councillor M Richardson  
Councillor C Street

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**4 APOLOGIES**

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Mayor Councillor P Wriedt  
Councillors A Midgley

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**5 CONFIRMATION OF MINUTES**

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**RECOMMENDATION**

That the Minutes of the open session of the Council Meeting No. 19 held on 21 October 2024 be confirmed as a true record.

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**6 WORKSHOPS HELD SINCE LAST COUNCIL MEETING**

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Date	Topic	Detail
28 October	Operational Update	Update provided on a range of Council projects and programs across the organisation

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## 7 DECLARATIONS OF INTEREST

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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.

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## 8 TRANSFER OF AGENDA ITEMS

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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*.

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## 9 QUESTIONS WITHOUT NOTICE FROM THE PUBLIC

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## 10 QUESTIONS ON NOTICE FROM THE PUBLIC

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*Council has determined that questions on notice or questions taken on notice from a previous meeting should not contain lengthy preambles or embellishments and should consist of a question only. To this end, Council reserves the right to edit questions for brevity so as to table the question only, with some context if need be, for clarity.*

### 10.1 Governance Structure Regarding the New Kingborough Planning Scheme

**Ms Jacqui Perkins** submitted the following question on notice:

*Can the governance structure regarding the new planning scheme please be explained and then published in the minutes of this meeting? Can the following information be included:*

- *The names of all committees/working groups and their members;*
- *Authors of each of the Zones;*
- *Authors of each of the Codes;*
- *Authors of the specific area plan for Bruny Island and;*
- *Who was the final signature on each of these documents?*

#### **Officer's Response:**

The transition of all Tasmanian Councils to the 'Tasmanian Planning Scheme' is a State Government initiated project. The State Planning Office, on behalf of the State Government wrote all content of the Administrative sections in addition to all Zones and Codes that are available in the Tasmanian Planning Scheme.

Specific Area Plans (SAPs) can be developed by individual Council's, but they must be within the parameters provided by the State Government, including their set out and content. More information about those parameters are included in Kingborough Council's [LPS Supporting Document](#) and the [State Planning Office's Webpage](#). The content of the Bruny Island SAP was written by Council Planning Officers (under delegations provided by Kingborough Council) and in conjunction with the Tasmanian Planning Commission.



The final approval (signature) of the Planning Scheme that would be in affect under the *Land Use Planning and Approvals Act 1993* is the Minister of Planning (as advised by the Tasmanian Planning Commission). More information on that process (including how representations and subsequent hearings operate) is available in the [LPS Supporting Document](#) and the [State Planning Office's Webpage](#).

Adriaan Stander, Senior Strategic Planner

## 10.2 Landscape Conservation Zone

**Ms Kim Phillips** submitted the following question on notice:

1. *In November 2022 a petition requested that the draft LPS be recalled and revised, in order to remove the widespread application of LCZ from privately owned land. The petition wasn't supported by councillors when it was considered at the 6 February 2023 meeting; it was merely noted. Why wasn't this petition supported by councillors?*
2. *Council minutes for the Glamorgan Spring Bay Council from 25 August 2020 note "Guideline no 1. very clearly states that residential purposes should be directed to the Rural Living Zone" and based on this, the council indicated that they would NOT apply LCZ unless it was requested by the property owner. Acknowledging the obvious impacts of LCZ (eg decrease in land value, difficulty securing finance, reduction in allowable land use), why did Kingborough Council choose NOT to follow the same process and instead, nominate properties for LCZ?*
3. *Originally, a number of properties on Jamieson's Road were proposed for LCZ. In the last revision, the proposed zone for these properties (for example 68 and 75 Jamieson's Road) was changed to Rural Living. 68 and 75 Jamiesons Road are visible from the Channel Highway and Ray's Court. In comparison, our property is a km up a valley and is not visible from anywhere other than Fehres Road. LCZ is proposed for our property. How did Kingborough Council determine the difference in 'landscape values' between these properties?*
4. *At the last Council Meeting, comments made by Councillors and the Mayor indicated that they felt they had gone "above and beyond" in seeking input from the community. As a community member, who has lived close to their entire life in the area, I would like to express my disagreement with this statement. At no stage has my input been sought and in fact I would say it was actively discouraged. For example, I remember reading a flyer where we were told that changes were coming, but that we should not contact council as it was too early in the process; we would be told when we could have our say.*

*We purchased our property, as it was all we could afford. I feel that many other property owners will be in a similar boat, where the application of LCZ will have very real, negative impacts on their financial status. In my opinion, Council have not acknowledged these impacts when nominating properties for LCZ. Can Council please elaborate how they have gone "above and beyond" in consulting affected property owners and considering the impacts to private property owners?*

5. *We are within a couple of kms of the new Huntingfield subdivision. How can Council justify applying LCZ to private residential properties so close to such a major development?*
6. *Considering that ample environmental overlays exist and acknowledging the ongoing housing crisis, can council explain why they have chosen to apply LCZ to private land, rather than Rural Living?*

### Officer's Response:

1. The reasons are outlined in the [Council Agenda](#) and Minutes of 6 February 2023.
2. The State Government's LPS Guidelines allow a level of flexibility for Councils to apply the standard zoning in their municipal areas. The justification for the Landscape Conservation

Zone (LCZ) is provided in section 2.2.15 of the [LPS Supporting Document](#). It includes an assessment of zone application against the LPS Guidelines and why the approach may be different from other municipalities.

3. The Draft LPS zoning as being exhibited is reflective of the Tasmanian Planning Commission assessment and it is likely that the application of the Rural Living Zone in the area of Jamieson Road is reflective of the situation under the Kingborough Interim Planning Scheme 2015. The justification for the LCZ is consistent with the information provided in the LPS supporting document, however Council encourages landowners to make representations during the exhibition period if they don't agree with the zoning that is proposed for their land. It is anticipated that the LCZ mapping will be refined as part of the Tasmanian Planning Commission's public hearing process.
4. The reference at the meeting was in relation to the exhibition period, which we are now in.
5. The Huntingfield subdivision was created outside of the LPS process, it was partly dealt with under a Housing Order. That subdivision is State Government owned land. The application of zoning is relevant to the land it applies to. Reasons for the application of zoning is included in the LPS Supporting Document.
6. Refer to the justification provided in the LPS Supporting Document and please make a written representation if you disagree with the information provided.

*Adriaan Stander, Senior Strategic Planner*

### 10.3 Landscape Conservation Zone

**Ms Angela Hanly** submitted the following question on notice:

*Can council officers please outline the logic they used to make a conscious choice to inflict LCZ on 1500 of its ratepayers? Yes it's a state led initiative BUT KC had a choice NOT to apply LCZ to any private land holder unless requested or supported by the landowner. The Glamorgan Spring Bay Council for example recognised the risk of LCZ affecting financing as it may not qualify for a residential loan as residential use is discretionary.*

*With this in mind, can we please have the rationale behind why such a harsh and detrimental zone (that isn't like for like) was chosen when there was an option for council to propose a less harmful zoning option for the ratepayer?*

#### **Officer's Response:**

The State Government's LPS Guidelines allow a level of flexibility for Councils to apply the standard zoning in their municipal areas. The justification for the Landscape Conservation Zone (LCZ) is provided in section 2.2.15 of the [LPS Supporting Document](#) that is available on Council's website explains why the approach may be different from other municipalities. It includes an assessment of the zone application against the LPS Guidelines and in that assessment, Council acknowledges the alternative zoning options under the Tasmanian Planning Scheme (including the Rural Living Zone) and why it may not always be appropriate.

The LCZ is a not a like-for-like translation. In fact, the Environmental Living Zone of the Kingborough Interim Planning Scheme 2015 is converted into a number of different zones including, but not limited to, the Rural Zone, Rural Living Zone, Low Density Residential Zone and Landscape Conservation Zone. The Environmental Living Zone and Landscape Conservation Zone have different aims, however the provisions of the zones and how they operate with other parts of the scheme will result in similar outcomes.

The LPS Supporting Document states that the LCZ mapping will be finalised having regard to the written representations received during the public exhibition period and the Tasmanian Planning Commission's public hearing process.



Adriaan Stander, Senior Strategic Planner

#### 10.4 Kingborough Planning Scheme

**Ms Jo Landon** submitted the following question on notice:

*The Kingborough Land Use Strategy from May 2019 states that a local landscape analysis to rank the landscape quality of the whole of Kingborough was proposed to be completed during 2020; why has this project not been completed?*

*The scenic landscapes area overlay in the current planning scheme applies to all land above an elevation of 100m, which the Kingborough Land Use Strategy refers to as only ever having been a temporary arrangement; please could Council share any report or document that makes reference to any decisions to delay or not proceed with the local landscape analysis project?*

*If the Minister for Planning was to revoke the transitional provisions in relation to the scenic landscapes area overlay what positive and negative impacts could there be?*

*Where the mapping of the scenic protection areas can be justified, could the planning authority simply not support representations seeking to remove the overlay from specific areas?*

*Where the mapping of the scenic protection areas cannot be justified – with representors providing the evidence and argument – could the planning authority then recommend that the overlay be removed from those specific areas?*

#### **Officer's Response:**

The [Kingborough Land Use Strategy of 2019](#) provides a broad overview of the visual landscape qualities in Kingborough and how it could to be managed and protected in the proposed new planning scheme. The document acknowledges that a local landscape analysis may be required to rank the landscape quality for Kingborough and at the time it was anticipated that that work would be completed during 2020. However, the first version of the Kingborough Draft LPS was submitted to the Tasmanian Planning Commission in late 2019 without the analysis and that was mainly due to resource constraints and the fact that the Southern Tasmanian Council also then began with a process to undertake a coordinated assessment approach to scenic values. As with many other Councils that have now moved over to the Tasmanian Planning Scheme, the Minister declared the Scenic Landscape overlay as transitional.

There is currently no intention to revoke the transitional arrangements. The following options are available:

1. The Tasmanian Planning Commission advised that Council should accept representation in relation to the Scenic Landscape Overlay (regardless the transitional arrangements). It is unclear how the Tasmanian Planning Commission will consider such representations; however, it is expected that it could have regard to those representations in determining an underlying zoning decision.
2. Council can initiate a planning scheme amendment process after the Tasmanian Planning Scheme comes in force in Kingborough to amend the Scenic Landscape Overlay. Our intention is to review that overlay in consultation with the community and representation received during this public exhibition process may be useful and inform those discussions with the community.

Adriaan Stander, Senior Strategic Planner

#### 10.5 Landscape Values

**Ms Jill Winter** submitted the following question on notice:

*Please define what exactly you mean by the 'landscape values' of a particular area. This definition obviously underpins your application/use of LCZ so I am interested to know exactly what is included, what is not and how it will be applied .*

**Officer's Response:**

There is no definition for 'landscape values' provided in the Tasmanian Planning Scheme; however, the Tasmanian Planning Commission recently made a decision to utilise the Macquarie Dictionary that provides a broad definition for 'landscape'. The definition *includes* "a view or prospect of rural scenery, more or less extensive, such as is comprehended within the scope or range of vision from a single point of view" and "an area of land with distinguishing features or landforms: a wooded landscape, a hilly landscape". Importantly, these distinguishing features or landforms can exist even when they can't be seen from a public vantage point such as a road.

Please refer to the discussion on page 42 to 45 of the [LPS Supporting Document](#).

*Adriaan Stander, Senior Strategic Planner*

## **10.6 LCZ Proposed Zoning Impact**

**Ms Sandra Brady** submitted the following question on notice:

*I'd like further clarification on proposed changes to zoning LCZ and the landowners ability to maintain bushfire hazard reduction around the property, including the felling of trees that may be within a 10 meter zone of approved structures.*

*I would also like to understand how the decision has been made to change zoning without consulting with the property owners directly.*

*From the documents available on council website, our property will be heavily restricted. Our intent was to be able to potentially build an additional dwelling for one of our children, which we would have been able to do under previous zoning, and it seems under LCZ we will not be able to?*

**Officer's Response:**

The current and incoming Tasmanian Planning Scheme includes several exemptions for bushfire hazard management. These exemptions encompass fire management mandated by the Tasmania Fire Service (TFS) as part of the TFS hazard reduction program, as well as fire hazard management in accordance with a bushfire hazard management plan approved as part of a specific land use or development. This plan will specify which trees are approved for removal and which are to be retained. When a development application is required, the planning scheme accommodates bushfire hazard management necessary to comply with the Building Regulations and AS-3959-2018. Consequently, permit conditions often place the responsibility on landowners to maintain their properties according to the approved bushfire hazard management plan. Undertaking works beyond the scope of the approved plan necessitates a new permit, potentially involving a reassessment of the bushfire risk and the preparation of a revised bushfire management plan by an accredited bushfire practitioner. These requirements are not anticipated to change under the LPS, including for land zoned LCZ.

Council is currently consulting property owners on the draft zoning through the formal exhibition process, as required under the Land Use Planning and Approvals Act 1993. Council invites people to utilise the current public exhibition process to make written representations. Those representations will be considered by the Tasmanian Planning Commission as part of their public hearing process before the LPS is finalised.

The LCZ will affect people differently and our suggestion is for people to meet with a Council officer to explain how the new zoning will affect them and then to decide if representation during the public exhibition process is necessary. Notwithstanding, building a second dwelling is currently restricted

to urban zones only and this will not change under the LPS. Zoning a property LCZ or an alternative rural zone will not alter this. Building an ancillary dwelling may be an option.

*Adriaan Stander, Senior Strategic Planner*

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## 11 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS

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## 12 QUESTIONS ON NOTICE FROM COUNCILLORS

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### 12.1 Kingborough Planning Scheme Consultation

At the Council meeting held on 21 October 2024, **Cr Antolli** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

*We have put it in our own past documentation that we want to consult with the community and I've quoted to council officers the document, it's called the Council's Land Use Strategy from May 2019, which I understand from talking to staff in the past, has been updated, but I'm assuming consultation hasn't been removed from that document. Given that our own documentation posted on our website since 2019 requires that we consult with the community about zone changes, why have we not done it?*

#### **Officer's Response:**

The Kingborough Land Use Strategy 2019 is a high-level on statutory strategic document that was developed through informal consultation over a span of 10+ years. The document provides broad land use aspirations, and some aspects also helped to inform the first version of the Draft LPS (submitted to the TPC in 2019). The revised Draft LPS on exhibition is not entirely consistent with the outcomes anticipated by the Kingborough Land Use Strategy 2019 because partly of the time that has passed, the decision-making by the TPC for other Councils and reconsiderations of aspects following the post lodgement meetings with the TPC. However, the objectives of the strategy are still relevant, and the broader strategic intentions have been used in a manner to inform the content of the revised Draft LPS as directed by the Tasmanian Planning Commission.

The LPS supporting document describes in detail, the components of the revised draft Kingborough LPS and how it meets the requisite requirements. Council held dedicated drop-in information sessions about the Landscape Conservation Zone in February 2023 mainly to inform people of the upcoming changes and have since then been actively engaging with the community regarding the proposed Scheme, with members of public being to access relevant information, make enquiries and meet with planning staff.

*Adriaan Stander, Senior Strategic Planner*

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OPEN SESSION ADJOURNS

## PLANNING AUTHORITY IN SESSION

### 13 OFFICERS REPORTS TO PLANNING AUTHORITY

#### 13.1 DA-2024-91 - DEVELOPMENT APPLICATION FOR DEMOLITION, VEGETATION REMOVAL AND CONSTRUCTION OF MIXED USE DEVELOPMENT (RETAIL, FOOD SERVICES AND 18 MULTIPLE DWELLINGS) AND ASSOCIATED INFRASTRUCTURE AND ROADWORKS AT 150 & 152 CHANNEL HIGHWAY, TAROONA AND ADJACENT ROAD (CHANNEL HIGHWAY)

**File Number:** DA-2024-91  
**Author:** Timothy Donovan, Senior Planner  
**Authoriser:** Tasha Tyler-Moore, Manager Development Services

<b>Applicant:</b>	HA Developments Australia Pty Ltd
<b>Owner:</b>	HA Developments Australia Pty Ltd
<b>Subject Site:</b>	150 & 152 Channel Highway, Taroona and adjacent road (Channel Highway) (CT 6265/3 and CT 6265/4)
<b>Proposal:</b>	Demolition, vegetation removal and construction of mixed-use development (retail, food services and 18 multiple dwellings) and associated infrastructure and roadworks.
<b>Planning Scheme:</b>	Kingborough Interim Planning Scheme 2015
<b>Zoning:</b>	Local Business
<b>Codes:</b>	E5.0 Traffic and Railway Assets E6.0 Parking and Access E7.0 Stormwater Management E15.0 Inundation Prone Areas Code
<b>Use Class/Category:</b>	Residential (Multiple Dwellings) Food Services General Retail and Hire
<b>Discretions:</b>	Local Business Zone <ul style="list-style-type: none"> <li>• Clause 20.4.1 – Building Height - A1, A2.</li> </ul> E5.0 Road and Railway Assets Code <ul style="list-style-type: none"> <li>• Clause E5.5.1 – Existing road accesses and junctions - A3</li> </ul> E6.0 Parking and Access Code <ul style="list-style-type: none"> <li>• Clause E6.7.8 - Landscaping of parking areas - A1</li> <li>• Clause E6.7.13 – Facilities for commercial vehicles -A1</li> </ul> E15.0 Inundation Prone Areas Code <ul style="list-style-type: none"> <li>• Clause E15.7.5 - Riverine, coastal investigation area, low, medium high inundation hazard area – A1, A2</li> </ul>
<b>Public Notification:</b>	Public advertising was undertaken between 31 August 2024 and 13 September 2024 in accordance with section 57 of the <i>Land Use Planning and Approvals Act 1993</i> .

<b>Representations:</b>	<p>15 submissions were received during the advertising period, the following issues were raised:</p> <ul style="list-style-type: none"> <li>• The use is not appropriate.</li> <li>• The design of the building does not comply including height, setbacks, and overshadowing.</li> <li>• Traffic and parking issues.</li> <li>• Need for a bigger precinct plan regarding the old Taroona Shopping Centre.</li> </ul> <p>There was one submission in support of the development.</p>
<b>Recommendation:</b>	Approval with Conditions

## 1. PROPOSAL

### 1.1 Description of Proposal

The proposed is for the demolition of the two existing dwellings and construction of a mixed-use complex containing Residential (18 multiple dwellings with 2 and 3 bedrooms), Business and Professional Services (2 shop tenancies) and Food Services (1 tenancy).

The proposed development is a contemporary three-storey building plus semi-basement car parking and services. The ground floor will contain the retail and commercial uses with the multiple dwellings on the upper floors.

Vehicle access to the site will be via a single, double-width driveway located on the north-west part of the frontage to Channel Highway. Two levels of semi-basement car parking providing 41 spaces on the lower level for the use by the multiple dwellings, and 24 car spaces, four motorcycle spaces, and three bicycle spaces on the upper level to service the commercial tenancies (including 1 accessible space) – totalling 65 spaces. Waste storage for all uses is within the parking and access area.

The design of the building includes a zero setback to the Channel Highway frontage and all other boundaries for the upper levels. The ground level commercial tenancies all address Channel Highway with a from the frontage to allow accommodation of a small landscaping strip and paved areas forward of the building. The upper levels contain the dwellings which includes a variation of setbacks, design features and balconies providing a varying façade to the building. From outside the site, the roof will appear flat in form. External materials include a mix of aluminium slated balustrading, decorative concrete breezeblock, textured concrete, steel cladding and steel planter boxes.

There is vegetation on the subject land which will be removed to facilitate the development. The trees and shrubs present in the gardens of 150 and 152 channel highway are non-native garden shrubs and plants, including a willow tree, fruit trees, small birch trees and a large *Liquidambar* tree. No native vegetation or high conservation value trees are proposed for removal.

The development will require the consolidation of the two titles. In doing this the existing drainage easement and party wall easement on the two lots will no longer be required.





Figure 1 - 3D Image of proposed development

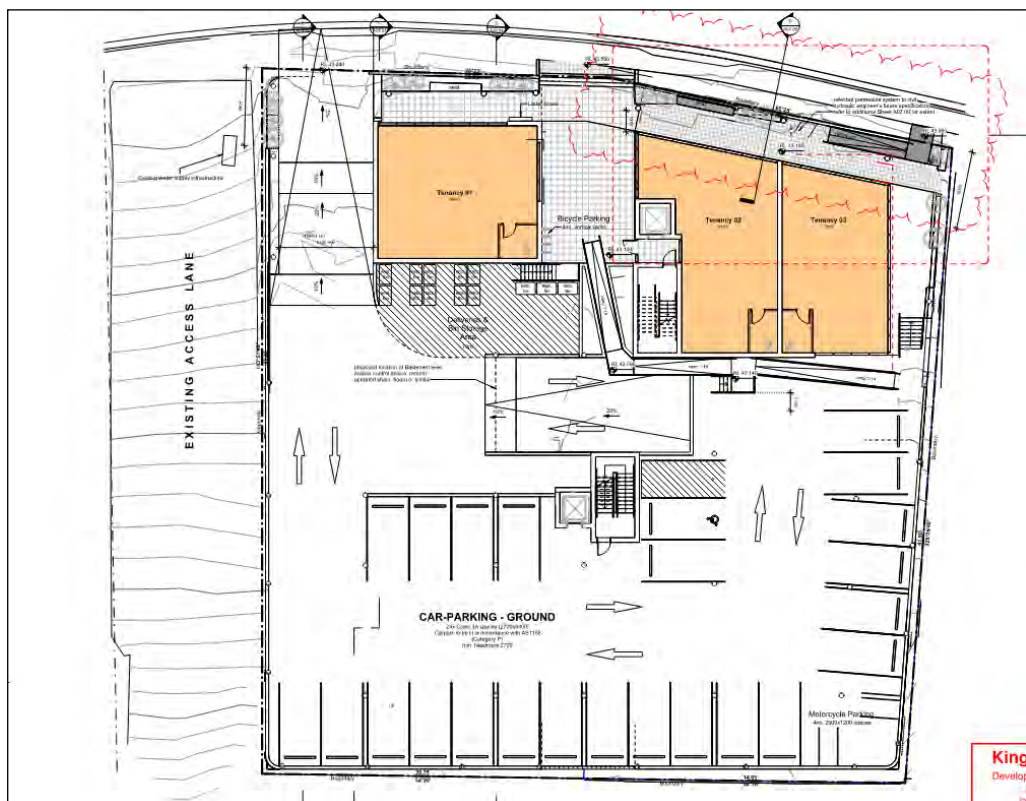


Figure 2 - Proposed Ground Floor Plan and car park

## 1.2 Description of Site

The subject site is located at 150 & 152 Channel Highway, Kingborough and described as Lot 3 on CT6265/3 and Lot 4 on CT6265/4 respectively. The site has a total area of 1903.7m<sup>2</sup> and both lots have frontage and access to the Channel Highway.

There is existing road access on the northern boundary for both sites to Channel Highway. At the rear of both lots is a drainage easement and a 'party wall' notation on the titles.

Each lot contains an existing dwelling and outbuildings will be demolished. The lots are surrounded by the Taroona Shopping Centre; the subject site and the adjacent lots are all zoned Local Business.

The site slopes to the south away from Channel Highway and there are residences overlooking the site on the northern side of the road. There are exotic trees in the rear gardens of the two titles which will be removed.

No 152 Channel Highway (Lot 4) also contains a drainage (sewer) easement along the rear boundary in factor of No 150 Channel Highway (Lot 3). Both lots contain a Party Wall easement that is across the common boundary with the adjoining 148 Channel Highway (Lot 5). The "party wall" is a party wall as defined by S.34B of the *Conveyancing and Law Property Act 1884*.



*Figure 3 - Aerial photo of subject site and adjacent area*



*Figure 4 – Existing dwellings at No's 150 and 152 Channel Highway*

## 2. Assessment

### 2.1 State Policies and Act Objectives

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 Local Business zone*

The relevant zone purpose statements of the Local Business zone are to:

- 20.1.1.1 To provide for business, professional and retail services which meet the convenience needs of a local area.
- 20.1.1.2 To ensure that facilities are accessible by public transport and by walking and cycling.
- 20.1.1.3 To allow for small scale dining and entertainment activities at night provided that residential amenity of adjoining residential zoned land is protected.
- 20.1.1.4 To encourage residential use provided that it supports the viability of the activity centres and an active street frontage is maintained.
- 20.1.1.5 To ensure that building design and use is compatible with surrounding development and use, particularly on land in residential zones.
- 20.1.1.6 To allow for small shopping centres that might include a supermarket and specialty shops.
- 20.1.1.7 To allow for limited office based employment provided that it supports the viability of the activity centre and maintains an active street frontage.
- 20.1.1.8 To allow for dining and entertainment activities at night within food premises or local hotel.

#### *Clause 20.1.2– 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
TAROONA	
(a) Taroona requires improved local retail and convenience shopping services.	(a) The future redevelopment and occupancy of the existing shopping centre site within Taroona is to be encouraged
Desired Future Character Statements	Implementation Strategy
TAROONA	
(a) The existing Taroona shopping centre site is the favoured location for the provision of local convenience needs for Taroona residents.	(a) A varied mix of compatible uses within this site would be one way of encouraging its future redevelopment and the provision of suitable local community and retail services.



The proposal complies with the above-mentioned statements and objectives as the development will:

- (a) provide for food and retail services which meet the convenience needs of a local area.
- (b) allows for small scale dining and entertainment activities at night provided that protects residential amenity of adjoining residential zoned land.
- (c) encourages residential use that supports the viability of the activity centres and an active street frontage is maintained.
- (d) provides a building design and use that is compatible with surrounding development and use.

**2.3 Statutory Planning**

The use for Residential (Multiple Dwelling) is a use that requires Permitted assessment in the Local Business Zone, provided the use is only above ground floor level (except for access) or if more than 25m from frontage.

The demolition of the existing dwellings is Permitted in the Planning Scheme under Section 9.4 Demolition that states:

9.4.1 Unless approved as part of another development or Prohibited by another provision in this planning scheme, or a code relating to historic heritage values applies, an application for demolition is Permitted and a permit must be granted subject to any conditions and restrictions specified in clause 8.11.2 of the relevant interim planning scheme.

The demolition complies with cl.9.4.1.

The uses of Food Services and General Retail and Hire are Permitted assessment in the Local Business Zone, provided:

- a) The Food Services are not for a take-away food premises with a drive through facility
- b) The General Retail and Hire are not for an adult sex product shop or supermarket.

All the uses meet the Permitted Use criteria however the proposed development does not meet all the Acceptable Solutions in the Development Standards and requires discretionary assessment under the Planning Scheme.

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*.

**Use and Development Standards**  
**Local Business Zone Clause 20.4.1 – Building Height**

<b>Acceptable Solution A1</b>
Building height must be no more than: 9 m.
<b>Performance Criteria P1</b>
Building height must satisfy all of the following: <ul style="list-style-type: none"><li>(a) be consistent with any Desired Future Character Statements provided for the area;</li><li>(b) be compatible with the scale of nearby buildings;</li></ul>

- (c) not unreasonably overshadow adjacent public space;
- (d) allow for a transition in height between adjoining buildings, where appropriate;
- (e) be no more than 12 m.

**Proposal**

Maximum height is 12m, therefore requires assessment against the Performance Criteria.



*Figure 5 -Architectural drawing of front elevation*

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

- The Desired Future Character Statement for Taroona states:

*Taroona requires improved local retail and convenience shopping services.*

The Implementation Strategy states that:

*The future redevelopment and occupancy of the existing shopping centre site within Taroona is to be encouraged.*

There are no statements in the Desired Future Character Statement or Implementation Strategy that specifically refers to height or design of buildings.

The proposed building is mainly being utilised for residential use with the opportunity for retail uses on the ground floor that will improve convenience shopping services in the centre.

- The Planning Scheme does not define the term “nearby buildings”. The area including Taroona Crescent, Batchelor Way, Nubeena Crescent and the properties on the north side of Channel Highway have been considered. There are several double-storey buildings within the area. Higher buildings at 3 to 4 storeys are also located further in Taroona including the school sites and 180 Channel Highway.

The site falls away from the Channel Highway and has a moderate slope. This slope on both sides of the Highway contributes to the scale of buildings appearing taller throughout the area.

The broader Taroona area has a range of 1, 2 and a small number of 3 storey buildings. The proposed 3 storey building has been designed with a “stepped”

design on all sides to transition the height of the building to lower residential buildings nearby.

The Acceptable Solution allows a height of 9m without discretion in the Local Business Zone, and 8.5m in the residential zone, and it is likely that with redevelopment that newer dwellings and buildings will be designed at these heights as is happening elsewhere in Taroona.

The land on either side of the subject site is also zoned Local Business and is of sufficient size and dimensions could support development at similar heights as the proposed building.

On balance, considering the above matters the proposed building height, with the stepped design and the slope of the land above Channel Highway, is considered compatible with nearby buildings.

- Shadow drawings have been provided for the building during for June 21 period. There is no unreasonable overshadowing to adjacent public spaces. Being to the southeast of the Road there is no overshadowing of the street. The property to the rear is not impacted by overshadowing until after noon.
- Considering the large vacant areas on both adjoining lots and the stepped design of the building there is good transition in height between buildings along the Channel Highway. Note is made that the standard refers to adjoining buildings and there are no buildings in the areas adjoining the side boundaries. As noted above adjoining the land on either side of the subject site is also zoned Local Business and is of sufficient size and dimensions could support development at similar heights (i.e. between 9-12m) as the proposed building. The Performance Criteria does allow buildings up to 12 m in the zone and this would have been done with due acknowledge of the existing development in the area at the time the Planning Scheme was adopted.



Figure 6 - Architectural drawings of proposed building from Channel Highway and the adjoining lot indicating the stepped design

**Local Business Zone**  
**Clause 20.4.1 – Building Height**

<b>Acceptable Solution A2</b>
Building height within 10 m of a residential zone must be no more than 8.5 m.
<b>Performance Criteria P2</b>
Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.

### Proposal

Maximum height is 12m, therefore requires assessment against the Performance Criteria. The rear of the building is 7m from the nearest residential zone to the west (No.2 Taroona Crescent). This is the only land zoned residential within 10m of the building. The extent of the 10m setback from a residential zone extends for only 10m along the sites' side boundary. The balance of the building is more than 10m from a residential zone and No 158 Channel Highway is zoned Local Business.

The stepped design of the building results in there being 3 different heights within the 10m of the residential zone. These vary from approx. 7.2m at the rear, to 11.1m, and then 13.0m. These heights are shown on the sketch below with the relevant 10m of wall highlighted.

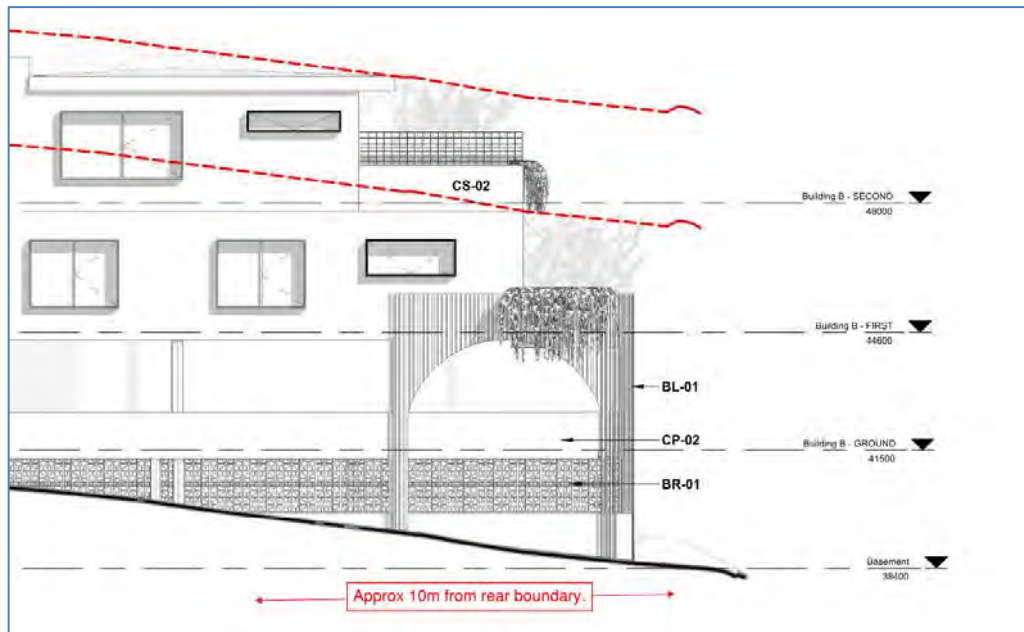


Figure 7 - West elevation within 10m of the essential zone in Taroona Crescent



Figure 8 - East side elevation and rear elevation of units demonstrating the stepped design of the rear and sides of the building.



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

- While the Acceptable Solution refers to a 10m setback from a residential zone the Performance Criteria refers to buildings on adjoining lots. The adjoining land to the subject site is not zoned residential and is within the Local Business Zone containing Tarooma shopping village. However, considering the development standards on height the building has been designed with a stepped design at the rear and sides to reduce its impact. The Performance Criteria requires that the building height be compatible. This does not mean identical but requires consideration of the building's height being able to integrate and coexist without conflicting. The application of good urban design principles when applied allow for a diversity of form and use to add texture and interest to streetscapes, while catering to broader demographics of people, different household incomes and their housing needs.
- The area of Tarooma Crescent has been considered (as described above with cl 20.4.1 – Building Height A1) and also Batchelor Way, Nubeena Crescent and the properties on the north side of Channel Highway. There are several double-storey buildings within the area. Higher buildings at 3 to 4 storeys are also located further in Tarooma including the school sites and 180 Channel Highway.

The site falls away from the Channel Highway and has a moderate slope. This slope on both sides of the Highway contributes to the scale of buildings appearing taller throughout the area.

The broader Tarooma area has a range of 1, 2 and a small number of 3 storey buildings. The proposed 3 storey building has been designed with a “stepped” design on all sides to transition the height of the building to lower residential buildings nearby, additionally the mix of materials and colours will assist in providing articulation to the built form softening its appearance.

The Acceptable Solution allows a height of 8.5m without discretion in the Local Business Zone, and 8.5m in the nearby residential zone, and it is likely that with redevelopment that newer dwellings and buildings will be designed in the residential zone at these heights as is happening elsewhere in Tarooma.

The land on either side of the subject site is also zoned Local Business and is of sufficient size and dimensions could support development at similar heights as the proposed building.

Note is made that shadow drawings have been provided for the building for the June 21 winter period. While not a Performance Criteria requirement, these show that there will be no impacts from overshadowing on the residential properties in Tarooma Crescent after midday on June 21. This is a reasonable outcome for development generally in the Planning Scheme and in light of Hobart's geographic position.

On balance, considering the above matters the proposed building height at the rear of the site within 10m of the residential zone, with the stepped design and the slope of the land, is considered compatible with nearby buildings in the residential zone.

## **E5.0 Road and Railway Assets Code**

### **Clause E5.5.1 – Existing road accesses and junctions**

<b>Acceptable Solution A3</b>
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.
<b>Performance Criteria P3</b>
Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to: (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature and efficiency of the access or the junction; (d) the nature and category of the road; (e) the speed limit and traffic flow of the road; (f) any alternative access to a road; (g) the need for the use; (h) any traffic impact assessment; and (i) any written advice received from the road authority.
<b>Proposal</b>
This part of Channel Highway has a speed limit is 50km/hour. The proposal exceeds the average daily trips requirement. The Traffic Impact Assessment (Hubble Traffic, Nov 2023) determined that the increase in vehicles is estimated to be by 206 vehicle trips, 23 of these trips within peak hour periods.

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

- The application is supported by a Traffic Impact Assessment (Hubble Traffic, Nov 2023). The TIA demonstrates that from a traffic engineering and road safety perspective, the development is likely to generate a moderate number of traffic movements and is not expected to create any adverse safety, amenity, or traffic efficiency issues on the surrounding road network, however acknowledging that there will be an increase from current conditions.

The Council Development Engineer has assessed the TIA and supports its comments and is satisfied that the proposal meets the Developmental Standards in the Code. The Channel Highway is an Urban Collector Road standard and modelling indicates no adverse impacts to traffic flow and operation as a result of the development. The following comments within the TIA are endorsed:

- The increase in traffic caused by the use is what would be expected due to the Local Business Zone development opportunities. The development has the potential to increase the average daily traffic flow by an additional 206 vehicle trips, with 23 of these trips likely to operate within the peak hour periods.
- In relation to the nature of the traffic most of the traffic movements will be light vehicles (under 5.5 metres in length), associated with urban commercial and residential use. The development will include a communal waste collection area and will be serviced by a small waste collection vehicle operated by a private contractor. The type of traffic generated will be compatible to vehicles using the surrounding road network and not expected to cause any adverse traffic impact.
- The development will operate with a single two-way access located on the western end of the building, leading to two car parking levels, with the ground

- floor providing car parking to the three commercial tenancies, and a basement providing car parking for the residential apartments. The width of the access will be 6.1 metres wide to facilitate two-way traffic flow, and the initial portion of the ramp will have five percent grade to ensure a vehicle can enter and leave efficiently. There is no control point to the ground floor car park, and the first space is located at least 30 metres from Channel Highway, ensuring there is no risk of queued vehicles extending back beyond the site.
- The access has considered the nature and category of the road. The development has direct vehicular access to Channel Highway, which is part of the State Road network, and under the Tasmanian State Road Hierarchy is classified as Category 4, with its primary function to provide safe passenger and tourist movements within the region. For the purpose of this traffic assessment the road operates as an urban collector, transferring light vehicles between residential catchments and city centres. The road is built to an urban road standard, sealed bitumen surface with concrete kerb and channel, and concrete footpaths. There is one traffic lane in each direction, and marked edge lines provides suitable on-road space for cyclists.
  - This section of Channel Highway is posted with a 50km/h speed limit, in recognition of the fully built roadside environment along both sides. Recent manual traffic surveys found the two-way traffic flow during the peak hour commuting periods to be at moderate levels, with less than 450 vehicles, with traffic analysis determining motorists are receiving either level of service A or B. This level of service is high for an urban collector, and means the traffic flow is stable, motorists can generally choose their operating speed without being influenced by other vehicles, and there are sufficient gaps for vehicle to enter and leave without causing adverse impact. Additional traffic generated by this development is not predicted to cause a deterioration in level of service, with motorists to continue to receive the same level of traffic efficiency. Traffic modelling determined the access can operate at the highest level of efficiency, causing no adverse impact to other users.
  - The current two properties have direct access to Channel Highway and this assessment determine the development can operate with direct access, without causing adverse impact.
  - This independent Traffic Impact Assessment found no reason for this development not to proceed.
  - The application provided the Consent of State Growth to lodge the Development Application. The application was also subsequently referred to them for comment. State Growth have advised that there is no objection to the proposed development subject to the following requirements:
    - New access (upgrade of former access to 152 Channel Highway) to be sealed from the edge of the State road to the property boundary.
    - New access (upgrade of former access to 152 Channel Highway) to provide for two-way vehicle flow.
    - Former access to 150 Channel Highway to be removed and reinstated to existing footpath and gutter arrangement.
    - Sight distance to the west of the proposed property access is partially obstructed by vegetation, the developer should engage in negotiations with the property owner for the removal of this vegetation.

The development will also require an Access Works Permit prior to undertaking any access (or other) works in the state road reserve from the Department of State Growth in accordance with Section 16 of the Roads and Jetties Act 1935.

The requirements of State Growth are consistent with the Councils requirements and have been included in the conditions in relation to the design of the new access and crossover to the Highway, and the closure of the old 150 Channel Highway crossover.

## **E6.0 Parking and Access Code**

### **Clause E6.7.8 - Landscaping of parking areas**

<b>Acceptable Solution</b>
Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.
<b>Performance Criteria</b>
Landscaping of parking and circulation areas accommodating more than 5 cars must satisfy all of the following: <ul style="list-style-type: none"> <li>a) relieve the visual impact on the streetscape of large expanses of hard surfaces;</li> <li>b) soften the boundary of car parking areas to reduce the amenity impact on neighbouring properties and the streetscape;</li> <li>(c) reduce opportunities for crime or anti-social behaviour by maintaining passive surveillance opportunities from nearby public spaces and buildings.</li> </ul>
<b>Proposal</b>
As landscaping cannot be facilitated around the underground basement carpark the proposal cannot comply with the acceptable solution and the performance criteria must be addressed.

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

- The bulk of the car parking is provided in the semi-underground basement parking area which is not visible from public areas. The upper car park is incorporated within the building design below the upper apartment levels. There is therefore considered to be no visual impact on the streetscape.
- In light of the location of the basement and rear car parking, there is no boundary to “soften” in relation to the Channel Highway street frontage. The building itself has landscaping and architectural design elements to achieve a desirable streetscape.

Landscaping is provided at the proposed driveway entrance, and also adjacent to the north-east side boundary where the car parking and vehicle access is provided for the adjacent shops the “Taroona Village Shopping Centre” at 148 Channel Highway. In light of the adjacent Local Business zone land on both sides of the subject site, the impact of the car parking areas and the buildings are considered acceptable.

- Note is made that the shops on 148 Channel Highway are at a lower level than the subject site and face a large retaining wall at the rear of the subject site. Their amenity in this regard will not change greatly.

- In relation to the need to ensure that opportunities for crime or anti-social behaviour are reduced by maintaining passive surveillance opportunities from nearby public spaces and buildings, the building design, including windows, doors, and balconies, demonstrates adequate opportunities for users of the site to provide passive surveillance.



Figure 9 - Rear boundary of subject site with the Taroona Village Shopping Centre on No 148 Channel Highway

## E6.0 Parking and Access Code

### Clause E6.7.13 – Facilities for commercial vehicles

#### Acceptable Solution

Commercial vehicle facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2: Commercial. Vehicle Facilities AS 2890.2:2002, unless:

- the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site;
- the use is not primarily dependent on outward delivery of goods from the site.

#### Performance Criteria

Commercial vehicle arrangements for loading, unloading or manoeuvring must not compromise the safety and convenience of vehicular traffic, cyclists, pedestrians and other road user.

#### Proposal

As the proposal cannot comply with A1 it must address P1.

The development incorporates a dedicated loading area within the ground level car park, suitable for low roof small delivery vans, in the combined delivery/bin collection area.

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

- The development incorporates a dedicated loading area within the ground level car park, suitable for low roof small delivery vans, in the combined delivery/bin collection area. A clearance bar set at 2.7 metres will be used at the front vehicular access to protect the building structure. The entry point and service area allow for commercial vehicles to enter and exit in a forward direction, with appropriate sight lines to ensure safety of motorists, cyclists and pedestrians.
- The Council Development Engineer has assessed the design of the dedicated loading area and is satisfied it meets the appropriate standards under the performance criteria. This is also supported by the Traffic Impact Assessment (Hubble Traffic, Nov 2023) which demonstrates that the development will operate with an internal communal waste collection area and will operate a small vehicle to enter and leave the site without impacting other users, with a private contractor to be engaged for this service.

**E15.0 Inundation Prone Areas Code**  
**Clause E15.7.5 - Riverine, coastal investigation area, low, medium high inundation hazard area.**

<b>Acceptable Solution A1</b>
For landfill, or solid walls greater than 5 m in length and 0.5 m in height, there is no acceptable solution.
<b>Performance Criteria P1</b>
Landfill, or solid walls greater than 5 m in length and 0.5 m in height, must satisfy all of the following: (a) no adverse affect on flood flow over other property through displacement of overland flows; (b) the rate of stormwater discharge from the property must not increase; (c) stormwater quality must not be reduced from pre-development levels.
<b>Proposal</b>
The proposal includes multiple solid walls within an area affected by the code, which has a length of >5m and a height of >0.5m. Therefore, it must be assessed against the Performance Criteria.

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

- The application is supported by a flood study (Flussig Engineers 17 July 2024). This study confirms the following:
  - That there will be no increase flood risk from the development causing risk to flooding on third party property during 1% AEP + CC storm event.
  - The rate of stormwater discharge from the property will increase however it will be a negligible increase of 0.04 m3/s in net discharge between the pre-development and post-development scenarios.
  - The addition of the proposed development does not adversely affect the source of sedimentation into the flood waters including no increase in erosion potential.

- The Council Development Engineer and Stormwater Engineer assessed the Flood Study and are satisfied it meets the appropriate standards under the performance criteria.

A condition is included in the Permit to ensure the recommendations of the Flood Study and complied with.

#### **E15.0 Inundation Prone Areas Code**

##### **Clause E15.7.5 - Riverine, coastal investigation area, low, medium high inundation hazard area.**

<b>Acceptable Solution A2</b>
No acceptable solution.
<b>Performance Criteria P2</b>
Mitigation measures, if required, must satisfy all of the following: (a) be sufficient to ensure habitable rooms will be protected from flooding and will be able to adapt as sea levels rise; (b) not have a significant effect on flood flow.
<b>Proposal</b>
The proposal relies upon mitigation measures and there is no Acceptable solution. Therefore, it 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:

- An assessment of the Flood Risk was provided by a suitably qualified person (Flussig Engineers 17 July 2024) and this assessment confirms the proposed development can be supported pursuant to this Performance Criteria of the Code provided that the following recommended engineering design aspects are implemented:
  - The section of the development that will be impacted by overland flow (Tenancy 1) must have a minimum floor level of 43.1mAHD, which is no lower than 1%AEP plus 300mm (which is 43.1mAHD).
  - The proposed concrete channel on the northern lot boundary with the Channel Highway must fall away at a minimum grade of 2.0 % away from the habitable building and at a minimum of 1.0 % grade towards the west.
  - The proposed concrete channel must be fitted with a pit and pump as specified in section 3.1 of the Flood Study.
  - The overflow area of the proposed grated pit receiving the inflow from the concrete channel pump, should contain erosion control materials, such as landscaping to allow the overland flow to disperse towards the natural overland flow path along the western lot boundary.

A condition is included in the permit requiring compliance with the Flood Study and the engineering design recommendations on civil drawings submitted to council prior to start works approval.

## **2.4 Public Consultation and Representations**

The proposal was advertised in accordance with statutory requirements and a total of fifteen (15) representations raising issues were received.

The following issues were raised by the representors against the proposal:



**1. The use is not appropriate.**

- There are 4 levels of residential development together with an additional 2 levels of car parking and very negligible and likely unattractive commercial premises also. The number of units should be reduced.
- The Desired Future Character Statement for Taroona may state that "Taroona requires improved local retail and convenience shopping services" it is clearly the case that there is an existing shopping centre building and site that can be effectively and appropriately used for this purpose. There is no sound basis on which the Statement expects or implies that any commercial development should take place in a current residential area when an existing commercial site is available.
- The proposal is also primarily residential in nature.

*Response*

Discussion of the sites zoning (Local Business) and compliance of the proposed land uses (commercial and residential) have been discussed in the report.

Aspects of the design and its compliance with the scheme, such as setbacks and height are discussed in the report and accompanying Assessment Checklist.

There are no density provisions for dwellings in the Local Business Zone (or other commercial zones) as there are in the residential zones. There are no development standards that require any specific number or area of business, professional and retail services in the zone.

**2. The design of the building does not comply.**

A range of issues on the design were raised and these are summarised:

- Height
  - Does not meet the requirements of Local Business Zone planning requirements and, more specifically the requirements relating to 20.4.1 Building Height.
  - This development is not on the existing shopping centre site. It is on the site of two current residential properties.
  - The proposed building is sited on the low side of the Channel Highway and there are no buildings of a similar height in this area at all.
  - The greater concern is also that the approval of this proposal at a height significantly above the established allowable height will be used as a basis to redevelop the rest of the old supermarket site at the same three story level.
  - The proposed height is out of character with the surrounding area (largely single-story houses and occasional units).
- Setback
  - No setback from the Channel Highway
  - No landscaping on frontage. The proposed building is also surrounded by a large car park associated with 148 CH (the Shopping Village). This aggravates its impact with no surrounding landscape mitigation.

- o the development is placed too close to the main road.
- Overshadowing issues
  - o The tenants in the north western side of the Taroona Village complex will be effectively robbed of their sunlight during the winter months.

#### *Response*

All the issues raised in the submissions on the design of the development have been assessed in the Report and Assessment Checklist.

### **3. Traffic and parking**

A number of submissions raised issues with the traffic and access from the Channel Highway including:

- The Traffic Impact Assessment contains incorrect statements.
- The site lines at the bend in the road will be altered and that both vehicle and pedestrian safety may be affected. The increase of traffic and activity around these units would be quite significant and access from the current Old Shopping Centre should not be considered an asset (as per diagrams) as this is privately owned and likely a future development site.
- A pedestrian traffic island would increase safety.
- The proposed driveway to service the development is unsuitable from a safety perspective. The proximity of the proposed building to the front boundary exacerbates safety issues arising from the location of the proposed driveway joining the Channel Highway on the inside of a “sweeping curve”.
- There is poor visibility to cross the road to the bus stop opposite the proposed development towards Hobart. Anybody using the bus must cross the channel highway at this point – a crossing without a centre pedestrian refuge that requires utmost attention because of the poor visibility to oncoming traffic. Imagine how hazardous this crossing will be after disembarking a bus and crossing into the centre of a busy driveway! This bus stop must be permanently relocated to where it used to be at the bottom of Churchill Road PRIOR to any changes to the existing properties at 150-152 Channel Highway.
- How are the kids going to be able to use the foot path on rubbish day when walking to school when there will potentially be 42 wheelie bins (recycling and garbage) lining the entire 40 metre strip of footpath.
- Accommodation of residents with rechargeable electric vehicles. In this age of uptake of electric vehicles. I was surprised that there did not appear to be any allowance for residents of the proposed development to have access to vehicle recharging facilities.
- There is no allowance in the plans to cater for a removal truck to deliver or pick up bulky items of furniture.

### *Response*

All the issues raised in the submissions on the Traffic and Access of the development have been assessed in the Report and Assessment Checklist. The issue of Electric Vehicle recharging is not a matter contained in the Parking and Access Code. The design of the access and parking complies to the relevant standards for vehicle manoeuvring. The issue of the Bus Stop location is a matter for State Growth to consider.

**4. A bigger precinct plan regarding the old Taroona Shopping Centre should be done.**

Can a bigger precinct plan regarding the old Taroona Shopping Centre (no. 148) please be provided to the public for context before the existing DA is approved? It is impossible to understand impacts in an area where the largest part of the development is yet to come (at some point in the near or distant future) when the old Taroona Shopping Centre no.148 (part of the Local Business zone) is redeveloped.

### *Response*

The Council is required to assess the application on its merits under the provision of the Zone and Codes in the Planning Scheme. There is no requirement for a precinct plan to be prepared.

There was **one submission in support** of the proposal with the following comments:

- o We have purchased in Taroona because of its laid back beachside vibe but as the demographic is aging the community needs a level of convenience and not everyone is capable of travelling to Kingston or Sandy Bay for their staples of life. A mixed shopping precinct will help provide this and ensure convenience for locals but also employment opportunities for the more youthful residents.
- o The area is also looking run down and it is well and truly time to help establish and enhance this great community.
- o The Kingborough Council should get behind this exciting development and ensure that it proceeds as early as possible.

## **2.5 Other Matters**

### Crown Owner consent

Crown owner consent (s52 of *Land Use Planning and Approvals Act 1993*) is required for the works and changes to the road access (as it is a Crown Road). Crown owner consent to make the application was granted and submitted to Council as part of the application.

### Department of State Growth

As the proposal includes upgrade of access to a roadway that is managed by the Department of State Growth, the application was referred to State Growth and their comments are contained in the report in cl. E5.5.1 – Existing Road Accesses and Junctions above.

### Consolidation of the Titles and easement

The two existing titles of Lot 3 on CT6265/3 and Lot 4 on CT6265/4, with areas of 974.2 and 929.5 respectively, are to be consolidated for the development. The total area is

1903.7 m<sup>2</sup> which complies to the subdivision standards for the Zone. A condition on the consolidation is included in the permit.

No 152 Channel Highway (Lot 4) also contains a drainage (sewer) easement along the rear boundary in factor of No 150 Channel Highway (Lot 3). This easement will no longer be required with the consolidation. Both lots contain a Party Wall easement that is across the common boundary with the adjoining 148 Channel Highway (Lot 5). The “party wall” is a party wall as defined by S.34B of the *Conveyancing and Law Property Act 1884*. The expression means, unless the contrary intention appears, that the wall is severed vertically along the boundary with separate ownership of the severed portions and with cross easements entitling each of the persons entitled to a portion to have the whole wall continued in such a manner that each building supported thereby shall have the support of the whole wall. The proposed development is contained wholly on the subject site and does not rely on a “party wall”.

#### TasWater

TasWater did not object to the proposal and have provided a Submission to Planning Authority, TWDA 2024/00440-KIN, and it is included in the Permit.

#### TasNetworks

TasNetworks did not object to the application or require any conditions to be included in any approval. Only advice to the applicant was provided about future approvals and disconnections with them.

#### Extension of Time to make a decision

The applicant granted an extension of time for the Planning Authority to make a decision (s57(6A) of the *Land Use Planning and Approvals Act 1993*) until the 6 November 2024 therefore allowing the report to be considered at a Council meeting, as required by delegations where there are three or more opposing representations.

### **3. CONCLUSION**

The proposal for a mixed development including residential and commercial tenancies complies with the relevant parts of the Planning Scheme. The proposal will provide additional housing and increase housing type diversity, plus provide additionally commercial tenancies consistent with the zoning of the land.

### **4. RECOMMENDATION**

That That the Planning Authority resolves that the development application for demolition, vegetation removal and construction of mixed use development (retail, food services and 18 multiple dwellings) and associated infrastructure and roadworks at 150 & 152 Channel Highway, Taroom and adjacent road (Channel Highway) for HA Developments Australia Pty Ltd be approved subject to the following conditions:

1. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with Development Application No. DA 2024-91 and Council Plan Reference No. P1 submitted on 26/03/2024 and Council Plan Reference No. P2 submitted on 08/08/2024.

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 any 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. A copy of the application form is available on Council's website.

*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.*

3. No works are to commence within a Council roadway, without a road works permit and a 'Start of Works notice' being lodged with, and accepted by, the Executive Manager - Engineering Services.

At least 5 working days notice of intention must be given to commence works or resume works after works on site have ceased for a period of six (6) working days or more.

4. Prior to commencement of any on-site works, a Construction Management Plan must be submitted to and endorsed by the Manager Development Services. No works are permitted to occur until the plan has been endorsed. The plan must provide details of the following:
  - (a) Hours for construction activity in accordance with any other condition of this Permit;
  - (b) Measures to control noise, dust, water and sediment laden runoff;
  - (c) Soil and water management plan, in accordance with Condition 6;
  - (d) Measures relating to removal of hazardous or dangerous material from the site, where applicable;
  - (e) A plan showing the location of parking areas for construction workers and sub-contractor's vehicles on the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. No vehicle parking is permitted within the Channel Highway road reservation;
  - (f) A Traffic Management Plan showing truck routes to and from the site;
  - (g) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
  - (h) Measures to ensure that sub-contractors / tradespersons operating on the site are aware of the contents of the Construction Management Plan;
  - (i) Weed management measures in accordance with Condition 8;
  - (j) The specifications and location of tree and vegetation protection measures in accordance with Condition 5;
  - (k) The extent of cut and fill;
  - (l) Storage locations for the stockpiling of fill on site;
  - (m) Demonstration that the stockpiling of fill will not encroach into the Tree Protection Zones of trees identified for retention;

- (n) The location for the disposal of any excess fill off site and demonstration this site is either a certified landfill facility for Level 1 fill or a site that has been approved for the disposal or use of Level 1 fill under a development use permit issued by Council;
- (o) Measures to minimise impacts on fauna species during construction including: the timing of works, fauna spotting on site during tree removal, and Identification and stockpiling of logs suitable for placement in reserve as large woody debris in accordance with Condition Y and collision risk of fencing;
- (p) Waste management during construction works;
- (q) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves; and
- (r) Contact details of key construction site staff.

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

5. Documentation submitted for building approval must demonstrate that "Building A" has a ground floor level of 43.1mAHD. The plans must also incorporate all recommendations made in the Flood Inundation Report prepared by Flussig Engineers (17 July 2024). The recommendations must be adopted to the satisfaction of the Manager Development Services.
6. Prior to the commencement of any on-site works a soil and water management plan must be submitted to Council for approval. The plan must be to the satisfaction of the Manager Development Services and be in accordance with the Soil and Water Management of Construction Sites – Guidelines.

All measures identified in the plan must be satisfactorily implemented and a site inspection of the implemented plan undertaken by Council with the principal contractor prior to commencement of on-site works.

7. To reduce the spread of weeds or pathogens, all machinery must take appropriate hygiene measures prior to entering and leaving the site as per the Weed and Disease Planning and Hygiene Guidelines 2015 produced by the Department of Primary Industries, Parks, Water and Environment.

Any imported materials must be from a weed and pathogen free source to prevent introduction of new weeds and pathogens to the area.

8. Prior to commencement of on-site works associated with the private infrastructure to service the approved dwellings, 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 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.
- (b) Design (including supporting documentation and hydraulic calculations) of the proposed stormwater infrastructure including:
- i. Stormwater connection to service the development.
  - ii. A stormwater detention system as per the submitted Civil Engineering Report by ADG Engineers, July 2023.
  - iii. Overland flowpaths sized to accommodate the estimated 1% AEP (Annual Exceedance Probability) flow as per the submitted Flood Hazard Report by Flussig Engineers, July 2024.

Once endorsed the plans will form part of the permit.

9. Construction works must be undertaken in accordance with the approved drawings. Works must be to the satisfaction and approval of the Director Engineering Services and include the following:
- (a) Stormwater lot connection points must be provided to service the development as approved. All works must be inspected by Council during the relevant times to ensure works comply with Tasmanian Standard Drawings (TSD) and relevant Standards.
  - (b) Stormwater detention system installed as per the Engineering services report.
  - (c) The vehicular access for the new lot must be constructed in accordance with Tasmanian Standard Drawings TSD-RO9 in standard grey concrete with a broomed non-slip finish from the kerb crossing layback to the lot boundary.
  - (d) A Permit to carry out works within the Department of State Growth road reservation must be obtained prior to any works commencing within the road reservation.
10. The new double width vehicular access must be constructed in accordance with the Tasmanian Standard Drawings (TSD-RO9) in standard grey concrete with a broomed non-slip finish from the kerb crossing layback to the lot boundary. The existing redundant vehicular access must be removed and the kerb and channel reconstructed in accordance with the Tasmanian Standard Drawings (TSD-R14 & R15) to the satisfaction and approval of the Director – Engineering Services.

**ADVICE:**

*Prior to undertaking any access (or other) works in the state road reserve an Access Works Permit is required from the Department of State Growth in accordance with Section 16 of the Roads and Jetties Act 1935.*

Application for permits can be found at [https://www.transport.tas.gov.au/roads\\_and\\_traffic\\_management/permits\\_and\\_booking](https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_booking)

*Applications must be received by the Department of State Growth at least 20 business days before the expected start date for works, to allow enough time to assess the application.*

11. To ensure that the building contributes positively to the streetscape and the amenity and safety of the public and adjoining land is protected the owner/developer must ensure that:
  - (a) mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar is screened from view from the street and other public spaces; and
  - (b) roof-top service infrastructure, including service plants and lift structures are incorporated within the design of the roof.
12. The building must not exceed 12.0 metres in height above the natural ground level existing prior to the construction of that building directly below that point.
13. The walls of a building facing residential zones must be coloured using colours with a light reflectance value not greater than 40 percent.
14. Landscaping must be provided prior to occupation of any use to the satisfaction of the Council's Manager Development Services. The landscaping areas shown on the endorsed plans, Council Reference Drawing P1 submitted on 26/03/2024, must be used for landscaping and no other purpose to the satisfaction of the Manager Development Services.
15. External lighting must comply with all of the following:
  - (a) be turned off between 10:00 pm and 6:00 am, except for security lighting;
  - (b) security lighting must be baffled to ensure they do not cause emission of light outside the site.
16. Operating hours for any non-residential uses are restricted to the following:
  - (a) 7.00 am to 9.00 pm Mondays to Saturdays inclusive;
  - (b) 9.00 am to 5.00 pm Sundays and Public Holidays.except for office and administrative tasks.
17. Noise emissions from the non-residential uses on the site, measured at the boundary of a residential zone, must not exceed:
  - (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm
  - (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am
  - (c) 65dB(A) (LAmix) at any time.

Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness

Noise levels are to be averaged over a 15-minute time interval.
18. Prior to the occupation of any of the new buildings the following works must be completed in accordance with the endorsed plans to the satisfaction of the Council:
  - (a) The 2 lots are to be consolidated in accordance with the endorsed Plans (Council Plan Reference No. P1 submitted on 26/03/2024 and Council Plan Reference No. P2 submitted on 08/08/2024) and condition 22.

- (b) The Channel Highway access and any associated upgrading.
  - (c) The parking areas (including bicycle parking facilities, signage and access).
  - (d) The garden and landscape areas in accordance with the endorsed Landscaping Plan required under Condition 14.
  - (e) Drainage works undertaken and completed.
19. Prior to the occupancy of the uses the applicant must make provision for a private waste service agreement to enable the development to be serviced with waste and recycling collection. This agreement is to ensure these services are provided on site adjacent to the proposed garbage bay facility as indicated on the submitted plans. Council waste services will not be provided to service the development.
20. No signs are approved with this development and must not be displayed without separate approval of Council. Details of all proposed signs, including proposed location, dimensions, content, colours, materials and clearly drawn scale diagrams must be submitted to the Manager – Development Services for assessment and approval where required.
21. Goods, materials or equipment must not be stored outside without the prior consent of the Council.
22. To consolidate CT6265/3 and on CT6265/4 a Final Plan of Survey must be submitted to Council for sealing, together with a Schedule of Easements, a copy of the survey notes, and a copy of the balance plan (where applicable) prior to building works commencing. Payment of Council's fee for sealing the Final Plan of Survey and Schedule of Easements must be made upon submission of plans.
23. 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.
- C. If your development involves demolition, new buildings or alterations to buildings (including plumbing works or onsite wastewater treatment) it is likely that you will be required to get approvals under the *Building Act 2016*. Change of use, including visitor accommodation, may also require approval under the *Building Act 2016*. Advice should be sought from Council's Building Department or an independent building surveyor to establish any requirements.
- D. An application for Notifiable Plumbing Work must be lodged with Council before commencing any work.
- E. A drainage design plan at a scale of 1:200, designed by a qualified Hydraulic Designer, showing the location of the proposed sewer and stormwater house connection drains; including the pipe sizes, pits and driveway drainage, must be submitted with the application for Plumbing Permit.

- F. The Developer should not allocate any property address numbers for the proposed lot.
- New property address will be allocated by Council at the time of sealing of the Final Plan of Survey.
- G. If a strata plan is lodged for the development, the plan must include some common property and the visitor parking space must be contained within the common property and be accessible through the common property from all units.

#### **ATTACHMENTS**

- 1. Development Plans**
- 2. Assessment Checklist**
- 3. TasWater Submission to Planning Authority Notice**

Public Copy



**Kingborough Council**  
Development Application: DA-2024-91  
Plan Reference No: P1  
Date Received: 26/03/2024  
Date placed on Public Exhibition: 31/8/2024

SHEET SCHEDULE		
Sheet Number	Sheet Name	Current Revision
A00.01	3D Images 01	0
A00.02	3D Images 02	0
A00.03	Demolition Site Plan	0
A00.04	Proposed Site Plan	0
A00.05	Driver Sight Distance Plan	0
A01.00	Basement Floor Plan	0
A01.01	Ground Floor Plan	0
A01.02	First Floor Plan - Building A	0
A01.03	First Floor Plan - Building B	0
A01.04	Second Floor Plan - Building A	0
A01.05	Second Floor Plan - Building B	0
A01.06	Roof Plan	0
A02.01	Proposed Elevations 01	0
A02.02	Proposed Elevations 02	0
A03.01	Proposed Sections 01	0
A03.02	Proposed Section 02	0
A03.03	Proposed Long Sections 01	0
A03.04	Proposed Long Sections 02	0
A03.05	Transverse Section	0
A04.00	Shadow Diagrams - March	0
A04.01	Shadow Diagrams - September & December	0
A04.02	Shadow Diagrams - June 9am - 11am	0
A04.03	Shadow Diagrams - June 12pm - 2pm	0
A04.04	Shadow Diagrams - June 3pm - 5pm	0
A09.00	3D Envelope Diagrams - 1m Acceptable Solution	0
A09.01	3D Envelope Diagrams - 12m Discretionary Maximum	0

TITLE REFERENCE: 160550/26  
TOTAL LOT AREA:



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No	Description
A	Prelim Planning coordination suit
D	Issued for Development Application

Date	HA Developements Australia Pty Ltd
09/09/2023	Mixed Use Development
28/10/2023	150 - 152 Channel Hwy

Cover Page	
Project number	2024
Date	NOVEMBER 2023
Drawn by	FC
BSP Lic#	CO-6576
Scale	

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spark	ARCHITECTURE

Document Set ID: 4441745  
Version: 1, Version Date: 27/03/2024



**Kingborough Council**  
Development Application: DA-2024-91  
Plan Reference No: P1  
Date Received: 26/03/2024  
Date placed on Public Exhibition: 31/8/2024



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No	Description
A	Prelim Planning coordination suit
D	Issued for Development Application

Date  
07/09/2023  
28/10/2023

HA Developments Australia Pty Ltd  
Mixed Use Development  
150 - 152 Channel Hwy

3D Images 01	
Project number	2024
Date	NOVEMBER 2023
Drawn by	FC
BSP Lic#	CO-6576 Scale

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Version: 1, Version Date: 27/03/2024

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Development Application: DA-2024-91

Plan Reference No: P1

Date Received: 26/03/2024

Date placed on Public Exhibition: 31/8/2024



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No	Description
A	Prelim Planning coordination suit
D	Issued for Development Application

Date  
07/09/2023  
28/10/2023

HA Developments Australia Pty Ltd  
Mixed Use Development  
150 - 152 Channel Hwy

3D Images 02

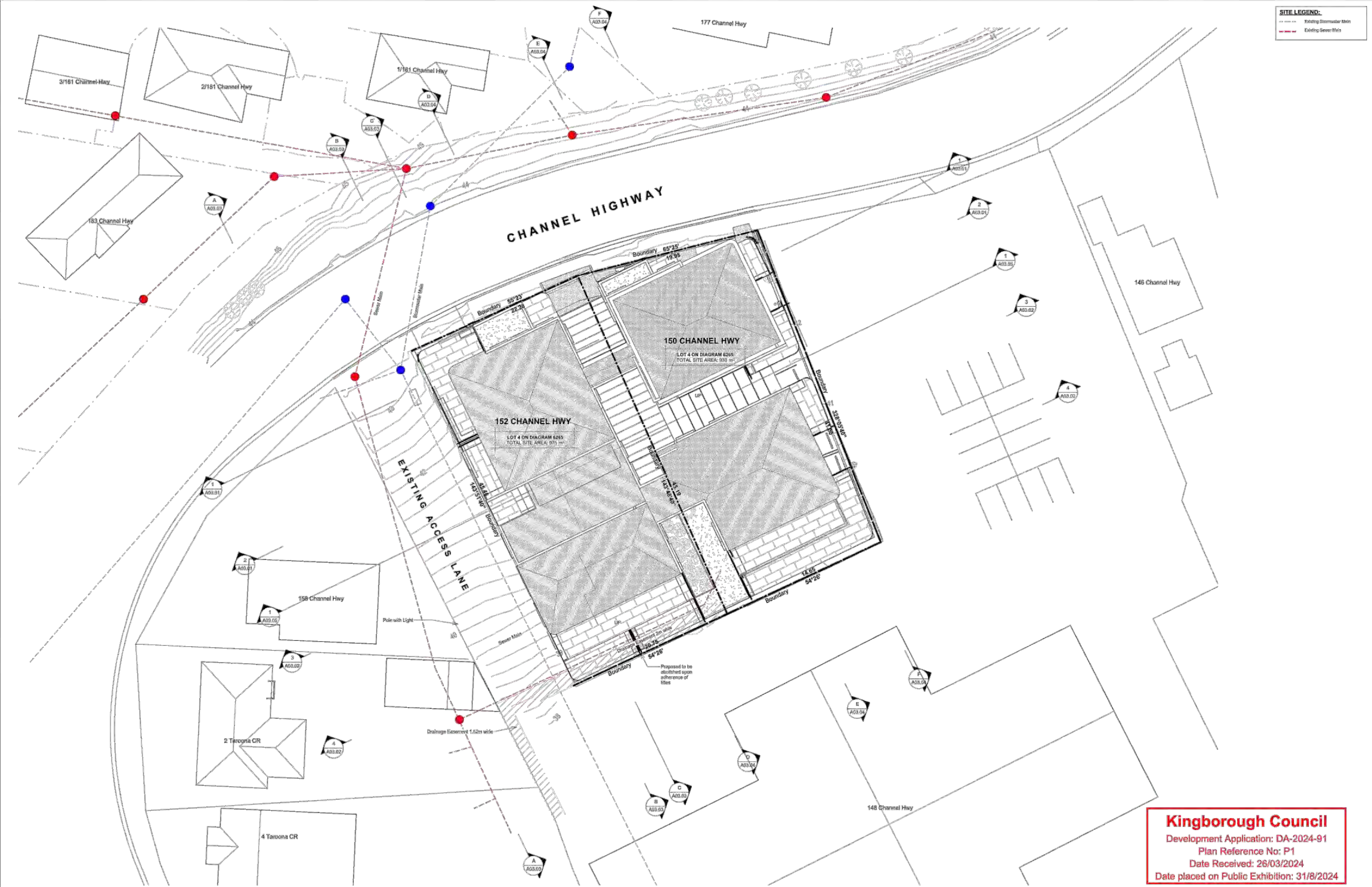
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Date	NOVEMBER 2023
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Scale	

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Version: 1, Version Date: 27/03/2024



No	Description
A	Prelim Planning coordination set
B	Prelim Planning coordination set II
D	Issued for Development Application

Date	HA Developments Australia Pty Ltd
07/09/2023	Mixed Use Development
10/09/2023	150 - 152 Channel Hwy
20/10/2023	

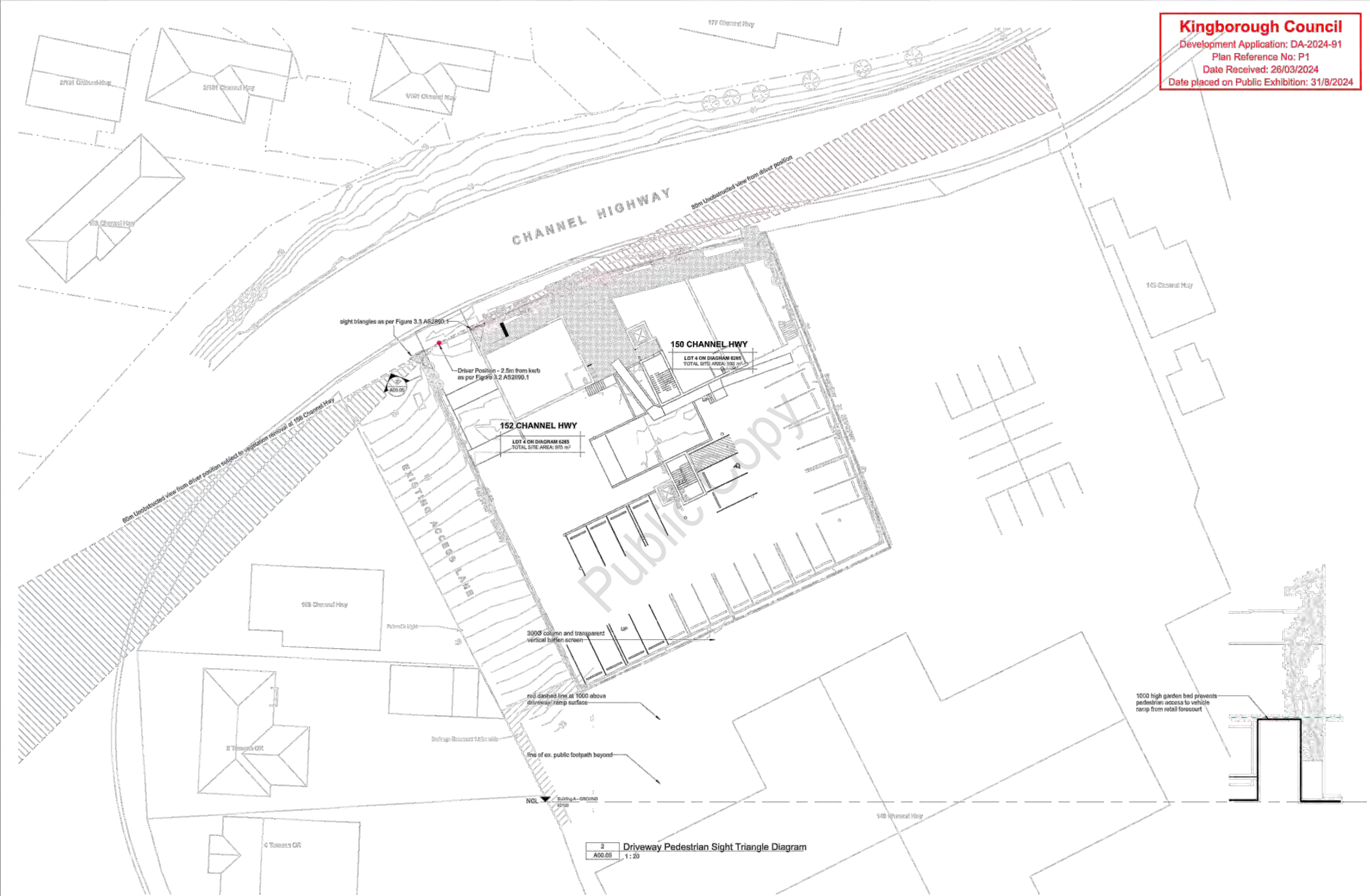
Proposed Site Plan			
Project number	2024		
Date	NOVEMBER 2023		
Drawn by	MB		
BSF Use#	CO-657B	Scale	

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As indicated @M







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Development Application: DA-2024-91  
Plan Reference No: P1  
Date Received: 26/03/2024  
Date placed on Public Exhibition: 31/8/2024

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No	Description
B	Prelim Planning coordination out II
D	Issued for Development Application

Date	10/03/2023
10/03/2023	
HA Developments Australia Pty Ltd	
Mixed Use Development	
150 - 152 Channel Hwy	

Project number	2024
NOVEMBER 2023	
Date	NOVEMBER 2023
Drawn by	MS
BSP Use#	CO-63706
Scale	As indicated @A00

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As indicated @A00



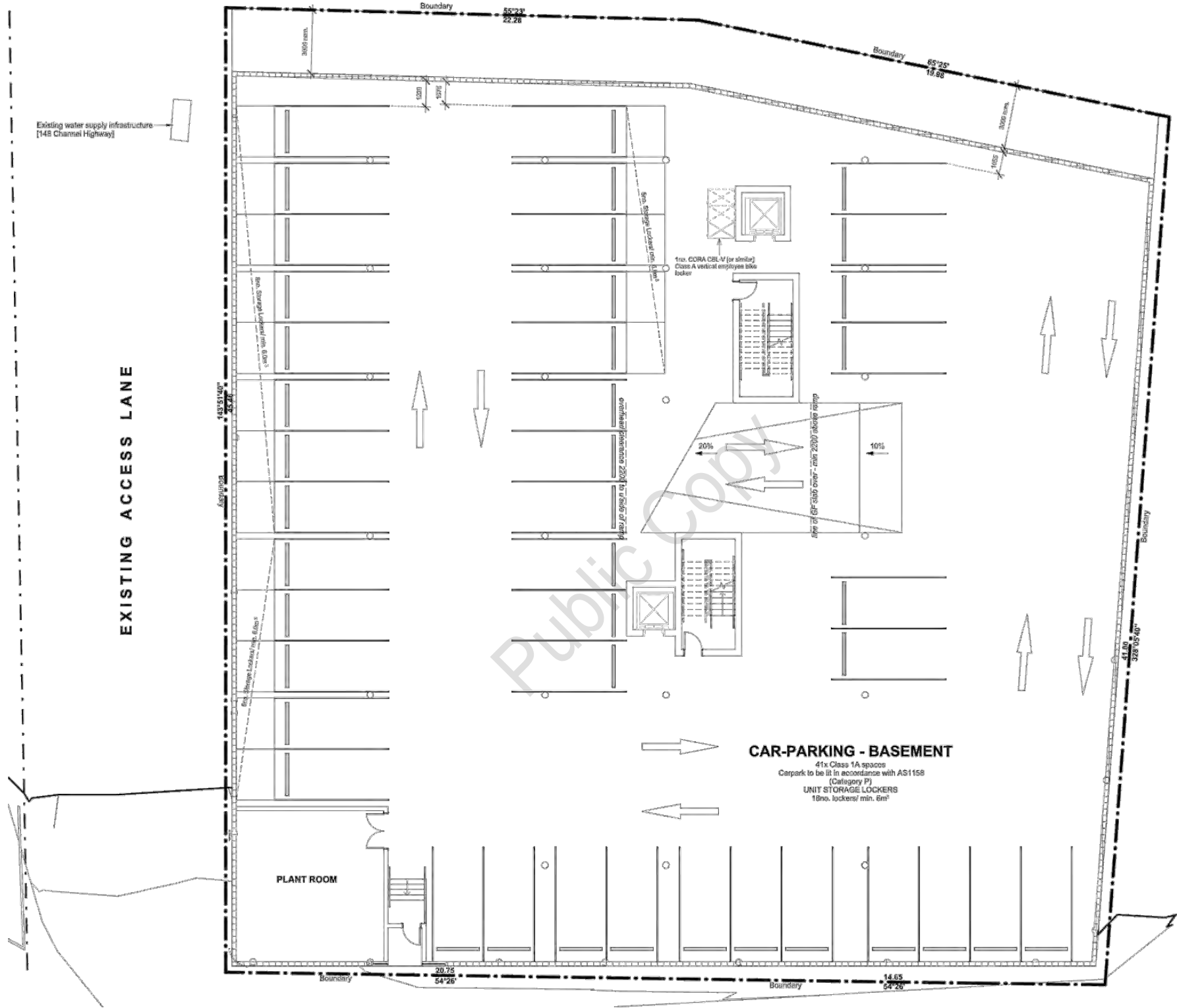
Kingborough Council

Development Application: DA-2024-91

Plan Reference No: P1

Date Received: 26/03/2024

Date placed on Public Exhibition: 31/8/2024



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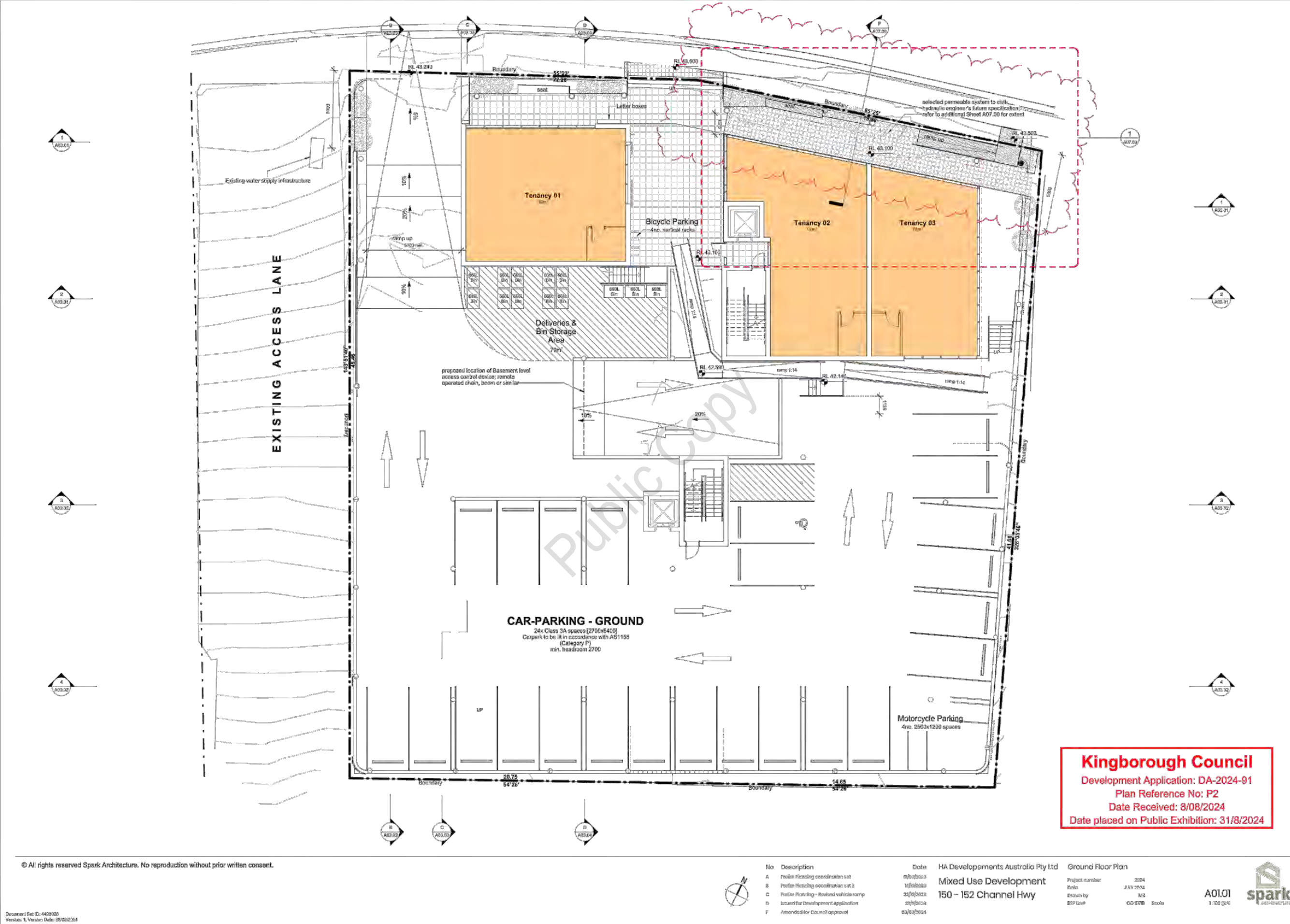
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Version: 1, Version Date: 22/03/2024

No	Description	Date	HA Developments Australia Pty Ltd	Basement Floor Plan
A	Prelim Floor/ing coordination set	07/01/2023	Mixed Use Development	Project number: 2024
B	Prelim Floor/ing coordination set II	10/02/2023	150 - 152 Channel Hwy	Date: NOVEMBER 2023
C	Prelim Floor/ing - Revised vehicle ramp	23/03/2023		Drawn by: MB
D	Issued for Development Application	22/03/2023		DSP Use# CC-697B Scale

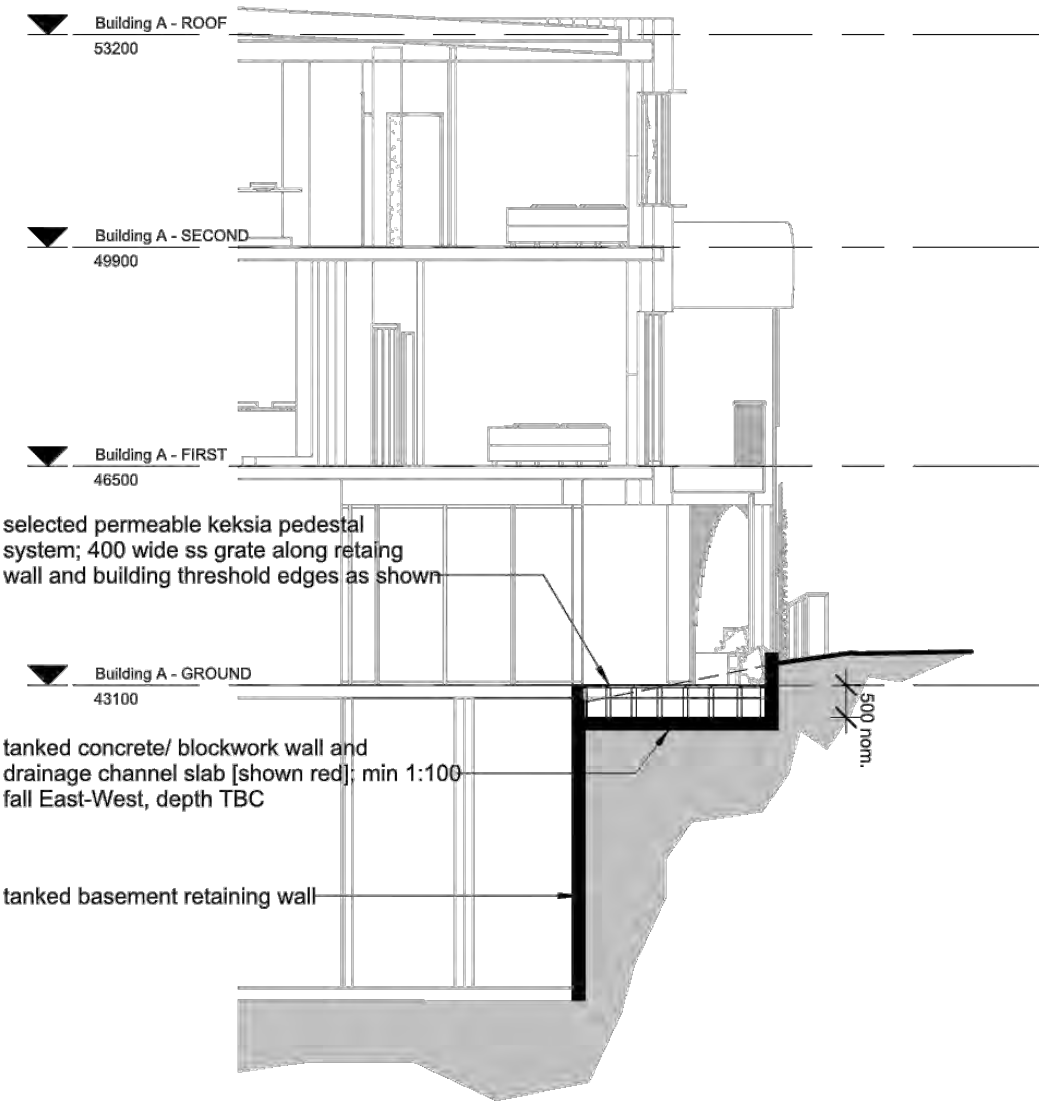
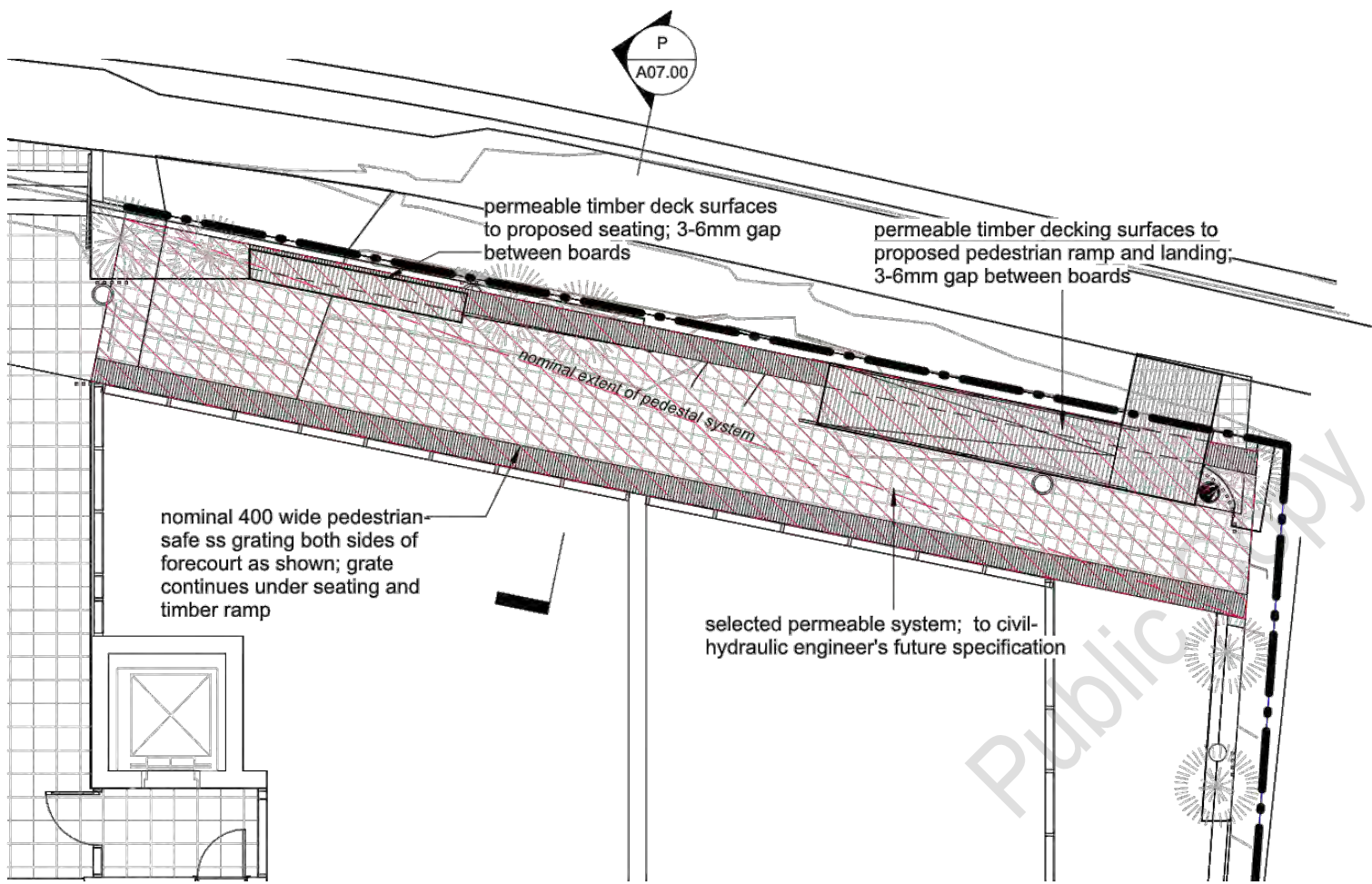
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1 Building A - Forecourt Plan  
A01.01 1 : 100

**Kingborough Council**  
Development Application: DA-2024-91  
Plan Reference No: P2  
Date Received: 8/08/2024  
Date placed on Public Exhibition: 31/8/2024

P Typical Section  
A01.01 1 : 100

No	Description	Date
E	Issued for Flüssig information	09/07/2024
F	Amended for Council approval	08/08/2024

Document Set ID: 4498026  
Version: 1, Version Date: 09/08/2024

HA Developements Australia Pty Ltd  
Mixed Use Development 150 - 152  
Channel Hwy

Forecourt 1%AEP Flood Mitigation Strategy

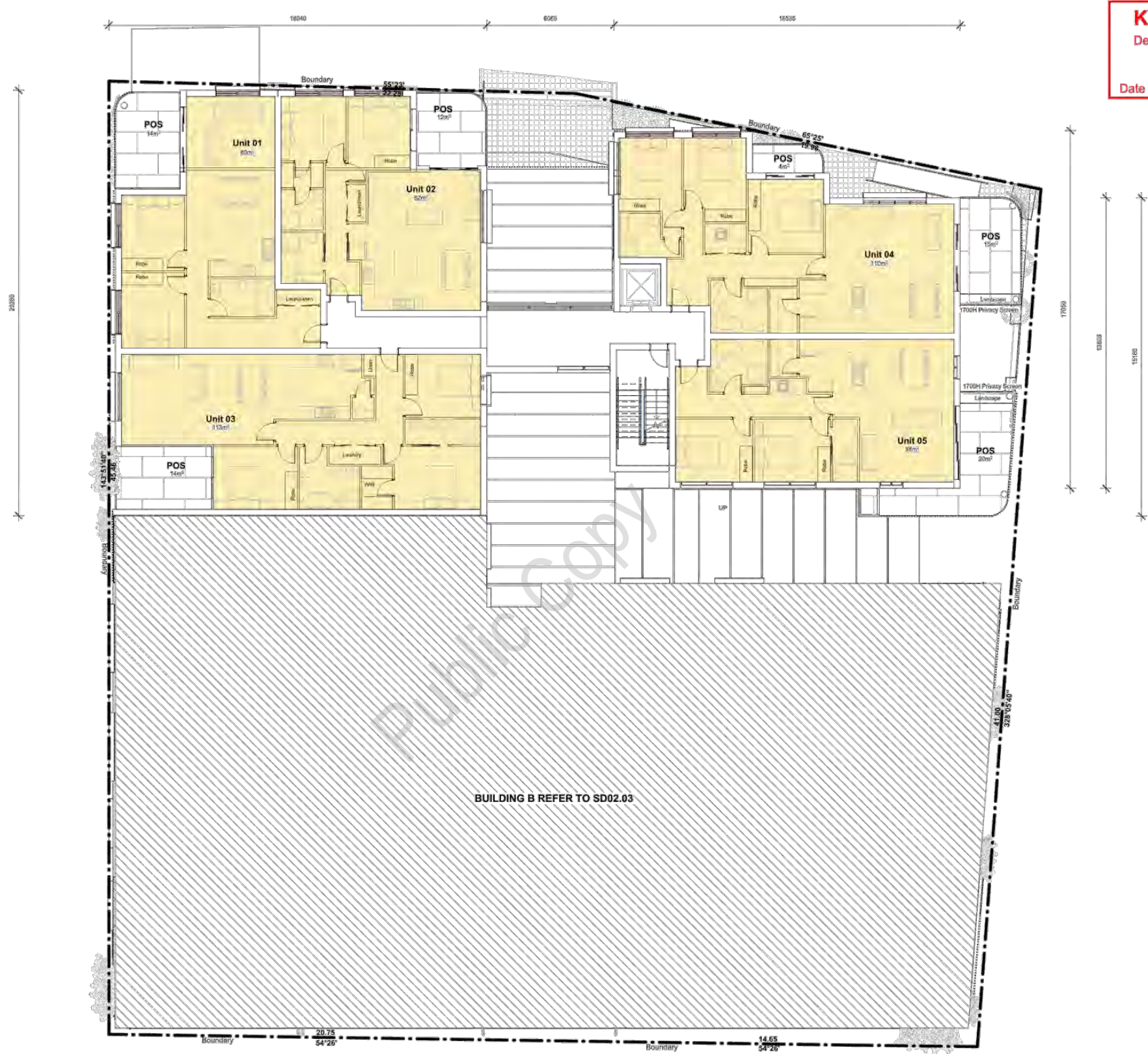
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Date JULY 2024  
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Plan Reference No: P1  
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Document Set ID: 4441745  
Version: 1, Version Date: 29/03/2024

No	Description	Date	HA Developments Australia Pty Ltd	First Floor Plan - Building A
A	Prelim Planning coordination not	07/01/2023	Mixed Use Development	Project number 2024
C	Prelim Planning - Revised vehicle ramp	20/07/2023	150 - 152 Channel Hwy	Date NOVEMBER 2023
D	Issued for Development Application	20/07/2023		Drawn by MB
				BSP Use# CO-657B Scale

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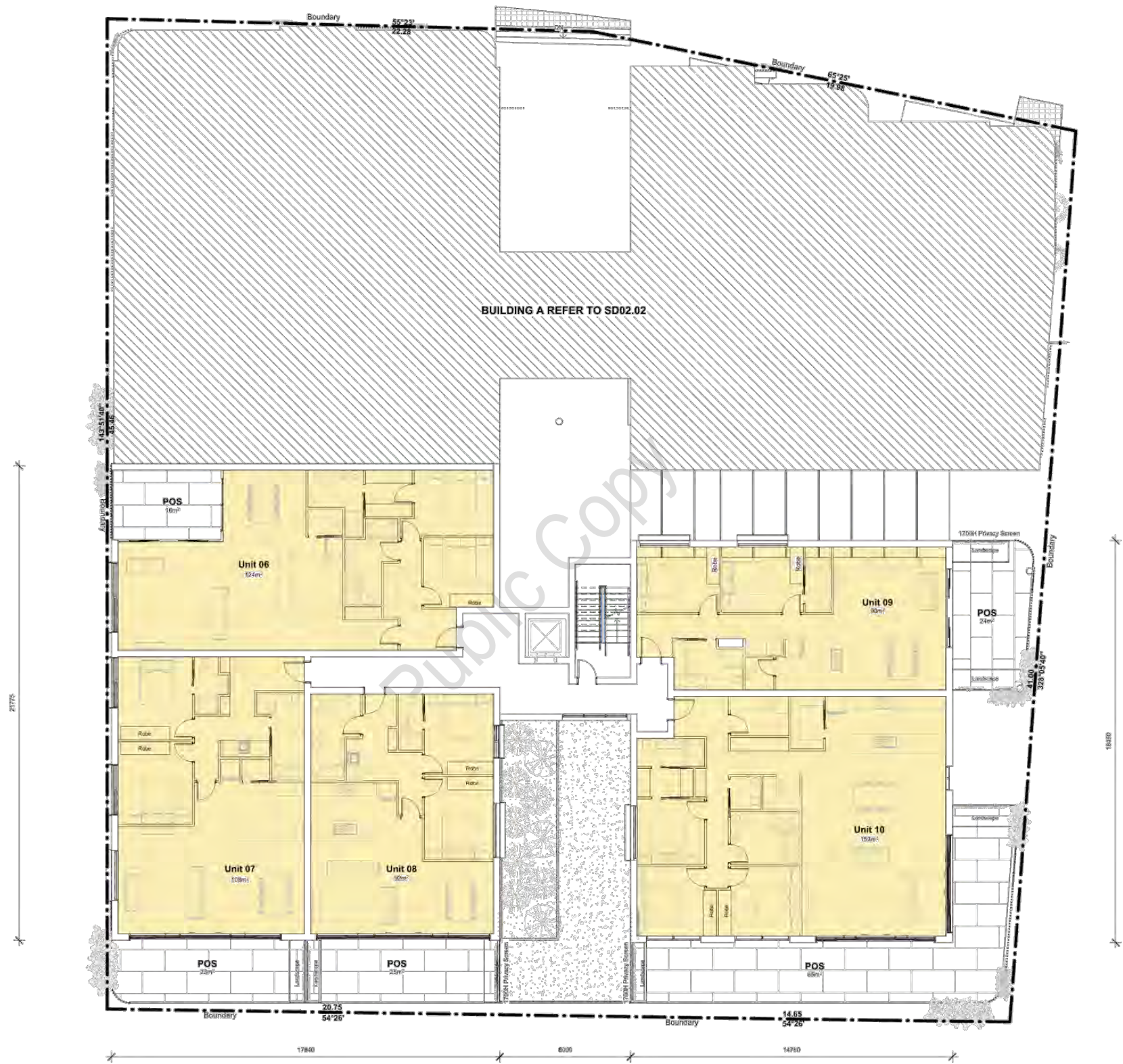
Kingborough Council

Development Application: DA-2024-91

Plan Reference No: P1

Date Received: 26/03/2024

Date placed on Public Exhibition: 31/8/2024



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Version: 1, Version Date: 29/03/2024

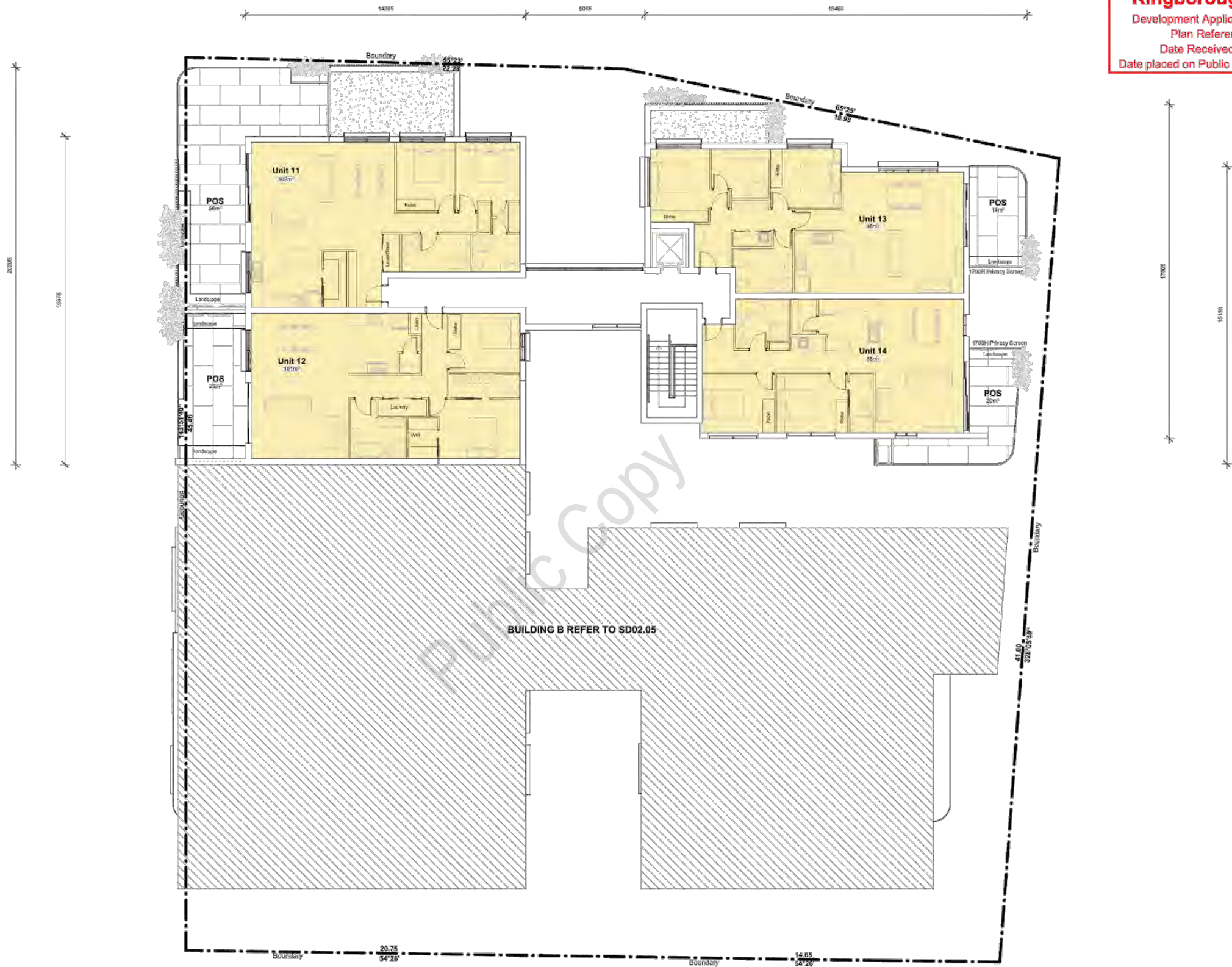
No	Description	Date	HA Developments Australia Pty Ltd	First Floor Plan - Building B
A	Prelim Floorplan coordination set	07/01/2023	Mixed Use Development	Project number: 2024
C	Prelim Floorplan - Revised vehicle ramp	20/03/2023	150 - 152 Channel Hwy	Date: NOVEMBER 2023
D	Issued for Development Application	20/03/2023		Drawn by: MS
				BSP Use# CO-657B Scale

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**Kingborough Council**  
Development Application: DA-2024-91  
Plan Reference No: P1  
Date Received: 26/03/2024  
Date placed on Public Exhibition: 31/8/2024



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No	Description	Date	HA Developments Australia Pty Ltd	Second Floor Plan - Building A
C	Protein Flooring - Revised vehicle ramp	22/03/2023	Mixed Use Development	Project number 2024
D	Issued for Development Application	29/10/2023	150 - 152 Channel Hwy	Date NOVEMBER 2023
				Drawn by MS
				BSP Use# CO-657B Scale

Document Set ID: 4441745  
Version: 1, Version Date: 29/03/2024

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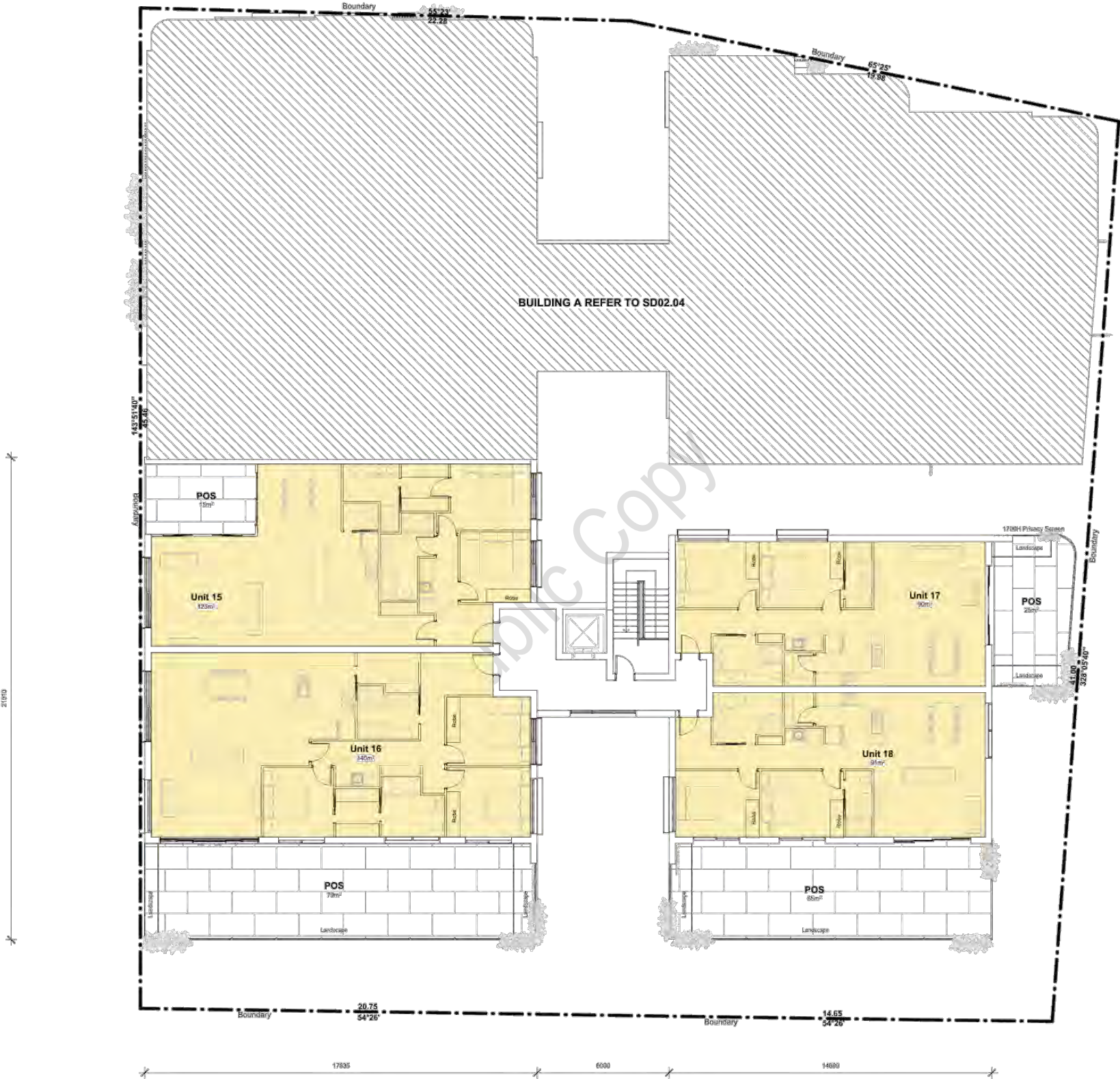
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Development Application: DA-2024-91

Plan Reference No: P1

Date Received: 26/03/2024

Date placed on Public Exhibition: 31/8/2024



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Version: 1, Version Date: 22/03/2024

No	Description	Date	HA Developments Australia Pty Ltd	Second Floor Plan - Building B
C	Prelim Floorplan - Revised vehicle ramp	22/03/2024	Mixed Use Development	Project number: 2024
D	Issued for Development Application	25/10/2023	150 - 152 Channel Hwy	Date: NOVEMBER 2023
				Drawn by: MS
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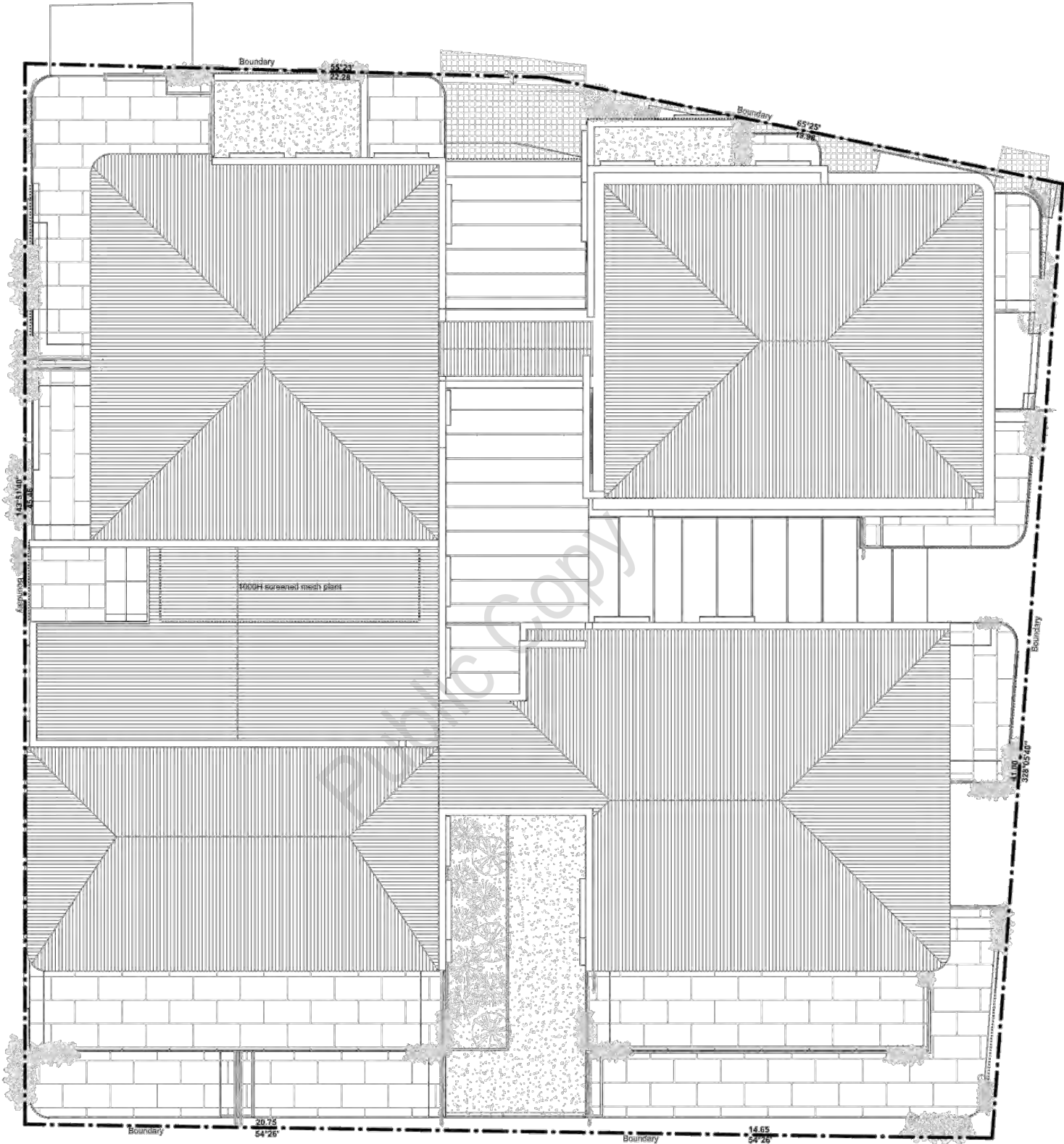
Kingborough Council

Development Application: DA-2024-91

Plan Reference No: P1

Date Received: 26/03/2024

Date placed on Public Exhibition: 31/8/2024

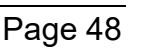


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Document Set ID: 4441745  
Version: 1, Version Date: 27/03/2024

No	Description	Date	HA Developments Australia Pty Ltd	Roof Plan
A	Prelim Planning consultation	07/03/2023	Mixed Use Development	Project number: 2024
D	Issued for Development Application	25/10/2023	150 - 152 Channel Hwy	Date: NOVEMBER 2023
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Kingborough Council

Development Application: DA-2024-91

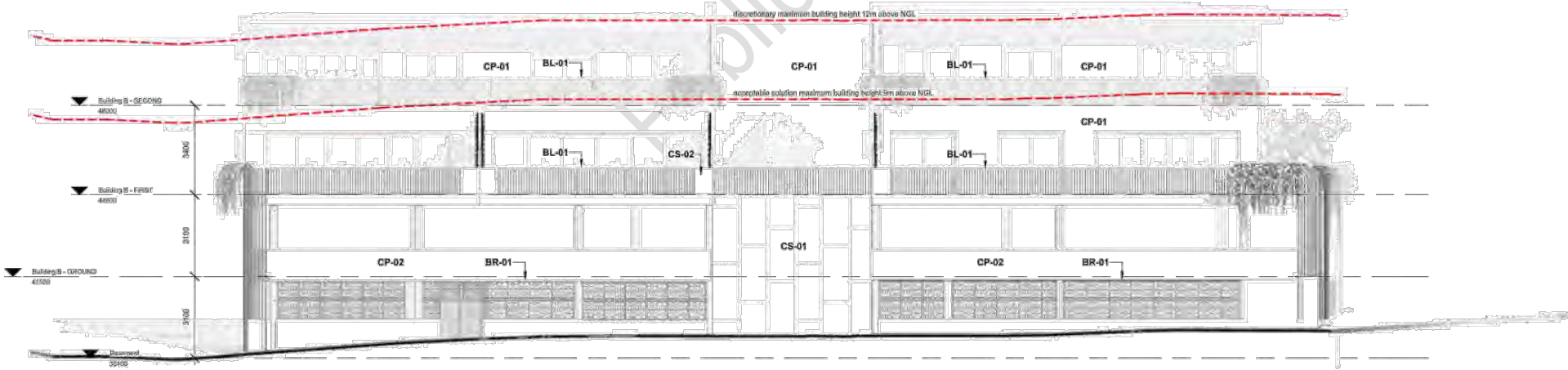
Plan Reference No: P1

Date Received: 26/03/2024

Date placed on Public Exhibition: 31/8/2024



1 Proposed East Elevation  
1:100



2 Proposed South Elevation  
1:100

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No	Description
A	Prelim Planning coordination met
C	Prelim Planning - Revised vehicle ramp
D	Issued for Development Application

Date  
07/09/2023  
20/10/2023  
20/10/2023

HA Developments Australia Pty Ltd  
Mixed Use Development  
150 - 152 Channel Hwy

Proposed Elevations 02

Project number: 2024  
Date: NOVEMBER 2023  
Drawn by: FC  
BSP Use# CO-0376

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As Indicated (SIA)



Document Set ID: 4441765  
Version: 1, Version Date: 22/03/2024



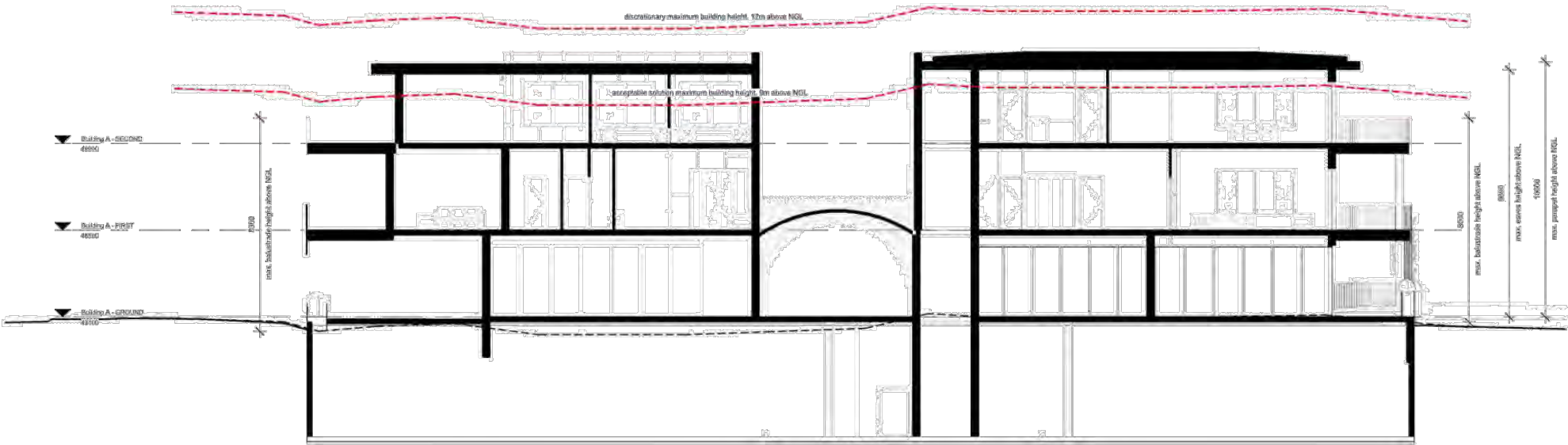
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Development Application: DA-2024-91

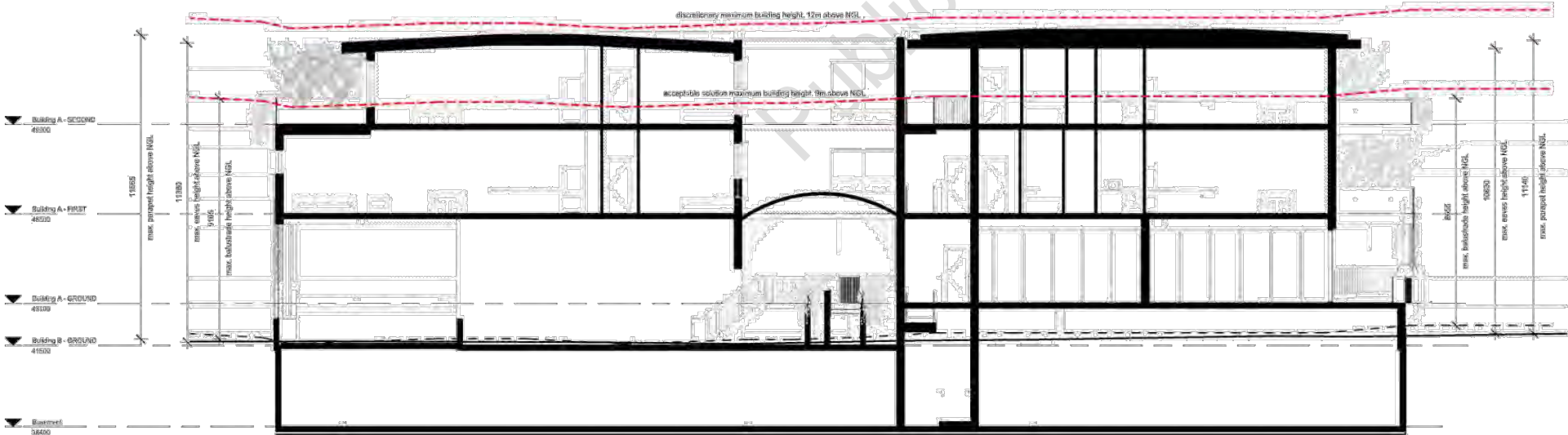
Plan Reference No: P1

Date Received: 26/03/2024

Date placed on Public Exhibition: 31/8/2024



1 Proposed Section 1  
A00.04 1:100



2 Proposed Section 2  
A00.04 1:100

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No	Description
A	Prelim Planning consultation out
D	Issued for Development Application

Date  
02/09/2023  
20/10/2023  
HA Developments Australia Pty Ltd  
Mixed Use Development  
150 - 152 Channel Hwy

Proposed Sections 01	
Project number	2024
Date	NOVEMBER 2023
Drawn by	FC
DSP Use#	CO-0376
Scale	8x11

A03.01  
1:100 @A1



Document Set ID: 4441765  
Version: 1, Version Date: 22/03/2024

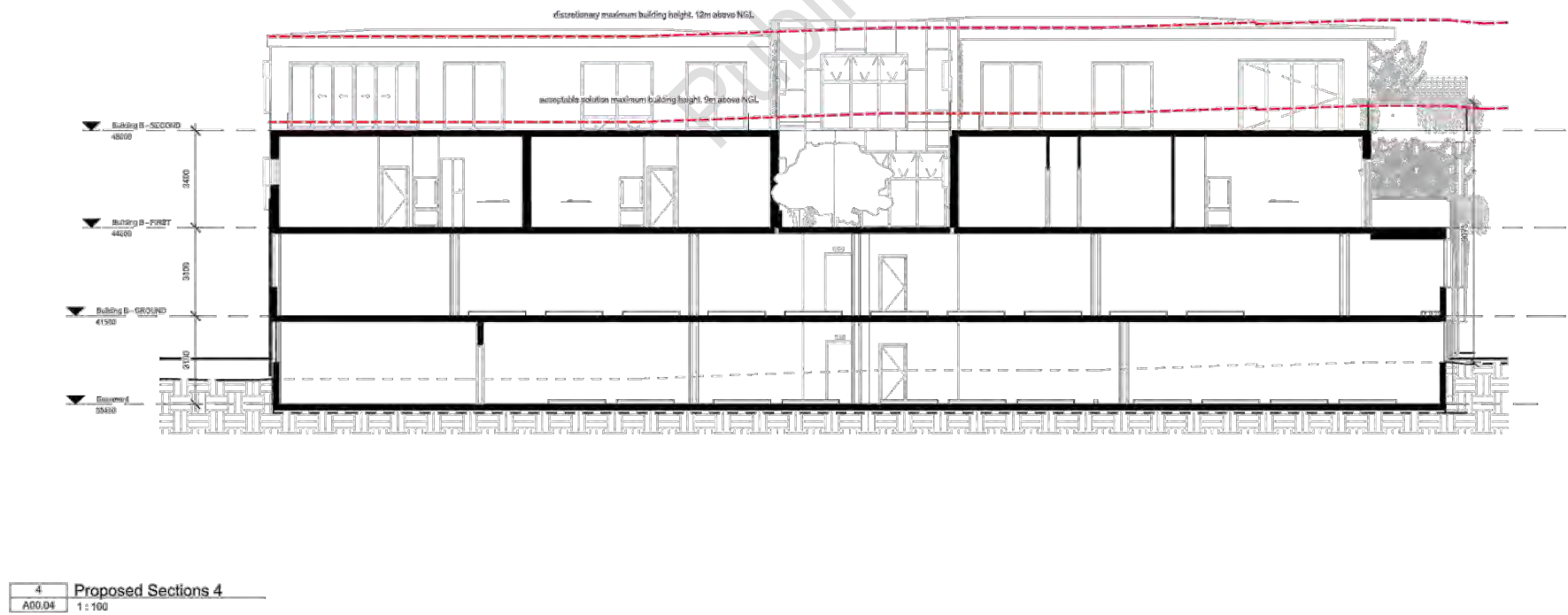
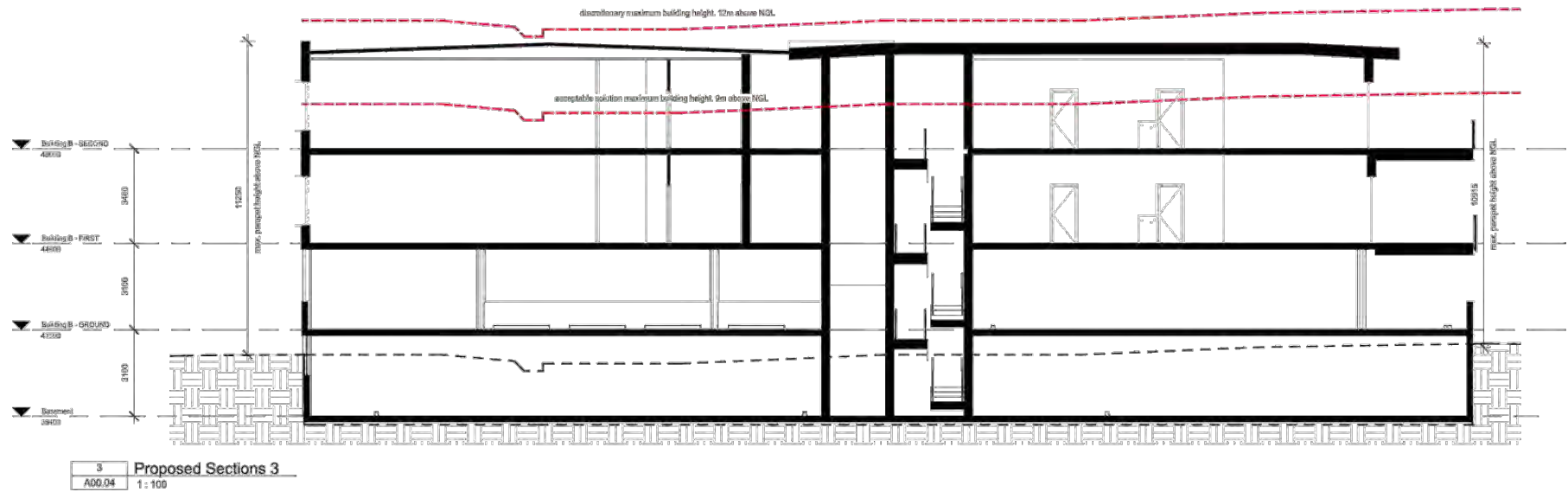
Kingborough Council

Development Application: DA-2024-91

Plan Reference No: P1

Date Received: 26/03/2024

Date placed on Public Exhibition: 31/8/2024



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No	Description
A	Prelim Planning coordination sat
D	Issued for Development Application

Date  
05/09/2023  
29/09/2023

HA Developments Australia Pty Ltd  
Mixed Use Development  
150 - 152 Channel Hwy

Proposed Section 02

Project number: 2024  
Date: NOVEMBER 2023  
Drawn by: FC  
BSP Use# CO-657B Scale

A03.02  
1:100 (A1)



Document Set ID: 4441745  
Version: 1, Version Date: 29/03/2024

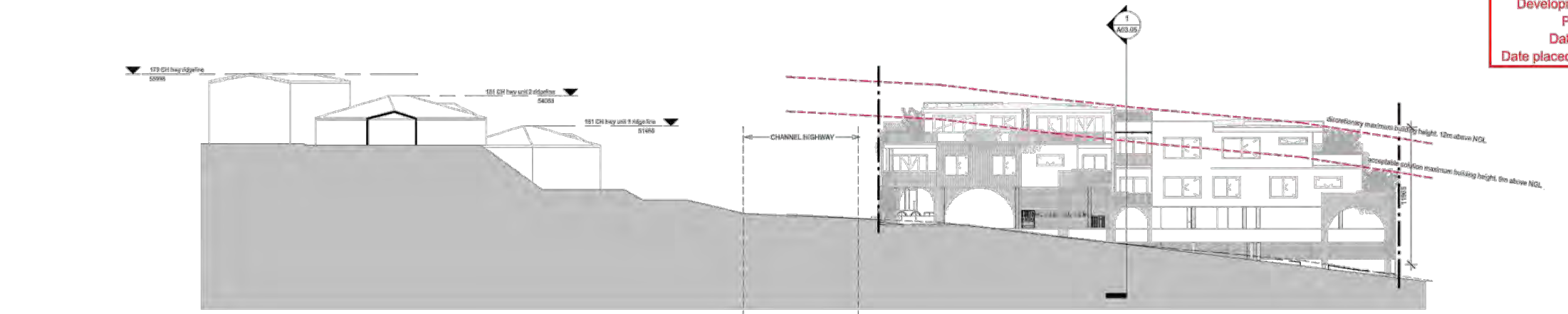
Kingborough Council

Development Application: DA-2024-91

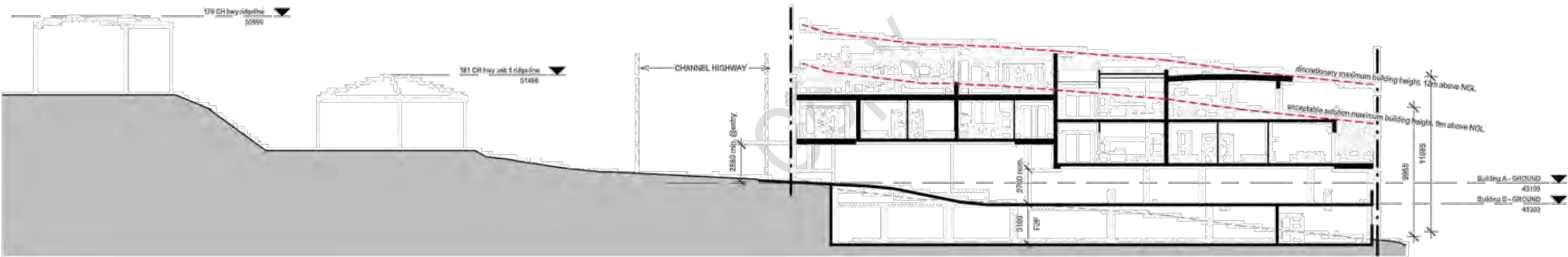
Plan Reference No: P1

Date Received: 26/03/2024

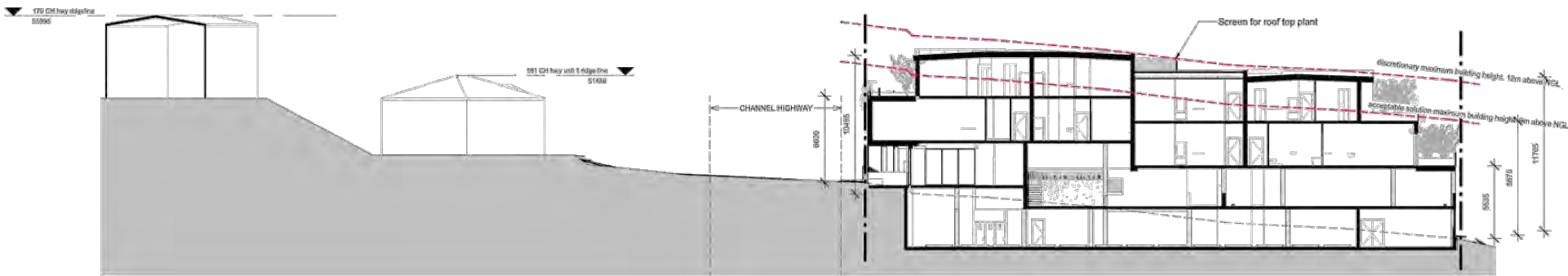
Date placed on Public Exhibition: 31/8/2024



**A** Proposed Section A-A  
A00.04 1 : 200



**B** Proposed Sections B-B  
A00.04 1 : 200



**C** Proposed Section C-C  
A00.04 1 : 200

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No	Description	Date	HA Developments Australia Pty Ltd	Proposed Long Sections 01
A	Initial Planning coordination sat.	09/09/2023	Mixed Use Development	Project number 9934
D	Issued for Development Application	20/11/2023	150 - 152 Channel Hwy	Date NOVEMBER 2023
				Drawn by FC
				BSF Ltd CG 09118 Scale

A03.03

1:200 @A1

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Version: 1, Version Date: 22/03/2024



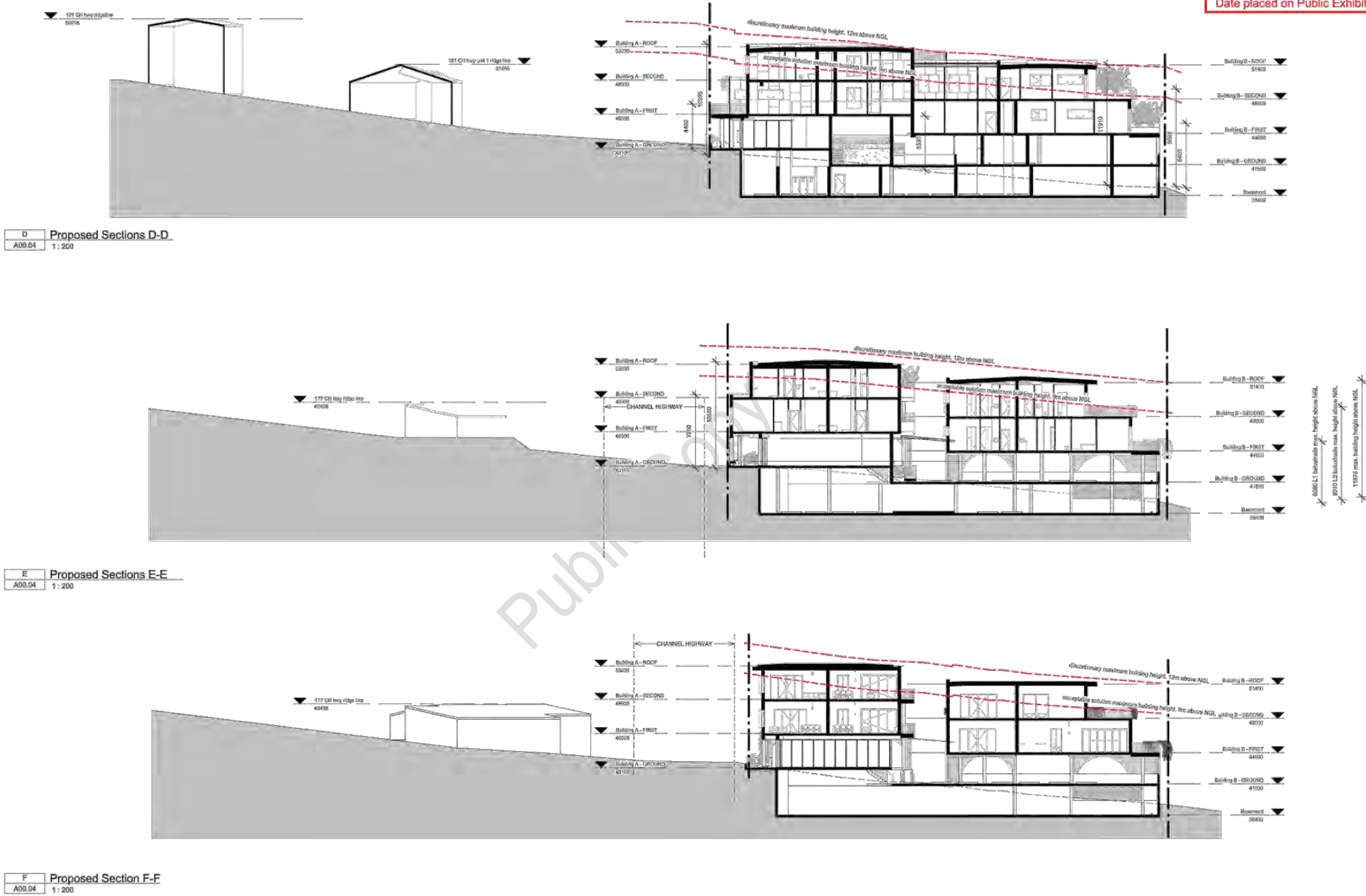
Kingborough Council

Development Application: DA-2024-91

Plan Reference No: P1

Date Received: 26/03/2024

Date placed on Public Exhibition: 31/8/2024

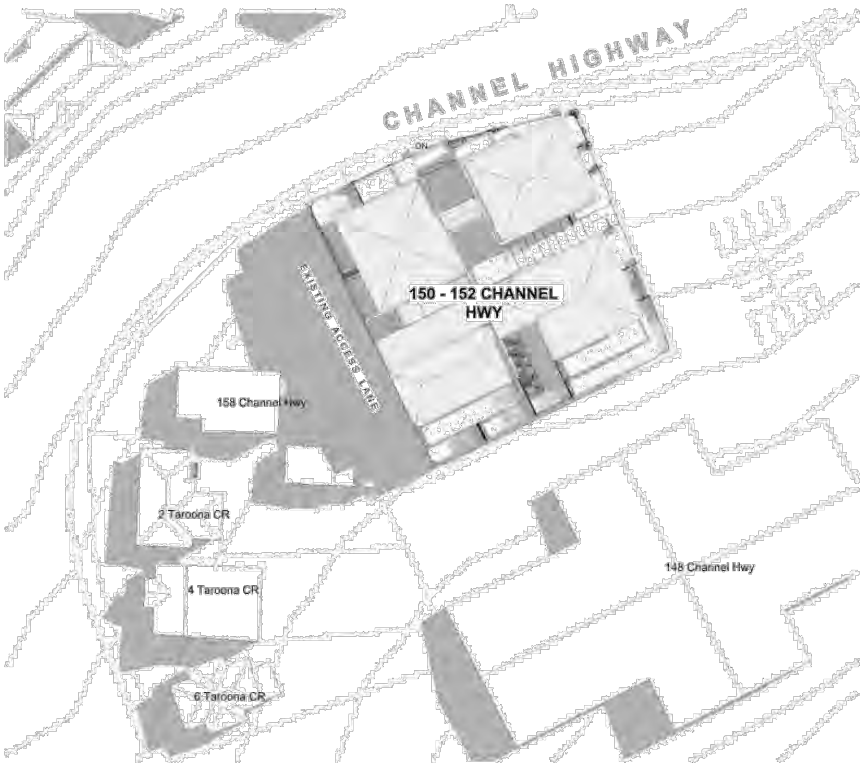


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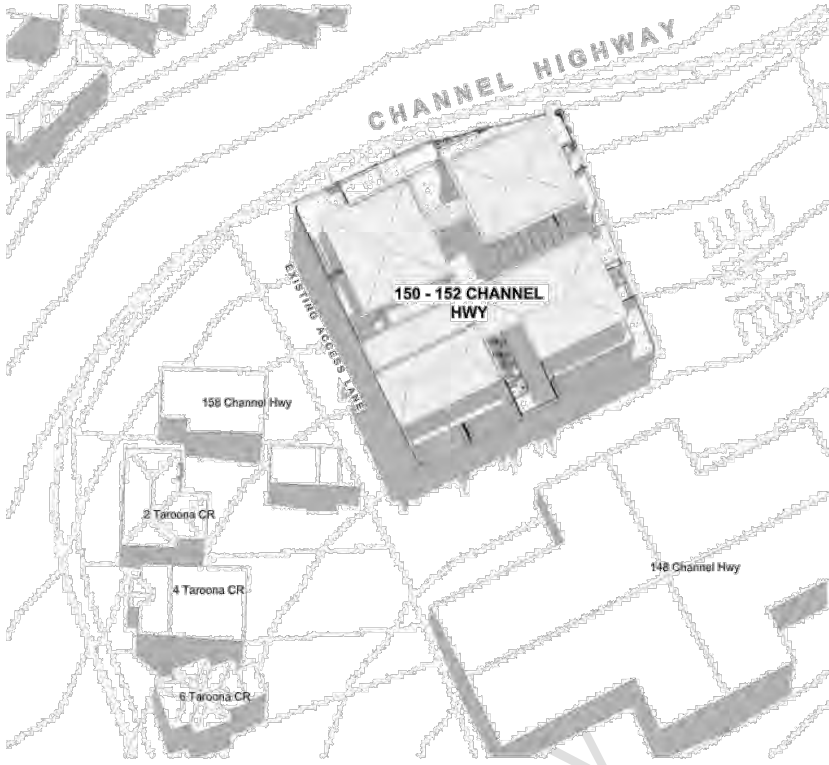
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A	Prelim Planning coordination sat	05/09/2023	Mixed Use Development	Project number 2024
D	Issued for Development Application	29/09/2023	150 – 152 Channel Hwy	Date NOVEMBER 2023
				Drawn by FC
				Check by CO-657B
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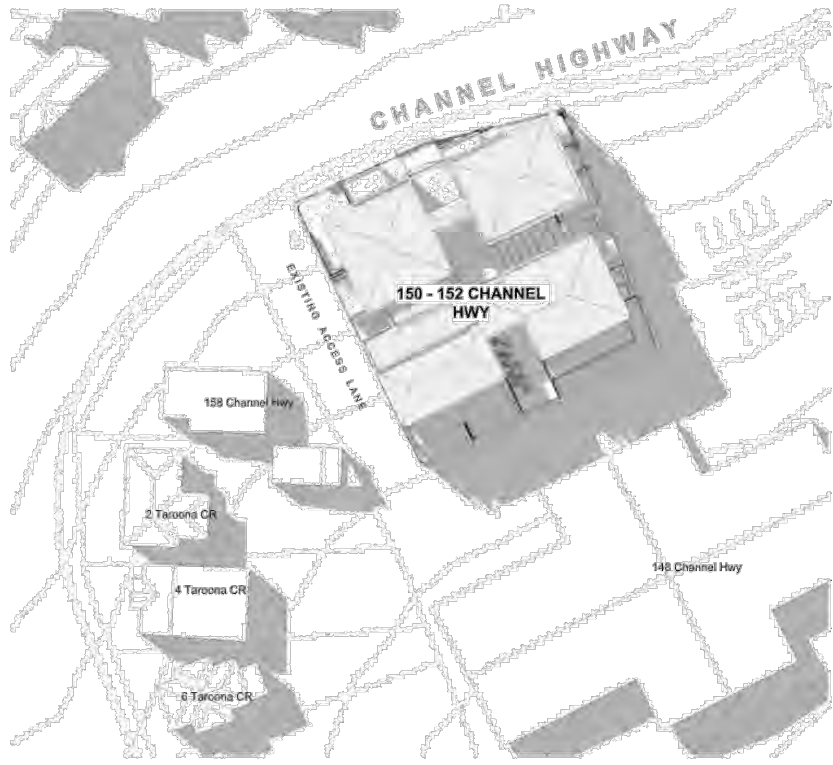
Document Set ID: 4441745  
Version: 1, Version Date: 29/03/2024



1 Shadow Diagram - March 21 - 9am  
1 : 500



2 Shadow Diagram - March 21 - 12pm  
1 : 500



3 Shadow Diagram - March 21 - 3pm  
1 : 500

**Kingborough Council**  
Development Application: DA-2024-91  
Plan Reference No: P1  
Date Received: 26/03/2024  
Date placed on Public Exhibition: 31/8/2024

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Document Set ID: 4441745  
Version: 1, Version Date: 22/03/2024



No	Description
A	Preliminary consultation out
D	Issued for Development Application

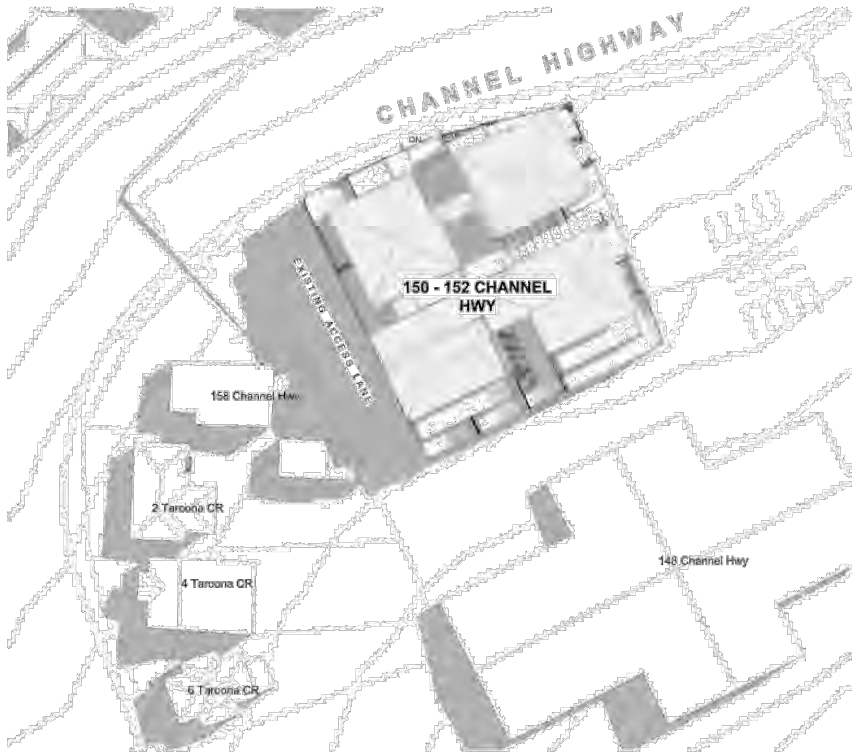
Date	HA Developments Australia Pty Ltd
02/09/2023	Mixed Use Development
20/10/2023	150 - 152 Channel Hwy

Project number	2024
Date	NOVEMBER 2023
Drawn by	HL
BSP Use#	CO-63786 8x40x6

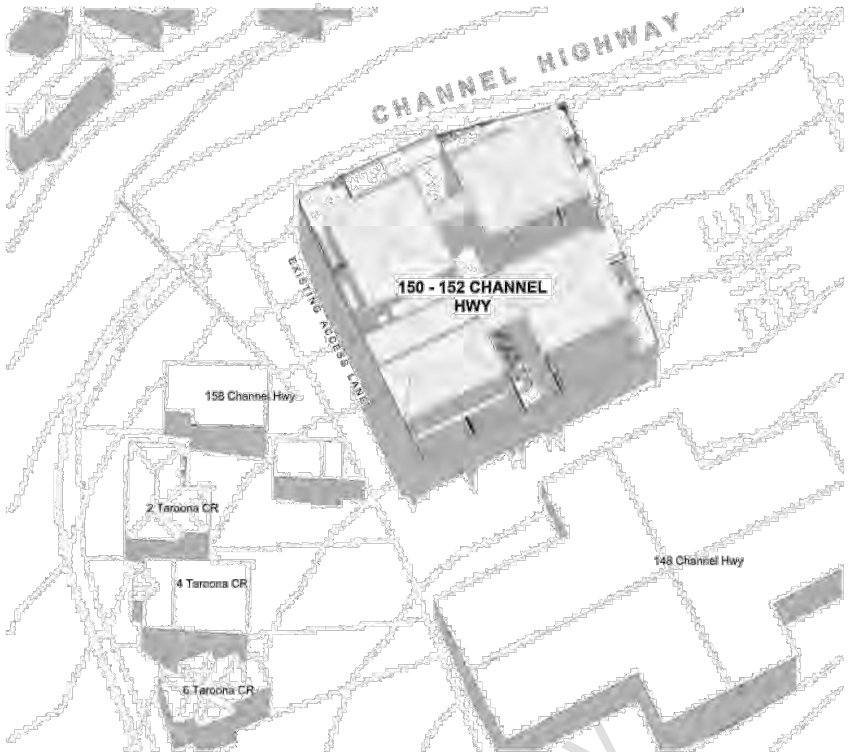
A04.00  
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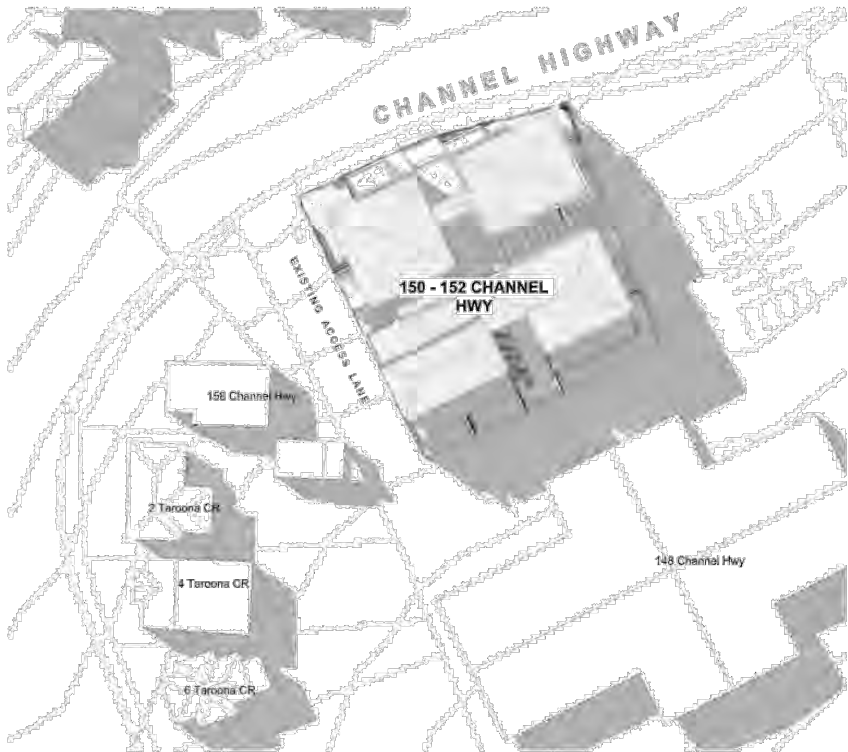




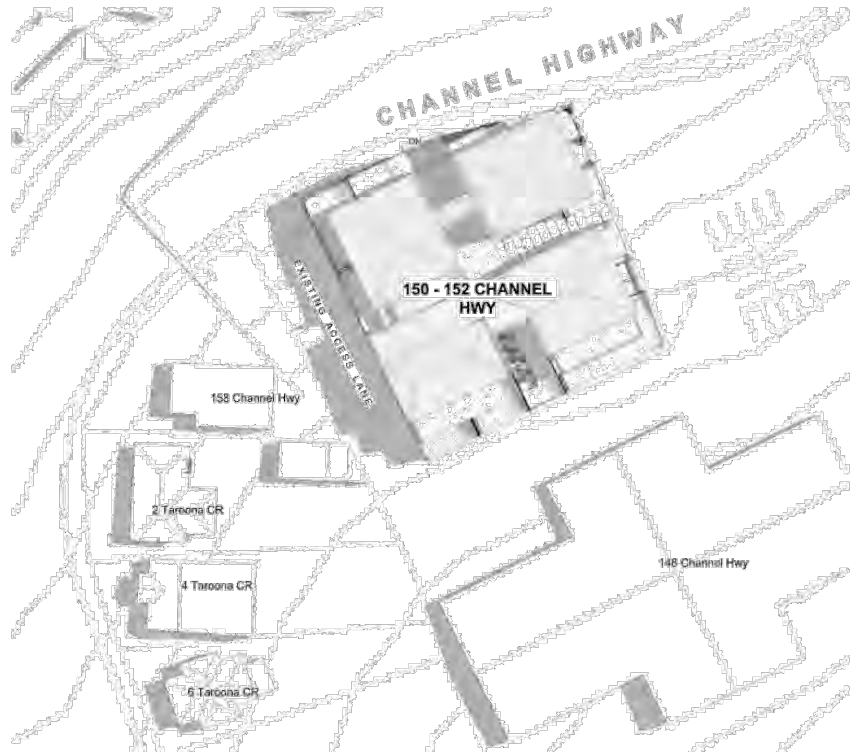
1 Shadow Diagram - September 21 - 9am  
1 : 500



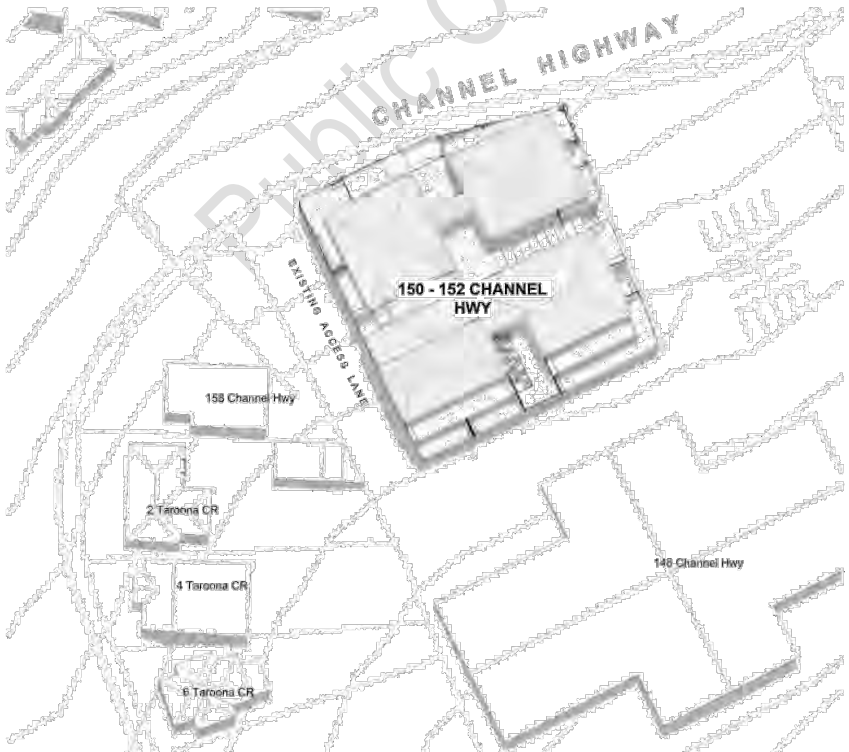
2 Shadow Diagram - September 21 - 12pm  
1 : 500



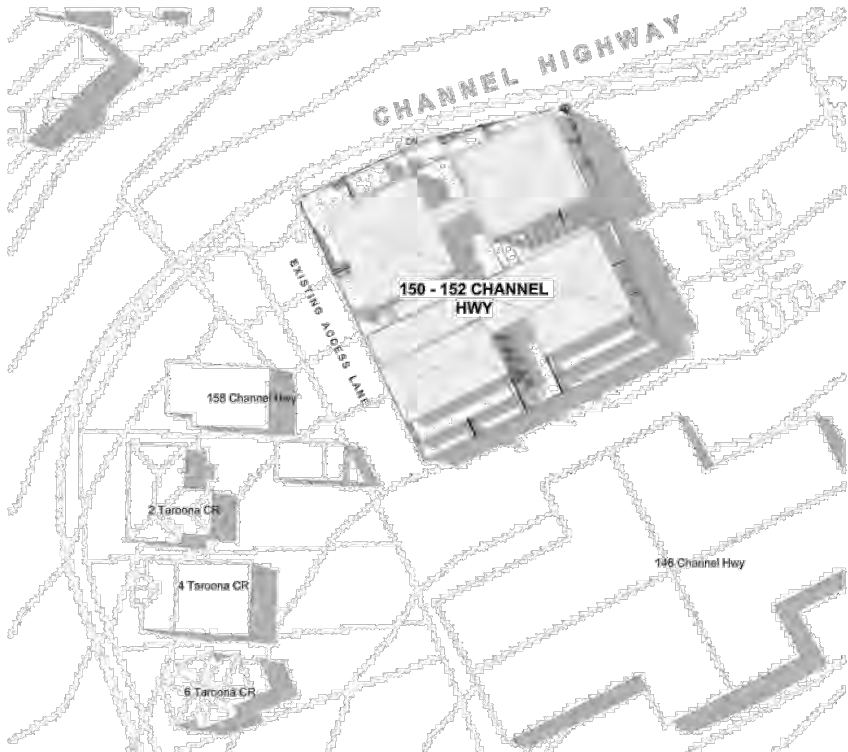
3 Shadow Diagram - September 21 - 3pm  
1 : 500



4 Shadow Diagram - December 21 - 9am  
1 : 500



5 Shadow Diagram - December 21 - 12pm  
1 : 500



6 Shadow Diagram - December 21 - 3pm  
1 : 500

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**Kingborough Council**  
Development Application: DA-2024-91  
Plan Reference No: P1  
Date Received: 26/03/2024  
Date placed on Public Exhibition: 31/8/2024



No	Description
A	Preliminary coordination out
D	Issued for Development Application

Date	26/03/2023
Date	29/10/2023
HA Developments Australia Pty Ltd	
Mixed Use Development	
150 - 152 Channel Hwy	

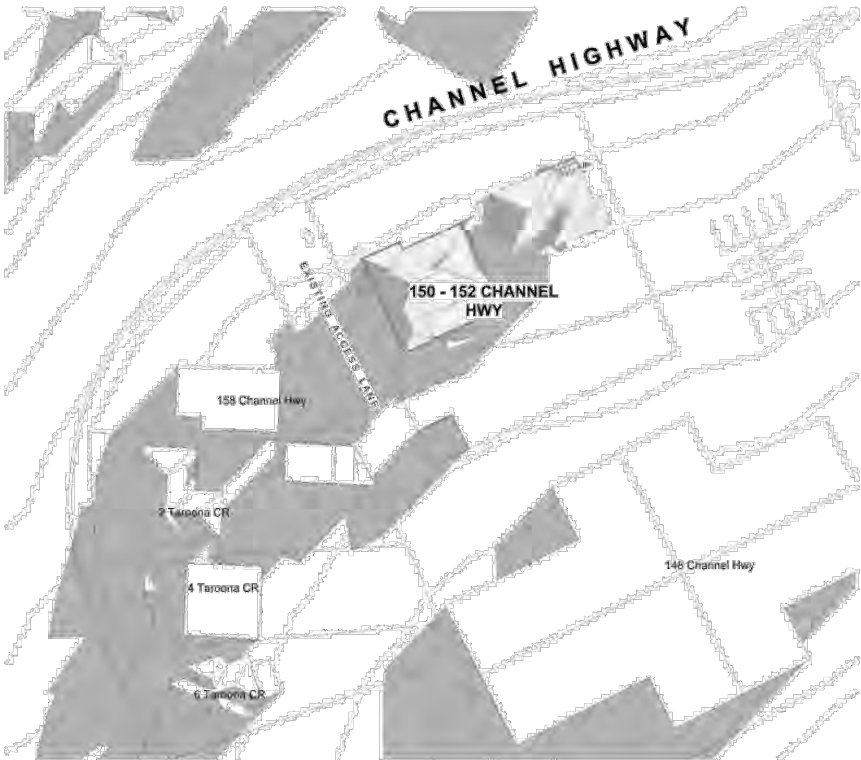
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Project number	2004
Date	NOVEMBER 2023
Drawn by	HL
BSP User	CO-03706
Scale	

A04.01  
1:500 (A3)

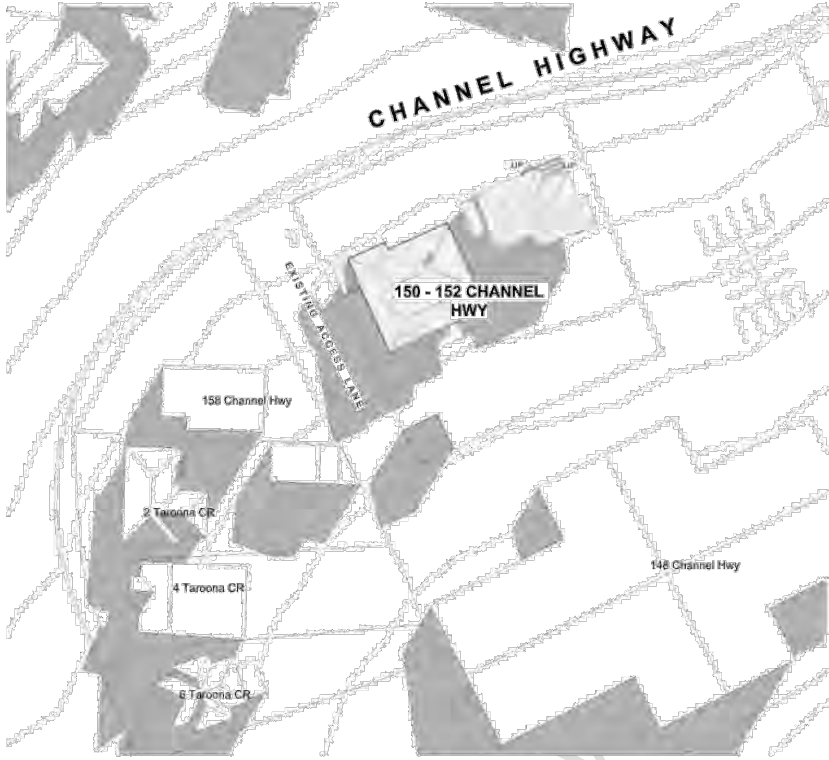


Document Set ID: 4441745  
Version: 1, Version Date: 22/03/2024

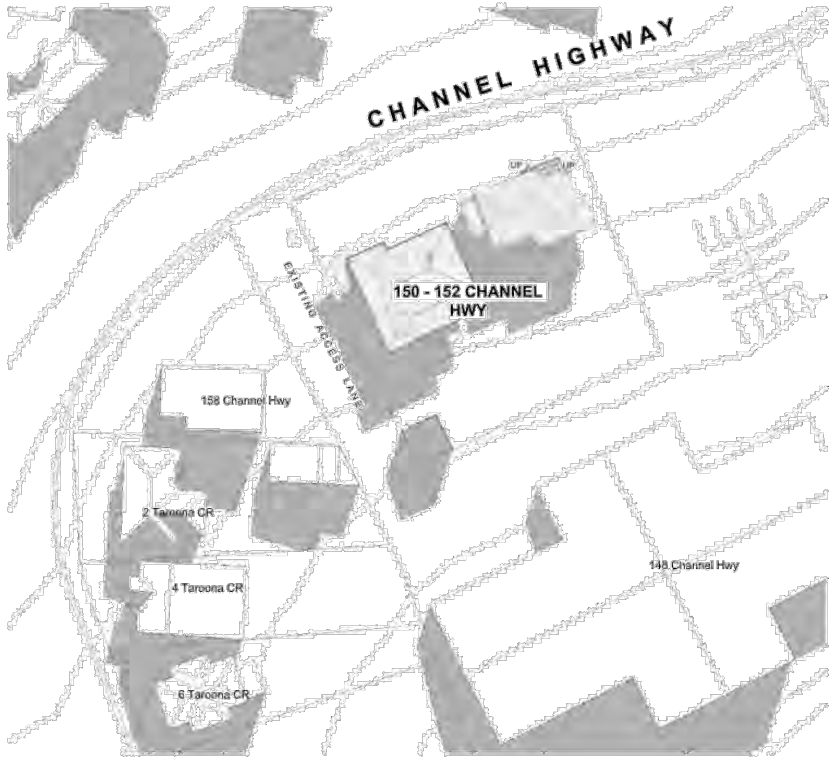




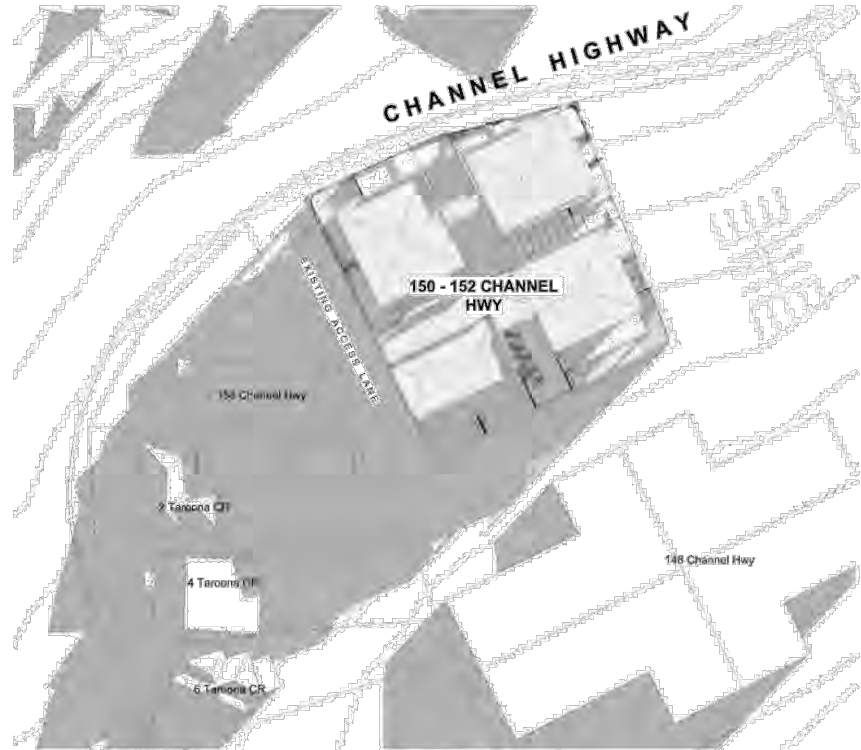
1 Shadow Diagram - June 21 - 9am Existing  
1 : 500



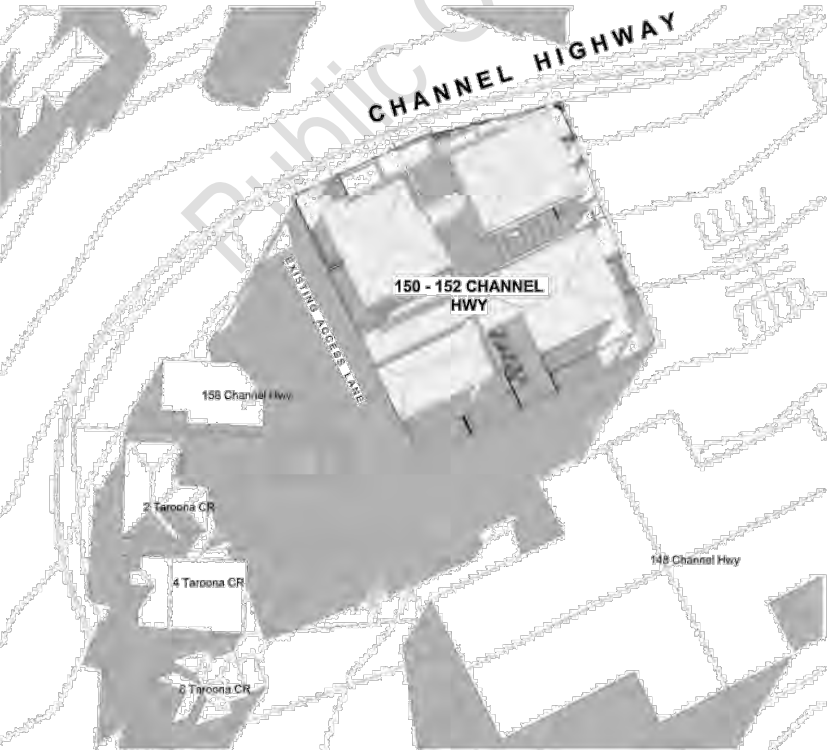
2 Shadow Diagram - June 21 - 10am Existing  
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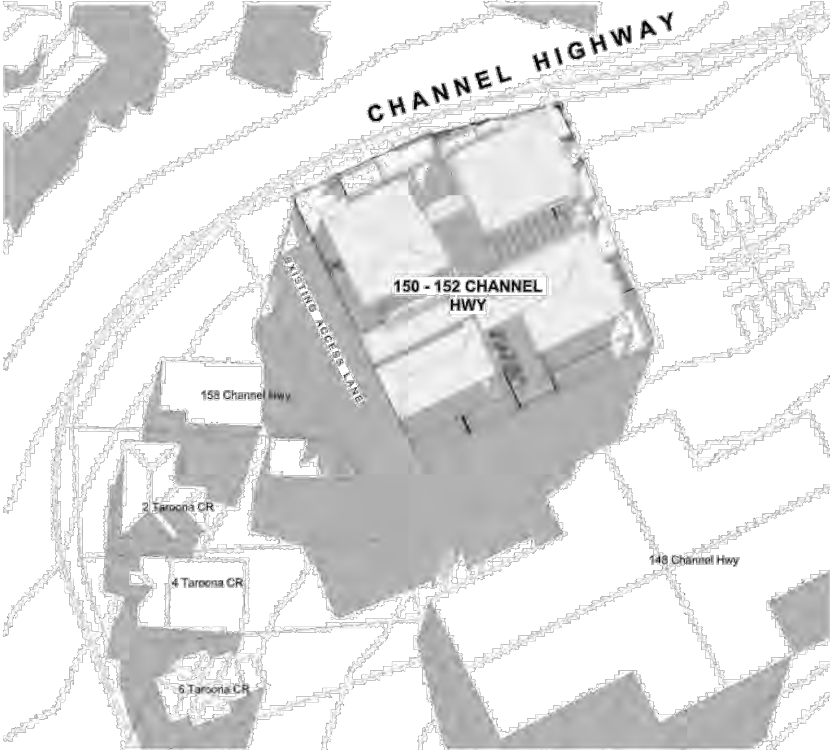
3 Shadow Diagram - June 21 - 11am Existing  
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4 Shadow Diagram - June 21 - 9am  
1 : 500



5 Shadow Diagram - June 21 - 10am  
1 : 500



6 Shadow Diagram - June 21 - 11am  
1 : 500

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**Kingborough Council**  
Development Application: DA-2024-91  
Plan Reference No: P1  
Date Received: 26/03/2024  
Date placed on Public Exhibition: 31/8/2024



No	Description
A	Preliminary coordination not
D	Issued for Development Application

Date	20/09/2023
20/09/2023	
HA Developments Australia Pty Ltd	
Mixed Use Development	
150 - 152 Channel Hwy	

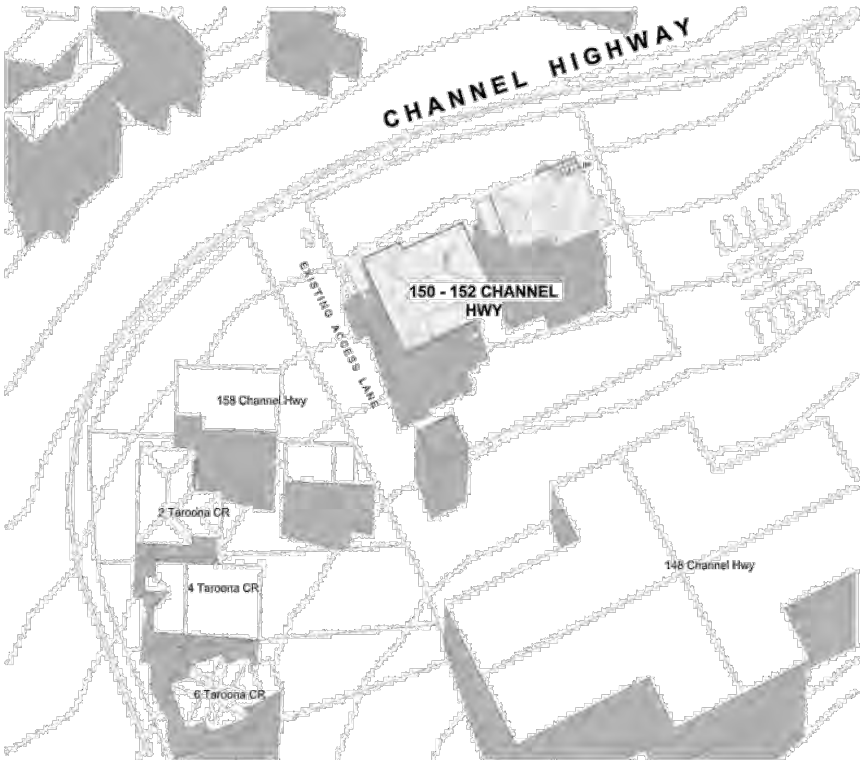
Shadow Diagram - June 9am-11am	
Project number	2004
Date	NOVEMBER 2023
Drawn by	HL
DSP User	CO-63706
Scale	1:500 @A4

A04.02  
1:500 @A4

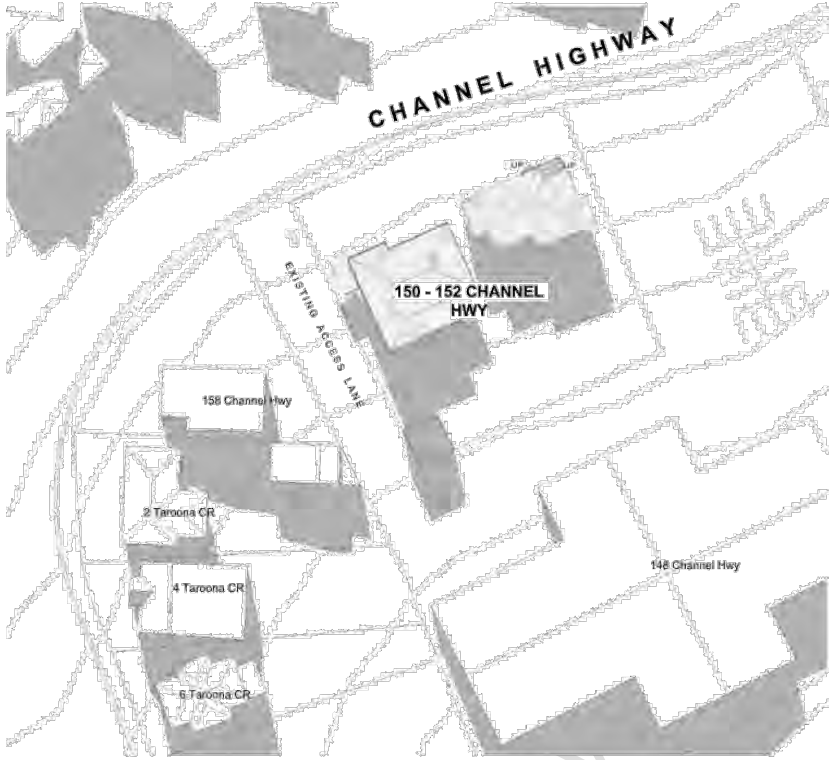


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Version: 1, Version Date: 22/03/2024

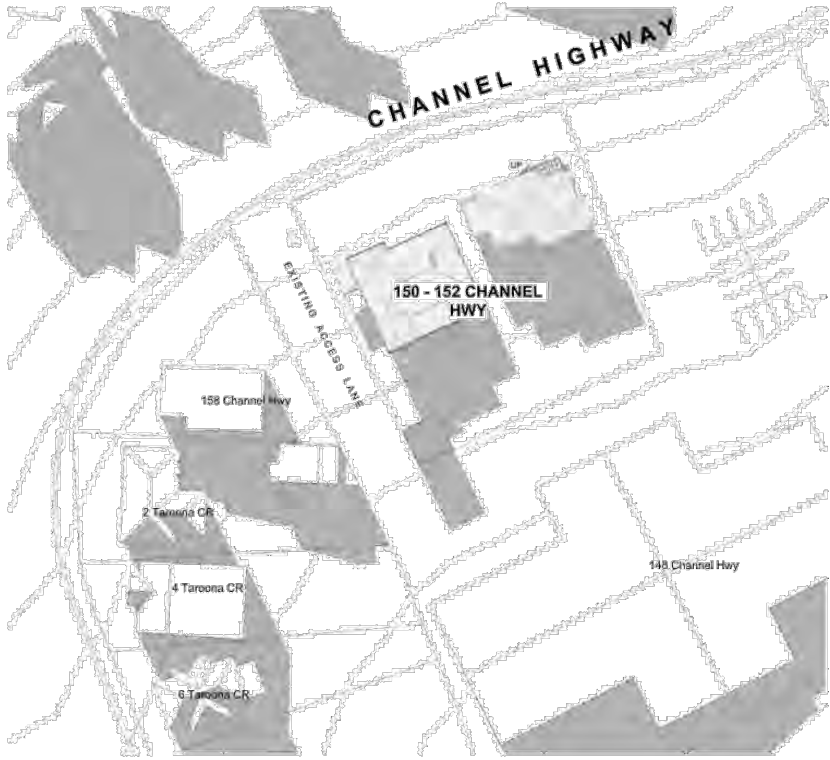




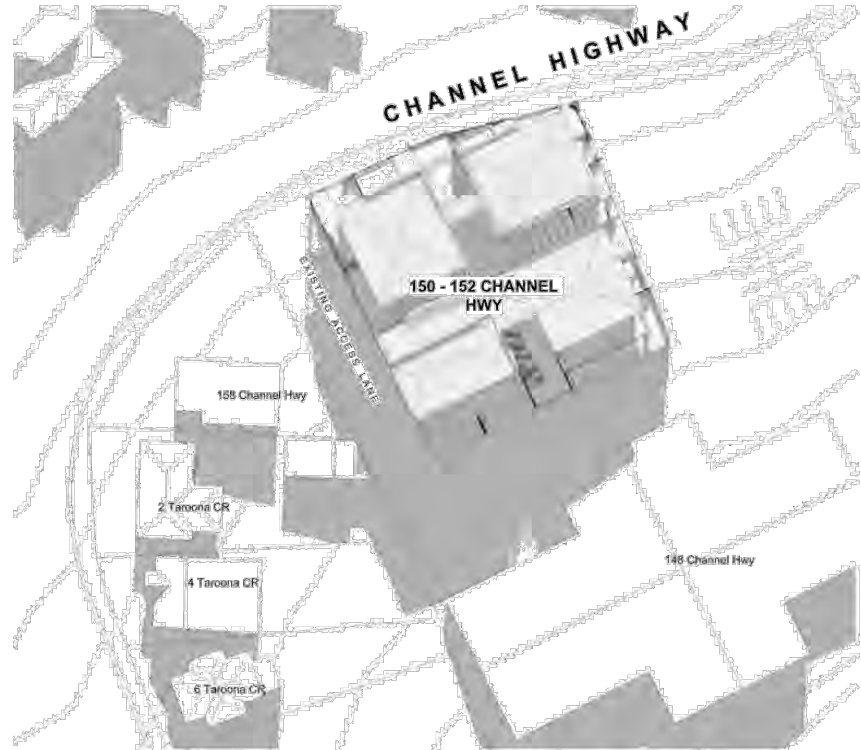
1 Shadow Diagram - June 21 - 12pm Existing  
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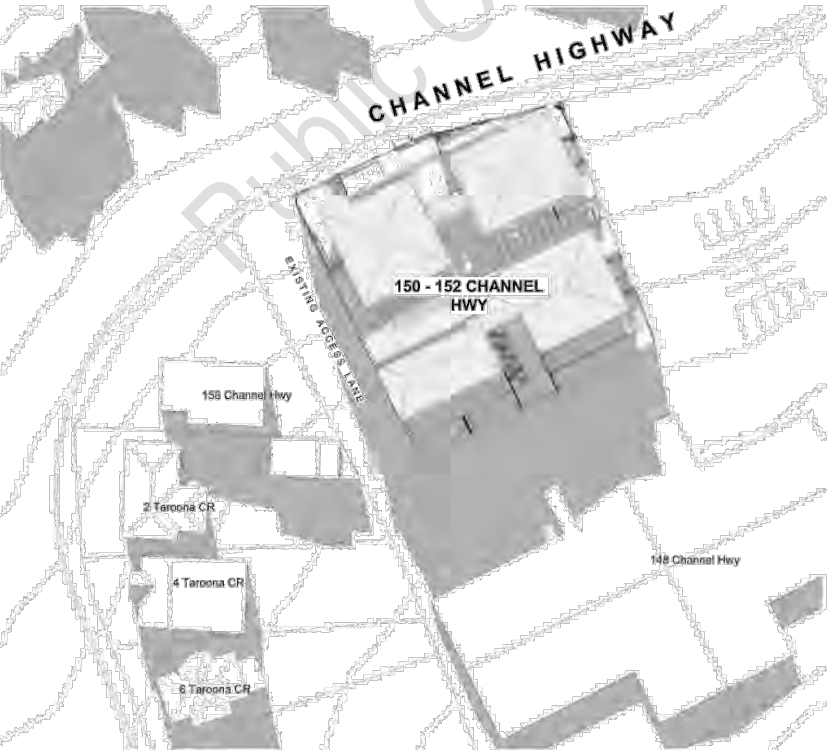
2 Shadow Diagram - June 21 - 1pm Existing  
1 : 500



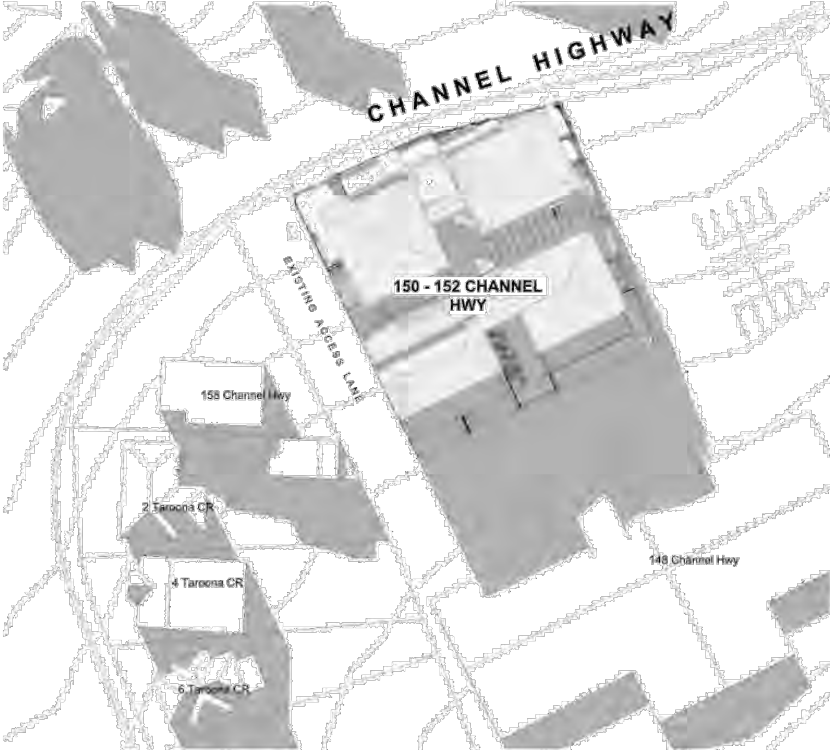
3 Shadow Diagram - June 21 - 2pm Existing  
1 : 500



4 Shadow Diagram - June 21 - 12pm  
1 : 500



5 Shadow Diagram - June 21 - 1pm  
1 : 500



6 Shadow Diagram - June 21 - 2pm  
1 : 500

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**Kingborough Council**  
Development Application: DA-2024-91  
Plan Reference No: P1  
Date Received: 26/03/2024  
Date placed on Public Exhibition: 31/8/2024



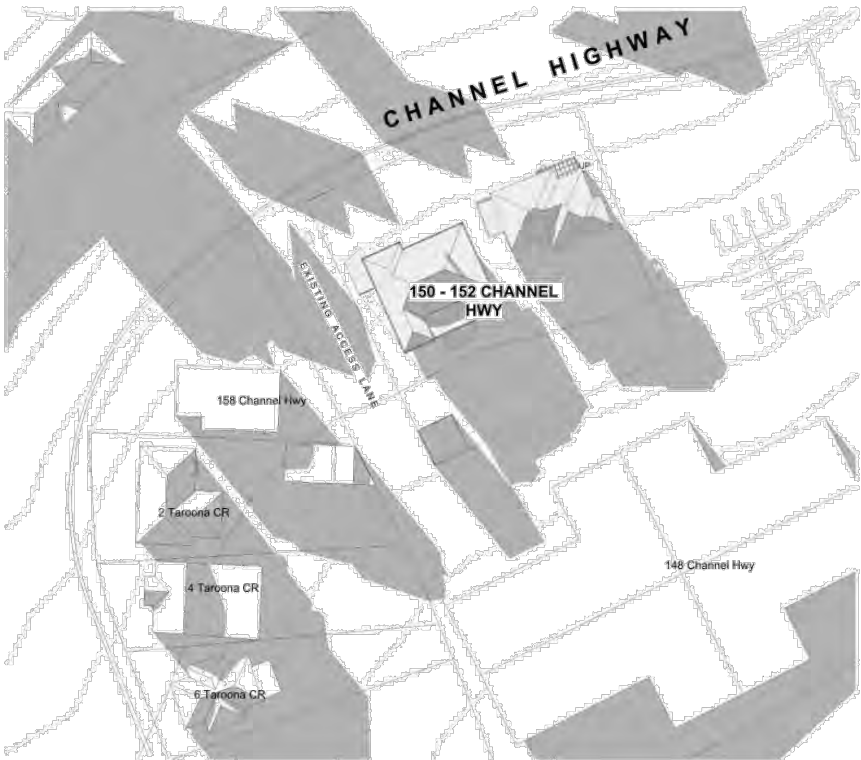
No	Description
A	Preliminary coordination not
D	Issued for Development Application

Date  
02/09/2023  
20/10/2023  
HA Developments Australia Pty Ltd  
Mixed Use Development  
150 - 152 Channel Hwy

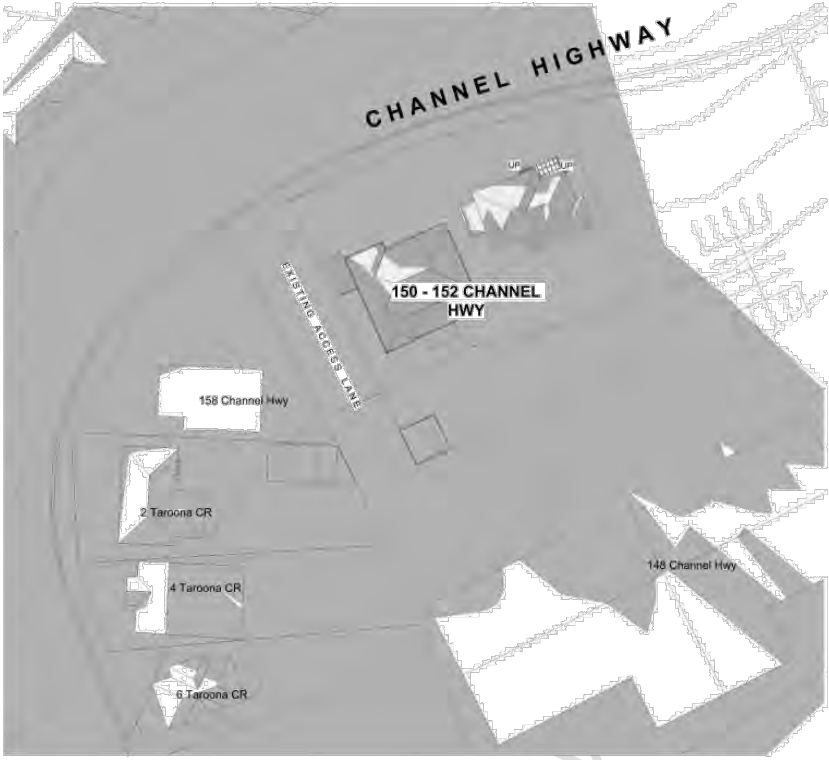
Shadow Diagram - June 12pm - 2pm  
Project number  
2004  
Date  
NOVEMBER 2023  
Drawn by  
H6  
BSP Use#  
CO-03706  
Encls  
A04.03  
1:500 (DWG)







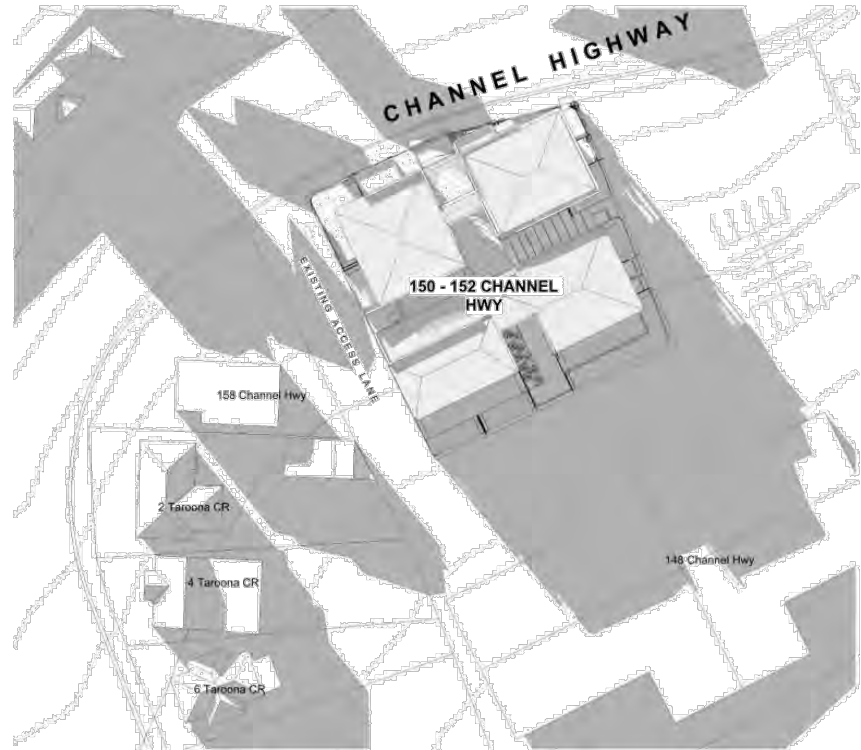
1 Shadow Diagram - June 21 - 3pm Existing  
1 : 500



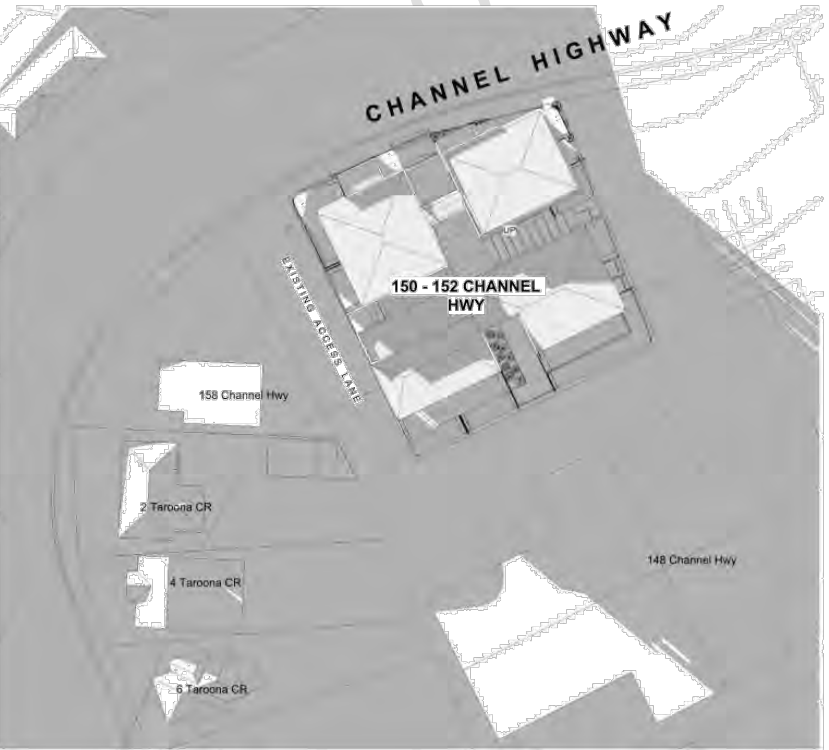
2 Shadow Diagram - June 21 - 4pm Existing  
1 : 500



3 Shadow Diagram - June 21 - 5pm Existing  
1 : 500



4 Shadow Diagram - June 21 - 3pm  
1 : 500



5 Shadow Diagram - June 21 - 4pm  
1 : 500



6 Shadow Diagram - June 21 - 5pm  
1 : 500

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**Kingborough Council**  
Development Application: DA-2024-91  
Plan Reference No: P1  
Date Received: 26/03/2024  
Date placed on Public Exhibition: 31/8/2024



No	Description
A	Prelim Planning coordination out
D	Issued for Development Application

Date  
07/09/2023  
20/10/2023

HA Developments Australia Pty Ltd  
Mixed Use Development  
150 - 152 Channel Hwy

Shadow Diagram - June 3pm - 5pm  
Project number: 2024  
Date: NOVEMBER 2023  
Drawn by: HL  
BSP Lic#: CO-6576  
Scale

A04.04  
1:500 (BA)



Document Set ID: 4441765  
Version: 1, Version Date: 27/03/2024



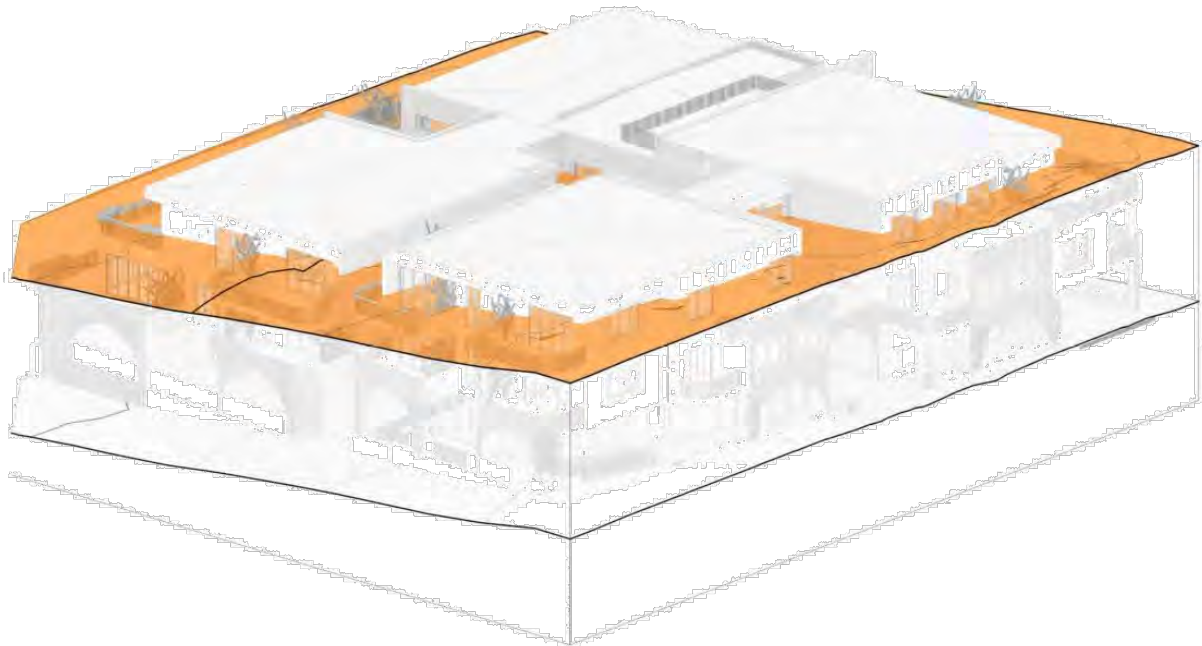
Kingborough Council

Development Application: DA-2024-91

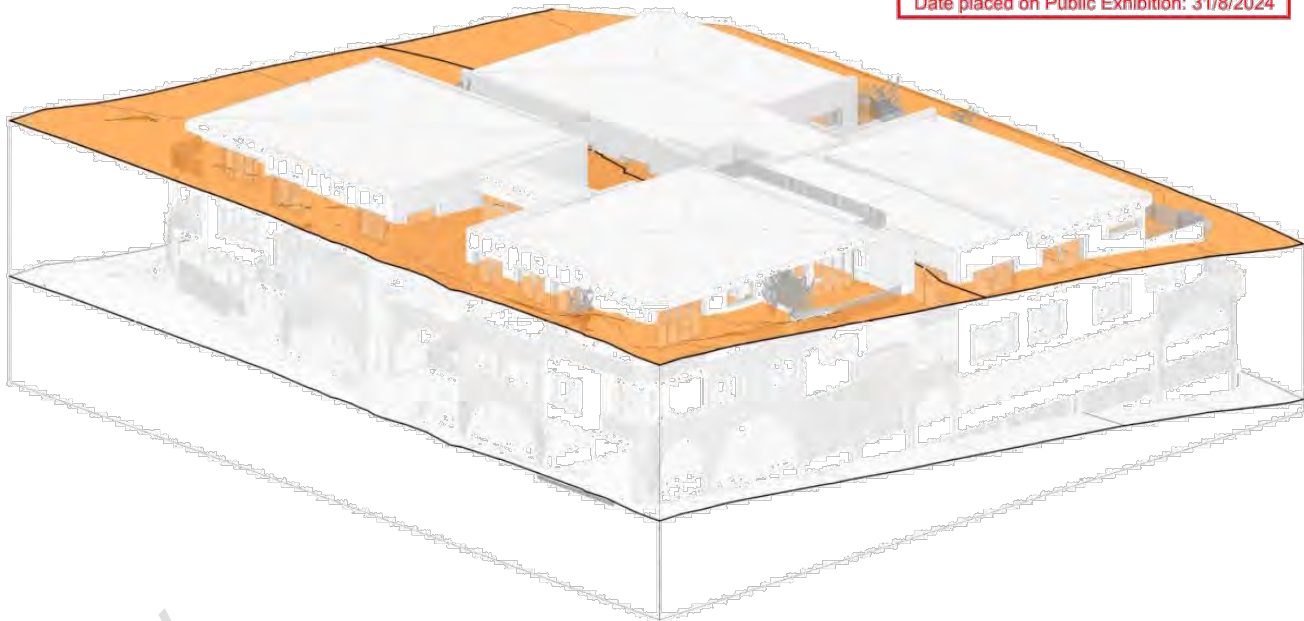
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Date Received: 26/03/2024

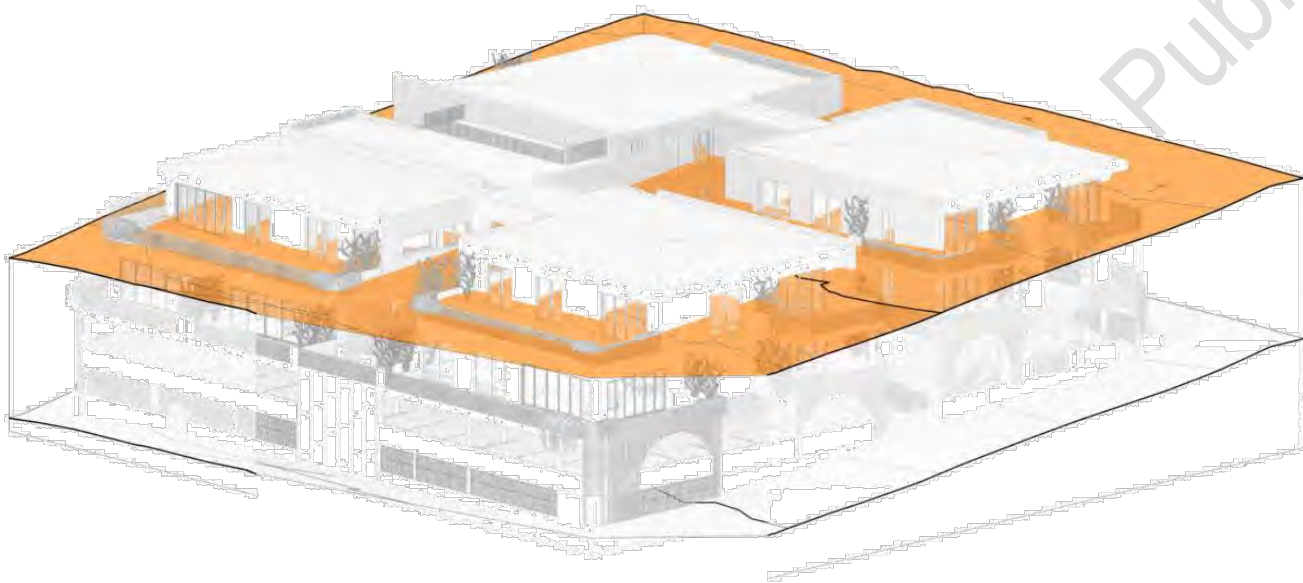
Date placed on Public Exhibition: 31/8/2024



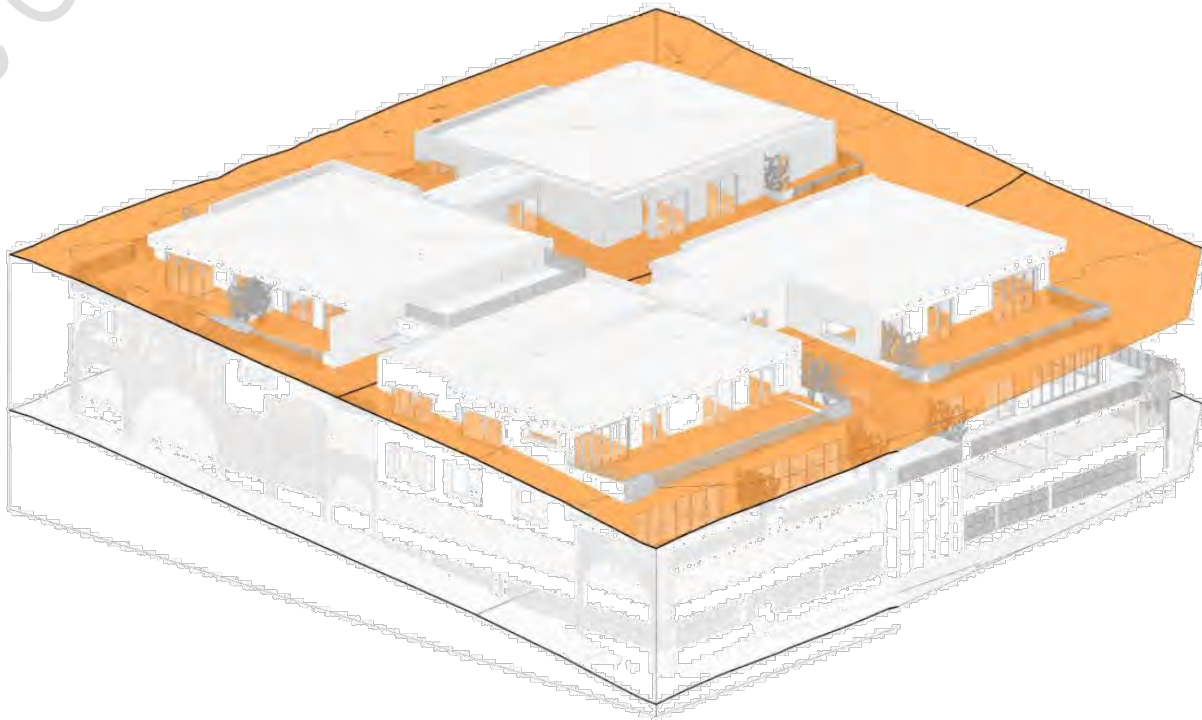
1 3D 9m Acceptable Solution - East Axo



2 3D 9m Acceptable Solution - North Axo



3 3D 9m Acceptable Solution - South Axo



4 3D 9m Acceptable Solution - West Axo

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No	Description
D	Issued for Development Application

Date  
26/10/2023  
HA Developments Australia Pty Ltd  
Mixed Use Development  
150 - 152 Channel Hwy

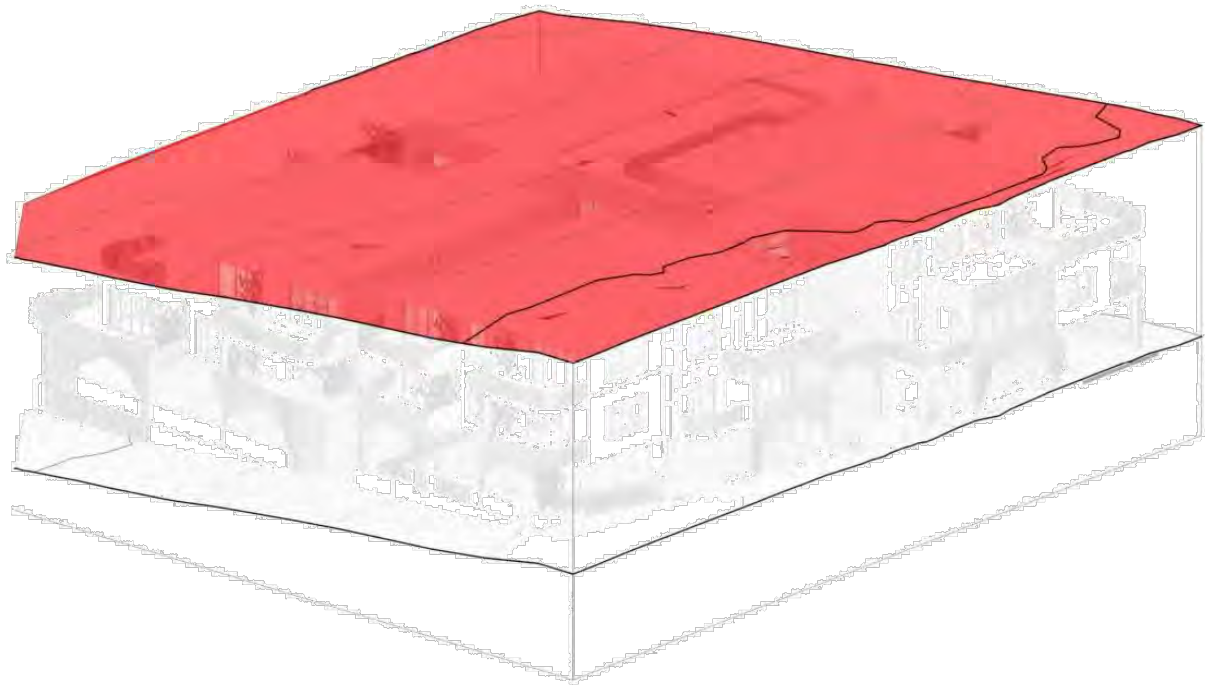
3D Envelope Diagrams - 9m Acceptable Solution  
Project number  
2024  
Date  
NOVEMBER 2023  
Drawn by  
MB  
BSP Lic#  
CO-6576  
Scale  
A09.00  
(@A)



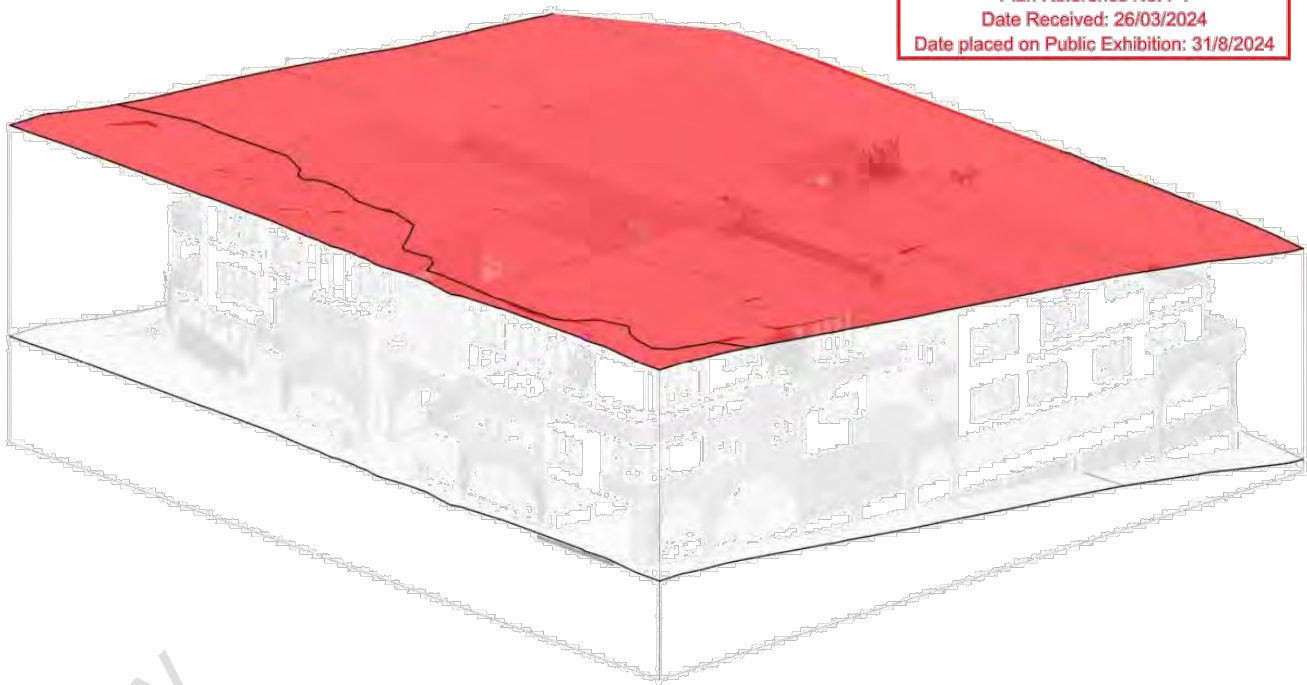
Document Set ID: 4441765  
Version: 1, Version Date: 27/03/2024



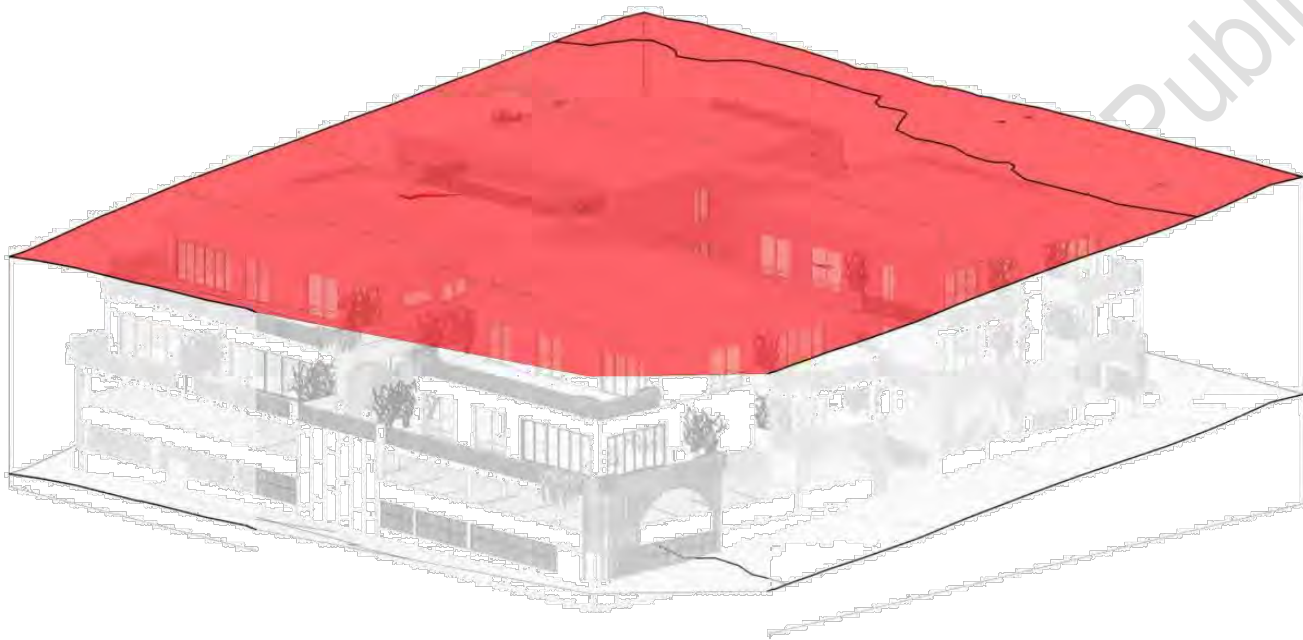
**Kingborough Council**  
Development Application: DA-2024-91  
Plan Reference No: P1  
Date Received: 26/03/2024  
Date placed on Public Exhibition: 31/8/2024



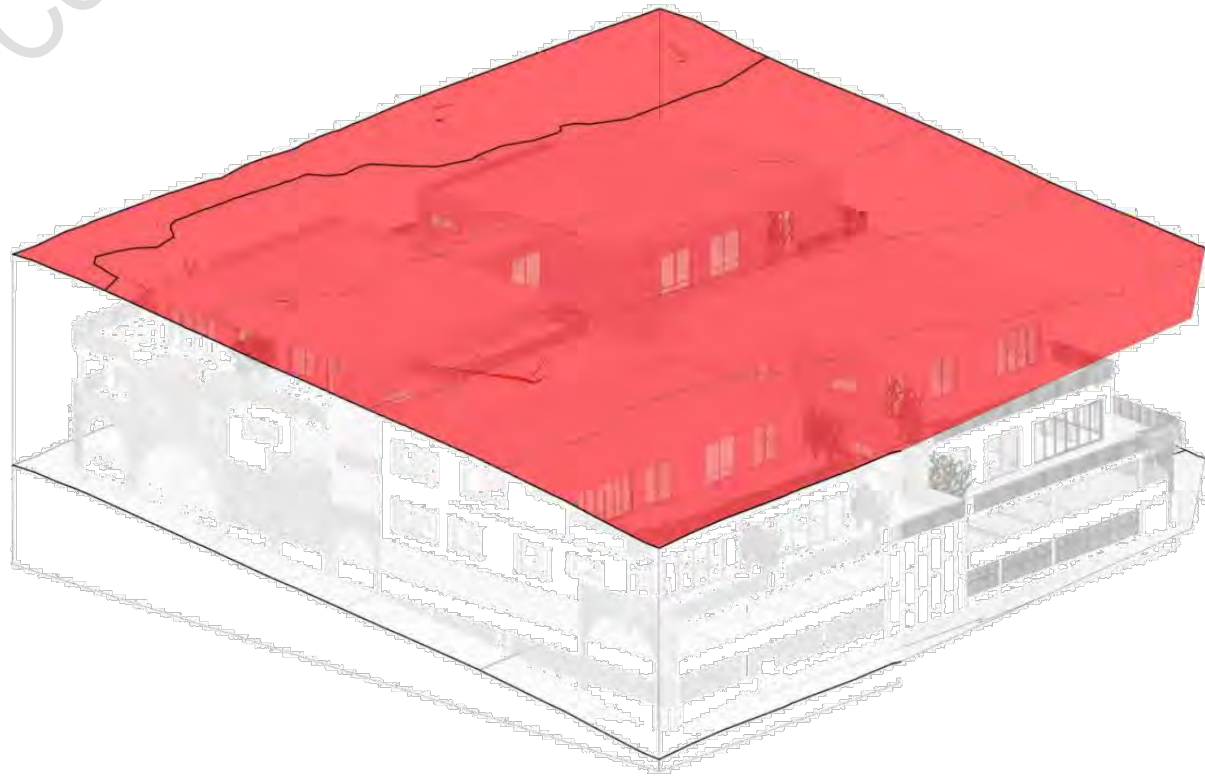
1 3D 12m Discretionary Maximum - East Axo



2 3D 12m Discretionary Maximum - North Axo



3 3D 12m Discretionary Maximum - South Axo



4 3D 12m Discretionary Maximum - West Axo

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No	Description	Date	HA Developments Australia Pty Ltd	3D Envelope Diagrams – 12m Discretionary Maximum	
D	Issued for Development Application	26/10/2023	Mixed Use Development 150 – 152 Channel Hwy	Project number 2024	
				Date NOVEMBER 2023	
				Drawn by MB	
				BSP Lic# CO 6576	Scale A09.01 (@A)

Document Set ID: 4441765  
Version: 1, Version Date: 27/03/2024

## Assessment Checklist for Development Applications for Use and/or Development within the Local Business Zone

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

Clause	Compliance/Comments
<b>20.3 Use Standards</b>	
<b>Clause 20.3.1 – Hours of Operation</b> <b>A1</b> – Hours of operation of a use within 50 m of a residential zone must be within: (a) 7.00 am to 9.00 pm Mondays to Saturdays inclusive; (b) 9.00 am to 5.00 pm Sundays and Public Holidays. except for office and administrative tasks.	<b>A1 – Complies</b> The scheme defines 'hours of operation' as: <i>the hours that a use is open to the public or conducting activities to the use, not including routine activities normally associated with opening and closing or office and administrative tasks.</i> Based on the definition, it only applies to the non-residential component, and therefore complies. A condition would be added to any approval to ensure compliance.
<b>Clause 20.3.2 – Noise</b> <b>A1</b> – Noise emissions measured at the boundary of a residential zone must not exceed the following: (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am; (c) 65dB(A) (LAmx) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	<b>A1 – Complies.</b> The Planning Report (MC Planners, March 2024) provided with the application states: <i>The proposal is predominately a residential development and none of the proposed commercial uses are likely to generate excessive noise. There is also a highway between the development and the nearest residential zone. The noise emissions generated from the proposal will likely not exceed this as a noise generator and thus not cause environmental harm within the residential zone.</i> A noise report was not provided to confirm compliance with the Acceptable Solution.
<b>Clause 20.3.3 – External Lighting</b> <b>A1</b> – External lighting within 50 m of a residential zone must comply with all of the following: (a) be turned off between 10:00 pm and 6:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.	<b>A1 – Complies.</b> There is nothing in the application to suggest non-compliance or a request to exceed the Acceptable Solution. A condition would be added to any approval to ensure compliance.
<b>Clause 20.3.4 – Commercial Vehicle Movements</b> <b>A1</b> – Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of: (a) 7.00am to 5.00pm Mondays to Fridays inclusive; (b) 9.00am to 5.00pm Saturdays; (c) 10.00am to 12noon Sundays and public holidays.	<b>A1 – Complies.</b> There is nothing in the application to suggest non-compliance or a request to exceed the Acceptable Solution. Given the size of the commercial tenancies, it is unlikely that commercial deliveries would be via large trucks. If approved, the development will need to be serviced by private waste collection and the site is within 50m of a residential zone. Therefore, a condition would be added to any approval to ensure compliance.

Clause	Compliance/Comments
<b>20.4 Development Standards for Buildings and Works</b>	
<b>Clause 20.4.1 – Building Height</b> <b>A1</b> – Building height must be no more than: 9 m.	<b>A1 – Not Complying</b> Maximum height is 12m, therefore must be assessed against the Performance Criteria.
<b>A2</b> – Building height within 10m of a residential zone must be no more than 8.5 m.	<b>A2 Not Complying</b> - Height is 12m. The southern rear end of the building is within 10m of the residential land in Taroon Crescent.
<b>Clause 20.4.2 – Setback</b> <b>A1</b> – Building setback from frontage must be parallel to the frontage and must be no more than: 5 m, if fronting Channel Highway. 2 m, if fronting any other street. <b>A2</b> – Building setback from a residential zone must be no less than: (a) 3 m; (b) half the height of the wall, whichever is the greater.	<b>A1 – Complies.</b> The building has a zero setback to the frontage (noting that the ground level has a setback from the frontage, but the levels above have a zero setback). <b>A2 – Not applicable.</b> The subject site does not adjoin a residential zone. The site is adjoined by Local Business Zone and Utilities zone.
<b>Clause 20.4.3 – Design</b> <b>A1</b> – Building design must comply with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front facade no less than 40% of the surface area of the ground floor level facade; (c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front facade and facades facing other public spaces is not greater than 30% of the length of the facade; (d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; (f) provide awnings over the public footpath if existing on the site or on adjoining lots; (g) not include security shutters over windows or doors with a frontage to a street or public place.	<b>A1 - Complies</b> <b>(a)</b> – Complies. The main access to the building addresses Channel Highway and the public footpath. <b>(b)</b> – Complies. Windows make up the majority of the ground floor façade, providing ample passive surveillance <b>(c)</b> – Complies. There are no large expanses of blank walls, the architectural design of the building incorporates a range of materials, windows and balconies that positively impact the public facing aspects of the building. <b>(d)</b> – Complies. All mechanical services are adequately screened from view <b>(e)</b> – Complies. Rooftop services are screened and included in the roof design <b>(f)</b> – Complies. The site does not provide an awning over the public footpath and there are none on adjoining sites. <b>(g)</b> – Complies. There are no proposed shutters.
<b>A2</b> – Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.	<b>A2 – Complies</b> The proposed building material are of a light reflectance value less than 40%.
<b>Clause 20.4.4 – Passive Surveillance</b> <b>A1</b> – Building design must comply with all of the following:	<b>A1 – Complies</b> <b>(a)</b> – Complies. The main entrance of the building is clearly visible from Channel Highway and the

Clause	Compliance/Comments
<p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40% of the surface area of the ground floor level facade;</p> <p>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30% of the surface area of the ground floor level facade;</p> <p>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) provide well-lit public access at the ground floor level from any external car park.</p>	<p>existing public footpath running the length of the site's frontage.</p> <p>(b) – Complies. The ground level of the building is primarily windows and entranceways exceeding the 40% minimum at 92%</p> <p>(c) – Complies. The ground floor and visible basement level floor have windows, opening and walls with a transparency of 92%</p> <p>(d) – Complies. There are no entrapment areas, the car park has multiple egresses as does the space between tenancies 1 and 2.</p> <p>(e) – Complies. Lighting will be provided to illuminate car parking compliant with AS/NZS 1158.3.1:2005.</p> <p>(f) – Complies. The ground floor and basement car parking areas will have appropriate lighting to ensure visibility compliant with AS/NZS 1158.3.1:2005 (f).</p>
<p><b>Clause 20.4.5 – Landscaping</b></p> <p><b>A1</b> – Landscaping along the frontage of a site is not required if all of the following apply:</p> <p>(a) the building extends across the width of the frontage, (except for vehicular access ways);</p> <p>(b) the building has a setback from the frontage of no more than 1 m.</p>	<p><b>A1</b> – Complies.</p> <p>Landscaping is not required by the Clause because the building extends to the side boundaries and there is a zero setback to the frontage (albeit on the upper levels). However, it is noted that the proposal does include some landscaping along the frontage forward of the commercial tenancies.</p>
<p><b>A2</b> – Along a boundary with a residential zone landscaping must be provided for a depth no less than: 2 m.</p>	<p><b>A2</b> – Not applicable.</p> <p>No boundary with Residential Zone.</p>
<p><b>Clause 20.4.6 – Outdoor Storage Areas</b></p> <p><b>A1</b> – Outdoor storage areas for non-residential uses must comply with all of the following:</p> <p>(a) be located behind the building line;</p> <p>(b) all goods and materials stored must be screened from public view;</p> <p>(c) not encroach upon car parking areas, driveways or landscaped areas.</p>	<p><b>A1</b> – Complies.</p> <p>The proposed residential bin storage and delivery area is within the underground parking on the ground level:</p> <p>(a) there is no storage area forward of the building.</p> <p>(b) There are no good or materials to be stored outside the building.</p> <p>(c) The bin storage is in a dedicated area avoiding the parking areas. If approved a condition would be included to ensure parking and access areas are kept for that purpose.</p>
<p><b>Clause 20.4.7 – Fencing</b></p> <p><b>A1</b> – Fencing must comply with all of the following:</p> <p>(a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage;</p> <p>(b) fences along a frontage must be at least 50% transparent above a height of 1.2 m;</p> <p>(c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.</p>	<p><b>A1</b> – Not applicable.</p> <p>There is no front fencing proposed.</p>

Clause	Compliance/Comments
<b>Clause 20.4.8 – Environmental Values</b> <b>A1</b> – No trees of high conservation value will be impacted.	<b>A1</b> – Complies. The works comply with the acceptable solution as they do not impact on any trees of high conservation value.
<b>Clause 20.5.1 Subdivision</b> <b>A1</b> – The size of each lot must be no less than: 300m <sup>2</sup> . Except if for public open space, a riparian reserve or utilities.	<b>A1</b> – Complies. The two existing titles - Lot 3 on CT6265/3 and Lot 4 on CT6265/4, are to be consolidated. The total area is 1903.7 m <sup>2</sup> .
<b>A2</b> – The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following: a) Clear of the frontage, side and rear boundary setbacks; b) Clear of easements; c) clear of title restrictions that would limit or restrict the development of a commercial building; d) has an average slope of no more than 1 in 5; e) is a minimum of 10mx15m in size	<b>A2</b> – Complies. a) a building envelope could be achieved that is clear of all boundaries b) easements are unaffected c) there are no title restrictions that would limit development d) the building envelope could achieve the layout within the steepness of the site e) the lot exceeds the minimum lot size.
<b>A3</b> – The frontage for each lot must be no less than: 15m	<b>A3</b> – Complies.
<b>A4</b> – No Acceptable Solution, therefore, must be assessed against the Performance Criteria.	<b>A4</b> - Not applicable. The proposal does not include any new roads.
<b>A5</b> - Each lot must be connected to services adequate to support the likely future use and development of the land.	<b>A5</b> – Complies.
<b>A6</b> – No Acceptable Solution, therefore, must be assessed against the Performance Criteria.	<b>A6</b> – Not applicable. This is a consolidation of lots rather than a subdivision in the normal sense of the word. A public open space contribution is not applicable.
<b>A7</b> – No trees of high conservation value will be impacted.	<b>A7</b> - Complies

## Code Provisions

Clause	Compliance/Comments
<b>E5.0 Road and Railway Assets Code</b>	
<b>Clause E5.5.1 – Existing road accesses and junctions</b> <b>A1</b> – The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	<b>A1</b> – Not applicable. Road speed is less than 60km/h.
<b>A2</b> – The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	<b>A2</b> – Not applicable. Road speed is less than 60km/h.



<p><b>A3</b> – 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.</p>	<p><b>A3 – Not Complying</b></p> <p>Channel Highway is a Category 4 road in this section and the speed limit is 50km/h in this section of the Channel Highway.</p> <p>The proposal exceeds the average daily trips requirement and therefore needs to be assessed against the Performance Criteria.</p>
<p><b>Clause E5.6.2 - Road access and junctions</b></p> <p><b>A1</b> – No new access or junction to roads in an area subject to a speed limit of more than 60km/h.</p>	<p><b>A1</b> – Not applicable.</p> <p>Road speed is less than 60km/h.</p>
<p><b>A2</b> – No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.</p>	<p><b>A2</b> – Complies.</p> <p>A single access (albeit it new) is proposed to service the site from Channel Highway.</p>
<p><b>Clause E5.6.4 - Sight distance at accesses, junctions and level crossings</b></p> <p><b>A1</b> – Sight distances at:</p> <p>(a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and</p> <p>(b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.</p>	<p><b>A1</b> – Complies.</p> <p>The Traffic Impact Assessment (Hubble Traffic, Nov 2023) determined the development will give motorists a sight distance exceeding the Safe Intersection Sight Distance prescribed in Table E5.1. The building vehicular access has been designed to provide adequate sight lines between motorists leaving and pedestrians using the footpath, complying with the Australian Standards.</p>
<p><b>E6.0 Parking and Access Code</b></p>	
<p><b>Clause E6.6.1 - Number of car parking spaces</b></p> <p><b>A1</b> - The number of on-site car parking spaces must be:</p> <p>(a) no less than the number specified in Table E6.1;</p> <p>except if:</p> <p>(i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p>	<p><b>A1</b> – Complies.</p> <p>The proposal has allocated 65 car parks exceeding Table 2.1 requirement of 60 car parking spaces:</p> <p style="padding-left: 40px;">Apartments – 41 spaces Food Services – 13 General Retail – 6</p> <p style="text-align: right;"><b>TOTAL 60</b></p>
<p><b>Clause E6.6.2 – Number of Accessible Car Parking Spaces for People with a Disability</b></p> <p><b>A1</b> - Car parking spaces provided for people with a disability must:</p> <p>(a) satisfy the relevant provisions of the Building Code of Australia;</p> <p>(b) be incorporated into the overall car park design;</p> <p>(c) be located as close as practicable to the building entrance.</p>	<p><b>A1</b> – Complies.</p> <p>As per Part D4D6 of the National Construction Code, one accessible parking space will be provided within the ground floor car parking area, located as near as practical to the entrances to the commercial tenancies and access to an accessible ramp.</p>
<p><b>Clause E6.6.3 – Number of Motorcycle Parking Spaces</b></p> <p><b>A1</b> - The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of</p>	<p><b>A1</b> – Complies.</p> <p>The proposal has allocated four motorcycle parking spaces on the ground floor.</p>



extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.	
<b>Clause E6.6.4 – Number of Bicycle Parking Spaces</b> <b>A1</b> - The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.	<b>A1 – Complies.</b> The development will provide bike frames to accommodate three bicycles for customer use, which will be located within 50 metres of the main entrance, and a locked facility on the ground level for employee use complying with the requirements of Table E6.2.
<b>Clause E6.7.1 - Number of vehicular accesses</b> <b>A1</b> – The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.	<b>A1 – Complies.</b> There are 2 vehicle access points at present – there is one proposed.
<b>Clause E6.7.2 - Design of vehicular accesses</b> <b>A1</b> – Design of vehicle access points must comply with all of the following: <ul style="list-style-type: none"> <li>(a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;</li> <li>(b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 “Access Driveways and Circulation Roadways” of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.</li> </ul>	<b>A1 – Complies.</b> The vehicular access will be designed to conform with the Australian Standards 2890 part 1.
<b>Clause E6.7.3 - Vehicular passing areas along an access</b> <b>A1</b> – Vehicular passing areas must: <ul style="list-style-type: none"> <li>(a) be provided if any of the following applies to an access:             <ul style="list-style-type: none"> <li>(i) it serves more than 5 car parking spaces;</li> <li>(ii) is more than 30 m long;</li> <li>(iii) it meets a road serving more than 6000 vehicles per day</li> </ul> </li> <li>(b) be 6 m long, 5.5 m wide, and taper to the width of the driveway;</li> <li>(c) it meets a road serving more than 6000 vehicles per day;</li> <li>(d) have the first passing area constructed at the kerb;</li> <li>(e) be at intervals of no more than 30 m along the access.</li> </ul>	<b>A1 – Complies.</b>
<b>Clause E6.7.4 - On-site turning</b> <b>A1</b> – On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following: <ul style="list-style-type: none"> <li>(a) it serves no more than two dwelling units;</li> </ul>	<b>A1 – Complies.</b>

<p><b>Clause E6.7.5 - Layout of parking areas</b></p> <p><b>A1</b> – The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 “Design of Parking Modules, Circulation Roadways and Ramps” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 “Headroom” of the same Standard.</p>	<p><b>A1</b> – Complies.</p>
<p><b>Clause E6.7.6 - Surface treatment of parking areas</b></p> <p><b>A1</b> – Parking spaces and vehicle circulation roadways must be in accordance with all of the following;</p> <p>(a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway;</p> <p>(b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.</p>	<p><b>A1</b> – Complies.</p>
<p><b>Clause E6.7.7 - Lighting of parking areas</b></p> <p><b>A1</b> – Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.</p>	<p><b>A1</b> – Complies.</p>
<p><b>Clause E6.7.8 - Landscaping of parking areas</b></p> <p><b>A1</b> – Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.</p>	<p><b>A1</b> – <b>Not Complying</b></p> <p>As landscaping cannot be facilitated around the underground carpark the proposal cannot comply with the acceptable solution and the performance criteria must be addressed.</p>
<p><b>Clause E6.7.9 – Design of motorcycle parking areas</b></p> <p><b>A1</b> - The design of motorcycle parking areas must comply with all of the following:</p> <p>(a) be located, designed and constructed to comply with section 2.4.7 “Provision for Motorcycles” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;</p> <p>(b) be located within 30 m of the main entrance to the building.</p>	<p><b>A1</b> – Complies.</p>
<p><b>Clause E6.7.10 – Design of bicycle parking facilities</b></p> <p><b>A1</b> - The design of bicycle parking facilities must comply with all the following;</p> <p>(a) be provided in accordance with the requirements of Table E6.2;</p> <p>(b) be located within 30 m of the main entrance to the building.</p>	<p><b>A1</b> – Complies.</p>
<p><b>A2</b> - The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993</p>	<p><b>A2</b> – Complies.</p>

Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 "Design of Parking Facilities" and clauses 3.1 "Security" and 3.3 "Ease of Use" of the same Standard. R1	Bike spaces will be designed as specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 "Design of Parking Facilities" and clauses 3.1 "Security" and 3.3 "Ease of Use".
<b>Clause E6.7.11 – Bicycle end of trip facilities</b> <b>A1</b> - For all new buildings where the use requires the provision of more than 5 bicycle parking spaces for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional employee bicycle spaces thereafter.	<b>A1</b> – Not applicable. Fewer than 5 spaces are required.
<b>Clause E6.7.12 – Siting of car parking</b> <b>A1</b> - Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.	<b>A1</b> – Complies. The on-site parking spaces will be accommodated on the ground and basement levels and not visible to Channel Highway users.
<b>Clause E6.7.13 – Facilities for commercial vehicles</b> <b>A1</b> - Commercial vehicle facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial. Vehicle Facilities AS 2890.2:2002, unless: <ul style="list-style-type: none"> <li>(a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site;</li> <li>(b) the use is not primarily dependent on outward delivery of goods from the site.</li> </ul>	<b>A1</b> – <b>Not Complying</b> As the proposal cannot comply with A1 it must address P1. The development incorporates a dedicated loading area within the ground level car park, suitable for low roof small delivery vans, in the combined delivery/bin collection area.
<b>Clause E6.7.14 - Access to a road</b> <b>A1</b> – Access to a road must be in accordance with the requirements of the road authority.	<b>A1</b> – Complies. The proposal was referred to DSG, as the road authority. They did not object to the proposal, however provided some comments – refer to report.
<b>E7.0 Stormwater Management Code</b>	
<b>Clause E7.7.1 - Stormwater drainage and disposal</b> <b>A1</b> – Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.	<b>A1</b> – Complies. The proposal will have stormwater gravity fed to the existing public stormwater system.
<b>A2</b> – A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply: <ul style="list-style-type: none"> <li>(a) the size of new impervious area is more than 600 m<sup>2</sup>;</li> <li>(b) new car parking is provided for more than 6 cars;</li> <li>(c) a subdivision is for more than 5 lots.</li> </ul>	<b>A2</b> – Complies. A stormwater system incorporating water sensitive urban design principles is provided on site.
<b>A3</b> – A minor stormwater drainage system must be designed to comply with all of the following: <ul style="list-style-type: none"> <li>(a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned</li> </ul>	<b>A3</b> – Complies. The system has been designed to accommodate a storm of an ARI of 100 years, through the use of a detention tank.

land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed;	
(b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.	
<b>A4</b> – A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.	<b>A4</b> – Not applicable
<b>E15.0 Inundation Prone Areas Code</b>	
<b>Clause E15.6 - Use standards</b> <b>A1</b> – Change of use of a non-habitable building to a habitable building or a use involving habitable rooms must comply with all of the following: <ul style="list-style-type: none"> <li>(a) floor level of habitable rooms is no less than the AHD level for the Coastal Inundation Low Hazard Area in Table E15.1;</li> <li>(b) floor level of habitable rooms is no less than the AHD level for the 1% AEP plus 300mm if in an area subject to riverine flooding.</li> </ul>	<b>A1</b> – Not applicable. While located in a Riverine Inundation Area, the proposal does not involve a change of use of a non-habitable building to a habitable building or a change of use from a non-habitable building to a use involving habitable rooms.
<b>Clause E15.7.4 - Riverine inundation hazard areas</b> <b>A1</b> - A new habitable building must have a floor level no lower than the 1% AEP (100 yr ARI) storm event plus 300 mm.	<b>A1</b> – Complies The Riverine Inundation Area (overland flow path) is present on the site of 150 Channel highway only – the western half of the site, and location of proposed “Building A”. A flood report (Flussig Engineers 17 July 2024) prepared for the development has noted that the floor levels of the proposed new habitable building meets the acceptable solution for A1.  The flood report notes that there will be no observable increase in flood extent on neighbouring properties. There may be some minor increase in flood extent on the Channel Highway that is already affected by flooding in the existing site conditions and does not contribute to any additional risk.
<b>A2</b> – An extension to an existing habitable building must comply with one of the following: <ul style="list-style-type: none"> <li>(a) floor level of habitable rooms is no lower than the 1% AEP (100 yr ARI) storm event plus 300 mm;</li> <li>(b) floor area of the extension no more than 60 m<sup>2</sup> as at the date of commencement of this planning scheme.</li> </ul>	<b>A2</b> – Not applicable. The proposal does not include an extension to a habitable building within a Riverine Inundation Hazard Area.
<b>A3</b> – The total floor area of all non-habitable buildings, outbuildings and Class 10b buildings under the Building Code of Australia, on a site must be no more than 60 m <sup>2</sup> .	<b>A3</b> – Not applicable. There are no non-habitable buildings, outbuildings or class 10b structures within a Riverine Inundation Hazard Area as part of the proposal
<b>Clause E15.7.5 - Riverine, coastal investigation area, low, medium high inundation hazard area</b> <b>A1</b> – For landfill, or solid walls greater than 5 m in length and 0.5 m in height, there is no acceptable solution (requires assessment against performance criteria).	<b>A1</b> – <b>Not Complying</b> . The proposal includes multiple solid wall within an area affected by the code, which has a length of >5m and a height of >0.5m. Therefore, it must be assessed against the Performance Criteria.

<b>A2</b> – No acceptable solution (requires assessment against performance criteria)	<b>A2</b> – No acceptable solution (requires assessment against performance criteria).
<b>A3</b> – A land application area for onsite wastewater management must comply with all of the following: (a) horizontal separation distance from high water mark or from the top of bank of a watercourse or lake must be no less than 100 m; (b) vertical separation distance from the water table must be no less than 1.5 m.	<b>A3</b> – Not applicable. The proposal will connect to the available reticulated sewerage.

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

Public Copy





## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	DA-2024-91	<b>Council notice date</b>	16/04/2024
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2024/00440-KIN	<b>Date of response</b>	23/04/2024
<b>TasWater Contact</b>	Huong Pham Karen Triffett	<b>Phone No.</b>	0427 471 748 0439 492 314 (Trade Waste)
<b>Response issued to</b>			
<b>Council name</b>	KINGBOROUGH COUNCIL		
<b>Contact details</b>	kc@kingborough.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	150 CHANNEL HWY, TAROONA	<b>Property ID (PID)</b>	5711389
<b>Description of development</b>	Demolition & Mixed use ( retail, food services and multiple dwellings x18 )		
<b>Schedule of drawings/documents</b>			
<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
Spark Architecture	2224 sheet A00.04	D	20/11/2023
ADG Engineers (Aust) Pty Ltd	Civil Engineering Report – sections 10 & 11	1	27/03/2024
<b>Conditions</b>			
<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><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. <i>Advice: The water connection/meters must be located in the common area, with unfettered access. If the water and sewer connection points are located in the driveway/parking area, trafficable covers will be required.</i></li> <li>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.</li> <li>Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol> <p><b>TRADE WASTE</b></p> <ol style="list-style-type: none"> <li>Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater for any retail / food tenancies.</li> <li>There are no Trade Waste Conditions for the residential tenements.</li> </ol> <p><b>DEVELOPER CHARGES</b></p> <ol style="list-style-type: none"> <li>Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$16,361.18 to TasWater for water infrastructure for 9.312 additional Equivalent Tenements, indexed by the</li> </ol>			



Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

7. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$26,263.64 to TasWater for sewerage infrastructure for 14.948 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

#### **DEVELOPMENT ASSESSMENT FEES**

8. The applicant or landowner as the case may be, must pay a development assessment fee of \$749.17 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

#### **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>

##### **Developer Charges**

For information on Developer Charges please visit the following webpage - <https://www.taswater.com.au/building-and-development/developer-charges>

##### **Water Submetering**

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website ([www.taswater.com.au](http://www.taswater.com.au)) within our Sub-Metering Policy and Water Metering Guidelines.

##### **Trade Waste**

Prior to any Building and/or Plumbing work being undertaken in retail / food tenancies, the applicant will need to make an application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:

Location of all pre-treatment devices;

Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and

Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.

At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application together with the General Supplement form is also required.

If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.

The application forms are available at <http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial>.

##### **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 <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.

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

**NOTE:** In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 - SECT 56ZB A regulated entity may charge a person for the reasonable cost of –

- (a) a meter; and

- (b) installing a meter.

#### Declaration

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

#### 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

A report on the petition headed 'Pedestrian and Accessible Crossing to Meredith's Orchard' will be provided to a future Council meeting.

### 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 PROPOSED NEW ROAD NAMES - KINGSTON

**File Number:** DAS-2021-25; 23.1058

**Author:** Emma Carson, Senior Planning Support Officer

**Authoriser:** Tasha Tyler-Moore, Manager Development Services

#### Strategic Plan Reference

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

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

#### 1. PURPOSE

- 1.1 The purpose of this report is to seek approval from Council for two proposed road names, *Streamside Way* and *Clematis Place*, for recently developed roads in the Spring Farm Estate, Kingston. Both new roads are accessed from Java Head Link and service residential lots (refer to figures 1 and 2 below).



Figure 1 – modified extract from advertised plans showing proposed 'Streamside Way' in pink





Figure 2 - modified extract from advertised plans showing proposed 'Clematis Place' in green

## 2. BACKGROUND

- 2.1 The two new roads are within the Spring Farm Estate, which was approved under Planning Permit DAS-2021-25.
- 2.2 These two roads have been designed in the later stages of the development and had not previously been allocated road names. The developer was invited to propose names for the roads within the parameters of road naming under the *Place Names Act 2020*.
- 2.3 During that process the developer suggested 'Winter' for one name, however it was unsuitable because it was not in compliance with the *Tasmanian Place Naming Guidelines* due to there being multiple circumstances of duplication throughout the state and Kingborough Municipality.

## 3. STATUTORY REQUIREMENTS

- 3.1 The proposed names *Streamside Way* and *Clematis Place* have been researched and there are no instances of similarity with other road names within the Kingborough Municipality that have the potential to cause confusion.
- 3.2 In accordance with the *Place Names Act 2020*, the proposed names '*Streamside Way*' and '*Clematis Place*' have been deemed compliant with the *Tasmanian Place Naming Guidelines*.

## 4. DISCUSSION

- 4.1 The proposed name '*Streamside*' suggested by the developer, holds significance for the land, as it refers to its proximity to a waterway, Whitewater Creek.
- 4.2 Initially 'Crescent' was suggested as its Road Type, however, the layout of the roadway does not lend itself to the definition, which is *crescent shaped thoroughfare, especially where both ends join the same thoroughfare* (refer to Attachment 1). The layout/design of the roadway has a bend much deeper and longer in shape than would typically be considered to be "crescent-like".

- 4.3 The alternative Road Type proposed was 'Way', which is defined as *roadway affording passage from one place to another; usually not as straight as an avenue or street* which was suitable for its layout.
- 4.4 The proposed road name 'Clematis' has been selected from Council's list of pre-approved road names by the developer. The name has no particular significance to the estate but is available on the preapproved names set aside for Kingborough Council.
- 4.5 The Road Type proposed is 'Place', which is defined as *short, sometimes narrow, enclosed roadway* (ie. cul-de-sac), which is appropriate for its layout.

## 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 During the process, the developer was consulted with to agree on appropriate names, as outlined in the background section.
- 7.2 No other external consultation was required under the relevant legislation.
- 7.3 If the suggested road names in this report are supported, Place Names Tasmania will be informed of the outcome so the process of name registration can continue.

## 8. RISK

- 8.1 There are no risk implications to Council.

## 9. CONCLUSION

- 9.1 It is considered that the proposed new road names are appropriate for the subdivision, refer to Figure 1 and Figure 2 above. The names are not replicated anywhere within the State. The names for the subdivision are relevant and meet the road naming guidelines and accordingly are recommended for approval.

## 10. RECOMMENDATION

That Council approve the following names for use:

- (a) 'Streamside Way' for the road outlined in Figure 1 of this report; and
- (b) 'Clematis Place' for the road outlined in Figure 2 of this report.

## ATTACHMENTS

### 1. Appendix A of AS/NZS 4819:2011

AS/NZS 4819:2011

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APPENDIX A  
ROAD TYPES – AUSTRALIA  
(Normative)

The road type shall be selected from those specified as suitable for open ended roads, culs-de-sac, or pedestrian only roads (see Clauses 4.3, 4.6.2, 7.2 and 8.3.2(a)).

Road type	Abbreviation	Description	Open ended	Cul-de-sac	Pedestrian only
Alley	Ally	Usually narrow roadway in cities or towns, often through city blocks or squares.	✓	✓	
Approach	App	Roadway leading to an area of community interest (e.g. public open space, commercial area, beach etc.)	✓		
Arcade	Arc	Passage having an arched roof, or any covered passageway, especially one with shops along the sides.			✓
Avenue	Av	Broad roadway, usually planted on each side with trees.	✓		
Boardwalk	Bwk	Promenade or path, especially of wooden planks, for pedestrians and sometimes vehicles, along or overlooking a beach or waterfront.			✓
Boulevard	Bvd	Wide roadway, well paved, usually ornamented with trees and grass plots.	✓		
Break	Brk	Vehicular access on a formed or unformed surface, which was originally prepared as a firebreak.	✓		
Bypass	Bypa	Alternative roadway constructed to enable through traffic to avoid congested areas or other obstructions to movement.	✓		
Chase	Ch	Roadway leading down to a valley.	✓	✓	
Circuit	Cct	Roadway enclosing an area.	✓		
Close	Cl	Short, enclosed roadway.		✓	
Concourse	Con	Roadway that runs around a central area (e.g. public open space or commercial area).	✓		
Court	Ct	Short, enclosed roadway.		✓	
Crescent	Cr	Crescent-shaped thoroughfare, especially where both ends join the same thoroughfare.	✓		
Crest	Crst	Roadway running along the top or summit of a hill.	✓	✓	
Drive	Dr	Wide thoroughfare allowing a steady flow of traffic without many cross-streets.	✓		
Entrance	Ent	Roadway connecting other roads.	✓		
Esplanade	Esp	Level roadway, often along the seaside, lake or a river.	✓		

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AS/NZS 4819:2011

Road type	Abbreviation	Description	Open ended	Cul-de-sac	Pedestrian only
Firetrail	Fitl	Vehicular access on a formed or unformed surface, which was originally prepared as a firebreak.	✓		
Freeway	Fwy	Express, multi-lane highway, with limited or controlled access.	✓		
Glade	Gld	Roadway usually in a valley of trees.	✓	✓	
Grange	Gra	Roadway leading to a country estate, or focal point, public open space, shopping area etc.	✓		
Grove	Gr	Roadway that features a group of trees standing together.	✓	✓	
Highway	Hwy	Main road or thoroughfare, a main route.	✓		
Lane	Lane	Narrow way between walls, buildings or a narrow country or city roadway.	✓	✓	
Loop	Loop	Roadway that diverges from and rejoins the main thoroughfare.	✓		
Mall	Mall	Sheltered walk, promenade or shopping precinct.			✓
Mews	Mews	Roadway in a group of houses.		✓	
Parade	Pde	Public promenade or roadway that has good pedestrian facilities along the side.	✓		
Parkway	Pwy	Roadway through parklands or an open grassland area.	✓		
Passage	Psg	Narrow street for pedestrians.			✓
Path	Path	Roadway used only for pedestrian traffic.			✓
Place	Pl	Short, sometimes narrow, enclosed roadway.		✓	
Plaza	Plza	Roadway enclosing the four sides of an area forming a market place or open space.		✓	
Promenade	Prom	Roadway like an avenue with plenty of facilities for the public to take a leisurely walk, a public place for walking.	✓		
Quays	Qys	Roadway leading to a landing place alongside or projecting into water.	✓		
Ramp	Ramp	Access road to and from highways and freeways.	✓		
Retreat	Rtr	Roadway forming a place of seclusion.		✓	
Ridge	Rdge	Roadway along the top of a hill.	✓		
Rise	Rise	Roadway going to a higher place or position.	✓	✓	
Road	Rd	Open way or public passage primarily for vehicles.	✓		
Square	Sq	Roadway bounding the four sides of an area to be used as an open space or a group of buildings.	✓	✓	
Steps	Stps	Route consisting mainly of steps.			✓

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Road type	Abbreviation	Description	Open ended	Cul-de-sac	Pedestrian only
Street	St	Public roadway in a town, city or urban area, especially a paved thoroughfare with footpaths and buildings along one or both sides.	✓		
Subway	Sbwy	Underground passage or tunnel that pedestrians use for crossing under a road, railway, river etc.			✓
Terrace	Tce	Roadway usually with houses on either side raised above the road level.	✓	✓	
Track	Trk	Roadway with a single carriageway. A roadway through a natural bushland region. The interpretation for both Track and Trail is limited to roadways, whereas in many areas (e.g. Tasmania) these are often associated with walking rather than vehicular movement.	✓		
Trail	Trl	See 'Track'			
View	View	Roadway commanding a wide panoramic view across surrounding areas.	✓	✓	
Vista	Vsta	Roadway with a view or outlook.	✓	✓	
Walk	Walk	Thoroughfare with restricted access used mainly by pedestrians.			✓
Way	Way	Roadway affording passage from one place to another. Usually not as straight as an avenue or street.	✓		
Wharf	Whrf	A roadway on a wharf or pier.	✓	✓	✓

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**16.2 SUBMISSION ON DRAFT DEVELOPMENT ASSESSMENT PANELS BILL 2024**

**File Number:** File#  
**Author:** Deleeze Chetcuti, Director Environment, Development & Community Services  
**Authoriser:** Dave Stewart, Chief Executive Officer

**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 To seek Council's endorsement of a submission to the State Planning Office on the draft Land Use Planning and Approvals (Development Assessment Panels) Bill 2024 (the draft Bill)

**2. BACKGROUND**

- 2.1 On 21 July 2023, the Premier of Tasmania announced the development of new legislation to allow certain types of development applications to be determined by independent Development Assessment Panels (DAP), appointed by the Tasmanian Planning Commission (the Commission).
- 2.2 A position paper on the proposed framework was released and open for consultation from 19 October to 30 November 2023. Council endorsed its submission on the Position Paper at its meeting of 20 November 2023 which can be found here:

[Agenda No. 22 - 20 November 2023 \(Public Copy\)](#)

The key issues raised in Council's submission were;

- The proposed framework creates another approval pathway which seems unnecessary
  - It was acknowledged that an independent assessment panel could be beneficial in certain circumstances however there is a risk of losing 'local knowledge' in the process.
  - It was suggested that a suitable model would be where planning authorities undertake the assessment and provide recommendations to a DAP for consideration.
  - The ability for applicants to 'opt in' or 'opt out' in a referral to a DAP body is not appropriate.
  - The criteria to determine eligible applications for referral is important and requires further clarification.
- 2.3 542 submissions were received on the Position Paper and a Report on Consultation on the DAP Position Paper was prepared. The overall feedback indicated a lack of support and the main reasons summarised were:

- Tasmania's planning system is performing well and there is no demonstrated need to introduce a new development assessment pathway;
- the DAP framework does not achieve its stated intent of deconflicting council's roles;
- fears that the Government will select panel members, thereby introducing bias and political interference in the planning process;
- taking planning decisions away from elected members undermines local democracy and reduces community participation in planning processes;
- the removal of merit appeal rights is unjust;
- further complicates an already complicated system.

The Position Paper and a Report on Consultation on the DAP Position Paper and can be found here:

[Draft LUPA Amendment \(Development Assessment Panels\) Bill 2024 | Planning in Tasmania](#)

- 2.4 While the feedback on the DAPs indicated a lack of support, the State Government has proceeded to prepare the draft DAP Bill (see Attachment 1) along with a Fact Sheet (Attachment 2).
- 2.5 The draft Bill is open for comment until 12 November 2024.
- 2.6 Under the draft Bill a development application may be eligible for DAP determination if it is for a discretionary permit, is not subject to the Environmental Management and Pollution Control Act 1994, and meets one of the following:
1. is an application for subdivision to accommodate social and affordable housing or the development of social and affordable housing, that is endorsed by Homes Tasmania as being suitable for DAP determination;
  2. where an applicant, or the planning authority with the consent of the applicant, chooses that the development application be determined by a DAP subject to satisfying the following value thresholds:
    - a. over \$10M;
    - b. over \$5M in a non-metropolitan area; or
    - c. over \$1M if council is the applicant and the planning authority;
  3. Upon request to the Minister from either the applicant or the planning authority, where the Minister determines that the development application is suitable for DAP determination because it satisfies one or more of the following criteria:
    - a. the application is considered to be of significance to the local area or State;
    - b. the application is overly complex and the planning authority does not have the expertise to assess it;
    - c. the application is controversial, or likely to be controversial;
    - d. the planning authority has, or is likely to have a conflict of interest, or there is perceived bias on the part of the planning authority.
- 2.7 Applications for referral to the Commission can be made at any time through the assessment process.

- 2.8 Applications assessed by a DAP will be subject to a public hearing process and there will be no appeal rights.
- 2.9 The draft DAP Bill also provides for the Minister to direct a planning authority to prepare a draft amendment to its Local Provisions Schedule (LPS) under certain circumstances where a review under section 40B of the Land Use Planning and Approvals Act 1993 (the Act) has been exhausted.

### **3. STATUTORY REQUIREMENTS**

- 3.1 Council's Planning Authority Delegations Policy (Policy 1.1) outlines delegations under the *Land Use and Planning and Approvals Act 1993 (LUPAA)*.
- 3.2 In accordance with the policy, development applications with three (3) or more opposing representations or the officer's recommendation is for refusal, the application must be referred to Council (acting as the Planning Authority) for determination. If the draft Bill is adopted the Policy will require amending to reflect when an application will be determined by a DAP.

### **4. DISCUSSION**

- 4.1 Council maintains the views provided in the submission to the Position Paper and has additional concerns and recommendations regarding the draft Bill which are outlined below.
- 4.2 The proposed framework where a DAP undertakes the assessment of referred applications appears to increase 'red tape' and assessment timeframes and could be avoided by modifying the existing process where assessment recommendations are provided to the Panel for determination. This model also raises concerns in relation to a DAPs ability to consider and account for the practical implications of ongoing permit enforcement in the assessment process, which post approval is Council's responsibility to manage and enforce.
- 4.3 If the model in the draft Bill is retained, the Commission should develop and publish robust governance policies and procedures for the establishment and management of Development Assessment Panels.
- 4.4 Ministerial determination of requests for the transfer of an application to a DAP appears to contradict the intent of the draft Bill which is 'to take the politics out of planning'.
- 4.5 The criteria for determining the eligibility of applications to be referred are too broad and further guidance and clarification is required to ensure objectivity and consistency.
- 4.6 The draft Bill also provides for the Minister to direct a planning authority to prepare a draft amendment to its Local Provisions Schedule (LPS) under certain circumstances where a review under section 40B of the Land Use Planning and Approvals Act 1993 (the Act) has been exhausted. Again, this appears to conflict with the intent of the draft Bill.

### **5. FINANCE**

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

### **6. ENVIRONMENT**

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

### **7. COMMUNICATION AND CONSULTATION**



- 7.1 The draft Bill is currently open for comment until 12 November 2024, and anyone can make a submission on the [State Planning Offices website](#).
- 7.2 The decision of this report will be communicated by way of letter to the State Planning Office.

## **8. RISK**

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

## **9. CONCLUSION**

- 9.1 Council maintains the views put forward in its submission to the Position Paper made in November 2023.
- 9.2 Council has additional concerns and recommendations regarding the draft Bill, primarily that;
- the proposed framework creates unnecessary complexity
  - the proposed framework will not properly account for local knowledge and ongoing permit enforcement consideration of permits
  - the ability for the Minister to determine application eligibility for referral of applications to the Commission and to direct an amendment be made to a LPS where a review under section 40B of the Land Use Planning and Approvals Act 1993 (the Act) has been exhausted conflicts with the intent of the draft Bill.

## **10. RECOMMENDATION**

That Council:

- (a) Note the proposed framework for the establishment of Development Assessment Panels contained within the draft Bill
- (b) Provide the CEO with delegation to provide a submission on the draft Bill as outlined in this report.

## **ATTACHMENTS**

- 1. Draft Land Use Planning and Approvals (Development Assessments) Bill 2024**
- 2. Development Assessment Panel (DAP) Fact Sheet**

Drafted in the Office of  
Parliamentary Counsel

TASMANIA

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**LAND USE PLANNING AND APPROVALS  
AMENDMENT (DEVELOPMENT ASSESSMENT  
PANELS) BILL 2024**

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3 October 2024

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**LAND USE PLANNING AND APPROVALS  
AMENDMENT (DEVELOPMENT ASSESSMENT  
PANELS) BILL 2024**

*(Brought in by the Minister for Housing and Planning, the  
Honourable Felix Ashton Ellis)*

**A BILL FOR**

**An Act to amend the *Land Use Planning and Approvals Act 1993* and to consequentially amend the *Historic Cultural Heritage Act 1995***

Be it enacted by Her Excellency the Governor of Tasmania, by and with the advice and consent of the Legislative Council and House of Assembly, in Parliament assembled, as follows:

**PART 1 – PRELIMINARY**

**1. Short title**

This Act may be cited as the *Land Use Planning and Approvals Amendment (Development Assessment Panels) Act 2024*.

**2. Commencement**

The provisions of this Act commence on a day or days to be proclaimed.



*Land Use Planning and Approvals Amendment (Development  
Assessment Panels) Act 2024  
Act No. of 2024*

**s. 3**

Part 1 – Preliminary

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**3. Repeal of Act**

This Act is repealed on the first anniversary of the day on which the last uncommenced provision of this Act commenced.

*Land Use Planning and Approvals Amendment (Development  
Assessment Panels) Act 2024*  
*Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 4

**PART 2 – LAND USE PLANNING AND APPROVALS  
ACT 1993 AMENDED**

**4. Principal Act**

In this Part, the *Land Use Planning and Approvals Act 1993\** is referred to as the Principal Act.

**5. Section 3 amended (Interpretation)**

Section 3(1) of the Principal Act is amended by omitting the definition of *discretionary permit* and substituting the following definition:

*discretionary permit* means a permit to which –

- (a) section 57 applies or to which, but for section 40Y(5), section 57 would apply; or
- (b) Division 2AA of Part 4 applies;

**6. Section 40BA inserted**

After section 40B of the Principal Act, the following section is inserted in Division 2:

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\*No. 70 of 1993

*Land Use Planning and Approvals Amendment (Development  
Assessment Panels) Act 2024  
Act No. of 2024*

s. 6

Part 2 – Land Use Planning and Approvals Act 1993 Amended

**40BA. Minister may review certain decisions**

- (1) If a person has received notice from the planning authority under section 40B(6)(b) that the planning authority does not intend to prepare a draft amendment to the LPS, the person may apply to the Minister for a review of that decision of the planning authority (the *reviewable decision*).
- (2) An application to the Minister under subsection (1), in respect of a reviewable decision –
  - (a) is to be in a form approved by the Minister; and
  - (b) is to contain the information prescribed for the purposes of the application; and
  - (c) is to include a copy of the following documents:
    - (i) the notification given by the planning authority under section 40B(6)(b) in respect of the reviewable decision;
    - (ii) the notice of the Commission given to the applicant under section 40B(5) in respect

*Land Use Planning and Approvals Amendment (Development  
Assessment Panels) Act 2024*  
*Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 6

of the reviewable  
decision;

(iii) the notice under  
section 38(3) to which the  
reviewable decision  
relates;

(iv) the request under  
section 37(1) to which the  
reviewable decision  
relates;

(v) any other prescribed  
document.

(3) If an application is made to the Minister  
under subsection (1), in respect of a  
reviewable decision –

(a) the Minister is to provide a copy  
of the application to the relevant  
planning authority and the  
Commission; and

(b) within 7 days after receiving the  
copy of the application –

(i) the relevant planning  
authority is to provide the  
Minister with its reasons  
for making the decision  
under section 40B(6) in  
respect of the reviewable  
decision and its opinion,  
in writing, of the merits of



*Land Use Planning and Approvals Amendment (Development  
Assessment Panels) Act 2024*  
*Act No. of 2024*

s. 6

Part 2 – Land Use Planning and Approvals Act 1993 Amended

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the reviewable decision;  
and

- (ii) the Commission may provide the Minister, in writing, with any further information that the Commission considers relevant in respect of the reviewable decision.

- (4) After receiving an application under subsection (1) and reviewing the information provided in respect of the application under subsection (3), the Minister may –

- (a) in accordance with section 40C, direct the relevant planning authority to prepare a draft amendment on an LPS in relation to the request made under section 37(1) to which the relevant reviewable decision relates; or

- (b) refuse to take any action in respect of the application.

- (5) The Minister may only make a decision under subsection (4)(a) if, in the opinion of the Minister, the draft amendment meets the LPS criteria.

- (6) As soon as practicable after making a decision under subsection (4) in respect

*Land Use Planning and Approvals Amendment (Development  
Assessment Panels) Act 2024  
Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 7

of an application, the Minister is to give written notice of the decision, and the reasons for the decision, to the relevant planning authority, the Commission and the applicant.

- (7) For the avoidance of doubt, an application may be made under this section in respect of a request under section 40B(1), whether or not an application has also been made under section 40T(1) that relates to the request.

**7. Section 40C amended (Direction to prepare draft amendments of LPS)**

Section 40C(1) of the Principal Act is amended by inserting after paragraph (d) the following paragraph:

- (da) to implement a decision of the Minister under section 40BA(4) to prepare a draft amendment;

**8. Part 4, Division 2AA inserted**

After section 60A of the Principal Act, the following Division is inserted in Part 4:

*Land Use Planning and Approvals Amendment (Development  
Assessment Panels) Act 2024  
Act No. of 2024*

s. 8

Part 2 – Land Use Planning and Approvals Act 1993 Amended

***Division 2AA – Development Assessment Panels  
Subdivision 1 – General***

**60AA. Interpretation of Division**

In this Division –

***Assessment Panel***, in relation to an application under this Division, means the Development Assessment Panel that is established, in respect of the application, by the Commission under section 60AD or 60AP;

***city*** has the same meaning as in section 16A of the *Local Government Act 1993*;

***exhibition period***, in relation to an application under this Division, means the 14-day period commencing on the day specified in the notice published under section 60AG(1)(b) in respect of the application;

***Homes Tasmania*** has the same meaning as in the *Homes Tasmania Act 2022*;

***party***, in relation to an application for a discretionary permit, includes –

*Land Use Planning and Approvals Amendment (Development  
Assessment Panels) Act 2024  
Act No. of 2024*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

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- (a) the proponent for the development to which the application relates; and
- (b) the relevant planning authority;

*reviewing entity*, in relation to an application, includes –

- (a) the planning authority for each relevant municipal area to which the application relates; and
- (b) the Heritage Council, within the meaning of the *Historic Cultural Heritage Act 1995*, if the application relates to a development that includes heritage works within the meaning of Part 6 of that Act; and
- (c) the relevant regulated entity, within the meaning of Division 2A; and
- (d) a pipeline licensee, within the meaning of Division 2A, if the application relates to land that is wholly or partly within a gas infrastructure planning corridor within



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the meaning of the *Gas  
Industry Act 2019*.

***Subdivision 2 – Certain new applications may be  
determined by Assessment Panel***

**60AB. Certain new permit applications may be  
made to Commission**

(1) A person may apply to the Commission  
for an application for a discretionary  
permit to be determined by an  
Assessment Panel if –

(a) the application is endorsed by  
Homes Tasmania as including –

(i) social or affordable  
housing; or

(ii) a subdivision, within the  
meaning of Part 3 of the  
*Local Government  
(Building and  
Miscellaneous  
Provisions) Act 1993*, for  
the purposes of social or  
affordable housing; or

(b) the application relates to a  
development that is valued in  
excess of –

(i) \$10 000 000 or such other  
amount as may be

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prescribed – if all, or any  
part, of the development  
is to be located in a city;  
or

(ii) \$5 000 000 or such other  
amount as may be  
prescribed – in any other  
case; or

(c) the council is both parties in  
relation to the application, and the  
application relates to a  
development that is valued in  
excess of \$1 000 000 or such  
other amount as may be  
prescribed; or

(d) the application falls within a class  
of applications prescribed for the  
purpose of this section.

(2) An application under subsection (1) –

(a) may only be made by –

(i) the applicant for the  
discretionary permit; or

(ii) the relevant planning  
authority, with the  
consent of the applicant  
for the discretionary  
permit; and

(b) is to –

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- (i) be in a form approved by the Commission; and
  - (ii) contain the prescribed information; and
  - (iii) be accompanied by evidence that the application meets one or more of the requirements specified in subsection (1); and
- (c) must be accompanied by a written copy of the endorsement by Homes Tasmania, in a form approved by the Commission, if the application is made under subsection (1)(a).
- (3) An application may not be made under subsection (1) if the application is an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies.
- (4) If the Commission requires further information in respect of whether an application falls under subsection (3), the Commission may seek further information from the Board, within the meaning of the *Environmental Management and Pollution Control Act 1994*.

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(5) Within 7 days after receiving an application under this section, the Commission is to do one or more of the following:

- (a) request further information from either party to the application;
- (b) return the application to the applicant if, in the opinion of the Commission –
  - (i) the application is an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies; or
  - (ii) the purported application does not meet the requirements for an application under this section;
- (c) establish an Assessment Panel under section 60AD in respect of the application.

**60AC. Minister may refer certain new permit applications to Commission**

- (1) A party to an application for a discretionary permit may request that the



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Minister direct the Commission to establish an Assessment Panel in respect of the application if –

- (a) the application relates to a development that may be considered significant, or important, to –
  - (i) the area in which the development is to be located; or
  - (ii) the State; or
- (b) either party to the application believes that the planning authority does not have the technical expertise to assess the application; or
- (c) the application relates to a development that is, or is likely to be, controversial; or
- (d) the relevant planning authority may have, in respect of the proponent or development –
  - (i) a conflict of interest or a perceived conflict of interest; or
  - (ii) a real or perceived bias, whether for or against the

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proponent or  
development; or

- (e) the application falls within a class of applications prescribed for the purpose of this section.
- (2) An application for a discretionary permit, that is the subject of a request under subsection (1) –
- (a) is to be in a form approved by the Commission; and
  - (b) must include a statement as to why the party to the application is making the request that the Minister refer the application to the Commission; and
  - (c) must be accompanied by evidence that the application meets one or more of the requirements specified in subsection (1); and
  - (d) contain the prescribed information.
- (3) If the Minister receives a request under subsection (1) in relation to an application for a discretionary permit that is only made by one party to the application, the Minister is to ensure that the other party to the application is –

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- (a) notified of the request and has a copy of the application; and
  - (b) notified that the party has a right to respond to the Minister, in respect of the request, within 7 days after the Minister receives the request.
- (4) The Minister may refer an application for a discretionary permit to the Commission if, in the opinion of the Minister –
  - (a) the application meets one or more of the requirements specified in subsection (1); and
  - (b) the application is not an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies.
- (5) The Minister may refuse to refer an application for a discretionary permit to the Commission, under this section, for any reason.
- (6) Within 7 days after receiving an application referred by the Minister under this section, the Commission may –
  - (a) return the application to the applicant if, in the opinion of the Commission –

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- (i) the application is an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies; or
  - (ii) the purported application does not meet the administrative requirements for an application under this section; or
- (b) establish an Assessment Panel under section 60AD in respect of the application.

**60AD. Commission to establish Assessment Panel**

- (1) The Commission is to establish an Assessment Panel to undertake an assessment of an application made under section 60AB, or an application referred to the Commission under section 60AC, if the Commission is satisfied that –

- (a) the application is not an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies; and



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(b) the application meets the relevant requirements of this Division.

(2) If an Assessment Panel is established under this section in respect of an application, the *Historic Cultural Heritage Act 1995* does not apply in respect of the assessment of the application under this Division.

***Subdivision 3 – Assessment of new application by  
Assessment Panel***

**60AE. Applications for permits to be provided to reviewing entities**

(1) As soon as practical after the Commission establishes an Assessment Panel under section 60AD in respect of an application, the Assessment Panel is to provide a copy of the application to each reviewing entity for that application.

(2) Within 28 days after being provided a copy of an application under subsection (1) –

(a) each planning authority must provide, to the Assessment Panel, advice relating to the application on the following matters:

(i) any matters that the planning authority would

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consider, in respect of the  
application, under the  
*Local Government  
(Building and  
Miscellaneous  
Provisions) Act 1993*;

- (ii) issues and concerns that the planning authority has in respect of the matter to which the application relates including, but not limited to, engineering concerns or the impacts on assets or infrastructure owned or operated by the planning authority;
  - (iii) suggested terms and conditions that should be imposed on a permit if it is granted under the application and the reasons for those terms and conditions;
  - (iv) any other matter that the planning authority considers relevant to the application; and
- (b) each other reviewing entity for the application is to provide, to the Assessment Panel, advice relating to the application on any

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matter that the reviewing entity  
considers relevant to the  
application.

**60AF. Additional information may be required**

- (1) Within 14 days after receiving a copy of an application under section 60AE(1), a reviewing entity may make a request to the Assessment Panel for further information in respect of the application to enable the reviewing entity to provide advice on the application under section 60AE.
- (2) A planning authority may only request further information under subsection (1) in relation to the following matters:
  - (a) for the purpose of determining the impact of the use and development on the infrastructure of the council in the relevant municipal area if the application were to be approved and the permit issued;
  - (b) to assist in the preparation of recommended conditions to be imposed on the permit in respect of the impact of the use and development on the infrastructure of the council;

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- (c) any matters that the planning authority is entitled to consider, in respect of the application, under the *Local Government (Building and Miscellaneous Provisions) Act 1993*.
- (3) If a reviewing entity makes a request for further information under subsection (1) in respect of an application, the Assessment Panel may notify the reviewing entity, in writing –
  - (a) that the Assessment Panel believes that the requested information is not relevant to the application; and
  - (b) the reasons for that belief; and
  - (c) that the requested information is no longer considered information requested under this section.
- (4) Within 14 days after providing copies of an application under section 60AE(1), the Assessment Panel may request further information in respect of an application by written notice to the applicant.
- (5) At the expiry of 14 days after providing copies of an application under section 60AE(1), the Assessment Panel is to –

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- (a) make a request, in writing, that the applicant provide the further information requested under subsections (1) and (4) in respect of the application as the Assessment Panel is satisfied –
    - (i) that the information is relevant to the application; and
    - (ii) that the Assessment Panel does not already have the information; and
  - (b) send a copy of the written request to the reviewing entities for the application.
- (6) If an applicant provides further information to the Assessment Panel as the result of a request made under subsection (5) –
- (a) the Assessment Panel is to provide a copy of the further information to all the reviewing entities for the application; and
  - (b) each reviewing entity is to notify the Assessment Panel if –
    - (i) the reviewing entity is satisfied that the additional information



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provided meets the  
requests so made; or

- (ii) in the opinion of the  
reviewing entity, further  
information was requested  
and has not been provided  
by the applicant.

(7) Within 7 days after receiving further  
information as a result of a request under  
subsection (5), the Assessment Panel  
must –

(a) determine that –

- (i) all further information so  
requested has been  
provided by the applicant;  
or

- (ii) the applicant has provided  
all the further information  
so requested that is  
reasonably able to be  
provided by the applicant;  
or

(b) notify the applicant that the  
Assessment Panel is not satisfied  
that the applicant has complied  
with all requests under  
subsection (5) in respect of the  
application.

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- (8) If an Assessment Panel makes a request to an applicant under subsection (5) for further information, all relevant time periods under this Act do not run in respect of the application until, in the opinion of the Assessment Panel, all requests for further information have been answered.

**60AG. Exhibition of applications**

- (1) Within 14 days after the expiry of the period specified in section 60AE(2) in respect of an application, the Assessment Panel is to –
- (a) prepare a draft assessment report in relation to the application; and
  - (b) ensure that an exhibition notice is published that specifies, in relation to the documents and information specified in paragraph (d) –
    - (i) the day on which the exhibition of the documents and information is to commence; and
    - (ii) that the documents and information are or will be available for viewing by the public during the

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exhibition period at the  
premises specified in the  
notice; and

(iii) that the documents and  
information may be  
downloaded by the public  
from the website specified  
in the notice; and

(c) provide a copy of a notice under  
paragraph (b) to all property  
owners who own land adjoining  
the land to which the application  
relates; and

(d) exhibit the following documents  
and information, in respect of the  
application, in accordance with  
the exhibition notice published  
under paragraph (b):

(i) the application;

(ii) each document, or piece  
of information, provided  
by a reviewing entity  
under section 60AE in  
respect of the application;

(iii) any further information  
provided by the applicant  
under this Act, including  
information provided  
under section 54, in

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accordance with  
section 60AF;

(iv) the draft assessment  
report;

(v) if the draft assessment  
report recommends that a  
permit be granted, a draft  
permit, including each  
proposed condition to be  
imposed in respect of the  
permit;

(vi) the date on which a  
hearing under  
section 60AH may be  
held in respect of the  
application, being a date  
that is not less than 10  
days after the close of the  
exhibition;

(vii) a statement that the  
hearing may be cancelled  
in accordance with  
section 60AI.

- (2) An exhibition under subsection (1)(d) is to be held for a period of 14 days from the day specified in the notice published under subsection (1)(b), excluding any days on which the premises, where the exhibition is occurring, are closed to the public during normal business hours.

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- (3) A person may make such comments, and provide feedback, to the Assessment Panel in respect of an application during the exhibition period for the application.

**60AH. Hearings in respect of applications**

- (1) The Assessment Panel is to hold a hearing in respect of an application, as specified in the information published under section 60AG(1)(b) in respect of the application, except where the hearing is cancelled under section 60AI.
- (2) A hearing under this section, in respect of an application, is to be open to –
  - (a) each party to the application; and
  - (b) each reviewing entity; and
  - (c) all persons who made a representation in respect of the application.
- (3) Within 28 days after the close of the exhibition period in respect of an application and after the hearing held under this section in respect of the application, if any, the Assessment Panel must –
  - (a) refuse the application and notify the following persons of that decision:

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- (i) each party to the application;
  - (ii) each reviewing entity for the application;
  - (iii) each person who made a representation in respect of the application; or
- (b) approve the application and subsequently
  - (i) notify the following persons of that decision:
    - (A) each party to the application;
    - (B) each reviewing entity for the application;
    - (C) each person who made a representation in respect of the application; and
  - (ii) direct the relevant planning authority to issue a permit as specified by the Assessment Panel in the direction.

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- (4) If an Assessment Panel needs an extension of the period specified in subsection (3), the Assessment Panel may make a request to the Minister that the period be extended in accordance with subsection (5).
- (5) At the request of the Assessment Panel under subsection (4), the Minister may agree to one extension, of not more than 21 days, of the period specified in subsection (3) if the Minister considers the extension reasonable in the circumstances.
- (6) Subsections (4) and (5) do not apply to an Assessment Panel if –
  - (a) the Assessment Panel has been established in respect of an application that is not an application under section 60AB(1)(a) which is endorsed by Homes Tasmania in accordance with that section; and
  - (b) the Assessment Panel and the applicant agree to –
    - (i) an extension of the period specified in subsection (3) in respect of an application; and
    - (ii) the duration of that extension.

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(7) If an extension is granted under subsection (5) or agreed under subsection (6) in respect of an application, the Assessment Panel is to notify the following persons that the extension has been granted, or agreed, and the duration of that extension:

- (a) each party to the application;
- (b) each reviewing entity for the application;
- (c) each person who made a representation in respect of the application.

**60AI. Hearing may be cancelled in certain circumstances**

(1) The Assessment Panel for an application under this Division may cancel a proposed hearing to be held under section 60AH in respect of the application if –

- (a) during the assessment of the application, no reviewing entity requested that a hearing be held, under section 60AH, in respect of the application; and
- (b) during the exhibition period for the application –

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- (i) no representations were made in respect of the application; or
  - (ii) the representations that were made in respect of the application were in support of the application or specified that the person making the representation does not wish to be heard at a hearing under section 60AH.
- (2) If a hearing in respect of an application is cancelled under subsection (1), the Assessment Panel may direct the relevant planning authority to issue a permit in accordance with the draft assessment report prepared under this Division in respect of the application.
- (3) If the Assessment Panel cancels a hearing under subsection (1) in respect of an application, the Assessment Panel is to give written notice that –
  - (a) the hearing is not to be held, under section 60AH, in respect of the application; and
  - (b) the relevant planning authority has been directed to issue a

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permit in respect of the  
application.

(4) A written notice under subsection (3) that  
relates to the cancellation of a hearing in  
respect of an application must be given  
to –

(a) each party to the application; and

(b) each reviewing entity for the  
application; and

(c) each person who made a  
representation in respect of the  
application.

(5) For the avoidance of doubt, nothing in  
this section requires the Assessment  
Panel to cancel a hearing under  
subsection (1).

**60AJ. Frivolous or vexatious representations**

If, in the opinion of the Assessment  
Panel for an application, a representation  
that is frivolous, or vexatious, has been  
made during the exhibition period for the  
application –

(a) as soon as practical after forming  
the opinion, the Assessment  
Panel is to notify the person who  
made the representation –



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- (i) that the Assessment Panel is of the opinion that the representation is frivolous or vexatious; and
- (ii) the grounds on which the Assessment Panel has formed that opinion; and
- (b) the representation is not a representation for the purposes of this Subdivision.

***Subdivision 4 – Certain existing applications may be referred to Assessment Panel***

**60AK. Interpretation of Subdivision**

In this Subdivision –

***permit application***, in relation to a transfer application, means the application for a discretionary permit that is the subject of –

- (a) an application to the Commission under section 60AL; or
- (b) a request to the Minister under section 60AM;

***transfer application*** means an application to the Commission under section 60AL, or a request to the Minister under

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section 60AM, for an application  
for a discretionary permit to be  
determined by an Assessment  
Panel.

**60AL. Certain permit applications may be  
transferred to Assessment Panel**

(1) A party to a permit application that is  
already being considered under this Act  
by the relevant planning authority, may  
apply to the Commission for the permit  
application to be determined by an  
Assessment Panel if –

(a) the permit application relates to a  
development that is valued in  
excess of –

(i) \$10 000 000 or such other  
amount as may be  
prescribed – if all, or any  
part, of the development  
is to be located in a city;  
or

(ii) \$5 000 000 or such other  
amount as may be  
prescribed – in any other  
case; or

(b) the council is both parties in  
relation to the permit application  
and the application relates to a  
development that is valued in

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excess of \$1 000 000 or such  
other amount as may be  
prescribed; or

- (c) the application falls within a class  
of applications prescribed for the  
purpose of this section.

- (2) A transfer application under  
subsection (1) –

- (a) may only be made by –

- (i) the applicant for the  
discretionary permit; or

- (ii) the relevant planning  
authority in respect of the  
permit application, with  
the consent of the  
applicant for the  
discretionary permit; and

- (b) is to –

- (i) be in a form approved by  
the Commission; and

- (ii) contain the prescribed  
information; and

- (c) must be accompanied by –

- (i) the permit application to  
which the transfer  
application relates; and

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- (ii) evidence that the permit application meets one or more of the requirements specified in subsection (1); and
- (d) must be accompanied by each of the following, if in existence:
  - (i) each document, or piece of information, provided under this Act in respect of the permit application;
  - (ii) any further information provided by the applicant under this Act, including information provided under section 54, in respect of the permit application;
  - (iii) if the transfer application is made by the planning authority, a statement that details the assessment process that has been undertaken under this Act by the planning authority in respect of the permit application;
  - (iv) all correspondence that has occurred between the applicant and the relevant

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planning authority in  
respect of the permit  
application.

- (3) A transfer application may not be made under subsection (1) if the relevant permit application is an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies.
- (4) If the Commission requires further information in respect of whether a permit application falls under subsection (3), the Commission may seek further information from the Board, within the meaning of the *Environmental Management and Pollution Control Act 1994*.
- (5) Within 7 days after receiving a transfer application under this section, the Commission is to do one or more of the following:
- (a) request further information from a party to the permit application;
  - (b) return the purported application to the applicant if, in the opinion of the Commission, the purported application –
    - (i) is an application to which section 25 of the *Environmental*

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*Management and  
Pollution Control Act  
1994 applies; or*

- (ii) does not meet the requirements for an application under this section; or
- (c) notify the applicant of the determination made by the Commission, under section 60AO, in respect of the permit application.

**60AM. Minister may refer certain existing permit applications to Commission**

- (1) A party to a permit application that is already being considered under this Act by a planning authority, may request that the Minister direct the Commission to establish an Assessment Panel in respect of the permit application if –

- (a) the permit application relates to a development that may be considered significant, or important, to –
  - (i) the area in which the development is to be located; or
  - (ii) the State; or

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- (b) either party to the application believes that the planning authority does not have the technical expertise to assess the permit application; or
  - (c) the permit application relates to a development that is, or is likely to be, controversial; or
  - (d) the relevant planning authority may have, in respect of the proponent or development –
    - (i) a conflict of interest or a perceived conflict of interest; or
    - (ii) a real or perceived bias, whether for or against the proponent or development; or
  - (e) the application falls within a class of permit applications prescribed for the purpose of this section.
- (2) A request under subsection (1) in respect of a permit application –
- (a) must include a statement as to why the party is making the request that the Minister refer the relevant permit application to the Commission; and

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- (b) must be accompanied by –
  - (i) a copy of the permit application; and
  - (ii) evidence that the permit application meets one or more of the requirements specified in subsection (1); and
- (c) must be accompanied by each of the following, if in existence:
  - (i) each document, or piece of information, provided under this Act in respect of the permit application;
  - (ii) any further information provided by the applicant under this Act, including information provided under section 54, in respect of the permit application;
  - (iii) if the request is made by the planning authority, a statement that details the assessment process that has been undertaken under this Act by the planning authority in respect of the permit application;

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- (iv) all correspondence that has occurred between the applicant and the relevant planning authority in respect of the permit application.
- (3) If the Minister receives a request under subsection (1) that is only made by one party to the relevant permit application, the Minister is to ensure that the other party to the permit application is –
  - (a) notified of the request and has a copy of the documentation provided under subsection (2) in respect of the request; and
  - (b) notified that the party has a right to respond to the Minister, in respect of the request, within 7 days after the Minister receives the request.
- (4) The Minister may refer a permit application to the Commission for the granting of a discretionary permit by an Assessment Panel if, in the opinion of the Minister –
  - (a) the permit application meets one or more of the requirements specified in subsection (1); and
  - (b) the permit application is not an application to which section 25 of

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the *Environmental Management  
and Pollution Control Act 1994*  
applies.

- (5) The Minister may refuse to refer a permit application to the Commission, under this section, for any reason.
- (6) Within 7 days after receiving a permit application referred by the Minister under this section, the Commission may –
  - (a) return the application to the applicant if, in the opinion of the Commission –
    - (i) the application is an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies; or
    - (ii) the purported application does not meet the administrative requirements for an application under this section; or
  - (b) notify the applicant of the determination made by the Commission, under



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section 60AO, in respect of the  
permit application.

**60AN. Effect of application under this Subdivision**

If a person makes a transfer application,  
or a request under this Subdivision, in  
respect of a permit application –

- (a) the relevant planning authority is  
to stop in its assessment of the  
permit application; and
- (b) all other assessments under this  
Act, and any other Act, of the  
permit application are to cease  
while the transfer application or  
request is determined under this  
Subdivision; and
- (c) all timeframes under this Act, and  
any other Act, that apply to the  
permit application are paused  
while the transfer application or  
request is determined under this  
Subdivision.

**60AO. Commission may determine status of certain  
existing applications**

- (1) If the Commission is satisfied that an  
Assessment Panel may be established  
under section 60AP in respect of a permit  
application, the Commission –

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- (a) is to determine which provisions of Subdivision 3 apply in respect of the permit application; and
  - (b) may determine that a provision of Subdivision 3 does not apply in respect of the permit application, if the Commission is satisfied that the applicant has complied with a similar requirement under this Act in respect of the permit application; and
  - (c) may specify that a time frame applies, to the permit application, in respect of a provision of Subdivision 3, that is different from the timeframe specified in that provision.
- (2) Before the Commission establishes an Assessment Panel in respect of a permit application, the Commission must provide to the applicant in respect of the transfer application a notice, in writing, of –
- (a) each determination made under subsection (1) in respect of a permit application; and
  - (b) each time frame specified, by the Commission under subsection (1) in respect of a permit application.

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- (3) Within 7 days after receiving a written notice under subsection (2), an applicant is to notify the Commission, in writing –
  - (a) that the applicant agrees with the determination; or
  - (b) that the applicant disagrees with the determination.
- (4) If an applicant notifies the Commission under subsection (3)(a) that the applicant agrees with the determination of the Commission –
  - (a) the Commission is to provide a copy of the written notice provided under subsection (2) to the proponent and the relevant planning authority; and
  - (b) the Commission is to establish an Assessment Panel under section 60AD in respect of the permit application to which the determination relates; and
  - (c) this Division applies to the assessment, and determination, of the permit application as specified in the determination of the Commission.
- (5) If an applicant notifies the Commission under subsection (3)(b) that the applicant disagrees with the determination of the

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Commission, or if an applicant fails to take action under subsection (3)(b) within the timeframe specified in the subsection –

- (a) the relevant transfer application is taken to be withdrawn; and
  - (b) all assessments ceased, and all timeframes paused, under section 60AN in respect of the relevant permit application are taken to continue.
- (6) For the avoidance of doubt, a determination of the Commission under subsection (1) in respect of a permit application –
- (a) is final and not subject to appeal; and
  - (b) may be amended by the Commission, or an Assessment Panel established in respect of the permit application; and
  - (c) may require an applicant to complete a process that is identical, or similar, to a process that the applicant has already undertaken under a different provision of this Act.

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- (7) If the Assessment Panel amends a determination in accordance with subsection (6)(b) –
- (a) the Assessment Panel is to give the applicant a written copy of the amended determination; and
  - (b) this section applies to the written copy of the amended determination as if it a written notice under subsection (2).

**60AP. Commission to establish Assessment Panel**

- (1) The Commission is to establish an Assessment Panel to undertake an assessment of a permit application, if –
- (a) the applicant notifies the Commission under section 60AO(3)(a) that the applicant agrees with the determination of the Commission in respect of the permit application; and
  - (b) the Commission is satisfied that the permit application is not an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies.



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- (2) An Assessment Panel established under this section is to assess, and determine, a permit application in accordance with the determination of the Commission, under section 60AO, in respect of the permit application.

***Subdivision 5 – Miscellaneous***

**60AQ. Application may be withdrawn by applicant**

- (1) At any stage before an Assessment Panel gives a direction under section 60AH(3)(b) or section 60AI(2) in respect of an application, the applicant may withdraw the application by written notice to the Assessment Panel.
- (2) If an application has been withdrawn under subsection (1), the Assessment Panel is to notify the following persons that the application has been withdrawn:
- (a) each reviewing entity who has been provided with the application under section 60AE;
  - (b) if the application was exhibited in accordance with section 60AG, each person who made a representation under that section in respect of the application.

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**60AR. Effect of issuing permit in respect of certain applications**

- (1) If a planning authority issues a permit at the direction of an Assessment Panel under section 60AH(3)(b) or section 60AI(2) –
  - (a) the planning authority must issue the permit within 7 days after receiving the direction of the Assessment Panel; and
  - (b) the planning authority may only issue the permit as directed and may not impose any further conditions on the permit; and
  - (c) the permit comes into effect on the day on which it is issued or such later day as is specified by the Assessment Panel; and
  - (d) there is no right of appeal under this Act, in respect of the permit, on merit grounds; and
  - (e) the provisions of this Act relating to enforcement and minor amendments apply to the permit.
- (2) If a planning authority issues a permit at the direction of an Assessment Panel under section 60AH(3)(b) or section 60AI(2) in relation to a subdivision, within the meaning of Part 3

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of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, a reference in that Part to the council, in respect of a prescribed function or prescribed power of the council under that Part, includes a reference to the Assessment Panel.

**60AS. Fees under this Division**

- (1) For the purposes of this Division, the regulations may prescribe –
  - (a) the fees payable in respect of an application, matter or assessment under this Division; or
  - (b) the method of calculating a fee that may be payable under this Division.
- (2) Nothing in this section limits or restricts a power to make regulations under section 87 in respect of this Division including, but not limited to, making provision or with respect to a matter specified in section 87(2)(b).
- (3) The Commission may waive or remit all or any part of a fee that is payable under this Division.

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**PART 3 – HISTORIC CULTURAL HERITAGE ACT  
1995 AMENDED**

**9. Principal Act**

In this Part, the *Historic Cultural Heritage Act 1995\** is referred to as the Principal Act.

**10. Section 33 substituted**

Section 33 of the Principal Act is repealed and the following section is substituted:

**33. Application of Planning Act to heritage works is subject to this Part**

(1) Subject to subsection (2), the provisions of this Part prevail, to the extent of any inconsistency, over the provisions of the Planning Act and any planning scheme or special planning order or planning directive in force under that Act.

(2) This Part does not apply to –

- (a) a permit application that is to be determined by an Assessment Panel under Division 2AA of Part 4 of the Planning Act; and
- (b) heritage works that are to be performed under a discretionary permit that is issued as a result of

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\*No. 117 of 1995

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Part 3 – Historic Cultural Heritage Act 1995 Amended

a permit application referred to in  
paragraph (a).

Consultation Draft

# Development Assessment Panel (DAP) Fact Sheet



## Overview

The government is proposing to introduce the Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2024 (the draft Bill) which provides for an alternate assessment pathway for development applications to be determined by an independent Development Assessment Panel established by the Tasmanian Planning Commission (the Commission).

The draft Bill also provides for the Minister to direct a planning authority to prepare a draft amendment to its Local Provisions Schedule (LPS) under certain circumstances where a review under section 40B of the *Land Use Planning and Approvals Act 1993* (the Act) has been exhausted.

## DAP Framework - Eligible development applications

A development application may be eligible for DAP determination if it is for a discretionary permit, is not subject to the *Environmental Management and Pollution Control Act 1994*, and meets one of the following:

1. is an application for subdivision to accommodate social and affordable housing or the development of social and affordable housing, that is endorsed by Homes Tasmania as being suitable for DAP determination;
2. where an applicant, or the planning authority with the consent of the applicant, chooses that the development application be determined by a DAP subject to satisfying the following value thresholds:

State Planning Office  
Department of Premier and Cabinet





- a. over \$10M;
  - b. over \$5M in a non-metropolitan area; or
  - c. over \$1M if council is the applicant and the planning authority;
3. Upon request to the Minister from either the applicant or the planning authority, where the Minister determines that the development application is suitable for DAP determination because it satisfies one or more of the following criteria:
  - a. the application is considered to be of significance to the local area or State;
  - b. the application is overly complex and the planning authority does not have the expertise to assess it;
  - c. the application is controversial, or likely to be controversial;
  - d. the planning authority has, or is likely to have a conflict of interest, or there is perceived bias on the part of the planning authority.

### When can applications be referred to a DAP?

Development applications can be referred to a DAP at the beginning of the assessment or anytime during the planning authority's assessment. An application that is referred at the beginning of the assessment follows the process and timeframes outlined in the flowchart in *figure 1*, with the DAP overseeing and coordinating the assessment.

Applications that enter the DAP process partway through the planning authority's assessment has the remaining assessment processes and timeframes determined by the DAP, including the possibility of repeating elements of the assessment.

### DAP to seek advice from 'reviewing entities'

The DAP refers all development applications to relevant 'reviewing entities', including the planning authority, Heritage Council and regulated entities. Reviewing entities may request further information through the DAP. The DAP consolidates and coordinates requests and responses to further information.

### Planning authority to advise DAP on certain matters

The Planning authority is to provide the DAP with advice on the following:

- any matters relevant under the *Local Government (Building and Miscellaneous Provisions) Act 1993*;

State Planning Office  
Department of Premier and Cabinet



- issues or concerns regarding the impact of the proposed use and development on council's assets or infrastructure;
- suggested draft permit conditions that should be imposed to address the impact of the use and development on council infrastructure and assets;
- any other matter that the planning authority would like to bring to the DAP's attention.

### DAP undertakes preliminary assessment and exhibits draft report

Once the DAP has advice from the reviewing entities and any further information provided by the applicant, it undertakes a preliminary assessment of the application against the planning scheme provisions. Where the DAP's preliminary assessment is for approval, the draft report will include a draft permit and conditions.

The DAP exhibits the application, advice from reviewing entities, any additional information provided by the applicant and the DAP's preliminary report, including any draft permit, for a period of 14 days. The exhibition notice also includes notification of a hearing date, which is to be not less than 10 days after the close of the exhibition period.

The DAP publishes all representations received during the exhibition period within 3 days of it closing.

### DAP to hold public hearings

The DAP is to hold a hearing into the matters raised in the representations. This allows all parties to present their evidence and test the evidence of others.

The DAP can only dispense with holding a hearing if it is satisfied that no representations were received or the representations support the preliminary assessment, and no parties to the proceeding wish to attend a hearing.

### DAP to determine development application

Following the hearing, the DAP considers all the information presented and makes a decision on the application. The DAP is to give notice of its decision to the applicant, reviewing entities and representors within 4 weeks of the close of exhibition unless an extension of time has been granted.

If the DAP's decision is to approve the application and grant a permit, the DAP must, in its notice to the planning authority, direct it to issue a permit in accordance with the DAP's decision.

### Statutory assessment timeframes

An application involving the provision of social and affordable housing is determined by the DAP within 91 days. The timeframe for determination of other applications is 112 days.

Other statutory timeframes are shown in Figure 1.

### Post DAP decision

The planning authority is responsible for enforcing the permit.

Because the assessment has involved a public hearing and the DAP is bound by the rule of natural justice and procedural fairness, there is no right of appeal on the grounds of planning merit to the DAP's decision.

The planning authority can receive and determine applications for a minor amendment to a permit for an application that has been determined by a DAP.

### Fees

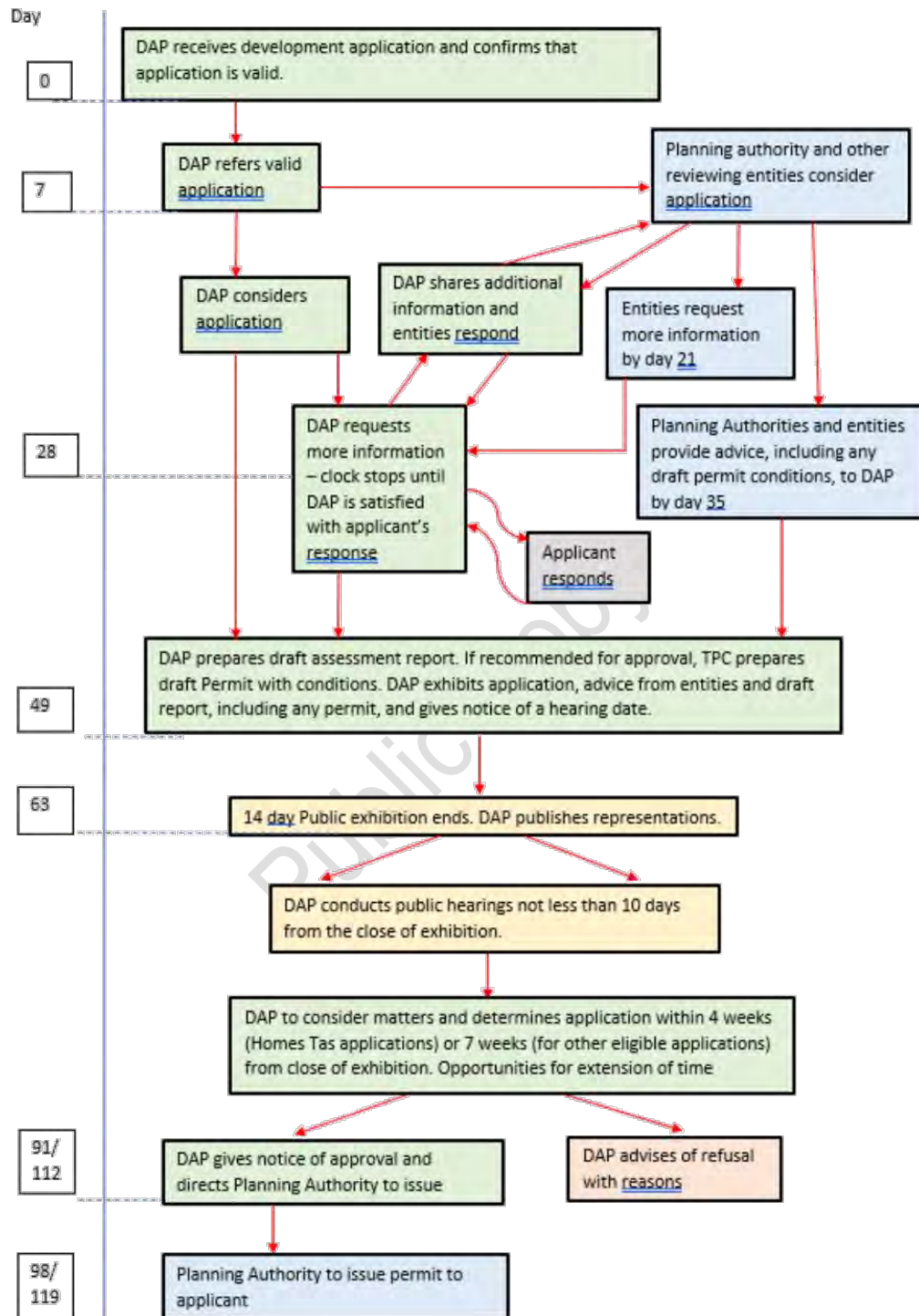
Fees for the assessment of the application by the DAP and the provision of advice by reviewing entities will be prescribed in the Regulations.

### Ministerial Direction to prepare draft amendment to an LPS

Section 40B of the Act allows an applicant to request the Commission to review the planning authority's decision to refuse an application to amend its LPS. The Commission can direct the planning authority to reconsider its decision. Where that has occurred, and the planning authority still does not agree to prepare an amendment, the draft Bill allows the Minister to direct the planning authority to prepare a draft amendment of its LPS in accordance with section 40C of the Act, subject to being satisfied that the LPS criteria is met.

An LPS amendment that has been prepared by a direction of the Minister is subject to the usual independent assessment by the Commission.

Figure 1. Proposed DAP Framework Flow Chart



**16.3 POLICY 1.11 FRAUD CONTROL AND CORRUPTION PREVENTION****File Number:** 12.207**Author:** David Spinks, Director People & Finance**Authoriser:** Dave Stewart, Chief Executive Officer**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 This purpose of this report is to review the Fraud Control and Corruption Prevention Policy (Fraud Policy).

**2. BACKGROUND**

2.1 Council last reviewed and adopted the Fraud Policy in August 2021 and it is due for review.

**3. STATUTORY REQUIREMENTS**

3.1 There is no statutory requirement to have a Fraud Policy.

3.2 However, good governance practice would require an appropriate fraud policy and procedures.

3.3 Council's annual financial statements are required to be audited pursuant to the *Audit Act 2008*. In undertaking the audit, the auditor has a duty to consider the risk of misstatement of the financial statements due to fraud and will inquire as to management's policies and procedures to prevent and detect fraud.

**4. DISCUSSION**

4.1 The Audit Panel reviewed and endorsed the attached Fraud Control and Corruption Prevention Policy at its October meeting.

4.2 The only substantive change is to adopt the definitions of fraud and corruption contained in Australian Standard AS 8001:2001 Fraud and Corruption Control.

4.3 Other minor editorial changes have also been made.

**5. FINANCE**

5.1 There are no financial implications associated with this report.

**6. ENVIRONMENT**

6.1 There are no environmental issues associated with this report.

**7. COMMUNICATION AND CONSULTATION**

7.1 The policy will be made available on the Council's web page.

**8. RISK**

8.1 This Policy is aimed at reducing Councils risk by detailing a clear policy on fraud control and corruption prevention.

8.2 Fraud and corruption is an identified risk in Council's risk register.

**9. CONCLUSION**

9.1 The renewal of the policy will continue to aid Council in reducing the financial and reputational risk associated with fraud and corruption.

**10. RECOMMENDATION**

That Council approves the Fraud Control and Corruption Prevention Policy 1.11, as attached to this report.

**ATTACHMENTS**

1. **Fraud Control and Corruption Prevention Policy tracked changes**
2. **Fraud Control and Corruption Prevention Policy updated**

Public Copy



EXISTING POLICY WITH TRACK CHANGES



Policy No:	1.11	Minute No:	C304/8-19
Approved by Council:	<del>November 2024</del> <del>August 2021</del>	ECM File No:	12.207
Next Review Date:	<del>November 2027</del> <del>August 2024</del>	Version:	3.0
Responsible Officer:	<del>Director People and Finance</del> <del>Chief Financial Officer</del>		

Fraud Control and Corruption Prevention Policy	
POLICY STATEMENT	<div>1.1 Kingborough Council is responsible for providing leadership and good governance to the Kingborough community through strong financial management and human resource practices. The Council is committed to developing and maintaining an organisational culture which is supported by appropriate controls, procedures and strategies, which prevent fraud and corruption.</div> <div>1.2 Council will not tolerate fraudulent or corrupt conduct from its employees, contractors, elected members or others working for Council. The risk of fraud or corruption can come from within the Council and from external parties.</div> <div>1.3 Elected members and employees will at all times act with integrity and must not engage or collude in any activities including fraudulent or corrupt conduct which damages the Council’s good standing in the community This also includes fraudulent or corrupt activities which may benefit the Council.</div> <div>1.4 Elected members and employees have a responsibility to report suspected fraud and/or corrupt conduct. Elected members and employees are encouraged to be constantly vigilant and report in confidence, without fear of reprisal, any matter that they regard as suspicious.</div> <div>1.5 All suspected instances of fraud or corrupt conduct will be reported and investigated. The Council does not condone fraudulent or corrupt conduct and will institute disciplinary procedures in respect of any employee involved in such activities. Prosecution in the civil court will be taken against any person found to be involved in significant fraud or corrupt conduct to recover losses incurred by the Council where this is appropriate.</div> <div>1.6 In the event that an investigation indicates that a criminal offence may have been committed, any information obtained by Council will be referred to the Police.</div> <div>1.7 False allegations of suspected fraud or corrupt conduct by employees with the intent to disrupt or cause harm to another may be subject to disciplinary action in accordance with the provisions in Council’s Employee Code of Conduct.</div>
DEFINITIONS	<div>2.1 <u>Australian Standard AS 8001:2021 Fraud and Corruption control defines fraud as “dishonest activity causing actual or potential gain or loss to any person or organisation including theft of moneys or other property by persons internal and/or external to the organisation and/or where deception is used at the time, immediately before or immediately following the activity”.</u> <del>Fraud is defined as ‘inducing a course of action by deceit or other dishonest conduct, involving acts or omissions or the making of false statements, orally or in writing, with the object of obtaining money or other</del></div>

	<p><del>benefits or evading a liability. This includes any benefits, tangible or intangible, which are extended to close associates of the perpetrator such as family or friends.</del></p> <p>It is widely accepted that fraud occurs where an opportunity exists (due to poor controls), there is a motivated offender and the offender rationalises their deceptive behaviour.</p> <p>Some examples of fraud include:</p> <ul style="list-style-type: none"> <li>• unauthorised use of Council's plant and machinery;</li> <li>• misappropriation of funds;</li> <li>• falsification of expense claims.</li> </ul> <p>2.2 <u>Australian Standard AS 8001:2021 Fraud and Corruption control defines cCorruption as "dishonest activity in which a person associated with an organisation (eg director, executive, manager, employee or contractor) acts contrary to the interests of the organisation and abuses their position of trust in order to achieve personal advantage or advantage for another person or organisation. This can also involve corrupt conduct by the organisation, or a person purporting to act on behalf of and in the interests of the organisation, in order to secure some form of improper advantage for the organisation either directly or indirectly".</u> <del>is defined as 'an activity in which a director, manager, employee, consultant or contractor of an entity acts contrary to the interests of the entity and abuses his/her position of trust in order to achieve personal gain or advantage for him or herself or for another person or entity'.</del></p> <p>Some examples of corruption include:</p> <ul style="list-style-type: none"> <li>• payment of secret commissions (bribes);</li> <li>• accepting gifts from contractors, consultants and customers inconsistent with the requirements of Council's Code of Conduct;</li> <li>• inappropriate use of position to obtain goods and services;</li> <li>• release of confidential information for other than a proper business purpose;</li> <li>• collusive tendering;</li> <li>• serious conflict of interest involving a councillor, manager or employee acting in their own self-interest, or in the interest of a related party;</li> <li>• manipulation of procurement processes.</li> </ul> <p>A number of these issues are specifically covered in Council's Code of Conduct for both councillors and employees.</p>
<b>OBJECTIVE</b>	<p>3.1 The objective of the policy is to:</p> <ul style="list-style-type: none"> <li>• protect Council's assets and reputation;</li> <li>• promote a sound ethical culture within Council;</li> <li>• outline Council's commitment to identifying risk exposures to fraud and corruption;</li> <li>• establish procedures to prevent, detect and report fraud and corrupt conduct; and</li> <li>• ensure all employees and councillors are aware of their responsibilities in relation to ethical conduct and the prevention of fraud and corruption.</li> </ul>

<b>SCOPE</b>	4.1 This policy applies to all councillors, special committee members, employees, contractors and consultants of the Council.
<b>PROCEDURE (POLICY DETAIL)</b>	<p>5.1 <b>Leadership</b></p> <p>Strong leadership by councillors and senior management is critical to effective fraud control and corruption prevention. Councillors and management must contribute to the creation and maintenance of an ethical culture where employees and others feel prepared to report suspected fraud or corrupt conduct and are supported when they do so.</p> <p>5.2 <b>Education and Awareness</b></p> <p>The likelihood and impact of fraudulent or corrupt behaviour will be minimised by promoting a sound ethical environment. This approach reduces the risk of fraud or corruption, and allows greater reliance on the integrity of individuals rather than on direct measures. It is the responsibility of all employees, councillors, contractors, consultants and others directly involved with Council to set an example through ethical and prudent use of Council assets and/or resources.</p> <p>Employees and councillors have a duty to advise management of any concerns they have about the conduct of Council affairs or the use of Council assets and/or resources which are likely to raise concerns surrounding fraud and corruption.</p> <p>This Fraud Control and Corruption Prevention Policy will be brought to the attention of all persons directly associated with Council and will be included in Council's induction program/s.</p> <p>Employees with particular responsibilities such as cash handling, purchasing authority and account payment, will be given specific training in approved cash handling, purchasing and accounts payment procedures.</p> <p>5.3 <b>Roles and Responsibilities</b></p> <p>(a) Councillors</p> <p>Councillors have a responsibility to abide by the adopted Code of Conduct. Councillors need to keep in mind the Code of Conduct when considering reports, making decisions and scrutinising Council's activities.</p> <p>Council will support all policies and measures taken to prevent, deter, detect and resolve suspected instances of fraud or corruption.</p> <p>(b) Audit Panel</p> <p>The role of the Audit Panel is to assist Council in providing a transparent and independent process in its financial and risk management practices to ensure accountability to the community in the governance, management and allocation of resources.</p> <p>The Audit Panel will review the risk management framework and ensure that procedures exist for the effective identification and management of Council's financial, governance, business and environmental risks, including fraud and corruption.</p> <p>(c) Management</p> <p>Management is responsible for ensuring that there are adequate internal controls to provide reasonable assurance for the prevention</p>

	<p>and detection of fraud and/or corruption. Achievement of this is assisted by:</p> <ul style="list-style-type: none"> <li>• compliance with Council policies, rules and regulations;</li> <li>• ensuring Councillors are aware of their obligations as included in the Council's Code of Conduct for Councillors;</li> <li>• ensuring employees are aware of their responsibilities as outlined in the Council's Code of Conduct for Employees and through adequate induction, training, supervision and written procedures;</li> <li>• responding to issues raised by both the internal and external auditors.</li> </ul> <p>All suspected cases or incidents of fraud or corrupt conduct are to be reported immediately to the <del>General Manager</del>Chief Executive Officer. The <del>General Manager</del>Chief Executive Officer will promptly investigate such cases or incidents in accordance with the directions of the Council's solicitors and / or the Fraud Control and Corruption Prevention Procedure.</p> <p>Any allegations of fraud or corrupt conduct relating to the <del>General Manager</del>Chief Executive Officer are to be reported to the Mayor.</p> <p>(d) Employees / Contractors / Consultants</p> <p>Employees, contractors and consultants have a duty to make management aware of any concerns they have about the conduct of Council affairs or the use of Council assets and/or resources. Any issues raised by them should be promptly investigated. Confidentiality of issues raised must also be maintained.</p> <p><b>5.4 Procedures</b></p> <p>The Fraud Control and Corruption Prevention Procedure must be followed for all investigations of fraud or corruption.</p> <p><b>5.5 Disciplinary Action</b></p> <p>If an investigation report concludes there has been a breach of the Council's Code of Conduct, or any other applicable procedure, action will be taken in line with the Code.</p> <p>Any situation where it has been established that an employee has committed a fraudulent or corrupt act will result in action under Council's Employee Disciplinary Administration Policy and Procedure.</p> <p>Where it is established that it is likely that a serious fraudulent or corrupt act has been committed the matter is to be referred to the Tasmanian Police for investigation and/or prosecution.</p> <p>Council will take appropriate action to recover any losses as a result of such fraudulent or corrupt activities.</p> <p><b>5.6 Evaluation</b></p> <p>Any incidences of proven fraud or corrupt conduct will be evaluated with the purpose of quantifying the loss; determining whether or not any controls or measures have failed; developing a communication strategy and assessing the responsiveness of the Council to mitigate the loss.</p> <p>A report on this evaluation will be provided to the Audit Panel.</p> <p><b>5.7 Risk Management</b></p> <p>The measures required to satisfactorily address the risk of fraud and corruption depend on the nature and extent of risks faced. It is therefore</p>
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	<p>necessary to undertake a risk assessment on an annual basis of Council's activities. The outcome of these assessments will then be used to formulate appropriate controls to mitigate any identified risks.</p> <p>The following fraud and corruption minimisation procedures are to be followed:</p> <ul style="list-style-type: none"> <li>• accountability of senior managers for the results and deviations from budget in the monthly management reporting for departments. Further independent detailed reviews of significant variances that may arise will be arranged by the <del>General Manager</del> <u>Chief Executive Officer</u>.</li> <li>• periodic review of Council operations and an assessment of the Council's exposure to the risk of fraud and corruption.</li> <li>• an ongoing internal audit process. Internal controls supported by internal audit reviews on a regular basis will minimise the exposure to fraud and corruption risk and minimise the occurrence of fraudulent or corrupt acts.</li> <li>• external audit review with the focus on accountability of financial systems and reporting processes.</li> <li>• the maintenance of strict recruitment practices, including the confirmation of all relevant employees' details and thorough checking of references, including police checks on applicants successfully applying for senior positions or positions involving an identified risk such as cash handling, contract management, compliance or procurement activities, and the promotion of this policy to all new Council employees.</li> <li>• all assets are to be properly recorded and regular checks are performed to ensure that significant items are present.</li> <li>• setting a standard of conduct for suppliers and contractors.</li> <li>• a regular review of work practices that may be open to collusion or manipulation.</li> <li>• ensuring that penalties are in place should an employee be found guilty of fraud or corruption.</li> <li>• ensuring that Council management have been trained in identifying indicators of fraud and corruption.</li> </ul> <p><b>5.8 Early Warning Signs</b></p> <p>The following are some behavioural warning signs that all employees and managers should be aware of in relation to potential fraudulent or corrupt behaviour:</p> <ul style="list-style-type: none"> <li>• refusing to take leave.</li> <li>• regularly working back without supervision</li> <li>• resigning suddenly or failing to attend work for no apparent reason.</li> <li>• drugs or alcohol abuse.</li> <li>• a senior manager or employee who over-rides internal controls.</li> <li>• persistent anomalies in work practices.</li> <li>• bullying or harassment</li> <li>• obvious lifestyle changes that are in conflict with an employee's normal financial position.</li> </ul> <p><b>5.9 Linked Documentation</b></p> <ul style="list-style-type: none"> <li>• Employee Code of Conduct</li> </ul>
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	<ul style="list-style-type: none"> <li>• Employee Disciplinary Policy</li> <li>• Conflict of Interest Administration and Procedures (Employees)</li> <li>• Customer Service Charter</li> <li>• Public Interest Disclosures Policy</li> <li>• Code for Tenders and Contracts</li> <li>• Purchasing Policy</li> <li>• Risk Management Policy</li> </ul> <p>Relevant Legislation</p> <ul style="list-style-type: none"> <li>• Public Interest Disclosure Act 2002 (Tas)</li> <li>• Local Government Act 1993 (Tas)</li> <li>• Integrity Commission Act 2009 (Tas)</li> </ul> <p><b>5.10 Review of procedure</b></p> <p>The Fraud Control and Corruption Prevention Policy will be reviewed every three years.</p>
<b>GUIDELINES</b>	<p>6.1 The Audit Panel performs an oversight role in ensuring review of the risk management framework.</p> <p>6.2 Senior Management are responsible for ensuring that there are adequate internal controls to provide reasonable assurance for the prevention and detection of fraud and/or corruption.</p>
<b>COMMUNICATION</b>	7.1 The Policy is published on Council's website.
<b>LEGISLATION</b>	8.1 Local Government Act 1993
<b>RELATED DOCUMENTS</b>	9.1 Fraud Control and Corruption Prevention Procedure
<b>AUDIENCE</b>	10.1 Council and employees.



## UPDATED POLICY FOR APPROVAL



# Fraud Control and Corruption Prevention Policy

<b>Policy No:</b>	1.11
<b>Approved by Council:</b>	November 2024
<b>New Review Date:</b>	November 2027
<b>Minute No:</b>	TBA
<b>ECM File No:</b>	12.207
<b>Version:</b>	3.0
<b>Responsible Officer:</b>	Director People & Finance
<b>Strategic Plan Reference</b>	2.4 The organisation has a corporate culture that delivers quality customer service, encourages innovation and has high standards of accountability.

## 1. POLICY STATEMENTS

- 1.1 Kingborough Council is responsible for providing leadership and good governance to the Kingborough community through strong financial management and human resource practices. The Council is committed to developing and maintaining an organisational culture which is supported by appropriate controls, procedures and strategies, which prevent fraud and corruption.
- 1.2 Council will not tolerate fraudulent or corrupt conduct from its employees, contractors, elected members or others working for Council. The risk of fraud or corruption can come from within the Council and from external parties.
- 1.3 Elected members and employees will at all times act with integrity and must not engage or collude in any activities including fraudulent or corrupt conduct which damages the Council's good standing in the community. This also includes fraudulent or corrupt activities which may benefit the Council.
- 1.4 Elected members and employees have a responsibility to report suspected fraud and/or corrupt conduct. Elected members and employees are encouraged to be constantly vigilant and report in confidence, without fear of reprisal, any matter that they regard as suspicious.
- 1.5 All suspected instances of fraud or corrupt conduct will be reported and investigated. The Council does not condone fraudulent or corrupt conduct and will institute disciplinary procedures in respect of any employee involved in such activities. Prosecution in the civil court will be taken against any person found to be involved in significant fraud or corrupt conduct to recover losses incurred by the Council where this is appropriate.
- 1.6 In the event that an investigation indicates that a criminal offence may have been committed, any information obtained by Council will be referred to the Police.
- 1.7 False allegations of suspected fraud or corrupt conduct by employees with the intent to disrupt or cause harm to another may be subject to disciplinary action in accordance with the provisions in Council's Employee Code of Conduct.

## 2. DEFINITIONS

- 2.1 Australian Standard AS 8001:2021 Fraud and Corruption control defines fraud as "dishonest activity causing actual or potential gain or loss to any person or organisation including theft of moneys or other property by persons internal and/or external to the organisation and/or where deception is used at the time, immediately before or immediately following the activity".

It is widely accepted that fraud occurs where an opportunity exists (due to poor controls), there is a motivated offender and the offender rationalises their deceptive behaviour.

Some examples of fraud include:

- unauthorised use of Council's plant and machinery;
- misappropriation of funds;
- falsification of expense claims.

- 2.2 Australian Standard AS 8001:2021 Fraud and Corruption control defines corruption as "dishonest activity in which a person associated with an organisation (eg director, executive, manager, employee or contractor) acts contrary to the interests of the organisation and abuses their position of trust in order to achieve personal advantage or advantage for another person or organisation. This can also involve corrupt conduct by the organisation, or a person purporting to act on behalf of and in the interests of the organisation, in order to secure some form of improper advantage for the organisation either directly or indirectly".

Some examples of corruption include:

- payment of secret commissions (bribes);

- accepting gifts from contractors, consultants and customers inconsistent with the requirements of Council's Code of Conduct;
- inappropriate use of position to obtain goods and services;
- release of confidential information for other than a proper business purpose;
- collusive tendering;
- serious conflict of interest involving a councillor, manager or employee acting in their own self-interest, or in the interest of a related party;
- manipulation of procurement processes.

2.3 A number of these issues are specifically covered in Council's Code of Conduct for both councillors and employees.

### **3. OBJECTIVE**

3.1 The objective of the policy is to:

- 3.1.1 protect Council's assets and reputation;
- 3.1.2 promote a sound ethical culture within Council;
- 3.1.3 outline Council's commitment to identifying risk exposures to fraud and corruption;
- 3.1.4 establish procedures to prevent, detect and report fraud and corrupt conduct; and
- 3.1.5 ensure all employees and councillors are aware of their responsibilities in relation to ethical conduct and the prevention of fraud and corruption.

### **4. SCOPE**

4.1 This policy applies to all councillors, special committee members, employees, contractors and consultants of the Council.

### **5. PROCEDURE (POLICY DETAIL)**

5.1 Leadership

5.1.1 Strong leadership by councillors and senior management is critical to effective fraud control and corruption prevention. Councillors and management must contribute to the creation and maintenance of an ethical culture where employees and others feel prepared to report suspected fraud or corrupt conduct and are supported when they do so.

5.2 Education and Awareness

5.2.1 The likelihood and impact of fraudulent or corrupt behaviour will be minimised by promoting a sound ethical environment. This approach reduces the risk of fraud or corruption, and allows greater reliance on the integrity of individuals rather than on direct measures. It is the responsibility of all employees, councillors, contractors, consultants and others directly involved with Council to set an example through ethical and prudent use of Council assets and/or resources.

5.2.2 Employees and councillors have a duty to advise management of any concerns they have about the conduct of Council affairs or the use of Council assets and/or resources which are likely to raise concerns surrounding fraud and corruption.

5.2.3 This Fraud Control and Corruption Prevention Policy will be brought to the attention of all persons directly associated with Council and will be included in Council's induction program/s.

- 5.2.4 Employees with particular responsibilities such as cash handling, purchasing authority and account payment, will be given specific training in approved cash handling, purchasing and accounts payment procedures.

5.3 Roles and Responsibilities

5.3.1 Councillors

- i. Councillors have a responsibility to abide by the adopted Code of Conduct. Councillors need to keep in mind the Code of Conduct when considering reports, making decisions and scrutinising Council's activities.
- ii. Council will support all policies and measures taken to prevent, deter, detect and resolve suspected instances of fraud or corruption.

5.3.2 Audit Panel

- i. The role of the Audit Panel is to assist Council in providing a transparent and independent process in its financial and risk management practices to ensure accountability to the community in the governance, management and allocation of resources.
- ii. The Audit Panel will review the risk management framework and ensure that procedures exist for the effective identification and management of Council's financial, governance, business and environmental risks, including fraud and corruption.

5.3.3 Management

- i. Management is responsible for ensuring that there are adequate internal controls to provide reasonable assurance for the prevention and detection of fraud and/or corruption. Achievement of this is assisted by:
  - compliance with Council policies, rules and regulations;
  - ensuring Councillors are aware of their obligations as included in the Council's Code of Conduct for Councillors;
  - ensuring employees are aware of their responsibilities as outlined in the Council's Code of Conduct for Employees and through adequate induction, training, supervision and written procedures;
  - responding to issues raised by both the internal and external auditors.
- ii. All suspected cases or incidents of fraud or corrupt conduct are to be reported immediately to the Chief Executive Officer. The Chief Executive Officer will promptly investigate such cases or incidents in accordance with the directions of the Council's solicitors and / or the Fraud Control and Corruption Prevention Procedure.
- iii. Any allegations of fraud or corrupt conduct relating to the Chief Executive Officer are to be reported to the Mayor.

5.3.4 Employees / Contractors / Consultants

- i. Employees, contractors and consultants have a duty to make management aware of any concerns they have about the conduct of Council affairs or the use of Council assets and/or resources. Any issues raised by them should be promptly investigated. Confidentiality of issues raised must also be maintained.

5.4 Procedures

- 5.4.1 The Fraud Control and Corruption Prevention Procedure must be followed for all investigations of fraud or corruption.

## 5.5 Disciplinary Action

- 5.5.1 If an investigation report concludes there has been a breach of the Council's Code of Conduct, or any other applicable procedure, action will be taken in line with the Code.
- 5.5.2 Any situation where it has been established that an employee has committed a fraudulent or corrupt act will result in action under Council's Employee Disciplinary Administration Policy and Procedure.
- 5.5.3 Where it is established that it is likely that a serious fraudulent or corrupt act has been committed the matter is to be referred to the Tasmanian Police for investigation and/or prosecution.
- 5.5.4 Council will take appropriate action to recover any losses as a result of such fraudulent or corrupt activities.

## 5.6 Evaluation

- 5.6.1 Any incidences of proven fraud or corrupt conduct will be evaluated with the purpose of quantifying the loss; determining whether or not any controls or measures have failed; developing a communication strategy and assessing the responsiveness of the Council to mitigate the loss.
- 5.6.2 A report on this evaluation will be provided to the Audit Panel.

## 5.7 Risk Management

- 5.7.1 The measures required to satisfactorily address the risk of fraud and corruption depend on the nature and extent of risks faced. It is therefore necessary to undertake a risk assessment on an annual basis of Council's activities. The outcome of these assessments will then be used to formulate appropriate controls to mitigate any identified risks.
- 5.7.2 The following fraud and corruption minimisation procedures are to be followed:
  - i. accountability of senior managers for the results and deviations from budget in the monthly management reporting for departments. Further independent detailed reviews of significant variances that may arise will be arranged by the Chief Executive Officer.
  - ii. periodic review of Council operations and an assessment of the Council's exposure to the risk of fraud and corruption.
  - iii. an ongoing internal audit process. Internal controls supported by internal audit reviews on a regular basis will minimise the exposure to fraud and corruption risk and minimise the occurrence of fraudulent or corrupt acts.
  - iv. external audit review with the focus on accountability of financial systems and reporting processes.
  - v. the maintenance of strict recruitment practices, including the confirmation of all relevant employees' details and thorough checking of references, including police checks on applicants successfully applying for senior positions or positions involving an identified risk such as cash handling, contract management, compliance or procurement activities, and the promotion of this policy to all new Council employees.
  - vi. all assets are to be properly recorded and regular checks are performed to ensure that significant items are present.
  - vii.
    - setting a standard of conduct for suppliers and contractors.

- viii. • a regular review of work practices that may be open to collusion or manipulation.
- ix. • ensuring that penalties are in place should an employee be found guilty of fraud or corruption.
- x. • ensuring that Council management have been trained in identifying indicators of fraud and corruption.

#### 5.8 Early Warning Signs

5.8.1 The following are some behavioural warning signs that all employees and managers should be aware of in relation to potential fraudulent or corrupt behaviour:

- i. refusing to take leave.
- ii. regularly working back without supervision
- iii. resigning suddenly or failing to attend work for no apparent reason.
- iv. drugs or alcohol abuse.
- v. a senior manager or employee who over-rides internal controls.
- vi. persistent anomalies in work practices.
- vii. bullying or harassment
- viii. obvious lifestyle changes that are in conflict with an employee's normal financial position.

#### 5.9 Linked Documentation

- 5.9.1 Employee Code of Conduct
- 5.9.2 Employee Disciplinary Policy
- 5.9.3 Conflict of Interest Administration and Procedures (Employees)
- 5.9.4 Customer Service Charter
- 5.9.5 Public Interest Disclosures Policy
- 5.9.6 Code for Tenders and Contracts
- 5.9.7 Purchasing Policy
- 5.9.8 Risk Management Policy
- 5.9.9 Relevant Legislation
- 5.9.10 *Public Interest Disclosure Act 2002 (Tas)*
- 5.9.11 *Local Government Act 1993 (Tas)*
- 5.9.12 *Integrity Commission Act 2009 (Tas)*

#### 5.10 Review of procedure

- 5.10.1 The Fraud Control and Corruption Prevention Policy will be reviewed every three years.

### 6. GUIDELINES

- 6.1 The Audit Panel performs an oversight role in ensuring review of the risk management framework.
- 6.2 Senior Management are responsible for ensuring that there are adequate internal controls to provide reasonable assurance for the prevention and detection of fraud and/or corruption.



**7. COMMUNICATION**

7.1 The Policy is published on Council's website.

**8. LEGISLATION**

8.1 *Local Government Act 1993.*

**9. RELATED DOCUMENTS**

9.1 Fraud Control and Corruption Prevention Procedure.

**10. AUDIENCE**

10.1 Council and employees.

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## 16.4 RESOLUTIONS FROM THE DISABILITY INCLUSION & ACCESS ADVISORY COMMITTEE

**File Number:** 5.476

**Author:** Bianca Kleine, Communications & Engagement Support Officer

**Authoriser:** Carol Swards, Coordinator Community Services and Hub

### Strategic Plan Reference

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

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

### 1. PURPOSE

- 1.1 The purpose of this report is to present minutes from the meeting of the Disability Inclusion & Access Advisory Committee (DIAAC) held on 9 October 2024 and to present one motion adopted by the Committee.

### 2. BACKGROUND

- 2.1 The DIAAC met on 9 October 2024 and the Minutes of the meeting are attached to this report.

### 3. STATUTORY REQUIREMENTS

- 3.1 The DIAAC is a committee appointed by Council in accordance with section 24 of the Local Government Act 1993.

### 4. DISCUSSION

- 4.1 The DIAAC recently considered Baptcare's proposal to host a Disability Expo at the Kingborough Community Hub. Baptcare would lead the organisation of the event, while DIAAC members would form a sub-committee to assist with detailed planning.

- 4.2 At its meeting of 9 October, the Committee adopted a motion that:

*The possibility of holding a Disability Expo at the Kingborough Community Hub in 2025 be explored, along with potential funding through a community grant for the benefit of the Kingborough Community.*

### 5. FINANCE

- 5.1 Council may need to consider the necessity of appointing a responsible staff member to assist with the upcoming event at the Kingborough Community Hub. This staff member would be required to participate in sub-committee meetings, which are anticipated to be held monthly and potentially fortnightly as the event date approaches.

### 6. ENVIRONMENT

- 6.1 There are no environmental considerations associated with the motions raised by the Committee.

### 7. COMMUNICATION AND CONSULTATION

- 7.1 The DIAAC will be advised of Council's resolution regarding the motion they have raised.

**8. RISK**

8.1 There are no apparent risks associated with the motion raised by the Committee.

**9. CONCLUSION**

9.1 The Disability Inclusion and Access Advisory Committee met on 9 October 2024 and made the recommendation to Council, which is considered reasonable to support.

**10. RECOMMENDATION**

That Council:

- (a) Notes the minutes of the Disability Inclusion and Access Advisory Committee.
- (b) Approves DIAAC to explore the possibility of holding a Disability Expo in 2025 at the Kingborough Community Hub, with potential funding through a community grant. While Baptcare would take the lead in organizing the event, DIAAC members would form a sub-committee to assist with detailed planning.

**ATTACHMENTS**

- 1. DIAAC - Meeting Minutes 9 October 2024**

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# MINUTES

## KINGBOROUGH DISABILITY INCLUSION & ACCESS ADVISORY COMMITTEE

**Meeting No. 2024 - 4**

**Wednesday 9 October 2024 | 2pm**

NOTICE is hereby given that a meeting of the Kingborough Disability Inclusion & Access Advisory Committee will be held in the Kingborough Council Chambers, 15 Channel Highway Kingston on Wednesday 9 October 2024 at 2.00pm

Cr Paula Wriedt  
CHAIRPERSON

The logo for Kingborough, featuring the word "Kingborough" in a serif font, with a green swoosh underline.

**PRESENT**

		<b>PRESENT</b>	<b>APOLOGY</b>
Chairperson	Cr Paula Wriedt		✓
Deputy Chairperson	Cr Flora Fox	✓	
	David Vickery		✓
	Di Carter		✓
	Heather Anderson	✓	
	Dr Don Hempton	✓	
	Wendy Wade	✓	
	Fran Thompson	✓	
	Kevin Clayton	✓	
	Dr Christine Materia		✓
	Laura Della Pasqua	✓	
	Mary Cook		✓
	Jess Miller (Baptcare) (online)	✓	
Staff	Bianca Kleine (Community Development Officer)	✓	
Presenter	Georgia Hardy, ParaQuad Tasmania	✓	

**ACKNOWLEDGEMENT OF COUNTRY**

Kingborough Council acknowledges the Tasmanian Aboriginal People as the Traditional Owners and ongoing custodians of lutruwita, Tasmania. We pay our respect to all Aboriginal and Torres Strait Islander people and to their Elders past, present and emerging.

**CONFIRMATION OF MINUTES**

The minutes of the 14 August meeting were confirmed.

Moved: Dr. Don Hodgkinson

Seconded: Kevin Clayton

**PRESENTATION**

Georgia Hardy, provided an overview of ParaQuad Tasmania's activities, including:

- Physical disability sports (wheelchair rugby, boccia, basketball);
- BodySafe education program, addressing risk taking behaviours;
- Health Care supplies, including online story, competitive pricing;
- Pal coaching – coaches have lived experience with physical injury, supporting other wheelchair users who have newly acquired injuries.
- Glenmore accessible accommodation
- Collaboration with SES emergency preparedness

Discussion followed about opportunities for collaboration with community initiatives such as community gardens, the Men's Shed and potential for events at the Community Hub. Georgia expressed her willingness to be contacted directly for further discussions.

Georgia asked questions about the following and was encouraged to forward these questions via email to Council:

- Use of beach matting - request for any information about number of users and how often it is being used

- Availability at Kingborough Sports Centre for accessible sports – ParaQuad understand that the facilities are heavily used and are hoping to facilitate physical disability sports at KSC in the future.
- Details about accessible playgrounds in Kingborough (Margate/Kingston Park)

## **BUSINESS ARISING**

### **Resolutions approved during 16 September Council Meeting:**

- **DIAAC Action Plan**

Council approved the amendments to the DIAAC Action Plan

- **Safety concerns about door-to-door knocking**

Council authorised the Chair of DIAAC to write to the Minister of Community Services, Minister for Small Business and Consumer Affairs and Minister for Disability Services, raising the safety concerns around door-to-door fundraising and sales in Tasmania, especially for vulnerable community members.

- **Lack of wheelchair accessible taxis**

Council authorised the Chair of DIAAC to write to the Minister of Transport, the Minister of Disability Services and all other parties represented in the State Parliament to raise the issue of the lack of availability of wheelchair accessible taxis.

It was noted that the lack of wheelchair accessible taxis is an Australia wide issue.

### **Snug Foreshore Signage**

Signage has been placed.

### **Coningham Accessible Parking Bay**

Signage has been placed.

### **International Day of People with Disability – Expo**

Jess Miller of Baptcare joined the meeting to speak about hosting a disability Expo in Kingston. The Committee discussed the possibility of forming a sub-committee to discuss further details in 2025. Wendy Wade and Heather Anderson agreed to liaise with Jess to discuss next steps and ideas.

### **Motion:**

That the possibility of holding a Disability Expo at the Kingborough Community Hub in 2025, and funding via a community grant be explored for the benefit of the Kingborough Community.

Moved: Dr Don Hodgkinson

Seconded: Wendy Wade

Motion carried

### **Neurodiversity - Compliance interactions**

In addition to the previous response provided by Council's Customer Service team about interactions with people from neurodiverse background, Compliance staff have advised they are experienced in dealing with the public, comply with Councils *Customer Service Charter*, and have undertaken training from equal opportunities Tasmania, which includes but is not limited to, respectful workplaces, workplace diversity, and rights and responsibilities of employees

### **Transport Providers – wheelchair accessible transport**

The following information was provided by transport providers:

Red Cross – accept wheelchairs, wheelchair users need to provide a companion, the weight limit for wheelchairs is 15 kg.



CTST – have wheelchair accessible vehicles in their fleet.

Passengers must register with My Aged Care (if 65+) or TCCRS (Tasmanian Community Care Referral Service).

It was noted that wheelchair transport providers/taxis don't take anyone in a wheelchair if the chair doesn't have a headrest.

### **Changing Places – Kingston Beach**

The existing accessible toilet at Kingston Beach does not have enough space to retrofit it into a changing place. Officers will investigate the possibilities of a changing place being constructed on the grassy area near the beach wheelchairs. This would require a CAPEX application and potentially grant funding. A capital bid would explore cost versus priority, the priority being based on an identified need which captures the likely number of people wanting/needing to use this service. This may be a multiple year project with all designs, project risk assessments, due diligence etc carried out in the first year, in preparation to construct in the following year.

## **CORRESPONDENCE**

### **Inward:**

- Request to trim native vegetation at a beach property as it affects water view from the ground floor for a property owner who lives with a physical disability
- Request to present at the December meeting about the 'People with Disability Emergency Preparedness Project'. Presenter: Richard Witbreuk, Emergency Preparedness Facilitator for the project in the southern region (through SES).

### **Outward:**

- Reply to request to trim native vegetation (see above) – request declined due to environmental implications of removing vegetation from the beach, particularly when it comes to future erosion.

## **DEVELOPMENT APPLICATIONS**

None

## **OTHER BUSINESS**

**An opportunity to talk amongst committee members outside agenda, maybe end of year function.**

Participants agreed to close the December meeting at 3.30pm to allow time for a end of year- get-together in the Council Chambers.

Meeting closed at 3.25pm

**NEXT MEETING** – Scheduled for 11 December 2024

**16.5 ANNUAL REPORT 2023/24****File Number:** 16.19; 21.4**Author:** Dave Stewart, Chief Executive Officer**Strategic Plan Reference**

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

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

**1. PURPOSE**

1.1 The purpose of this report is to present Council with the Annual Report 2023/24.

**2. BACKGROUND**

2.1 Council is required to prepare an Annual Report which summarises the activities of Council for the preceding financial year.

**3. STATUTORY REQUIREMENTS**

3.1 Section 72 of the *Local Government Act 1993* (the Act) requires councils to prepare an Annual Report and make copies available for public inspection.

**4. DISCUSSION**

4.1 The Annual Report 2023/24 included as an attachment to this report summarises the implementation of Council's 2023/24 Annual Plan and provides details of the Council's achievements for that period.

**5. FINANCE**

5.1 The Annual Report includes the financial statements and the audit opinion from the Auditor-General.

**6. ENVIRONMENT**

6.1 There are no environmental matters associated with this report.

**7. COMMUNICATION AND CONSULTATION**

7.1 The Annual Report will be published on Council's website, and members of the public will be invited to make submissions on the report for discussion at the 2024 Annual General Meeting.

**8. RISK**

8.1 Failure to produce an Annual Report would result in Council being non-compliant with the Act.

**9. CONCLUSION**

9.1 It is recommended that the Annual Report be endorsed.

**10. RECOMMENDATION**

That Council endorse the attached Annual Report 2023/24.

**ATTACHMENTS****1. Annual Report 2023/24**



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## ACKNOWLEDGEMENT TO TRADITIONAL CUSTODIANS

We acknowledge the *mouheeneer/muwinina* people, the Traditional Custodians who have walked upon and cared for this land for thousands of years.

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



Photograph by Jillian Mundy

**ACCESSIBILITY**

If you would like to receive this publication in an alternate format, please contact Kingborough Council.

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This Annual Report can be viewed on Council's website.


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*Front Cover: Photograph of Snug Falls by Michael Park*

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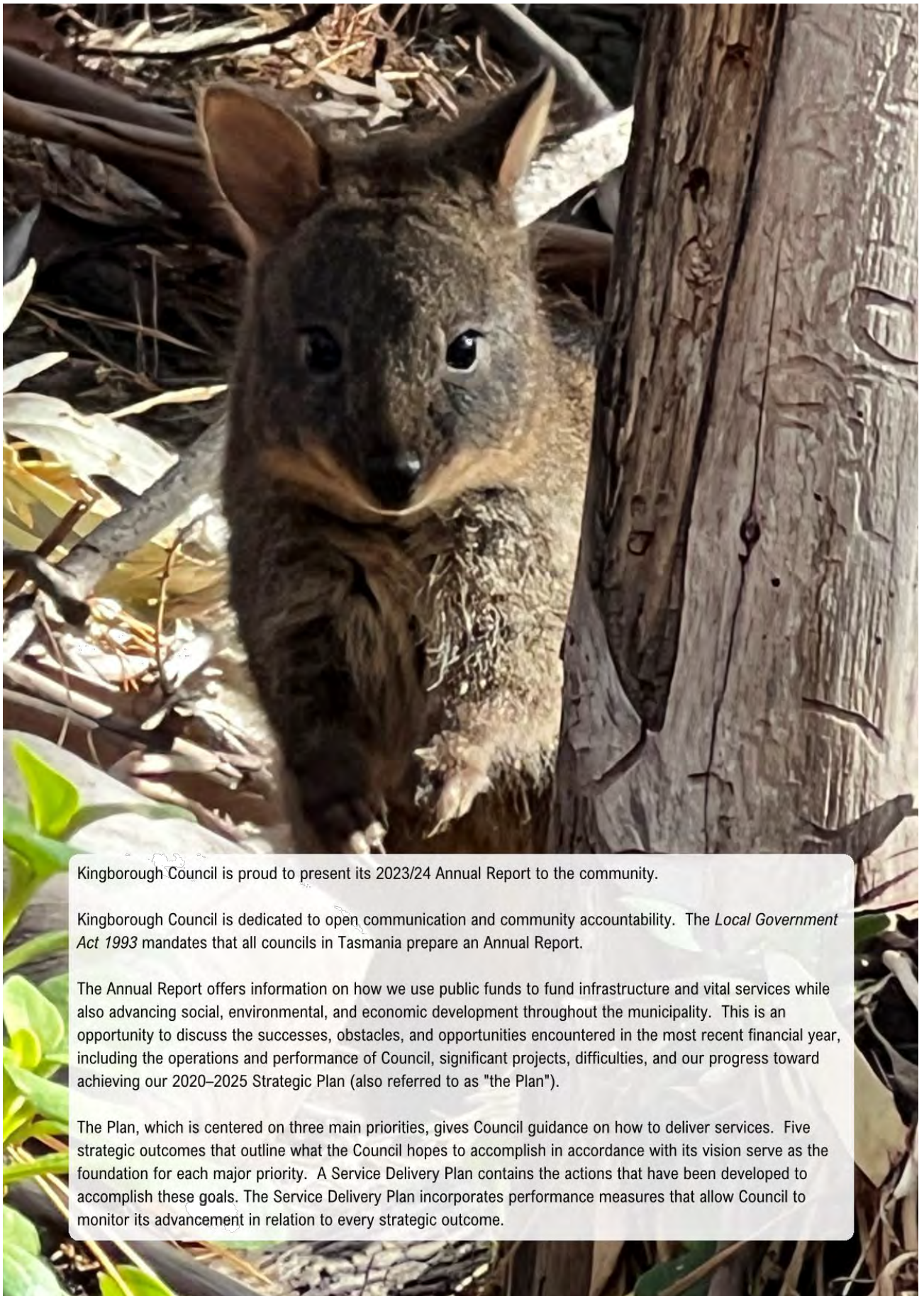
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Kingborough Council is proud to present its 2023/24 Annual Report to the community.

Kingborough Council is dedicated to open communication and community accountability. The *Local Government Act 1993* mandates that all councils in Tasmania prepare an Annual Report.

The Annual Report offers information on how we use public funds to fund infrastructure and vital services while also advancing social, environmental, and economic development throughout the municipality. This is an opportunity to discuss the successes, obstacles, and opportunities encountered in the most recent financial year, including the operations and performance of Council, significant projects, difficulties, and our progress toward achieving our 2020–2025 Strategic Plan (also referred to as "the Plan").

The Plan, which is centered on three main priorities, gives Council guidance on how to deliver services. Five strategic outcomes that outline what the Council hopes to accomplish in accordance with its vision serve as the foundation for each major priority. A Service Delivery Plan contains the actions that have been developed to accomplish these goals. The Service Delivery Plan incorporates performance measures that allow Council to monitor its advancement in relation to every strategic outcome.





## MAYOR'S MESSAGE

Councillor Paula Wriedt

I am delighted to invite you to explore Council's 2023/24 Annual Report. As always it provides a vibrant snapshot of the diverse services that Council provides to our community – services that extend far beyond roads and rubbish!

A significant development this past year has been the appointment of our new Chief Executive Officer, Dave Stewart. Coming to us from New Zealand, where he had a successful career in local government, Dave has quickly acclimated to the unique challenges of our community. In his first six months, he has prioritised enhancing our customer service, and we look forward to his continued leadership in delivering outcomes that not only meet but exceed our community's expectations.

Within the pages of this annual report, you will find inspiring stories highlighting the achievements of our various departments over the past year. Notable projects include the opening of Tasmania's first environmentally friendly floating wetlands, playground upgrades, the installation of EV chargers at the Civic Centre, and improvements to multi-use paths throughout the municipality. These initiatives are just a few examples of the progress we've made, all of which enhance the experiences of our residents and visitors.

On a personal note, two highlights stand out for me from the 2023/24 year. In December, we launched accessible beach matting at Kingston Beach, allowing wheelchair users to enjoy the beach independently or with beach wheelchairs provided by the Kingston Beach Surf Life Saving Club. As Chair of the Council's Disability Inclusion Access Advisory Committee, I take pride in our being the first beach in Southern Tasmania to offer this vital resource. This project exemplifies the positive impact of collaboration with local organisations to create inclusive spaces for all.

In September, we established a Multicultural Action Group composed of members from our diverse community. With one in four Kingborough residents born overseas, our population is more vibrant than ever. I was surprised to discover that Kingborough had never had a Multicultural Action Plan in place to address the needs of our migrant community and to foster a welcoming environment. The feedback from a survey conducted by the Group has been instrumental in shaping our first Multicultural Action Plan, and I am eager to see it implemented in the coming years.

I extend my gratitude to my fellow Councillors for their collaborative spirit in serving our community. I am proud to lead a Council that values diverse perspectives and engages in respectful debate. My sincere appreciation also goes to our dedicated Council staff, who work tirelessly to achieve the best outcomes for our community.

I look forward to the coming year and am excited about what our Council can accomplish for the vibrant area I proudly call home.

CR PAULA WRIEDT  
MAYOR



## CHIEF EXECUTIVE OFFICER'S MESSAGE

Dave Stewart

I am pleased to present the Kingborough Council Annual Report for the financial year 2023-2024. This report provides a comprehensive overview of our achievements, challenges and future aspirations.

I had the privilege of joining Kingborough Council as Chief Executive Officer in April and I have been impressed by the passion and dedication of our staff in seeking to deliver for our community. As a new Tasmanian, and someone who now proudly calls Kingborough home, I am looking to build on our past successes and continue to make Kingborough a great place to live.

Over the past year, Council has continued to deliver essential services to the community while navigating a complex and evolving landscape. We have made significant progress in several key areas, including:

- **Infrastructure Development:** Modernising the main street of Kingston, delivery of new toilets facilities at Snug Beach, Kingston Mountain Bike Park and at the Taroona Foreshore, a new playground for Spring Farm, and 3,400 metres of new and upgraded footpaths to name a few.
- **Environmental Sustainability:** We continue to act protect our environment and promote sustainability through initiatives like water quality testing in partnership with the Derwent Estuary Project and the growth of 11,000 native plants in our nursery for planting in the municipality.
- **Community Engagement:** We have actively engaged with our community, receiving approximately 4,500 submissions to understand the needs and priorities of our community for our Tracks and Trails Strategy, Dog Management Policy and Sport and Recreation Facilities in Kingborough.

- **Community Services:** We have supported our communities to be socially connected, engaged, and well through various programs and partnerships. Highlights have included School Holiday Programs, the Volunteer Program and events such as the Night of Lights. These initiatives have been underpinned by the ongoing development of plans and policies such as the Kingborough Multicultural Action Plan 2024 and the Kingborough LGBTIQA+ Action Plan 2023 – 2025.

Despite our achievements, we recognise that there are ongoing challenges to address especially in the area of rising costs associated with maintaining and building infrastructure projects. We are committed to working collaboratively with our community, staff, and stakeholders to overcome these challenges and to build a brighter future for Kingborough.

I would like to express my sincere gratitude to our dedicated staff, Councillors, partners, and community volunteers for their hard work and commitment. Their dedication has, and continues to be, instrumental in our success.

As we look ahead, Council remains focused on ensuring our community is at the heart of everything we do. We will do this by getting the basics right, delivering and enabling quality infrastructure and services, promoting sustainable development, and fostering a vibrant and inclusive community.

DAVE STEWART  
CHIEF EXECUTIVE OFFICER

## 2023/24 HIGHLIGHTS

### JULY 2023



- New play equipment installed at Dru Point Bicentennial Park, including a new double flying fox, netting hammock swing and Orbit rope climbing frame
- Kingston Park wins an Excellence Award at the State Awards Ceremony for the Australian Institute of Landscape Architects (AILA).
- Hosted the biennial Salvaged Art Exhibition show casing a creative way to reimagine waste with a focus on creativity, recycling and reuse.

### AUGUST 2023



- Kingston CBD upgrade opens to traffic.
- First Floating Wetlands stormwater treatment system in Tasmania is opened in the heart of Kingston.
- Mel Staples, Council's Community Development Officer, wins Outstanding Achievement in the 2023 Palliative Care Awards (pictured with the Deputy Mayor, Cr Clare Glade-Wright).



### SEPTEMBER 2023



- Council approves the use of a section of the North West Bay Cemetery for natural burials.
- General Manager, Gary Arnold, announces his retirement.
- Launch of the Kingborough Multicultural Advisory Group to inform the development of a Multicultural Action Plan.

### OCTOBER 2023



- Installation of two fast chargers at the Kingborough Civic Centre.
- Construction commences on a new shared footpath at the Dru Point Playground.
- Public consultation opens for the Trees on Private Property By-Law.

### NOVEMBER 2023



- Upgrade works to commence at the Kingborough Sports Centre to improve accessibility and upgrade bathroom facilities.
- The new North West Bay River shared use trail opens.



## DECEMBER 2023



- Launch of the new accessible beach matting at Kingston Beach.
- Council submits its proposal for hosting the Tasmanian AFL High Performance Centre at the Twin Ovals.

## MARCH 2024



- Hosted the End-of-Life Expo to raise local awareness of the support services available for end-of-life decisions.
- Celebrated Harmony Week by showcasing the community's cultural diversity through music, art, food and entertainment.

## JANUARY 2024



- Recipients of the 2024 Kingborough Awards are announced.
- Council appoints a new Chief Executive Officer.
- Extension of the Whitewater Creek Shared Use Track to Spring Farm and Whitewater Estate, opening up better access.

## APRIL 2024

- Draft budget released for community consultation.
- State Government announces a \$30 million upgrade of the Kingston Health Centre.

## MAY 2024



- The JackJumpers High Performance Centre to be located at the Kingborough Sports Precinct.
- Seeking community feedback on smoke-free Council owned spaces.

## FEBRUARY 2024

- Community input sought to draft the Margate Main Street Master Plan.
- Community feedback sought on the Kingborough Sport & Recreation Strategy.

## JUNE 2024

- Expressions of interest sought for the new Aquatic Facility Steering Committee



# COUNCIL & IT'S PEOPLE

**Kingborough Council's workforce  
is diverse and multicultural,  
representing the increasing  
diversity in our community**

## COUNCILLORS

The Mayor, Deputy Mayor and Councillors are elected by the local community to represent their interests and address their needs. They offer leadership and guidance, bridging the gap between the community and the Council. Their role is crucial in policy-making, as they must identify community needs, set objectives to address these needs, prioritise among competing demands, and allocate resources effectively.

Kingborough Council is made up of ten elected members who each serve a four year term to 2026.



**PAULA WRIEDT**  
Mayor



**CLARE GLADE-WRIGHT**  
Deputy Mayor



**ALDO ANTOLLI**  
Councillor



**DAVID BAIN**  
Councillor



**GIDEON CORDOVER**  
Councillor



**KASPAR DEANE**  
Councillor



**FLORA FOX**  
Councillor



**AMANDA MIDGLEY**  
Councillor



**MARK RICHARDSON**  
Councillor



**CHRISTIAN STREET**  
Councillor

# THE ROLE OF COUNCIL

## FUNCTIONS AND POWERS OF COUNCIL

*(Section 20 of the Local Government Act 1993)*

The role of Council is to govern its affairs, be responsible for the performance of its functions, oversee the allocation of its finances and resources and determine its policies.

Council is to provide for the health, safety and welfare of the community and to represent and promote the interests of the community. In performing its functions, council is to consult, involve and be accountable to the community.

## THE MAYOR

*(Section 27 of the Local Government Act 1993)*

The Mayor is to act as a leader of the community, carry out the civic and ceremonial functions of the mayoral office, promote good governance by, and within, the Council, to act as chairperson of the Council and to chair meetings of the Council in a manner that supports decision-making processes, to act as the spokesperson of the Council, lead and participate in the appointment, and the monitoring of the performance, of the General Manager.

## THE DEPUTY MAYOR

*(Section 27 of the Local Government Act 1993)*

The Deputy Mayor is to act in the position of Mayor and exercise the powers and perform the functions of Mayor if the Mayor is absent from duty as Mayor or unable to perform the functions of Mayor.

## COUNCILLORS

*(Section 28 of the Local Government Act 1993)*

An individual Councillor is to represent the community, to act in the best interests of the community, facilitate communication by the Council with the community, participate in the activities of the council and undertake duties and responsibilities as authorised by the Council.

Collectively, Councillors are to develop and monitor the implementation of strategic plans and budgets, to determine and monitor the application of policies, plans and programs for the efficient and effective provision of services and facilities, the efficient and effective management of assets, the fair and equitable treatment of employees of the Council, facilitate and encourage the planning and development of the municipal area in the best interests of the community, appoint and monitor the performance of the General Manager, determine and review the Council's resource allocation and expenditure activities, monitor the manner in which services are provided by the Council. A Councillor is to represent accurately the policies and decisions of the Council in performing the functions of Councillor.

## COUNCILLOR CONDUCT

Kingborough Council's Councillor Code of Conduct outlines the role of the Council and provides an overview of councillor responsibilities in accordance with the *Local Government Act 1993*.

The code includes guidelines for rules of conduct, decision-making and use of Council resources. It also includes procedures for disclosure of interests and conflicts of interest that go beyond legislative requirements.

## CHIEF EXECUTIVE OFFICER

*(Section 62 of the Local Government Act 1993)*

The Chief Executive Officer (CEO), being the General Manager as appointed by the Kingborough Council pursuant to section 61 of the *Local Government Act 1993* (TAS) is to implement the policies, plans, programs, decisions and day-to-day affairs of the Council. The CEO is to also provide advice and reports to Council on the exercise and performance of its powers and functions, assist in the preparation of the Strategic Plan, Annual Plan, Annual Report and assessment of the Council's performance against these plans. The CEO coordinates proposals for the development of objectives, policies and programs for consideration of Council, liaises with the Mayor on the affairs of Council and the performance of its functions and manage the resources and assets of Council.

## COMMITTEE REPRESENTATIONS

### Mayor, Cr Paula Wriedt

- Kingborough Municipal Emergency Planning
- Local Government Association of Tasmania
- TasWater
- Copping Refuse Site Joint Disposal Authority & Copping C Cell
- Kingborough Disability Inclusion and Access Advisory Committee (Chair)
- Multicultural Action Group (Chair)
- LGAT GMC
- Vice President, LGAT

### Deputy Mayor, Cr Glade-Wright

- Local Government Association of Tasmania (proxy)
- Kingborough Community Safety Committee (Chair)
- Audit Panel (*up to 20/5/2024*)
- Kingborough Bicycle Advisory Committee (Deputy Chair) (*up to 6/5/2024*)

### Cr Aldo Antolli

- Channel Heritage Museum
- Audit Panel (*from 20/5/2024*)
- Multicultural Action Group

### Cr David Bain

- Kingborough Community Safety Committee (Deputy Chair)
- Kingborough Bicycle Advisory Committee (Deputy Chair) (*from 6/5/2024*)
- Audit Panel
- Aquatic Facility Steering Committee
- Sport & Recreation Strategy Steering Group

### Cr Gideon Cordover

- Copping Refuse Site Joint Disposal Authority & Copping C Cell (Proxy)
- Tasmanian Polar Network

### Cr Kaspar Deane

- Aquatic Facility Steering Committee (Chair) (*appointed on 6/5/2024*)
- Multicultural Action Group
- Sport & Recreation Strategy Steering Group

### Cr Flora Fox

- TasWater (Proxy)
- Kingborough Disability Inclusion and Access Advisory Committee (Deputy Chair)

### Cr Amanda Midgley

- Kingborough Bicycle Advisory Committee (Chair)
- Cycling South



## ATTENDANCE REGISTER

Council meetings are an important part of the Council's decision-making structure. The decisions made by Elected Members at formal Council meetings provide the direction and authority for the ongoing operations of Council.

One of the primary means for nurturing an engaged and participatory culture within our community is the ongoing opportunity for members of the public to attend Council meetings.

Council meetings are held on the first and third Monday of each month (and when required due to public holidays, on the next available business day) commencing at 5.30pm. These meetings are held in the Council Chambers at the Civic Centre. Council meetings are also live-streamed via YouTube.

Meeting Date	Meeting Type	Mayor, Cr Wriedt	Deputy Mayor, Cr Glade-Wright	Cr Antolli	Cr Bain	Cr Cordover	Cr Deane
3/7/2023	Ordinary	✓	✓	✓	✓	✓	✓
17/7/2023	Ordinary	✓	✓	✓	X	LOA	LOA
7/8/2023	Ordinary	✓	✓	✓	✓	LOA	✓
21/8/2023	Ordinary	✓	✓	✓	✓	✓	✓
4/9/2023	Ordinary	LOA	✓	✓	✓	✓	✓
18/9/2023	Ordinary	✓	✓	✓	✓	✓	✓
2/10/2023	Ordinary	✓	✓	✓	✓	✓	✓
16/10/2023	Ordinary	LOA	✓	✓	✓	✓	✓
6/11/2023	Ordinary	✓	✓	✓	✓	✓	✓
20/11/2023	Ordinary	✓	✓	✓	✓	LOA	✓
2/12/2023	Ordinary	✓	✓	✓	✓	✓	✓
4/12/2023	AGM	✓	✓	✓	✓	✓	✓
18/12/2023	Ordinary	✓	✓	✓	✓	✓	✓
15/1/2024	Ordinary	✓	✓	LOA	✓	✓	✓
5/2/2024	Ordinary	✓	✓	✓	✓	✓	✓
19/2/2024	Ordinary	✓	✓	✓	✓	✓	✓
4/3/2024	Ordinary	✓	✓	✓	✓	✓	✓
18/3/2024	Ordinary	✓	✓	X	✓	✓	✓
3/4/2024	Ordinary	✓	✓	✓	✓	✓	✓
15/4/2024	Ordinary	✓	✓	✓	✓	✓	✓
6/5/2024	Ordinary	✓	✓	✓	✓	✓	✓
20/5/2024	Ordinary	✓	✓	✓	✓	✓	✓
3/6/2024	Ordinary	✓	✓	✓	✓	✓	✓
17/6/2024	Ordinary	LOA	✓	✓	✓	✓	✓

\* LOA - Leave of Absence

AUDIT PANEL

(Section 85 of the Local Government Act 1993)

The Audit Panel consists of an independent chairperson, two elected representatives and two independent members, who collectively have a broad range of skills and experience relevant to the operations of the Council, in line with the *Local Government Act 1993*.

The panel's objective is to provide assurance and advice to the Council about the assessment, management and review of risk across all activities and services of Council. The panel undertakes reviews of performance in areas including:

- Council's financial system, financial governance arrangements and financial management arrangements;
- strategic planning arrangements, including strategic and annual plans, long-term financial management plan and asset management plans;
- policies, systems and controls Council has in place to safeguard its long-term future.

Cr Fox	Cr Midgley	Cr Richardson	Cr Street
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	LOA	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
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✓	✓	LOA	✓
✓	✓	✓	✓
✓	✓	✓	LOA
✓	✓	✓	LOA
✓	✓	✓	LOA
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓



'Odd of Even' by Dan Tucker



More on Dan Tucker on page 60



## COUNCILLORS REMUNERATION

Councillors are entitled to prescribed allowances as determined by the State Government under the *Local Government (General) Regulations 2015*. A Councillor, Mayor or Deputy Mayor may decide not to receive part or all of an allowance.

	Mayoral Allowance	Deputy Mayoral Allowance	Councillor Allowance	Travel Allowance	Mayor's Vehicle
Mayor Cr Wriedt	83,180		33,273	-	2,528
Deputy Mayor Glade-Wright		23,120	33,273	-	-
Cr Cordover			33,273	-	-
Cr Fox			33,273	1,613	-
Cr Midgley			33,273	-	-
Cr Street			33,273	-	-
Cr Antolli			33,273	64	-
Cr Richardson			33,273	-	-
Cr Deane			33,273	-	-
Cr Bain			33,273	-	-
Code of Conduct Complaints			-	-	-
<b>TOTAL</b>	<b>\$ 83,180</b>	<b>\$ 23,120</b>	<b>\$ 332,733</b>	<b>\$ 1,677</b>	<b>\$ 2,528</b>

### Notes:

Council Minute C390/14-12 determined that Councillor Allowances and Expenses paid under the "Payment of Councillors Expenses and Provision of Facilities" Policy be reported.

Bruny Ferry costs are also included as required in Minute GF101/6-12.

## CODE OF CONDUCT

(Section 72(ba) and (bb) of the Local Government Act 1993)

Council is required to report the number of code of conduct complaints that were received and the number that were upheld either wholly or in part as well as the total costs met by the Council during the during the 2023/24 financial year.

Number of Complaints	0
Complaints Upheld	0
Complaints Dismissed	0
Cost of Complaints	\$0
Training Required by Determination	\$0

## SENIOR STAFF REMUNERATION

(Section 72 of the Local Government Act 1993)

It is a requirement that a statement be provided relating to the total annual remuneration paid to senior members of staff. The annual remuneration is:

- the total of the salary payable;
- employer superannuation contributions;
- the value of private use of any motor vehicle; and
- any other benefits.

For the purposes of this statement, a benefit value of \$10,000 has been used for employees who have private use of a Council vehicle. In all instances, these vehicles are available for specific or 'pooled' use.

The annual remuneration for Senior Staff is shown in Note 39(iii) on page 135 of the Notes of the Financial Report for the year ended 30 June 2024.

Bruny Ferry Tickets	Internet & Telephone	Conference & Meeting Attendance	Total
-	-	2,186	121,167
-	-	667	57,061
-	-	400	33,673
-	1,229	1,880	37,995
-	-	1,798	35,071
-	-	-	33,273
49	-	-	33,386
-	-	-	33,273
-	-	-	33,273
-	-	-	33,273
-	-	-	-
\$ 49	\$ 1,229	\$ 6,931	\$ 451,446

Seasonal Walk, North West Bay





## OUR WORKFORCE

### Management

	22/23	23/24
Male	8	8
Female	4	4

### Years of Service

(median = 4)

	22/23	23/24
30+ years	8	8
25 - 29 years	4	5
20 - 24 years	8	9
15 - 19 years	23	25
10 - 14 years	25	26
5 - 9 years	45	40
1 - 4 years	59	88
Less than a year	52	33

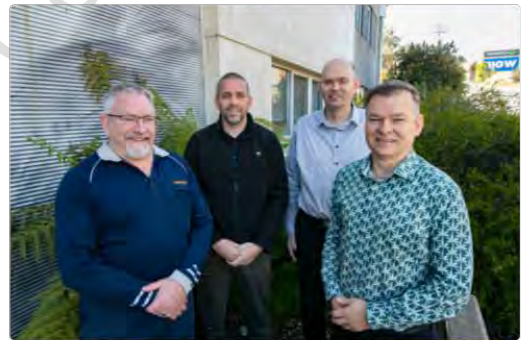
### FTE's

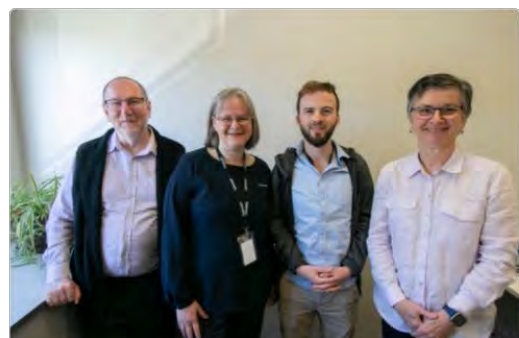
(full time equivalent staff)

	22/23	23/24
Full Time Staff	146	146
FTE Part Time Staff	34.22	36.55
FTE Casual Staff	6.99	7.85

### Age Demographic

	22/23	23/24
Under 30 years	17%	16%
31 - 45 years	33%	37%
46 - 54 years	22%	21%
55 years & over	27%	26%

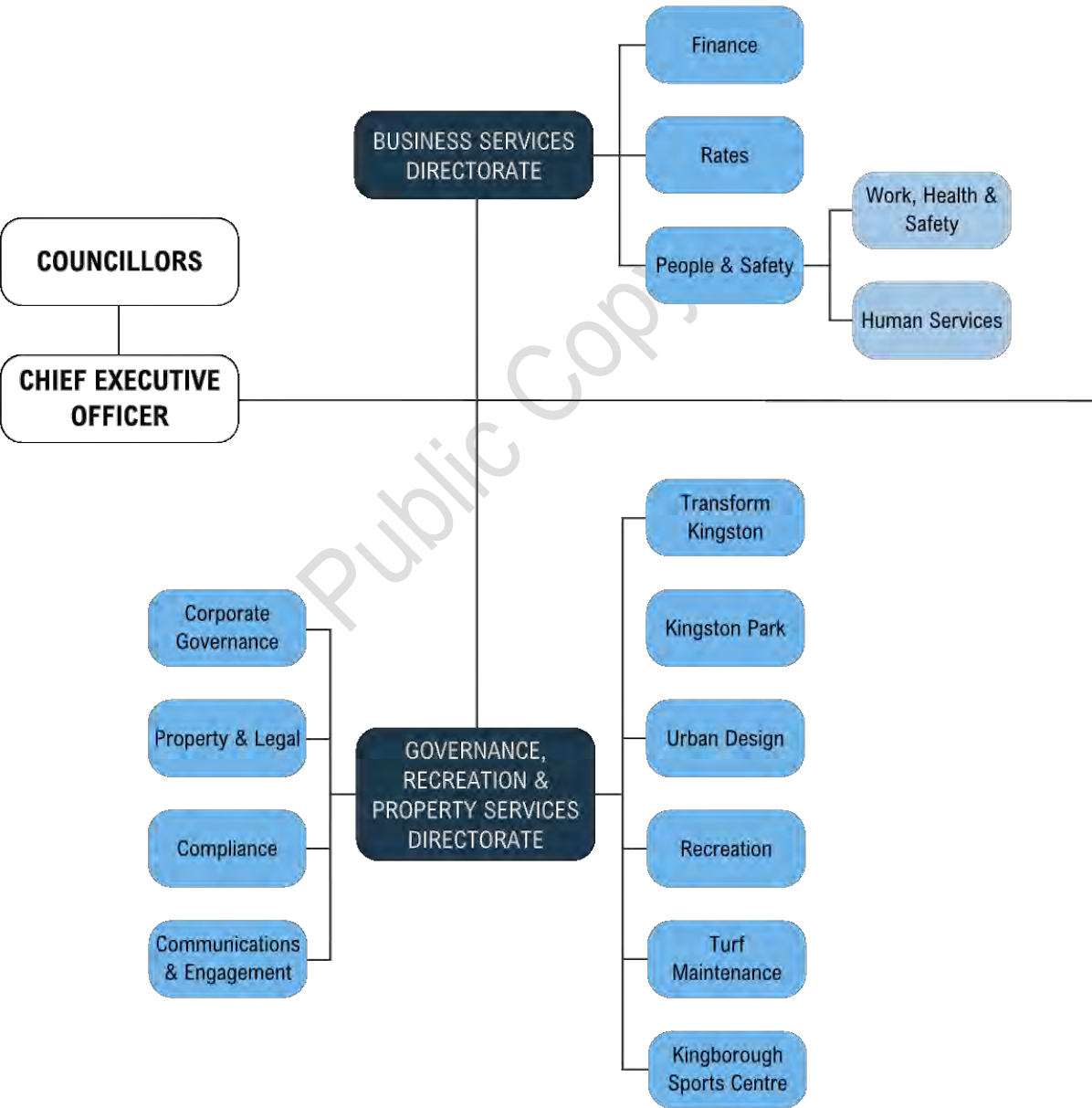




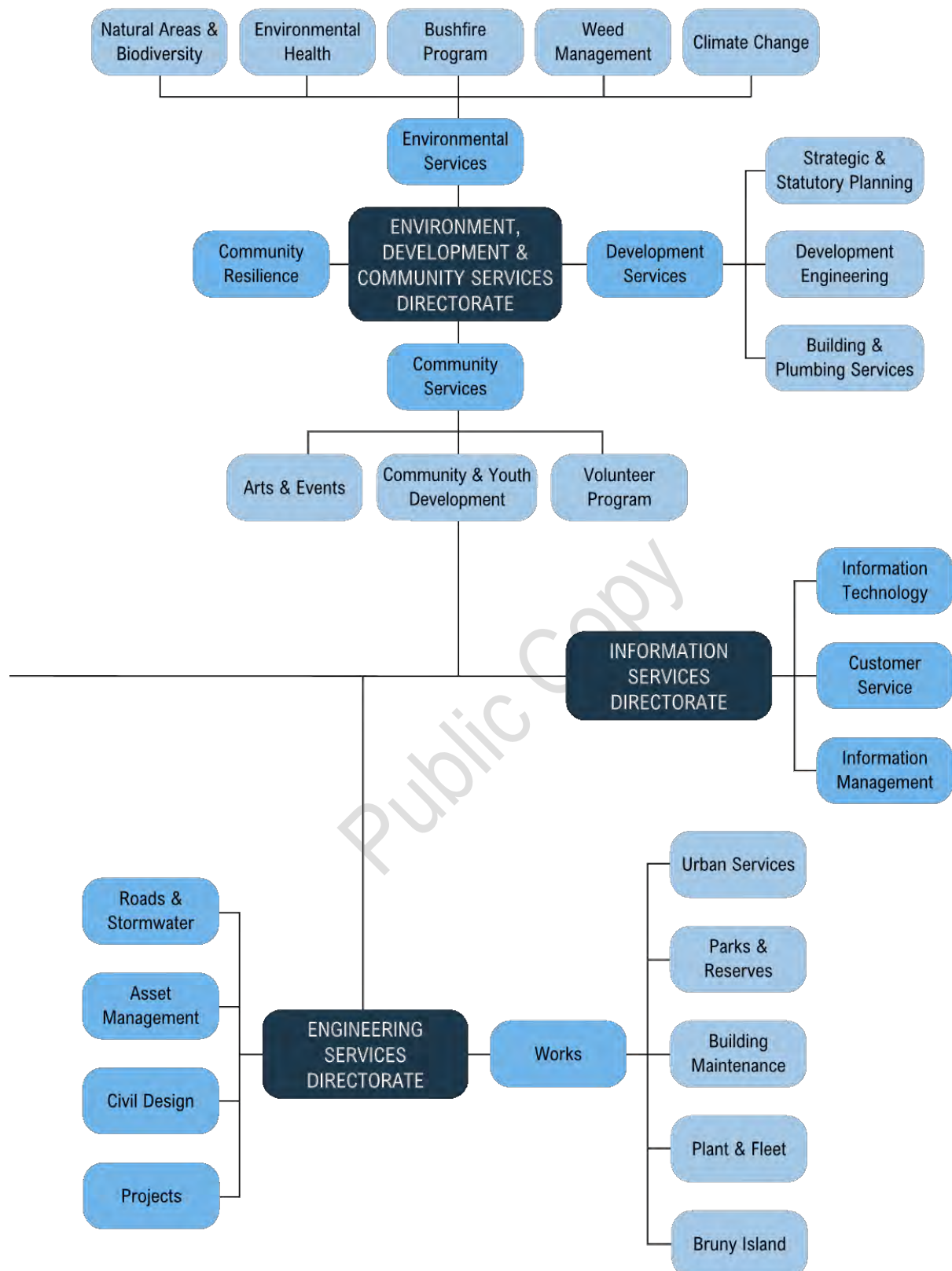
# ORGANISATIONAL STRUCTURE

Kingborough Council is the governing body that appoints the Chief Executive Officer ('CEO') (being the General Manager as appointed by the Kingborough Council pursuant to section 61 of the *Local Government Act 1993 (TAS)*). The CEO has responsibility for the day to day management of the organisation's operations in accordance with the strategic directions of the Council Plan.

Council's Executive Management Team consists of the Chief Executive Officer, Director Business Services, Chief Information Officer, Director Governance, Recreation & Property Services, Director Environment, Development & Community Services and Director Engineering Services who lead the organisation. Units within each directorate perform specific functions, collaborate on projects and share their particular knowledge and expertise across the organisation.









# PERFORMANCE

**Our Vision - Our community is at the heart of everything we do**

**Our Purpose - To make Kingborough a great place to live**

**Our Values - Accountability, respect, excellence and inclusiveness**

The *Local Government Act 1993* states that a Council must publish an Annual Report which provides an update on Council's finances, performance and how we have delivered against our Strategic Plan 2020-2025 ("the Plan").

The Plan provides direction for the delivery of services by Council and is based on three key priorities. Each key priority is supported by five strategic outcomes that describe what Council aims to achieve in alignment with its vision. Actions to achieve these outcomes have been developed and included in a Service Delivery Plan. Performance measures are included in the Service Delivery Plan to enable Council to track its progress against each of the strategic outcomes.

The Annual Report provides an overview as to how the strategic outcomes have been achieved throughout the last financial year and gives our ratepayers and community insight into how we invest public funds to provide essential services and infrastructure and promote social, environmental and economic advancements across the municipality. It is a chance to share the opportunities, challenges and achievements faced during the last financial year.



**KEY PRIORITY 1**

Encourage and support a safe, healthy and connected community

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

No.	Strategic Outcome	Result	Comments
1.1.1	Implement the Corporate Engagement Framework to provide a consistent approach to community engagement across the organisation.	Ongoing	The Framework has been used in the implementation of all Council's community engagements throughout the year.
1.1.2	Deliver services and events to ensure the needs, issues and aspirations of young people in our community are embedded into program delivery by Council.	On Track & Ongoing	<ul style="list-style-type: none"> <li>• Ongoing delivery of School Holiday Program</li> <li>• Coordination of Youth Action Kingborough (YAK) group</li> <li>• Regular after school youth workshops</li> <li>• Battle of the Bands Event</li> <li>• Get Ready for Work program</li> </ul>
1.1.3	Provide services and programs that meet the needs of older people in our community.	On Track & Ongoing	<ul style="list-style-type: none"> <li>• Kingborough Volunteer Program</li> <li>• Coordination of ongoing 'Tuesday Talks'</li> <li>• Intergenerational pop-up cafes</li> <li>• Regular workshops for older people</li> <li>• Quarterly Seasonal Walks</li> <li>• End of Life Expo</li> </ul>
1.1.4	Collaborate with Destination Southern Tasmania, the Huon Valley Council and the tourism industry to market the region south of Hobart.		
1.1.5	Support the operations of the Kingborough Community Forum as a means of receiving feedback on Council's policies, strategies and projects.	Ongoing	Council has supported the operations of the Forum throughout the year.
1.1.6	Undertake stakeholder engagement as part of the review and update of the Kingborough Dog Management Policy 2023.	Achieved	A comprehensive engagement program was undertaken to inform the update of the Policy.
1.1.7	Undertake community consultation in relation to Council's budget.	Ongoing	Annual process.





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

No.	Strategic Outcome	Result	Comments
1.2.1	Deliver a range of civic, cultural and community events that celebrate local attributes.	On Track & Ongoing	<ul style="list-style-type: none"> <li>Christmas Carols at the Hub</li> <li>Harmony Week Event</li> <li>Night of Lights</li> <li>Kingborough Community Awards</li> <li>Citizenship Ceremonies</li> <li>Film screenings at the hub</li> </ul>
1.2.2	Provide services, events, advocacy and leadership for arts and culture.	On Track & Ongoing	<ul style="list-style-type: none"> <li>Coordination of regular workshops by local artists at KIN space</li> <li>Acquisition and installation of art at Gordon as part of the KIN Sculpture Trail</li> <li>Battle of the Bands Event for young musicians</li> <li>Hiring of KIN space for workshops, exhibitions and classes</li> </ul>
1.2.3	Maximise the usage of the Kingborough Community Hub as a focal point for community activities.	On Track & Ongoing	<ul style="list-style-type: none"> <li>Christmas Carols at the Hub</li> <li>Harmony Week Event</li> <li>Night of Lights</li> <li>Ongoing hire of hub facilities for corporate and community users</li> <li>Kingborough Community Services programming managed from the Hub</li> </ul>
1.2.4	Prepare a Local Historic Heritage Code to protect the historic cultural heritage significance of places, precincts and landscapes.	Not on Track	There is no budget to undertake the work.
1.2.5	In partnership with local community groups, develop heritage trails and interpretative signage for areas of historical and cultural significance.	Ongoing	Interpretive signage was installed as part of the development of Stage 1 of the North West Bay River Trail.



**Objective 1.3 - A resilient community with the capacity to flourish**

No.	Strategic Outcome	Result	Comments
1.3.1	Work with local community groups to promote a safe, sustainable and resilient community through practical planning for risk mitigation, preparedness and recovery.	On Track & Ongoing	<ul style="list-style-type: none"> <li>Community bushfire preparedness sessions with Tas Fire Service and Sparking Conversation Igniting Action</li> <li>Be Ready Bruny project</li> <li>Participation in multiple state and regional emergency response committees</li> <li>Emergency response and evacuation centre management training and exercises</li> </ul>
1.3.2	Continue to review, update and implement Council's Public Health Emergency Management Sub-Plan to guide the management of risks to the community.	Ongoing	Review completed and all contractors confirmed as available. Update scheduled 2025.
1.3.3	Operate the Kingborough Volunteer Program to assist older residents to continue to live in the community with dignity.	On Track & Ongoing	Ongoing coordination of the Volunteer Program
1.3.4	Enhance organisational support for volunteering opportunities and recognise and celebrate volunteers in the community.	On Track & Ongoing	Kingborough Community Awards Volunteer Celebration morning tea
1.3.5	Provide support to community groups through a transparent and targeted provision of grants for community-based projects.	On Track & Ongoing	Provision of 19 grants through the Kingborough Annual Program and Quick Response grants program





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

No.	Strategic Outcome	Result	Comments
1.4.1	Review, update and implement the Kingborough Climate Change Action Plan 2019-2024. through developing and implementing a governance structure, processes and systems to ensure its implementation and reporting on progress	Ongoing	New organisation wide governance structure, risk review and program audit complete. New Climate Change Advisor role recruited.
1.4.2	Implement priority actions from the Kingborough Climate Change Action Plan, in 2023/24: <ul style="list-style-type: none"> <li>Climate change issues and actions will be reported as part of Council's Annual Report</li> <li>Undertake routine monitoring and reporting on progress towards Zero net emissions for Council activities by 2035 and reported as part of Council's Annual Report</li> <li>Develop and adopt a Kingborough Greenhouse and Energy Plan</li> <li>Subject to feasibility and contractual acceptance facilitate implementation of site works for an alternative energy precinct at the Barretta Waste Management Facility.</li> </ul>	Ongoing	Climate Change actions in Annual report Emissions reporting and energy plan not complete due to resourcing constraint. Contractual period lapsed for alternate energy precinct.
1.4.3	Adopt and implement the Coastal Hazards Policy to guide Council coastal works and asset management actions in the context of climate change.	On Track	Coastal Hazards Policy complete and procedures developed.
1.4.4	Develop and Implement a Stormwater strategy to address the management of the flood risk and within Council's urban drainage catchments.	On Track	Stormwater Strategy in draft, finalisation of strategy planned for end of 2025.



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

No.	Strategic Outcome	Result	Comments
1.5.1	Review and update the Kingborough Tracks and Trails Action Plan.	Achieved	The Action Plan was reviewed and updated.
1.5.2	Complete the development of Kingston Park in partnership with the developer, Traders in Purple and in accordance with the Project Delivery Agreement.	Not on Track	Progress on the development of the commercial and residential lots stalled due to prohibitive construction costs.
1.5.3	Continue to review, update and implement the Recreational Water Quality Management Strategy to improve the water quality of Council's beaches used for recreational activities.	On Track	Strategy reviewed and updated. Ongoing program to investigate poor water quality at two recreational water sites.
1.5.4	Undertake community engagement and provide guidance and recommendations to Council on how to manage existing and new Council Smoke Free Areas into the future.	On Track	Engagement complete.
1.5.5	Continue to review, update, and implement Council's Immunisation program providing Kingborough community members access to NIP funded immunisations through school based and community clinics.	On Track	The immunisation program was reviewed and improvements implemented.



**KEY PRIORITY 2**

Delivery quality infrastructure and services

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

No.	Strategic Outcome	Result	Comments
2.1.1	Complete the implementation of the Transform Kingston Program.	Achieved	The upgrade of the Kingston Main Street was completed during the year.
2.1.2	Complete the civic works in Kingston Park.	Achieved	All civic works within the Kingston Park Precinct have been completed.
2.1.3	Investigate options for the development of a multi-story carpark in Kingston.	On track	A Business Plan for a potential Carpark was prepared.
2.1.4	Continue to lobby the State Government to improve public transport services within Kingborough.	Ongoing	Council staff met with representatives from the Department of State Growth to advocate for improved service delivery.
2.1.5	Develop a process to measure community satisfaction with the delivery of infrastructure and services.	Ongoing	Additional intervention level and response time frame metrics for infrastructure assets and services has been developed for inclusion in the Customer Service Charter and service requests management system for tracking performance.

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

No.	Strategic Outcome	Result	Comments
2.2.1	Implement the Kingston Congestion Package as outlined in the Greater Hobart City Deal Implementation Plan.	Achieved	Implementation of projects listed in the Package was completed.
2.2.2	Update Central Kingston Parking Strategy.	Completed	Parking strategy updated.
2.2.3	Review and update the Kingborough Sport and Recreation Strategy to provide a coordinated and strategic approach to the development and management of Council's recreational facilities.	Achieved	The Strategy was reviewed and updated.
2.2.4	Deliver the annual infrastructure Capital Works program.	Ongoing	Annual capital works delivered with the majority of projects either completed or underway.
2.2.5	Review Strategic Asset Management Plan.	On track	Strategic asset management plan under review, will be delivered in 2024/25.



**Objective 2.3 - Community facilities are safe, accessible and meeting contemporary standards**

No.	Strategic Outcome	Result	Comments
2.3.1	Through the Disability Inclusion and Access Advisory Committee, improve the accessibility of Council's services, buildings and information to people with a disability.	Ongoing	<ul style="list-style-type: none"> <li>Development of a Disability and Inclusion Action Plan</li> <li>Partnered with Kingston Beach Life Saving Club to install wheelchair access beach matting at Kingston Beach.</li> </ul>
2.3.2	Implement the Kingborough Public Toilet Strategy and ensure effective provision, upgrading and maintenance of Council owned public toilets throughout the Municipal Area.	Ongoing	Public toilets at Snug and Taroona beaches were upgraded during the year.
2.3.3	Implement the Kingborough Playground Strategy to provide a comprehensive network of quality, accessible and well-maintained playgrounds throughout Kingborough.	Ongoing	The development of a new playground in Spring Farm Estate was completed during the year.
2.3.4	Develop a Building Maintenance Schedule and inspection regime to provide proactive maintenance of Council's buildings and community facilities.	Ongoing	A schedule was developed, and regular inspections of facilities undertaken.
2.2.5	Implement the Kingborough Community Halls Strategy to provide accessible and functional halls throughout Kingborough.	Ongoing	Security system upgrades were undertaken at Kingston Beach, Blackmans Bay, Margate and Sandfly halls.

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

No.	Strategic Outcome	Result	Comments
2.4.1	Review and improve the pathway system to ensure that we are closing the loop effectively and efficiently for the customer.		
2.4.2	Develop and deliver a Customer Service Strategy for the organisation.	On Track	Actions have developed as part of business improvement activities.
2.4.3	Develop an operational plan which clearly articulates the values, key results areas, performance measures and deliverables for the organisation and that this plan is clearly conveyed to all employees.	Achieved	An Annual Plan for 2023/24 was prepared.
2.4.4	Implement the Kingborough Council Leadership Framework for managers and supervisors as a key driver of continuous improvement and accountability.	Ongoing	Implementation of the Framework was put on hold with the recruitment of a new CEO.
2.4.5	Review the Long-Term Financial Plan to ensure the strategic actions identified in the Plan are delivered and implement strategies to improve the financial performance of the organisation.	Ongoing	

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

No.	Strategic Outcome	Result	Comments
2.5.1	Undertake negotiations for the 2023 Kingborough Council Enterprise Agreement.	Achieved	New Agreement in place with expiry 30 June 2026.
2.5.2	Develop and implement the annual Workforce Plan which sets the priorities for workforce strategies, learning and development programs and resourcing capacity.	Achieved & Ongoing	Budget 2024/25 includes allocations to address some of the organisational resource challenges following detailed consideration of the Workforce Plan.
2.5.3	Undertake the biennial employee engagement survey and link the results into the Workforce Plan.	Achieved & Ongoing	Achieved, and ongoing including improvements to internal communications.
2.5.4	Review the Council's Work Health and Safety Management Plan and System and deliver the identified WHS strategies to meet Council's obligations under the <i>Work Health and Safety Act 2012 (Tas)</i> .	Achieved & Ongoing	Investigations underway into improved online management system. Additional safety risk identified and addressed.
2.5.5	Implement and deliver an annual employee health and well-being program with a key focus delivering the community action plan for mental health.	Achieved & Ongoing	Various programs and initiatives such as employee assistance program, sports centre membership incentive, cultural and diversity initiatives, and visitation by providers such as health insurance, superannuation, Speak Up Stay Chatty and others.





**KEY PRIORITY 3**

Sustaining the natural environment whilst facilitating development for our future

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

No.	Strategic Outcome	Result	Comments
3.1.1	Improve the compliance response for environmental matters to ensure effectiveness of controls.	Ongoing	Environmental compliance undertaken as per guiding framework.
3.1.2	Develop Council's Tree Strategy 2023-2033 and maintain a Register of Significant Trees.	Not on Track Ongoing	Development of Tree Strategy delayed due to resource constraints. Significant tree process maintained
3.1.3	Develop a By-law to ensure that regulations provide appropriate protection for trees on private land.	On Track	Draft By-law developed
3.1.4	Deliver biodiversity offset projects under the Kingborough Environmental Fund Implementation Plan 2019-2023 and update the implementation plan.	On Track	Fund Implementation Plan 2023-2027 endorsed. Implementation ongoing.
3.1.5	Manage the natural area reserve network through the development and implementation of both new and existing reserve management plans.	On Track	3 new Conservation Management Plans for Council reserves.
3.1.6	Develop and implement existing Creek Maintenance Plans that improve the health and function of urban waterways.	Not on Track	Creek Maintenance Plans implementation delayed due resource constraints.

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

No.	Strategic Outcome	Result	Comments
3.2.1	Provide opportunities and engage the community in the conservation and restoration of our natural areas, wildlife and plants.	On Track	Range of events and activities held across the reserve network including weekly Dose of Nature sessions, education campaigns, working bees and citizen science opportunities.
3.2.2	Foster positive working relationships with landcare groups across the municipality, coordinating the network of volunteers to achieve good environmental outcomes.	On Track	Landcare volunteers worked to improve the health of 17 reserves, including the addition of 2300 native plants.
3.2.3	Implement the North West Bay River Catchment Management Plan in partnership with the community and key land managers in the catchment.	On Track	River Management Group formed to coordinate implementation of catchment plan
3.2.4	Work with the Tasmanian Aboriginal community to promote community understanding of cultural heritage, such as through the Wood for Fire walk.	Ongoing	Council and SETAC won the First Nations Landcare Collaboration award for the Trainee Aboriginal Land Management Officer program

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

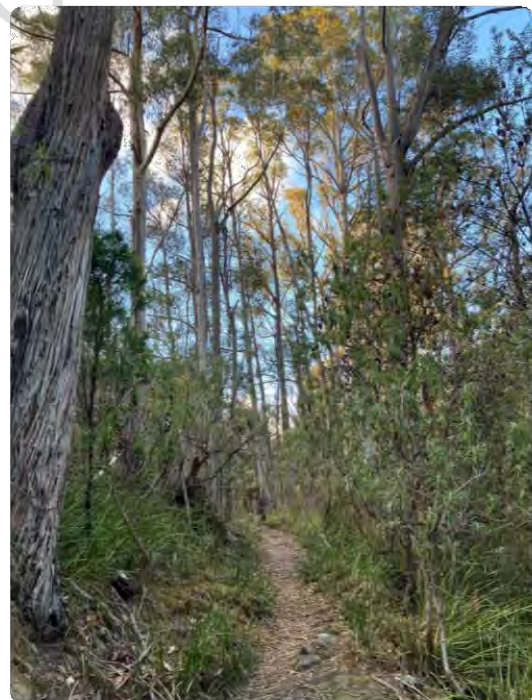
No.	Strategic Outcome	Result	Comments
3.3.1	Implement the Kingborough Waste Management Strategy 2018 to deliver cost effective and efficient waste and recycling services to residents, improve recycling rates, reduce emissions and energy usage and reduce the impacts of illegal dumping and littering.	On track	Achieved 45% diversion of materials from landfill, continued to actively monitor the Barretta landfill site to ensure emissions were being carefully monitored and controlled, input into a regional litter management plan
3.3.2	Review and update the Kingborough Dog Management Policy 2018 and provide education and enforcement of restrictions in areas with environmental values.	Achieved	The Policy was reviewed and updated.
3.3.3	Develop and implement an Environmental Management System to support continuous improvement of environmental performance and ensure that Council meets its statutory responsibilities under environmental legislation.	Ongoing	Environmental assessment and risk management of major construction works completed. First steps of EMS progresses. Statutory responsibilities met.
3.3.4	Promote responsible cat ownership and work with the community and stakeholders to implement programs that minimise the impacts of cats (via predation, disease and nuisance).	On Track	Ongoing community education responsible cat ownership, monitoring and management of cats in Cat Prohibited Reserves. Completion of the Bruny Island Cat Management Project.

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

No.	Strategic Outcome	Result	Comments
3.4.1	Review the Kingborough Land Use Strategy.	Ongoing	A further review of the existing strategy cannot occur until the Greater Hobart Plan; the Southern Regional Land Use Plan and the Tasmanian Planning Scheme are all completed.
3.4.2	Participate in a review of the Southern Regional Land Use Strategy.	Ongoing	Continue to actively be part of the working group which is contributing to this State Government project.
3.4.3	Finalise the Local Provisions Schedule in order to enable the declaration of the new Kingborough Planning Scheme.	Ongoing	Council has received the instruction from the Tasmanian Planning Commission to undertake public exhibition between 9 Oct and 9 Dec 2024.
3.4.4	Progress implementation of the Barretta Environmental Management Plan.	On Track	Full compliance with EMPCA monitoring and site management.
3.4.5	Implement the Kingborough Weed Management Strategy 2017-2027.	On Track	Strategic weed control, compliance action and education campaigns completed across Council land including roadsides, parks and reserves.

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

No.	Strategic Outcome	Result	Comments
3.5.1	Develop and implement a natural areas and biodiversity strategy to underpin the management of Council's natural area reserves network and approach to managing the key threatening processes for biodiversity in Kingborough.	Not on Track	Not progressed due to resource constraints
3.5.2	Implement Bushfire Risk Reduction Strategy for Council land.	Ongoing	Strategy review completed to be updated in 2025. Annual fuel break and trail maintenance completed.
3.5.3	Collaborate with key stakeholders to contribute to the recovery of threatened species and threatened vegetation communities.	Ongoing	Restoration of threatened species habitat and communities through weed control, revegetation, education and protection.







# YEAR IN REVIEW

# GOVERNANCE, RECREATION & PROPERTY SERVICES

The Governance, Recreation and Property Services Directorate is responsible for the oversight of corporate governance functions, along with management of Council's recreational facilities and property portfolio. The department also includes the urban design function and associated urban renewal projects in Kingston Park and Transform Kingston

## Governance

A number of policies were reviewed during the year, including Council's Sportsground User Policy, Twin Ovals Advertising and Signage Policy and Delegated Authority Policy. Sub-delegations to staff were issued in accordance with the provisions of the latter policy. A new policy was developed in relation to the use of the Chief Executive Officer title in place of the former title of General Manager. A Continuous Improvement Policy was adopted by Council in June 2024.

## Property and Urban Design

New public toilets were constructed at Taroona Beach and on the foreshore at Snug. New changerooms were constructed at Kingston Beach Oval to support increased female participation in sport played at this venue. An update of security systems at the Kingston Beach, Blackmans Bay, Margate and Sandfly Halls was undertaken and plans were developed for the upgrade of the Snug Hall. A new playground was developed in the Spring Farm Estate, with work continuing on the upgrade of the Dru Point Playground.

## Transform Kingston

Work on the Kingston Main Street was completed, with the only outstanding item being the bus interchange designed for northbound buses. Negotiations continue with the Department of State Growth and bus operators in relation to the use of this facility.

## Kingborough Sports Centre

An upgrade of the Fitness Centre was undertaken during the year, with new showers and accessible toilets installed. An access ramp was constructed at the rear of the facility and a new accessible toilet was installed on Level 3 of the Centre. The Tasmanian Jack Jumpers continued to use the Centre as their training base, with the arrangement including access to office space, multi-courts and the Fitness Centre. Council resolved to make land available within the KSC Precinct for the construction of a High Performance Training Centre for the Jack Jumpers, to be developed and funded by the State Government.

## Sports Grounds

Work to complete the upgrade of grounds at Lightwood Park and Gormley Oval was undertaken, and a new drainage system was installed in Kelvedon Park over the summer. All other sports grounds throughout the Kingborough Municipal Area were maintained for a high standard for winter and summer sports. A bid was submitted to the Department of State Growth for the Twin Ovals to host the High Performance Training Centre for the Tasmanian Devils AFL Team.



Kingston Park

The Council Works on Kingston Park concluded, with the completion of the Open Space and Wetlands projects. Development of the residential lots by Traders in Purple stalled as a result of prohibitive construction costs. Planning approval was obtained for a commercial office on the lot below the Skipper Lane carpark but to date, a tenant has not been secured to enable this development to proceed.

Compliance

The Compliance Team provided regulatory services in relation to animal control, parking, fire hazard abatement, planning, building and By-Law enforcement. The Kingborough Dog Management Policy was reviewed and updated during the year, following a period of extensive consultation with stakeholders and the general public. Work continued on the development of a new By-Law to regulate trees on private property, with a regulatory impact statement prepared and the draft By-Law released for public comment.

Tracks and Trails

The construction of a trail along the Northwest Bay River from Longley to Margate progressed, with Stage One works on a track from the Huon Highway to Riverdale Drive completed during the year. Planning for Stage Two from the Margate Bowls Club to Hopfields Road was undertaken. The construction of a multi-use trail through the Spring Farm Estate public open space was undertaken, connecting through to the existing White Water Creek track. The Kingborough Tracks and Trails Strategic Action Plan was reviewed and updated during the year.



Briefs of Evidence

2022/23 5  
2023/24 2



Dogs Registered

2022/23 5,800+  
2023/24 5,600+



Requests by the Public

2022/23 1,900+  
2023/24 2,218+



Impounded Dogs

2022/23 51  
2023/24 56



Infringement Notices Issued

2022/23 2,359  
2023/24 1,909



Dog Attacks Investigated

2022/23 61  
2023/24 59



Proactive Fire Inspections

2022/23 75  
2023/24 84



Open Air Fires

2022/23 25  
2023/24 25



Abandoned Vehicles

2022/23 265  
2023/24 214



Nuisance Complaints Investigated

2022/23 86  
2023/24 68



## Communications

Communication campaigns across the year focused on supporting community engagement projects, Channel Highway upgrade (main street), Waste and Recycling initiatives and the many community events and programs run over the year.

Over the year, a focus was placed on promoting our Kingborough tracks and trails through a social media campaign on Facebook. This ran over the 2023/24 summer through social media and was highly popular. The posts reached over 305,000 people and were shared over 200 times and produced over 740 comments. This coincided with Council's engagement on the Kingborough Tracks and Trails Strategic Action Plan.

In December 2023, on International Day of People with Disability, Kingborough Council launched accessible beach matting on Kingston Beach. Media on the day involved a small video example of the beach matting being used which has been watched over 275,000 times.

Communications included reporting of regular work schedules about the range of facilities that Council looks after, including updates on the 552 km of roads (80% of all Kingborough roads), 247 km of footpaths, approximately 70km of tracks and trails, 171 culverts and bridges, 32 jetties and boat ramps.

Waste and recycling regular campaigns have included social media, advertising and educational posts to inform people NOT to put their recycling into bags and not to put lithium batteries in the bin.

Kingborough Council produced 70 media releases and responded with over 45 media replies across the year. This year, the Facebook audience numbers increased by 1,200 and Council's reach and engagement was up 23% from last year.

## Engagement

Council acknowledges that effective communication and engagement are essential foundations of a strong community. This financial year, Council engaged with the Kingborough Community on 10 projects with over 4,479 people in the community through workshops, surveys and submissions.





13 Feb -  
12 Mar

**Margate Masterplan:** The consultation focused on gathering information to inform the development of a Margate Masterplan. The main aim of the masterplan was to develop a plan for a safer and more inviting Margate Main Street. 1000 responses were collected, and the Margate Masterplan was developed.

14 Sep -  
23 Oct

**Multicultural Engagement:** To better understand and address the needs of our multicultural communities, Council formed a Multicultural Advisory Group with members of the community and Councillors. The Advisory Group was made up of local residents and guided the development of the survey. There were 257 survey responses which helped develop the Multicultural Action Plan.

19 Mar -  
16 Apr

**Tracks and Trails Strategic Action Plan:** The engagement was based around updating the Kingborough Tracks and Trails Strategic Action Plan. The consultation was based around capturing desired future tracks and strategic missing links to the Kingborough network and prioritises lists of identified projects. 70 responses were received from the community.

30 Sep -  
28 Oct

**Dog Management:** Kingborough Council undertook public consultation on the Draft Kingborough Dog Management Policy. The engagement asked the community to assess current and proposed beach access for dogs, collected ideas for improving land use and built direction to assist Council with future planning for tracks and walks. 1129 responses were received.

19 Mar -  
16 Apr

**Kingborough Health and Wellbeing:** Council investigated ways of increasing future opportunities for preventative health, social inclusion, connectivity and learning. 491 responses were received to this engagement.

25 Oct -  
22 Nov

**Trees on Private Property By-Law:** Council consulted for the Trees on Private Property By-Law which will regulate the removal of important trees on private property in Kingborough, where a planning permit is not required. 79 members of the community provided written submissions.

3 Apr -  
1 May

**Budget Consultation:** The Engagement gathered feedback from 96 responses through community submissions.

13 Nov -  
12 Dec

**Kingston Beach Local Area Traffic Management (LATM):** This engagement highlighted the proposed new road infrastructure for Kingston Beach which aims to improve pedestrian safety and traffic management in the area, in particular Beach Road and the intersection with Osborne Esplanade. 236 responses were received.

30 Apr -  
28 May

**Smoke Free Spaces:** Public consultation about smoke-free areas. The community were invited to participate in a survey or provide a written submission. The engagement aimed to establish whether more smoke free areas were wanted by the community. There were 99 submissions.

14 Nov -  
12 Dec

**Sport and Recreation:** The feedback from this consultation informed the update of the Kingborough Sport and Recreation Facilities Strategy. There were 1030 responses.

# ENGINEERING SERVICES

The Engineering Services Directorate is responsible for preparing and delivering the capital works and maintenance programs for Council’s infrastructure assets

As part of the capital works and maintenance programs, the department works on creating long-term service objectives, planning for asset management, creating policies and strategies, hydraulic modeling, stormwater capacity and quality controls, engineering design and survey, and project management. Along with managing the Council's fleet and plant, the team also looks after the existing assets, which include parks, playgrounds, reserves, roads, stormwater and buildings.

A few key achievements during 2023/24 were:

- Completed revaluations of all Council's open space assets, including parks, playgrounds and tracks and trails.
- Completed revaluations of all Council's building assets, including community halls, public amenities and office spaces.
- Worked with consultants to engage the community and stakeholders to develop a Master Plan for Margate Main Street.

- Applied for and awarded grant funding under the Better Active Transport Program, Black Spot Program, Vulnerable Road User Program and the Safer Rural Roads Program:
  - **Better Active Transport:** Algona Road shared path feasibility study, Old Station Road to Davies Road shared path, Summerleas roundabout to Whitewater Creek Track path link.
  - **Black Spot Program:** Beach Road and Church Street junction signalisation.
  - **Vulnerable Road User Program:** Snug footpath Channel Hwy between Snug Tavern and Snug Tiers Road.
  - **Safer Rural Roads Program:** Sandfly Road sealed shoulders.
- Prepared detailed designs for future projects, including Blowhole Road reconstruction, Davies Road reconstruction, Channel Highway footpaths (vic157), Pelverata Road section reconstruction (vic. 560).



- A wide variety of capital projects were commenced / completed in 2023/24. The projects varied in complexity and budgets. Some project highlights included:
  - Stage 2 of the Gemalla Road reconstruction in Margate, including upgraded stormwater system and new footpaths.
  - Upgraded stormwater systems at Hutchins Street, Oakleigh Avenue, Denehey Road and Hackford Drive, Roslyn Avenue, Mona Street and Nicholas Drive.
  - New section of concrete footpath along Wells Parade, Blackmans Bay.
  - Oval drainage upgrades at Kelvedon Park, Tarooma.
  - New carpark at the start of the Kaoota tramway track on Lawless Road, Margate.
  - New toilet facilities at Snug Beach and the Kingston Mountain Bike Park.
  - Refurbished toilet block at the Tarooma foreshore reserve.
  - New multi-access toilet amenities at the Kingborough Sports Centre.
  - DDA compliant access ramp and improved landscaping at the rear of the Kingborough Sports Centre.
  - A new playground and landscaping at Spring Farm, Kingston.
  - New concrete shared path through Kingston Wetlands to connect to the Whitewater Creek Track.
  - New shared paths along Whitewater Creek through Spring Farm and a Connector Track from Spring Farm to the Twin Ovals.
  - Upgraded a large section of footpath along Summerleas Road, Kingston.
  - New pathways through the Dru Point Reserve in Margate.
  - Installed two new bridges along the Nierinna Creek walking track in Margate.
  - Upgraded local path links between Summerleas Road and Firthside in Kingston.
  - Repaired slip failures at Kregors Road, Huon Road, Proctors Road and Sandfly Road.
  - Sealed rural bridge approaches on Chandlers Road and Old Bernies Road in Margate.

Stormwater Upgrades,  
Oakleigh Avenue



Footpath Construction, Dru Point





Gemalla Road Construction



Kelvedon Park Oval Drainage Construction



Playground, Spring Farm



Snug Foreshore Toilet Block



Spring Farm Track with Wayfinding



Kingston CBD Upgrade

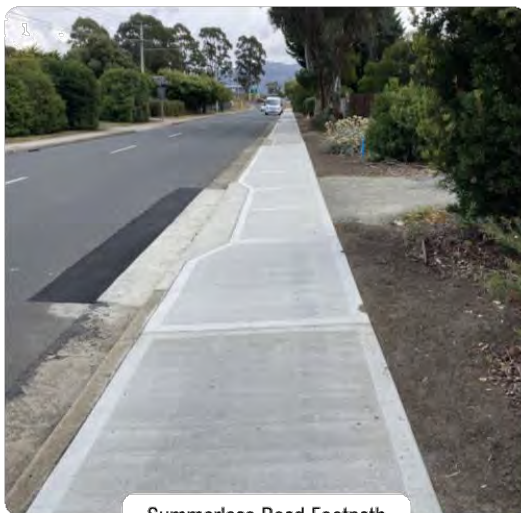




Wetlands Shared Path



Summerleas Road to  
Firthside Pathway



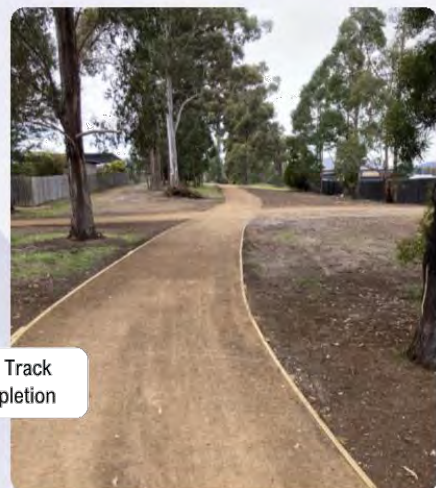
Summerleas Road Footpath



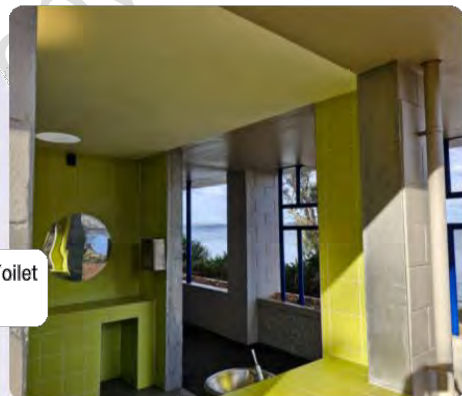
Lawless Road Extension to  
Kaoota Tramway Track



Twin Ovals Connector Track  
Construction and Completion







Taroona Foreshore Toilet Block









## KINGBOROUGH WASTE SERVICES

Established in 2011, Kingborough Waste Services (KWS) is a fully owned subsidiary of the Kingborough Council.

KWS oversees the management of numerous waste operations, such as the management of the Barretta and Bruny Waste Transfer Stations, kerbside waste administration, recycling, food and organics (FOGO) kerbside collection services, public place bin servicing, and support for the Council's Waste Management Strategy actions. An independent Board with two members from Council Management and two outside directors, including an independent Chair, is in charge of KWS.

Using various initiatives, one of the primary objectives of the Waste Management Strategy for the financial year 2023/2024 was to divert waste from landfills. Through these initiatives, some materials were kept out of landfills, making up 45% of the waste that was diverted for reuse.



### Books & Magazines

2022/23	305kgs
2023/24	295kgs



### Coffee Pods

2022/23	567kgs
2023/24	905kgs



### Light Bulbs

2022/23	33kgs
2023/24	51kgs



### Household Batteries

2022/23	244kgs
2023/24	291kgs



### Printer Cartridges

2022/23	157kgs
2023/24	156kgs



### Small e-waste

2022/23	137kgs
2023/24	306kgs



### Organic Waste

2022/23	2,680 tonnes
2023/24	2,389 tonnes



### Xrays

2022/23	206kgs
2023/24	145kgs



### Paint

2022/23	17,692 litres
2023/24	19,000 litres



### Engine Oil

2022/23	28,000 litres
2023/24	34,000 litres



### TV & Computer e-Waste

2022/23	40 tonnes
2023/24	38 tonnes





# ENVIRONMENT, DEVELOPMENT & COMMUNITY SERVICES

The Environment, Development and Community Directorate supports many of the outward facing functions of Council. Staff within the Directorate are connected to the community and well positioned to understand issues that arise and advocate for these going forward. The key services delivered by the Directorate are Environmental Health, Natural Areas and Biodiversity, Community Resilience and Disaster Response, Statutory Planning, Building and Plumbing, and Community Services.

## ENVIRONMENTAL HEALTH

### Water Quality

Council's Environmental Health team monitors the water quality of our recreational beaches during the warmer months (December to March) as a requirement under the *Public Health Act 1997*.

292 recreational water samples were collected during the 2023/24 reporting period.

At the end of the 2023/24 recreational water sampling season, Taroona Beach and the northern end of Blackmans Bay Beach both received a water quality rating of 'Good'. However, the southern end of Blackmans Bay Beach has received a water quality rating of 'Poor', which means swimming is not advised. The ratings are based on the sampling results over the last five years.

Understanding the reason for the poor water quality at Blackmans Bay South is a priority for Council. A targeted investigation of the local stormwater system and other catchment and marine inputs that may impact the water quality at the beach is in development. We continue to collaborate with external partners including the Derwent Estuary Program, the Department of Health and TasWater to manage recreational water sites.

### Food Safety and Surveillance

450 permanent, mobile and temporary food businesses licences were issued in Kingborough during the 2023/2024 financial year. Council's Environmental Health Officers conducted regular inspections of these food premises, including at public events, and fairs. Staff completed 202 food premises inspections as determined by the Tasmanian Food Business Risk-Classification System.

Council was also actively involved in the Tasmanian Food Safety Surveillance Program, a joint initiative between local government and the State Department of Health. As part of the program, Council conducted sampling, food safety surveys and monitoring at food premises, including assessment of microbial growth in sushi from local businesses. The results of surveys and sampling are used to guide food safety policy and procedures and assist with the development of educational material.

Environmental Health Officers received and actioned 10 food related community complaints and issued two Infringement Notices due to non-compliance with the *Food Act 2003*.



Immunisation

Council coordinates a range of immunisation services for the community, including monthly infant clinics and the School Based Immunisation Program. Through this program 1079 vaccinations were delivered in the reporting period.

The school program is conducted over several visits to schools located in Kingborough throughout the year. It involves immunising Grade 7 students with the Human Papillomavirus and Diphtheria, Tetanus and Pertussis vaccines, and Grade 10 students with the Meningococcal ACWY vaccine.

Council undertook 14 school-based immunisation sessions and held an additional catch-up clinic for students who were absent during our school visits.

Demand for Council's monthly infant clinics grew through the 23/24 year with the Environmental Health unit running an additional community flu clinic to meet this demand. Clinics continue to be fully subscribed reflecting the value the community place on the service.

There was a decline in the total number of vaccinations administered by Council and the total number of school visits from last year. This is partly due to the school immunisation program starting later in the 2024 school year and therefore falling across two reporting periods and the Human Papillomavirus vaccine for Year 7 students changing from a two doses vaccine to a single dose vaccine.

Public Health and Environmental Complaints

Council continues to investigate and action community complaints relating to requirements under the *Environmental Management and Pollution Control Act 1994*, *Public Health Act 1997* and the *Local Government Act 1993*.

Council's Environmental Health team investigated:

- 138 community complaints.
- issued two Environmental Protection Notices; and
- issued two Infringement Notices for offences against the *Environmental Management and Pollution Control Act 1994* and the *Public Health Act 1997* respectively.

Complaints received related to matters such as:

Noise	46	Unhealthy Housing	7
Other Environmental Issues	26	Odour	6
Wastewater discharge	12	Failing Septic	6
Rats/vermin	16	Sewer Spill	3
Air Quality (inc. smoke)	11	Light Pollution	2



## Public Health Statement

Section 72(1) (ab) of the *Local Government Act 1993* requires a statement of the Council's goals and objectives in relation to public health activities to be included in the Annual Report.

Council's public and environmental health functions are carried out by the Environmental Health Unit, which forms part of the Environmental Services Department. The Unit's organisational structure consists of the Manager Environmental Services, Coordinator Environmental Health, three Environmental Health Officers and an Administration and Immunisation Officer. Additionally, four Nurse Immunisers are employed on a casual basis.

Functions administered by the Unit in accordance with the provisions of the *Local Government Act 1993*, *Public Health Act 1997*, *Food Act 2003*, *Building Act 2016*, *Environmental Management and Pollution Control Act 1994*, *Burial and Cremation Act 2019* and other identified programs includes regulation or services within the following categories:

- Food safety;
- Notifiable diseases;
- Immunisations;
- Public health risk activities;
- Unhealthy premises;
- Water quality monitoring including beaches, pools and private drinking water suppliers;
- Public health and environmental nuisances;
- Public health education and promotion;
- Emergency management;
- Onsite wastewater management;
- Private burials;
- Pollution (air, land and water).



### Registered Food Businesses

2022/23	211
2023/24	215

### Registered Mobile Food Businesses

2022/23	63
2023/24	54

### Registered Temporary Food Businesses

2022/23	160
2023/24	181

### Food Inspections Conducted

2022/23	193
2023/24	202

### Notifiable Disease Notifications/Investigations

2022/23	10
2023/24	15

### Vaccines Administered

2022/23	2,370
2023/24	1,079

### Registered Public Health Risk Activities - Premises

2022/23	2
2023/24	2

### Licences Public Health Risk Activities - Operators

2022/23	5
2023/24	5

### Customer Enquiries / Complaints

2022/23	
2023/24	138

### Registered Water Carters

2022/23	5
2023/24	7

### Registered Private Water Suppliers

2022/23	
2023/24	3

### Recreational Water Samples Collected

2022/23	251
2023/24	292

### Plumbing Permit Assessments

2022/23	106
2023/24	82

## NATURAL AREAS & BIODIVERSITY

Kingborough is home to an abundance of bushland and expansive coastlines. The biodiversity and quality of habitat found in these environments has been a focus for Council this year. Activities have included habitat restoration, developing and maintaining corridors to connect natural landscapes, and monitoring actions to better understand our diverse environments.

Ensuring strong collaboration has also been key, with partnerships a key theme for the year. These relationships help to deliver better conservation outcomes across larger areas, while also promoting a sense of community ownership and responsibility for the local environment.

### Growing for Natural Areas

Working with our nursery volunteers, Council grew over 11,000 native plants for use in 48 bush, coastal and creek restoration projects this year. Local Landcare groups planted 2300 of these across 17 different sites, while the Natural Areas and Biodiversity team focused on rehabilitation of threatened plant communities. Council's 'white gums for forty-spotted pardalotes' initiative saw over 300 seedlings distributed to the community, helping landowners increase habitat for the species in areas known to support the Endangered birds.

### Kingborough Environmental Fund

The Kingborough Environmental Fund collects financial biodiversity offsets paid by developers and landowners for the loss of high conservation value vegetation and habitat in Kingborough. It then finds and secures appropriate offset sites to compensate for the values that have been lost. A new Fund Implementation Plan 2023-2027 was endorsed this year to guide actions for the funds next phase. To date 242.9 ha of bushland has been protected within 6 covenants in Kingborough. The plan includes the securing of two additional conservation covenants, alongside the continued support for landowners to monitor and manage the ecological values of previously secured covenants. Several revegetation projects were also delivered, providing threatened species habitat and conservation of threatened plant communities.

### OUR WILDLIFE

Staff and Landcare volunteers undertook surveys and camera monitoring in bushland reserves, providing information and insights to guide future management of these areas. Sightings this year included Tasmanian devils, Eastern quolls and swift parrots, while potaroos featured in a number of small urban reserves.

#### Penguins

Council worked in little penguin colonies, continuing to deliver monitoring and site maintenance with stakeholders and volunteers across several locations. A new breeding site was discovered in Tinderbox and, with the support of local landholders, is now part of the annual survey program.

#### Deer

Regional Deer Management Officers have been working with Council and community to better understand and prevent the impacts of feral deer. Council endorsed a position to outline management approaches and the need for strong partnerships when working towards feral deer eradication in Kingborough.

#### Ducks

We worked with experts, neighbouring Councils and community, delivering an education program around native and feral duck species, including how to protect our native ducks. Community events were held, website material developed, books distributed, and the installation of new signs completed.



## Birds

Council led two community surveys during Birdlife Australia's 'Great Aussie Bird Count'. Participants surveyed alongside Council staff in Algona Reserve and Whitewater Creek, contributing information and bird data to guide future conservation activities.



Counting birds in the Whitewater Creek Reserve as part of the Great Aussie Bird Count

## Cat Management

In Kingborough it is estimated that over 24% of households own cats. Working with cat owners and the wider community remains a focus for Council, with staff delivering a hands-on approach to cat management. Activities have included community events, door knocking, engaging with households and targeted communications providing information about responsible pet ownership.

Strong partnerships also underpin the success of Council's cat management program. This year, Ten Lives facilitated the removal of 33 cats from Kingborough's high priority areas, while Southern Tas Cat Rescue trapped a further 72, including 23 from sites near Cat Prohibited Reserves. Council also continues work alongside NRM South and this year saw the start of delivery actions for 'Biodiverse Bruny'. This 5-year project involves a number of conservation initiatives aimed at the protection of wildlife and Bruny's unique environment, including ongoing removal of feral cats.

Implementation of the Bruny Island Cat By-law also continued. Partnerships between Council and community have helped to drive the success of this program, with most domestic cats on the island now registered and contained. The accomplishments of the Bruny Island Cat Management Project were recognised this year, with Council and Project partners receiving the 2023 Habitat & Wildlife Conservation Award from Keep Australia Beautiful Tasmania.

## CONNECTING WITH NATURE

Council continued to provide opportunities to get involved in nature, whether for physical or mental health, citizen science or conservation. Staff guided the community through bushland reserves during senior and seasonal walks, and Dose of Nature continued to be a popular weekly event. Over ten different reserves featured this year, with health professionals guiding participants through nature connection and the positive impacts to our health and wellbeing.

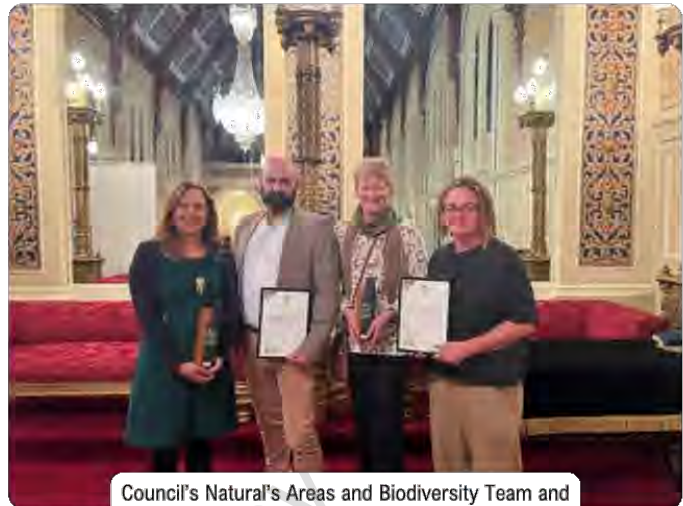
Schools engaged with our natural environment, as Council supported initiatives for students to both learn and connect with nature. Activities included a guided platypus discovery with Kingston Primary, while Margate Primary held Bush Kinder and planting events in their local reserve.

National Tree Day saw great community involvement again this year, adding 1000 native plants to support biodiversity and swift parrot habitat in Taroona Park. Several organisations partnered with Council to deliver the event, including the Taroona Environment Network, Taroona Scouts and the youth led 'Co-Exist Collective'.

## Landcare

Council partnered with local groups and Landcare Tasmania, delivering conservation activities across the municipality. Events celebrating our Landcare volunteers both promoted their work while also encouraging residents to visit local reserves. One event saw over 50 locals join Council and Algona Landcare to discover the many benefits of getting involved in Landcare activities in their local reserve.

Council's Natural's Areas and Biodiversity Team, in partnership with the South East Tasmanian Aboriginal Council, were awarded the First Nations Landcare Collaboration Award. A key component of this partnership is the Trainee Aboriginal Land Management Officer program. This traineeship has provided mentoring and experience in environmental management, including both indigenous perspectives and contemporary practices.



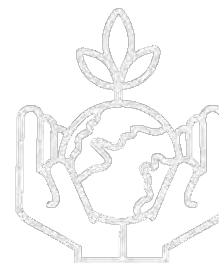
Council's Natural's Areas and Biodiversity Team and the South East Tasmanian Aboriginal Council at the 2024 First Nations Landcare Collaboration Award

## Climate Change Program

This year the Climate Change Program has focused on building resilience and the adaptive capacity of Council by updating the Climate Risk Register and developing tools to understand the exposure of our assets in the coastal zone to future risks. Kingborough's extensive coastline is one of our municipality's greatest assets. It supports diverse natural ecosystems, provides for recreational and commercial activities, carries an extensive road network, and supports the many communities. In response to a changing climate driving increased sea levels, storm surges and coastal flooding and erosion, Council's Coastal Hazard Policy was developed. The policy sets out a framework to understand the hazards and reduce the impact of these on both built and natural assets. This year has seen a focus on the development of a Coastal Hazards Decision Making Framework. The framework will ensure that the design, construction and maintenance of assets such as roads, bridges and the stormwater system that are located near coastal hazards considers the future impacts and incorporates capacity to adapt to the changing conditions.

This work will be supported by an Australian Government grant to develop a planning tool to assess the degree of exposure of each type of asset to coastal hazards to inform our long term financial planning and Council's Asset Management Strategy.

Council completed an updated climate change risk assessment this year to gain an organisation-wide perspective on the risks and solutions to climate change hazards and opportunities relevant to Kingborough. The risks and actions developed will now form the basis of the revised climate change adaptation plan being developed for Council in 2024-25.





## Bushfire Program

With 90% of the municipality being bushfire prone, the risk of wildfire impacting our community is high. Council's Bushfire Program is focused on managing the risk on Council land which at just under 3% of land within the municipality, is a small portion of the overall land area. Council manages over 90 reserves, the largest of which is Barretta Reserve at 34Ha in Electrona. Most of the reserves, being small in size, have a potential fire run of less than 300m, meaning the fire intensity within them will be lower as a complete head fire doesn't have enough distance to develop. This doesn't mean houses directly adjoining reserves aren't at risk, but fuel breaks are an effective way to mitigate the risk.

The requirements and projects within Council's Bushfire Risk Reduction Strategy continue to be actioned with an updated strategy being delivered next year to ensure it continues to meet industry best practice.

Thirty-one fuel breaks and trails and 11 hazard management areas were maintained across the municipality to reduce the risk of fire in a Council reserve impacting a neighboring property. This permanent network of vegetation removed areas directly reduces the fire risk to reserve neighbours and the likelihood of fire spreading out of them into the municipality.

This annual work program is one of the main ways we protect our reserve neighbours and greater community. This year we completed planning to upgrade Cartwright reserve in Taroona to a Category 2 protective fuel break. The on-ground works will be completed in 24-25 to create a new, state registered fire break.

Several reserves, including Huntingfield and Whitewater Creek Reserve were assessed to ensure they meet the required level of hazard reduction, with vegetation treatment undertaken where required. Council is an active member of the Southern Fire Management Area Council (SFMAC) and the Hobart Fire Management Area Council (HFMAC). These partnerships with other land management agencies and Councils coordinate the treatment of bushfire risk at a landscape scale through planning, assessment and collaborative work to treat fuels. For example, Council supports Tasmania Fire Services, Parks and Wildlife's and Sustainable Timber Tasmania's burn programs. These landscape scale burns contribute greatly to the fuel reduction in the municipality.



## DEVELOPMENT SERVICES

### Planning Services

Planning Services is responsible for the assessment of development applications, issuing planning permits and monitoring compliance in accordance with the *Land Use Planning and Approvals Act 1993* and the *Kingborough Interim Planning Scheme 2015*. This includes consultation, referral and assessment of planning applications, preparation of planning reports, recommendations and, where appropriate, delegated approvals as well as the enforcement of planning permit conditions and compliance with the scheme. For some applications there may be planning appeals through the Tasmanian Civil and Administrative Tribunal; they may be lodged by the applicant or representors.

The Planning team also undertakes strategic planning tasks in addition to statutory assessments. Work has continued on the draft Kingborough Local Provisions Schedule, which will be included in the upcoming Tasmanian Planning Scheme. Participating in various State Government led projects under their 'planning reform' initiative has involved additional strategic work. These projects include, but

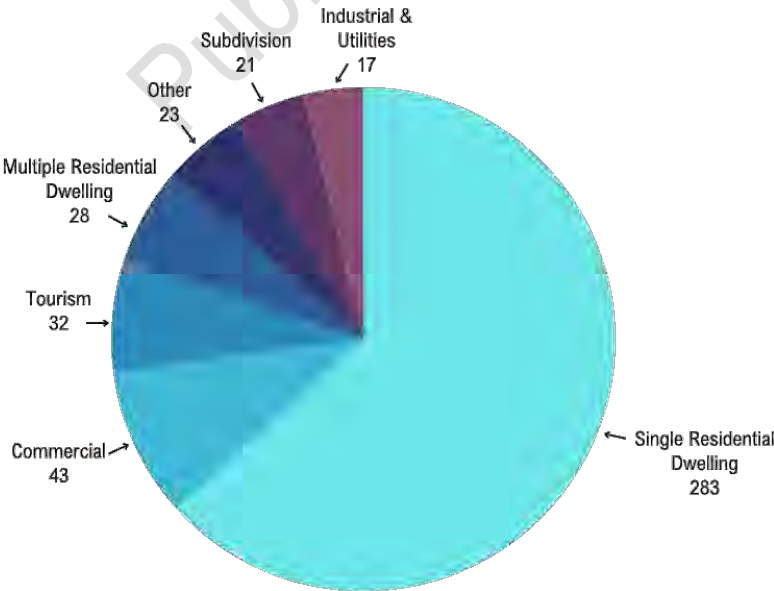
are not limited to, the implementation of State Planning Policies (TPPs), a review of the state-wide Standard Planning Provisions (SPPs), an assessment of the Southern Tasmania Regional Land Use Strategy, and contributions to the implementation of the 30 year Greater Hobart Plan.

As can be seen below, Kingborough saw a variety of development types for new proposals within the municipality in 2023 and 2024, with continued strong growth in residential development.

### Building Services

The Building Permit Authority of Council is managed by Building Services. The Building Services team oversee the implementation of legislation governing construction and building within the municipality, making sure that the National Construction Code, the *Building Act of 2016* and the Building Regulations of 2016 are all followed.

In the most recent financial year, 305 more occupancy permits were granted, indicating the municipality's ongoing growth.





Plumbing Services

Plumbing Services is in charge of Council’s legally mandated Plumbing Permit Authority role and collaborates closely with Building Services. The *Building Act of 2016*’s provisions pertaining to plumbing, including the responsibility of Plumbing Surveyors for examining plumbing work done during construction, falls under the purview of staff in this department.

Development Engineering

Development Engineering staff evaluate the infrastructure needs of development applications and keeps an eye on the conditions in approved planning permits, especially with regard to work related to road and subdivision construction. These officers act as a liaison between Engineering Services and Council’s regulatory planning division as well as external referral organisations like TasWater and the Department of State Growth.

Meeting Statutory Requirements

Council continued to implement quality assurance safeguards to ensure statutory planning and building requirements were met. The Pathway process management system ensured that timeframes and mandatory referrals were observed, assessment protocols followed and routine audits carried out.

Development Services Enforcement

In order to guarantee that building and planning regulations are followed, the Development Services team, together with Council’s Compliance team, continue to ensure compliance with legislation. This has been achieved by a number of means including monitoring obtainment of approvals, compliance with conditions, education, penalties to encourage change of behaviour in addition to a number of prosecutions in the Magistrates Court.

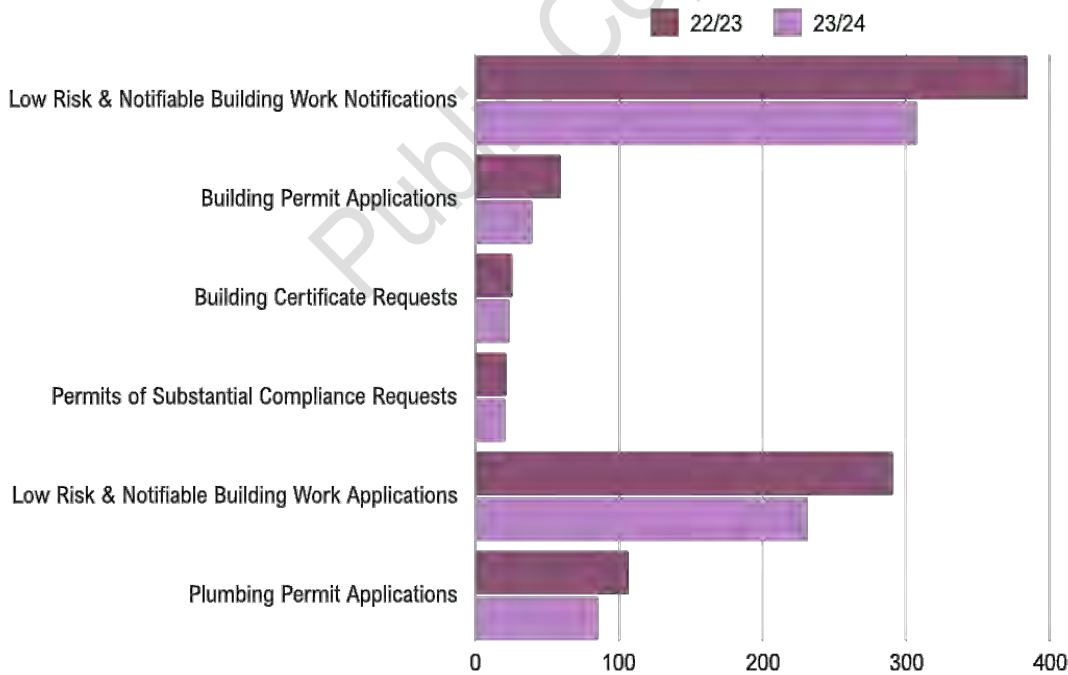


Chart comparing building & plumbing applications and notifications received by Council during 2022/23 and 2023/2024 financial years

# EMERGENCY MANAGEMENT & COMMUNITY RESILIENCE

## Emergency Management and Recovery

Council continues to participate in a variety of regional and statewide committees and working groups. This includes the Southern Regional Emergency Management Committee, Southern Regional Social Recovery Committee, Municipal Coordinators Liaison Group and the Community Resilience and Capacity sub-committee. All of these are valuable in providing a coordinated approach to emergency management, recovery and resilience across the region. Kingborough also has its own Municipal Emergency Management Committee that meets regularly; the primary purpose of which is to determine and review emergency management policy for the municipal area.

Training has continued for our Evacuation Centre Management and Emergency Response Team. This has included training in the Australian Inter-Service Incident Management System (AIIMS), Child and Youth Safe Organisations Framework specific to evacuation centres and cultural awareness in evacuation centres. Council is also participating in a Person-Centred Emergency Preparedness (P-CEP) project and provides local government representation on the People with Disability Emergency Preparedness Project Advisory Group.

Exercises remain an essential component of preparedness to enhance capability and contribute to continuous improvement. Council has participated in desktop scenario-based exercises across a range of hazards including bushfire, flood, dam failure and oil spills.

Council also coordinated its own internal exercise to test internal processes and procedures for the activation and operation of an evacuation centre. Council has a statutory role in the operation of an evacuation centre during an emergency and it is a service delivery unlike all others. It is a safe shelter when people have nowhere else to go and can mean congregate sheltering for an unspecified period eg - two days to possibly two weeks. Council manages the identified facility for our community with support agencies such as the Salvation Army, Red Cross and St Johns. The exercise was very successful in providing both valuable experience and a significant increase in awareness and knowledge for staff. Evacuation centre support agencies were also brought together separately to maintain strength in our networks for when we need to work cooperatively to deliver for our community.



Council's Emergency Response Team participating in an Evacuation Centre exercise

## Community Resilience

Bushfire preparedness was a focus area for community forums conducted in the lead-up to the high-risk weather season. These events were held in conjunction with the Tasmania Fire Service at North Bruny, South Bruny, Allens Rivulet, Middleton and Kettering. There was strong community attendance and engagement across all events.

Council continued to work closely with other organisations such as Australian Red Cross (ARC) and Sparking Conversations Igniting Action (SCIA) on projects throughout Kingborough.

*Be Ready Bruny* is a joint project with the ARC on Bruny Island. The project helps people prepare themselves and increase both individual and community resilience for inevitable events. The project aims to increase risk awareness and motivate people to take action to mitigate their risks. Numerous activities and events have been held to assist community members to acquire knowledge about their risks, build their skills and capacity to take care of themselves and others both psychologically and practically. This project spans the calendar year and more events are planned in the future.

Council continues to work with the SCIA team on a federally funded community bushfire resilience project in the communities of Bonnet Hill, Leslie Vale and Longley. The project offers tailored advice to households preparing for bushfire and works with the communities to strengthen networks between neighbours that will create more bushfire resilient communities. There are several resources coming out of the project that will benefit the entire municipality. This includes a demonstration project at Sandfly Hall which enables the community to see ways they can upgrade, retrofit, or landscape their homes and garden to provide better protection against bushfire. A Plant Flammability Guide has also been produced in conjunction with UTAS, to help inform people about plants to include in your garden to make a more bushfire resilient space. The project is continuing to provide benefits to local communities in both the tailored approach and outcomes.



Local resident participating in a Risk and Readiness assessment with a SCIA team member



Mayor, Cr Paula Wriedt, Kathryn Clark from Australian Red Cross and Deputy Mayor, Cr Clare Glade-Wright at the SCIA Launch Event



TFS representatives talking to residents about bushfire preparedness at Middleton



Bruny Island residents taking part in a RediCommunities discussion





COMMUNITY SERVICES

Kingborough Awards

The annual Kingborough Awards were held on Saturday 7 January 2024 to recognise members of our community who make ongoing positive contributions to the Kingborough municipality. The following community members were awarded:

**Citizen of the Year:** Hester van Niekerk

**Young Citizen of the Year:** Amelie Hudspeth

**Community Group of the Year:** Kingborough Community Missions



Citizenship Ceremonies

Council hosted 4 Citizenship Ceremonies across the year welcoming 149 new citizens into our community from 73 different countries.

Community Grants

Council was able to support a variety of initiatives and programs through the Community Grants Program in 2024. The Kingborough Council Community Grants Program supports not-for-profit organisations to deliver initiatives and programs that provide a community benefit. In 2024, 19 separate organisations received grant funding under the program.

Indian Festivals Association of Tasmania	Assistance with activity costs for Diwali (the Festival of lights)	\$ 3,000
Kingston Community Garden Inc.	Assistance to purchase materials for shelter renovations and raised garden beds	\$ 3,000
Lower Longley Hall Management Committee	Assistance to purchase flooring materials for kitchen refurbishment	\$ 3,000
Channel Heritage and Folk Museum Association Inc.	Assistance to undertake creation of a mural on the Channel Museum at Margate	\$ 3,000
Taroona Community Association Inc.	Assistance to update the community website	\$ 3,000
Van Diemen Archers	Assistance to purchase Target Butts for school groups	\$ 3,000
West Winds Community Centre	Assistance to purchase stackable chairs for the West Winds Community Centre	\$ 3,000
Friends of Longley Area Group (FLAG)	Assistance with activity costs for children’s entertainment and soft serve ice cream at ‘Picnic in the Park’	\$ 550

Quick Response grant allocations for this period include:

Bangladesh Association	Event support	\$ 650
Bangla Language Club	Event support	\$ 350
Kingston Beach Surf Life Saving Club	Event support	\$ 650
South Channel Residents and Ratepayers Assoc	Event support	\$ 1,000
Thai Association of Tasmania	Event support	\$ 1,000
Blackmans Bay Community Association	Support edible garden trail	\$ 900
A Day at the Park	Event support	\$ 1,000
Tamil Arts & Cultural Society Tasmania	Event support	\$ 1,000
Bruny Island Arts	Equipment purchase	\$ 647
Sustainable Living Tasmania	Event support	\$ 500
Multicultural Council of Tasmania (auspicor)	Event support	\$ 1,000

## HEALTH & WELLBEING

### Kingborough Health and Wellbeing Strategy 2024-2029

In 2023 Kingborough Council received a grant under the state Lift Local Grants program to develop a Health and Wellbeing Plan for Kingborough. As part of the engagement process, the feedback received told us that Kingborough Council is meeting many community needs by providing services and facilities that support health and wellbeing and key themes to continue to build on were:

- Encourage and support a healthy, active and involved community
- Provide healthy spaces and places
- Create a safe and inclusive community that supports a sense of belonging.

The resulting Strategy (endorsed August 2024) identified strategic outcomes related to each of these themes and includes an action plan to deliver the outcomes over the next five years.

### The Really Really Free Market

The quarterly Really Really Free Market continues to be a popular event and not only prevents unwanted items going to landfill, it also great opportunity for the community to find items and treasures at no cost at all! Each market features an average of 30+ tables and Mamma Rosa attends to spread the "No Waste Nothing" message.



### Learning for Life

Learning for life is a monthly program of health, wellbeing, arts and learning opportunities provided at a subsidised rate to ensure that members of the community remain socially connected and have access to lifelong learning. In the past 12 months some of the programs offered included Pilates classes, healthy meals on a budget workshops, an introduction to perimenopause information session and the popular weekly 'dose of nature' walks.



## DIVERSITY & INCLUSION

### Kingborough Multicultural Action Plan 2024

To support our growing multicultural population, Kingborough Council established a Multicultural Advisory Group in July 2023. The creation of the group was largely thanks to a notice of motion put to Council on 19 December 2022 by a Kingborough resident.

The purpose of the Multicultural Advisory Group was to advise on the best ways to increase understanding of the issues being experienced by people from culturally and linguistically diverse (CALD) communities, assist preparing and distributing a survey and to provide a framework to work within.

A total of 257 people from the CALD community responded to the survey, which told us that the vast majority of respondents think Kingborough is a great place to live, work and enjoy community activities. However, approximately half of the survey respondents reported having experienced or witnessed racism and/or discrimination. Key focus areas identified from the survey were celebration of diverse cultures, improving communications and engagement, inclusion, shared learning and improving outcomes. This important information influenced the development of the Kingborough Multicultural Action Plan (endorsed in August 2024) and reinforced the aim to create positive change.



### Kingborough LGBTIQ+ Action Plan 2023 - 2025



Kingborough Council is now in the implementation phase of the Kingborough LGBTIQ+ Action Plan 2023 – 2025. Initiatives completed include, provision of inclusivity and awareness training for Councillors and staff, the Great Kingborough Bake Off held in TasPride week and updating the Council flag schedule to include flying the Rainbow Flag in Tasmanian Pride Week.







## Diversity & Inclusion Statement

A subcommittee of the Disability Inclusion and Access Advisory Committee formed to consider how Council may better recognise and support the needs of people in the community who are neurodiverse, to address any potential discrimination. A neurodivergent person has one or more ways in which their brain functions outside the “typical” way. The Diversity and Inclusion Statement was endorsed by Council and promoted to raise awareness of neurodiversity amongst staff and the broader community, and to encourage inclusivity and reduce discrimination.



## DIVERSITY & INCLUSION STATEMENT

**Kingborough Council strives to be the model of an inclusive culture where diversity of thought and background is valued.**

**We acknowledge, value and respect people of all cultures, sexualities, beliefs, abilities, genders and ages, and support their rights of equal access, equity and participation.**

**We believe diversity of thought and background, together with an inclusive work environment are critical to support every person and team to excel. We want to enable innovation for continuous improvement of service delivery.**

**We strive for an environment where people feel they belong, are valued as an individual, and are respected with a shared sense of fairness.**



## Harmony Week

Our community's cultural diversity was celebrated with a Harmony Week Event held at the Community Hub in March. Live performances included Latin American music, Bharathnatyam dancing and a Colombian cultural dance activity. Attendees were able to participate in An Arabic Calligraphy and Ukrainian Samchykivka Folk Art workshop and enjoy a selection of Ethiopian, Indian, Turkish food.



## ARTS

### KIN Creative Program and Creative Space

A variety of workshops are offered as part of Councils KIN Creative Program, including sip and paint, ceramics, creative writing, basketmaking and ukulele workshops. Council seeks expressions of interest from local artists and makers to run the workshops which are always popular and sometimes have to be repeated to meet the demand.

Council maintains the KIN creative space at the Kingston Beach Hall which is available for hire at a subsidised cost for local artists to use for exhibitions, workshops or art classes.



### KIN Sculpture Trail

This year 'Odd or Even' by Dan Tucker and 'Weedy' by Evie Silver won the 2023 Kingborough Council Acquisition Award from Art Farm Birch's Bay. 'Odd or Even' has been installed at Gordon foreshore and 'Weedy' is proposed to be installed at Tinderbox. Both artworks will form part of the KIN Sculpture trail.

## POSITIVE AGEING

A range of programs are held by council to support older people in our community. Tuesday Talks are held on the first Tuesday of each month and provide informative, informal gatherings for older people to hear presentations on a variety of topics such as falls prevention, improving bone health and fire safety. Council also coordinates regular Seasonal Walks that take place four times a year to provide an opportunity to enjoy our walking trails at a slower pace and to learn about natural areas on the way. Pop-up Cafes are regular feature on Council's positive ageing calendar and are held during school holidays as an intergenerational initiative to allow newly trained young baristas to build up their hospitality work skills. The Café patrons listen to a guest speaker while enjoying their morning tea.

### End of Life Events

Council continues to offer programming to increase the death literacy of our community with workshops, information sessions and this year the hugely successful End of Life Expo held as part of National Advance Care Planning Week in March. The free event included advice and information on wills, guardianships, advance care plans, financials, palliative care, types of funerals, natural burials, end of life doulas, grief and bereavement support and having those difficult conversations and more.

### Volunteer Program

Council's volunteer program has been running for over 10 years and assists people aged 65 and over with transport, gardening and pet support. This year community volunteers provided over 4,048 hours of support and the program helps many members of our senior community to live in their own homes for longer and increases social connection.



## YOUTH SERVICES PROGRAM

The Youth Services program is released each term and features workshops for young people aged 12 – 19 to participate in after school. Several initiatives commenced as part of obtaining a grant from the Premier's Fund for Children and Young People in 2022 have continued including the Get Ready for Work program and after school workshops at the Kingborough Community Hub. A program of free activities for young people at Kingston Neighbourhood House has also run each term in 2024.

### School Holiday Program

Each school holidays local students can book and enjoy activities run as part of Council's School Holiday Program. The school holiday program is run during each school holiday period. Activities are held both on and offsite and over the past 12 months have included surfing, filmmaking, laser skirmish, rock-climbing, art workshops and more. Over 50 young people from Kingborough participate in each school holiday program.



### Get Ready for Work

A four-day workshop was held in January, where the young people who attended completed valuable training to obtain skills and qualifications to prepare them for finding and securing work. Participants who attended completed training in barista skills, first aid, responsible service of alcohol, safe food handling and CV writing and interview techniques.

Get Ready for Work was also run with a group of Kingston High school students in term 3 of 2023, with great outcomes. Further grant funding has been secured to run the program for an additional two years.

## Battle of the Bands

As part of Youth Week in April, Kingborough held a Battle of the Bands with the theme 'Our Community. Our Voice'.

The event was a chance for young people to share their voices and creativity through music. The event was hosted by John X and judged by local industry professionals. First prize was the opportunity to professionally record a song at a local recording studio. Seven local bands entered, and the night was a huge success!



## Youth Action Kingborough (YAK)

YAK provides an opportunity for young people to be involved in Council activities and provides a platform for discussion, leadership and community service. The group meets once a month at the Kingborough Community Hub and the meetings have a different focus or guest speaker. Recent highlights from the past 12 months include: guest speaker Liv from 'Working It Out,' a meeting at the Kingston library to tour and provide feedback on the available youth services, cooking soup for Loui's Van, holding a meeting on International Day of Friendship, meeting with Cr Amanda Midgley to discuss the roles and responsibilities of Councillors. The group have also volunteered at Council events throughout the year, including Battle of the Bands and Night of Lights, sharing their face-painting talents or selling snacks to raise money for Kingborough Helping Hands.

## KINGBOROUGH COMMUNITY HUB

It has been an exciting year at The Hub with many new events and hirers.

Art Screen Events hosted the second 'Stage and Screen' film festival which featured award winning films and documentaries as well as live stage performances. The inaugural A Day in the Park event took place at the Hub and Kingston Park and attracted over 5000 visitors. The Thai Songkran Festival took place in March and Council held a Celebrate Families Week event in May.

### Volunteer Morning Tea

As part of National Volunteer week and to thank and celebrate all of Council's amazing volunteers, a morning tea was held at the Hub in May. Our volunteers were able to enjoy tea tasting thanks to The Art of Tea as well as a truly inspiring talk from the wonderful Edna Pennicott of Kingborough Helping Hands.



### Night of Lights

Council held its second and popular Night of Lights in July to celebrate the winter solstice. The night included a variety of food trucks, kids craft and children's entertainer Mr Shaggles. A lantern parade was led by the Police Pipe Band and was followed by live music and a fire twisting show.

### Christmas Carols

Council held Christmas Carols at the Hub in December and despite the bad weather it was estimated that over 1000 people attended. Carols were performed by local singers, choirs and bands with the night hosted by Darryl Peebles. There were a variety of food vans and children could enjoy Christmas craft and face painting.



# INFORMATION SERVICES

Information Services is responsible for the delivery of information technology, information management and customer service functions

## Customer Services

The Customer Services Unit provides a range of services for both external and internal customers, including the provision of general Council information, lodgement of service requests, lodgement of building and planning applications, facilities bookings, cashiering and a range of internal administrative activities including backfill secondments.

The following report includes a detailed breakdown of complaints and recognition of service compliments / positive feedback received in the last year:

### Number of complaints received (including missed waste collections)

Asset Management	2
Community Services	4
Compliance	7
Development Services	5
Environmental Services	4
Governance	1
Kingborough Sports Centre	1
Property & Urban Design	8
Rates	1
Roads & Stormwater	11
Transform Kingston	1
Waste Services	744
Works Department	29
Total	818

### Issue Type - Category of complaint on lodgement

Breach of legislation & policy by Council officer (KPI 5)	1
Cost of services and fees	2
Council assets and infrastructure	10
Council contractor action/behaviour/service	6
Council officer action/behaviour/service	3
Council procedure / process	4
Damage to private property	2
Delay in delivering a service	1
Delay in responding to a customer	7
Delay in taking an action	4
Kerbside collection service	4
Lack of action taken	12
Lack of communication/consultation	18
Missed bin collections (approx. 1.3 million collections per year)	718
Policy or decision made by Council, Council staff or a Council contractor	2
Program/event complaint	3
Quality of action taken	14
Quality of decision made	9
Quality of interaction	5
Quality of service provided	8
Reputational risk	1
Request for service, not a complaint	1
Staff conduct – non serious	4



**Investigation Type - How the complaint was dealt with**

Tier 1 - resolved at first point of contact	770
Tier 2 - required further investigation	47
Tier 3 - internal review of the complaint decision requested	1
Tier 4 - external review of the complaint decision requested	-

**Outcome of the complaint**

Acknowledgement and/or apology provided	18
Complaint/investigation not yet finalised	4
Complaint not substantiated	3
Counselling, disciplining, discussion and/or training of staff	4
Explanation of a decision or action or intention	68
Missed bin collections	718
Other	1
Repair/rework/replacement/refund	5
Request for service, not a complaint	2
Suggestion/feedback, not a complaint	1

**Outcome of internal review**

Original resolution was upheld	1
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**Service Improvements - How the issue can be avoided in the future**

- Council to undertake regular inspections of Council managed halls for cleanliness.
- Officer training/coaching regarding communication standards and response times.
- Internal review and discussion regarding communication standards and response times.

Service Delivery Compliments/Expressions of Appreciation	52
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**Information Services**

Key activities of the Information Services department include information/records management, provision and maintenance of information and communications technology (ICT) hardware and application software, helpdesk support, telecommunications and processing of RTI requests.

Projects for 2023/24 included:

- Further development of the Draft Local Provisions Schedule interactive map to align with directions received from the Tasmanian Planning Commission.
- Updates to the Kingborough Tracks and Trails interactive map in preparation for the upcoming revised edition of the Tracks and Trails booklet.
- Various ICT system upgrades.
- Internal data analysis for business process, data quality and performance reporting improvements.

The complaints management framework has been in place since April 2022 with data published quarterly on Council's website. The public actively provides feedback through this framework, assisting Council in identifying areas for improvement in service delivery.

**Applications Lodged (DA's/Permits)**

2022/23 1,700  
2023/24 1,500

**Infrastructure Service Requests**

2022/23 2,700  
2023/24 2,800

**Customer Requests Processed**

2022/23 7,500  
2023/24 7,600

**Calls Handled**

2022/23 28,400  
2023/24 26,300



# BUSINESS SERVICES

The Business Services Directorate is responsible for the provision of finance, people and risk services

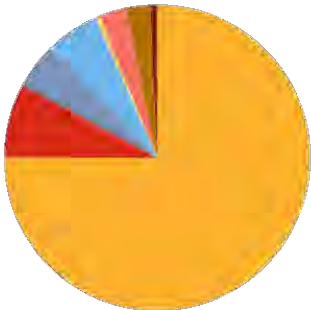
## Finance

Finance is responsible for all financial management and reporting for both Council and Kingborough Waste Services Pty Ltd. It is also responsible for Council's long term financial planning. The operation of the Bruny Island Service Centre, which includes an Australia Post branch, also falls within Finance.

One of the major responsibilities is the ongoing review and update, in conjunction with management and the Council, of the Long Term Financial Plan. It is updated on a regular basis as circumstances change and new information comes to light. It is Council's intent to move to an underlying operating surplus on a sustaining basis. Council undertook an extensive budget review process which included workshops with Councillors to review expenditure to ensure it balances the need to provide services to the community while minimising increases in rates

### Income Percentage

● Rates & Levies	75.05%	● Contributions	0.45%
● Fees & Fines	7.83%	● Dividends	2.89%
● Other Income	4.87%	● Investments	2.53%
● Grants	5.64%	● Interest	0.73%



## Risk

Business Services leads the maintenance of Council's operational and strategic risk registers including updates and identification of emerging risks. Business Services also acts as the conduit to and from the Audit Panel for the organisation.

### Expense Allocation

● Upgrading & Maintaining Infrastructure (\$15,800,000)	29.04%
● Upgrading & Maintaining Community Facilities (\$3,400,000)	6.25%
● Governance & Administration (\$17,200,000)	31.62%
● Waste (\$5,100,000)	9.38%
● Recreation & Public Open Space (\$5,800,000)	10.66%
● Community Services (\$1,400,000)	2.57%
● Planning (\$3,700,000)	6.80%
● Natural Areas & Biodiversity (\$2,000,000)	3.68%



## People & Safety

The People & Safety Team is responsible for the full suite of employee services including recruitment, onboarding, training and development and work, health and safety. It is also responsible for the development and implementation of appropriate strategies and a policies.

### Staffing

Council employed a staff of 204 full-time equivalent employees as at 30 June 2024, including the employees of Council and Kingborough Waste Services Pty Ltd. Recruitment is undertaken in accordance with Council's recruitment policies and selection procedures which are based on the merit principle.

Council has a Workforce Plan which includes a workforce analysis and identifies critical skills and roles for the future. The Plan guides the organisation in building capacity and planning for a changing workforce.

### Training & Development

Council is committed to supporting staff in furthering their careers and learning opportunities. Staff engaged in a wide range of training and vocational studies with a focus on operational requirements, compliance, work health and safety and professional development.

## Industrial Relations

Council complies with all industrial relations requirements. Negotiations for new enterprise agreement covering Council employees were finalised in July 2023.

### Work Health & Safety (WHS)

Council is committed to providing a safe and healthy work environment for employees. Incidents and work health and safety performance statistics are reviewed regularly by Council's management team. All incidents are reported, investigated and preventative actions implemented to minimise the risk of recurrence. Safety worksite assessments are also regularly undertaken by Council's WHS consultants. Council provides an Employee Assistance Program and rehabilitation support program to improve the wellbeing of employees.

Council is also responding to implement the requirements of the *Child and Youth Safe Organisation Act 2023*.









## CHILD & YOUTH SAFE ORGANISATIONS

New legislation passed in Tasmania in July 2023 which saw the introduction of the *Child & Youth Safe Organisations Act 2023* from 1 January 2024, on the back of recommendations following the Royal Commission into Institutional Responses to Child Sexual Abuse.

The framework creates the Child and Youth Safe Standards, the Reportable Conduct Scheme, and establishes the Independent Regulator. This follows the introduction of the 10 National Principles and similar legislation in states around Australia, to put standards in place to support the safety of children & young people in our communities. Council is required to comply with the Standards.

The 10 National Principles include:

1. Child safety and wellbeing is embedded in organisational leadership, governance and culture.
2. Children and young people are informed about their rights, participate in decisions affecting them and are taken seriously.
3. Families and communities are informed and involved in promoting child safety and wellbeing.
4. Equity is upheld and diverse needs respected in policy and practice.
5. People working with children and young people are suitable and supported to reflect child safety and wellbeing values in practice.
6. Processes to respond to complaints and concerns are child focused.
7. Staff and volunteers are equipped with the knowledge, skills and awareness to keep children and young people safe through ongoing education and training.
8. Physical and online environments promote safety and wellbeing while minimising the opportunity for children and young people to be harmed.
9. Implementation of the national child safe principles is regularly reviewed and improved.
10. Policies and procedures document how the organisation is safe for children and young people.

Kingborough Council is firm in its commitment to keeping children and young people in our community safe in their interactions with Council, and our events and services.

Council has endorsed a Child Safe Policy and a Statement of Commitment reflecting the Child & Youth Safe Standards. A Working Group meets regularly to work towards compliance to the standards and the framework.

Ongoing training is in place for Council staff and management to increase their knowledge in this area, and support compliance to the standards.

Further information about the framework can be found by visiting the website of the Office of the Independent Regulator ([oir.tas.gov.au](http://oir.tas.gov.au))



# Child Safe Statement of Commitment

Kingborough Council is working towards compliance with the ten Child Safe Standards to create a culture of child safety which reduces the opportunity for harm.

Our Child Safe Statement of Commitment applies to all employees, volunteers, work experience students, contractors, contract employees and councillors.

Kingborough Council is committed to the safety and well-being of children and young people and, as such, is committed to creating and maintaining a child safe organisation.

We have zero tolerance of child abuse and are committed to actively contributing to a child safe municipality where children and young people are protected from abuse.

Our commitment to the safety of children and young people is based on our duty of care and responsibilities to children and young people and always acting in their best interests.

Our commitment will be enacted through the implementation and monitoring of the Child Safe Standards, as specified under the *Child and Youth Safe Organisations Act 2023 (Tas)* and *Tasmania's Child and Youth Safe Organisations Framework (2023)*.

## Our commitment to children and young people

We are committed to ensuring children and young people feel safe, empowered and are taken seriously if they raise concerns in relation to their safety and well-being.

We value and support diversity, inclusion and equality. In acknowledgment of the particular vulnerabilities of these groups of children and young people, and in accordance with the Child Safe Standards, we particularly support:

- the cultural safety of Indigenous Australian children and young people and children and young people from culturally and linguistically diverse backgrounds
- the participation and empowerment of children and young people with a disability, Indigenous Australian children and young people, children and young people from culturally and linguistically diverse backgrounds and children and young people who identify with the LGBTIQ+ community.

## Processes for responding to and reporting suspected child abuse

Kingborough Council encourages the community to speak up when they are concerned about or suspect child abuse in any of our workplaces and is committed to responding to and reporting suspected child abuse.

Contact Kingborough Council on 6211 8200 for the various ways by which you can report your concerns or speak to a member of Council staff.





# The Child and Youth Safe Standards

The Universal Principle: Applies across all 10 Child and Youth Safe Standards.

This means: Organisations must provide an environment that ensures the right to Cultural Safety of Aboriginal or Torres Strait Islander children is respected.



**Standard 1:** Child safety and wellbeing is embedded in organisational leadership, governance and culture.

This means: All people in the organisation care about children and young people's safety and wellbeing above everything else, and make sure they act that way and lead others to act that way.



**Standard 2:** Children and young people are informed about their rights, participate in decisions affecting them and are taken seriously.

This means: Children and young people are told about their human rights, have a say in decisions and are taken seriously.



**Standard 3:** Families and communities are informed and involved in promoting child safety and wellbeing.

This means: Families, carers, and communities know about and are involved in the organisation's child safety and wellbeing activities.



**Standard 4:** Equity is upheld and diverse needs respected in policy and practice.

This means: The rights of every child and young person are being met, and children and young people are treated with dignity, respect and fairness.



**Standard 5:** People working with children and young people are suitable and supported to reflect child safety and wellbeing values in practice.

This means: People working with children and young people are safe to work with them, and are respectful of them. They are taught how to keep children safe and well.



**Standard 6:** Processes to respond to complaints and concerns are child focused.

This means: Children, young people, families, carers, staff and volunteers are listened to and can share problems and concerns.



**Standard 7:** Staff and volunteers are equipped with the knowledge, skills and awareness to keep children and young people safe through ongoing education and training.

This means: Staff and volunteers keep learning all the time so they know how to keep children and young people safe and well.



**Standard 8:** Physical and online environments promote safety and wellbeing while minimising the opportunity for children and young people to be harmed.

This means: Children and young people are safe in online and physical spaces.



**Standard 9:** Implementation of the Child and Youth Safe Standards is regularly reviewed and improved.

This means: The organisation keeps reviewing and improving its child safety and wellbeing practices.



**Standard 10:** Policies and procedures document how the organisation is safe for children and young people.

This means: The organisation writes down how it keeps children and young people safe and well, and makes sure that everyone can see these documents.

Some of these definitions have been rephrased for simplicity. For the original versions, see Schedule 1 of the Child and Youth Safe Organisations Act 2023.



Want to find out more? Go to: [justice.tas.gov.au/cysof](https://justice.tas.gov.au/cysof)

Department of Justice



Tasmanian  
Government

## FINANCIAL ASSISTANCE & GRANTS

Name	Description	Amount
Kingborough Community Enterprise Centre	Yearly funding installment	\$ 35,000.00
Dept Primary Industries, Parks, Water and Environment	Derwent Estuary Program Contribution	\$ 28,537.00
Conservation Covenants	2023/24 Rate Remissions	\$ 15,522.00
Channel Museum	2023/24 Grant	\$ 11,000.00
Kingborough Bowls Club	Financial assistance	\$ 7,287.00
Taroona Bowls Club	Financial assistance	\$ 4,797.00
Blackmans Bay Primary School	Community Grant Program 2023/24	\$ 3,000.00
Kingborough Gymnastics Association	Community Grant Program 2023/24	\$ 3,000.00
Volleyball Tasmania	Community Grant Program 2023/24	\$ 3,000.00
Volunteer Marine Rescue - Kingborough Inc	Community Grant Program 2023/24	\$ 1,980.00
Kingston Tennis Club	Community Grant Program 2023/24	\$ 1,500.00
University of the Third Age - Kingborough (U3A)	Community Grant Program 2023/24	\$ 1,500.00
A Day at the Park	Quick Response Community Grant 2023/24	\$ 1,000.00
Multicultural Council of Tasmania	Quick Response Community Grant 2023/24	\$ 1,000.00
South Channel Ratepayers & Residents Association	Quick Response Community Grant 2023/24	\$ 1,000.00
Tamil Arts and Cultural Society of Tasmania Inc	Quick Response Community Grant 2023/24	\$ 1,000.00
Blackmans Bay Community Association Inc	Quick Response Community Grant 2023/24	\$ 900.00
Kingston Beach Golf Club	Community Grant Program 2023/24	\$ 675.00
Kingston Beach Surf Life Saving Club Inc	Quick Response Community Grant 2023/24	\$ 664.00
Woodbridge Hall Management Committee	Community Grant Program 2023/24	\$ 541.50
Sustainable Living Tasmania	Quick Response Community Grant 2023/24	\$ 500.00
Alexander McKillop	2024 Paralympics Qualification tournament	\$ 400.00
Jack Straatsma	National Flag Football World Championships	\$ 400.00
Amber French	World Trampolining Championships	\$ 400.00
Rohan Wilcox	World Trampolining Championships	\$ 400.00
Hobart Bangla Language Club	Quick Response Community Grant 2023/24	\$ 350.00
Elsa Pearsall	2023 Apollo Project	\$ 300.00
Jay Dollier	2024 Jiangmen	\$ 300.00
Bruny Island Community Association	Christmas Carols Event	\$ 300.00
Friends of Longley Area Group	Picnic in the Park	\$ 300.00
Axel Murden	Trans Tasman Challenge	\$ 300.00
Amber French	World Trampolining Championships	\$ 300.00



Name	Description	Amount
Internal Hub Hire	Tas Youth Climate Conference 11/9/23	\$ 268.18
Taroona High School	Scholarship Program	\$ 200.00
Miles Basic	2023 National Futsal Championships	\$ 150.00
Morgan Holmes	2023 SSA Cross Country	\$ 150.00
Pia Holmes	2023 SSA Cross Country	\$ 150.00
Madeline Marshall	Athletics Aust Cross Country Championships	\$ 150.00
Campbell Norris	Aust Gymnastics Championships 2024	\$ 150.00
Chloe Short	Aust Gymnastics Championships 2024	\$ 150.00
Daisy Tunstall	Aust Gymnastics Championships 2024	\$ 150.00
Dylan Crack	Aust Gymnastics Championships 2024	\$ 150.00
Jordy Meos	Aust Gymnastics Championships 2024	\$ 150.00
Poppy Tunstall	Aust Gymnastics Championships 2024	\$ 150.00
River Mallam	Aust Gymnastics Championships 2024	\$ 150.00
Tayla Crack	Aust Gymnastics Championships 2024	\$ 150.00
Wing Wai Brown	Aust Gymnastics Championships 2024	\$ 150.00
Ashlin Hagan	Aust Little Athletics Championships 2024	\$ 150.00
Isabella Blaschke	Aust Little Athletics Championships 2024	\$ 150.00
Isla Werkman	Aust Little Athletics Championships 2024	\$ 150.00
Jacob Wass	Aust Little Athletics Championships 2024	\$ 150.00
Lewis Thorpe	Aust Little Athletics Championships 2024	\$ 150.00
Luke Gomer	Aust Little Athletics Championships 2024	\$ 150.00
Max Kull	Aust Little Athletics Championships 2024	\$ 150.00
Milah Hatten	Aust Little Athletics Championships 2024	\$ 150.00
Tom Rider	Aust Little Athletics Championships 2024	\$ 150.00
Tyler Daun	Aust Little Athletics Championships 2024	\$ 150.00
Hunter Thorpe	Aust Mens and Mixed Netball Association Championships	\$ 150.00
Jaxon Thorpe	Aust Mens and Mixed Netball Association Championships	\$ 150.00
William Pereira	Australian All Schools Cross Country Championships	\$ 150.00
Niamh Bawle	Australian Basketball College Championships	\$ 150.00
Callum Degenaar	Australian Championships Carnival (Orienteering)	\$ 150.00
Margot Marcant	Australian Championships Carnival (Orienteering)	\$ 150.00
Billy French	Australian Gymnastics Championships	\$ 150.00
Charlie Groves	Australian Orienteering Championships	\$ 150.00
Matilda Lange	Australian Rules Championships	\$ 150.00



Name	Description	Amount
Howden Progress Association	Car boot sale	\$ 150.00
Christine Rumley	Development Coach U14s National Basketball Championships	\$ 150.00
David Pretzman	Golf Australia tournament against the ADF	\$ 150.00
Bailey Ramsden	Indoor Cricket Championships	\$ 150.00
Jack Ross	Indoor Cricket National Championships 2024	\$ 150.00
Kael Forster	National Futsal Champs	\$ 150.00
Brad Grimsey	National Indoor Cricket Championships	\$ 150.00
Joshua McAdie	National Indoor Cricket Championships	\$ 150.00
Oliver McAdie	National Indoor Cricket Championships	\$ 150.00
Marcus Raine	National Over 40's Cricket Championships	\$ 150.00
Morgan McGuire	National Veterans Cricket Championships	\$ 150.00
Josie Rose	National Youth Championships - Soccer	\$ 150.00
Lucy Page	National Youth Football Championships	\$ 150.00
Casey Bumford	National Youth Football Championships 2024	\$ 150.00
Zarah McLeod	National Youth Football Championships 2024	\$ 150.00
Quincy Green Carlos	Neil Hick Victorian Epee Shield	\$ 150.00
Grace Kinder	Netball Championships	\$ 150.00
Eve Millar	School Sports Aust - National Diving Championships	\$ 150.00
Mabel Johnston	School Sports Aust - National Diving Championships	\$ 150.00
Christian Hickey	Selection to the Shepparton Cup	\$ 150.00
Deon Le Grange	Southern States Rugby Championships 2024	\$ 150.00
Immanuel Summerfield	Southern States Rugby Championships 2024	\$ 150.00
Rory Killian	Southern States Rugby Championships 2024	\$ 150.00
Archie Watt	U/15 State AFL School	\$ 150.00
Elizabeth Rumley	U14 National Club Championships (Basketball)	\$ 150.00
Liam Dolliver	U16 Footlocker Nat Basketball Championships	\$ 150.00
Arthur Whittock	U19 National Underwater Hockey Championships	\$ 150.00
Iola Fleming	UN Youth National Conference	\$ 150.00
Lilith Fleming	UN Youth National Conference	\$ 150.00
Katie Cole	Veterans Cricket Championships	\$ 150.00
Andrea Butchart	Victorian Ice Skating Competition	\$ 150.00
Emily Butchart	Victorian Ice Skating Competition	\$ 150.00

Name	Description	Amount
Annabel Jones	Waverley International Netball Championships	\$ 150.00
Bessy Brereton	Waverley International Netball Championships	\$ 150.00
Lily Gordon	Waverley International Netball Championships	\$ 150.00
Ruby Rigney	Waverley International Netball Championships	\$ 150.00
Ewan McLwraith	Youth Pathways Cup Super Surf State Team League	\$ 150.00
Illawarra Primary School	Movie Licence Fee	\$ 125.00
Blackmans Bay Primary School	School Citizenship Award 2023	\$ 100.00
Bruny Island District School	School Citizenship Award 2023	\$ 100.00
Calvin Christian School	School Citizenship Award 2023	\$ 100.00
Calvin Christian School (Primary Campus)	School Citizenship Award 2023	\$ 100.00
Channel Christian School	School Citizenship Award 2023	\$ 100.00
Illawarra Primary School	School Citizenship Award 2023	\$ 100.00
Indie School	School Citizenship Award 2023	\$ 100.00
Kingston Primary School	School Citizenship Award 2023	\$ 100.00
Kingston High School	School Citizenship Award 2023	\$ 100.00
Margate Primary School	School Citizenship Award 2023	\$ 100.00
Snug Primary School	School Citizenship Award 2023	\$ 100.00
Southern Christian College	School Citizenship Award 2023	\$ 100.00
St Aloysius Catholic College (Junior School)	School Citizenship Award 2023	\$ 100.00
St Aloysius Catholic College (Middle School)	School Citizenship Award 2023	\$ 100.00
Taroona High School	School Citizenship Award 2023	\$ 100.00
Taroona Primary School	School Citizenship Award 2023	\$ 100.00
Woodbridge School	School Citizenship Award 2023	\$ 100.00
Kingborough Tigers Football Club	Financial assistance	\$ 48.00
<b>Total</b>		<b>\$ 139,844.68</b>

## FEES WAIVED

Council's fees and charges are set annually by Council in accordance with the provisions of the *Local Government Act 1993*. Section 207 of this Act states that "a council may remit all or part of any fee or charge paid or payable under this Division". In 2021, Council introduced the Fee Exemptions and Reductions Policy 1.17 which details the conditions under which Council may consider refunding, exempting or reducing fees and charges on a case by case basis. The table below sets out fees and charges waived for the 2023/24 financial year.

Date	Organisation / Individual	Type	Amount
6/07/2023	Tas Building Design	Planning Assessment Fee	\$ 564.00
24/07/2023	Lions Club of Kingborough	Food business Fee	\$ 273.00
24/07/2023	Kingston Beach Surf Life Saving Club	Food business Fee	\$ 273.00
24/07/2023	Bruny Island CWA	Food business Fee	\$ 273.00
5/09/2023	Hobart Refugee Support Group	Hub projector and screen fees	\$ 108.00
26/09/2023	CBC Custom Building for Make a Wish Foundation	Building Fee	\$ 298.00
2/10/2023	Kingston Neighbourhood House	Temporary Food Stall (x10)	\$ 200.00
21/02/2024	Channel Heritage Museum	DA & building certificate	\$ 718.00
28/02/2024	Sandfly Fire Brigade	Temporary Food Business	\$ 20.00
3/04/2024	Julie Houston	Development Application	\$ 1,108.00
2/07/2024	Rotary Club of Kingston	Food business Fee	\$ 284.00
2/07/2024	CWA, Bruny Island	Food business Fee	\$ 284.00
3/07/2024	Middleton Hall Commercial Kitchen	Food business Fee	\$ 204.00
11/07/2024	Kingston Beach Surf Life Saving Club	Food business Fee	\$ 284.00
11/07/2024	Lions Club of Kingborough	Food business Fee	\$ 284.00
30/07/2024	Kingborough Helping Hands	Food business Fee	\$ 204.00
			<b>Total \$ 5,379.00</b>

## TENDERS & CONTRACTS

(Section 33A of the *Local Government Act 1993*)

During the year the public tender process was applied in all instances where the value of the works, services or goods was in excess of \$250,000 (excluding GST), which is the amount prescribed in the *Local Government (General) Regulations 2015*. Contracts awarded with a value above \$100,000 are listed below.

Contract	Start Date	Forecast End Date	Value of Tender	Contractor
Wells Parade Footpath Construction	Jul-23	Sep-23	\$ 138,238	Crossroads Civil Pty Ltd
Taroona Foreshore Toilet Refurbishment	Oct-23	Jan-23	\$ 220,932	Channel Construction Pty Ltd
Whitewater Creek to Twin Ovals Footpath Link	Oct-23	Nov-23	\$ 124,682	JRV Civil Contracting Pty Ltd
Dru Point Footpath Upgrade	Oct-23	Dec-23	\$ 119,280	Batchelor Construction Group
Spring Farm to Whitewater Creek Path	Nov-23	Feb-24	\$ 367,129	JRV Civil Contracting
Kingborough Sports Centre Toilet Upgrade	Nov-23	Mar-24	\$ 343,204	Macquarie Builders Pty Ltd
Kelvedon Oval Drainage	Nov-23	Mar-24	\$ 129,983	All Turf Tasmania Pty Ltd
Summerleas Road Footpath Upgrade (vic 106-170)	Nov-23	Feb-24	\$ 168,926	Crossroads Civil Pty Ltd
Snugs Foreshore Toilet Replacement	Mar-24	Jun-24	\$ 223,183	Channel Construction Pty Ltd
Kingston Mountain Bike Park Toilet	Mar-24	Jun-24	\$ 117,749	Channel Construction Pty Ltd
Blowhole Road Reconstruction	May-24	Nov-24	\$ 1,076,854	Duggans Pty Ltd
Spring Farm Playground	May-24	Jul-24	\$ 283,138	Specialised Landscaping Services
KSC Rear Landscaping and Accessibility Upgrade	May-24	Jul-24	\$ 182,008	Tascon Pty Ltd
Whitewater Creek - Summerleas Road Pedestrian Underpass	Jul-24	Dec-24	\$ 1,488,038	Batchelor Construction Group
Kingston Beach Oval Changing Rooms & Carpark Reconstruction	Aug-24	Jan-25	\$ 587,305	Taswide Builders
Roslyn Avenue Stormwater	Aug-24	Sep-24	\$ 138,147	JRV Civil Contracting Pty Ltd
Woodbridge Oval Carpark Upgrades	Sep-24	Nov-24	\$ 143,982	JRV Civil Contracting Pty Ltd
Pelverata Road Rehab Vic 40	Nov-24	Jan-25	\$ 140,746	Crossroads Civil Pty Ltd
Browns Road Reconstruction Stage 2 Reconstruction	Jan-25	Apr-25	\$ 1,486,761	Duggans Pty Ltd
Maranoa Road Denison Street Intersection Upgrade	Jan-25	Mar-25	\$ 236,660	DeKleine Constructions Pty Ltd



## PUBLIC INTEREST DISCLOSURES

The *Public Interest Disclosures Act 2002* provides a mechanism to manage and regulate disclosures made to and against a public body in the public interest. It also protects those who make bona fide disclosures.

In compliance with the Act, Council has policies and procedures to deal with such disclosures which may be obtained from Council's website or at the Civic Centre. Pursuant to the requirements of Section 86 of the *Public Interest Disclosures Act 2002*, Council provides the following information relating to actions taken under the Act during the 2023/24 financial year.

Section of PID Act	Disclosure Requirement	Reportable matters
86(b)	Number and types of disclosures made to the public body during the year and the number of those disclosures that the public body determines to be public interest disclosures.	Nil
86(c)	Number of disclosures determined by the public body to be public interest disclosures that it investigated during the year.	Nil
86(d)	Number and types of disclosed matters referred to the public body during the year by the Ombudsman.	Nil
86(e)	Number and types of disclosed matters referred during the year by the public body to the Ombudsman to investigate.	Nil
86(f)	Number and types of investigations of disclosed matters taken over by the Ombudsman from the public body during the year.	Nil
86(g)	Number and types of disclosed matters that the public body has decided not to investigate during the year.	Nil
86(h)	Number and types of disclosed matters that were substantiated on investigation and the action taken on completion of the investigations.	Nil
86(i)	Any recommendations of the Ombudsman under this Act that relate to the public body.	Nil

# FINANCIAL REPORT

## AUDIT PANEL CHAIRPERSON'S REPORT

### Composition and Attendance:

During the financial year ended 30th June 2024, the members of the Panel were:

Panel Member	Period	Capacity
Paul McTaggart	Full Year	Independent Chair
Paul Viney	Full Year	Independent Member
Colette Millar	Full Year	Independent Member
Councillor Clare Glade-Wright	July 2023 to February 2024	Councillor Member
Councillor David Bain	Full Year	Councillor Member

The Panel met five times in the financial year ended 30th June 2024 (FY2023: Met five times) with attendance by management, including the General Manager, Chief Financial Officer, Finance Manager, Executive Manager – Information Services and various other Council employees as required.

External Auditors from the Tasmania Audit Office (“TAO”) with their contractors Crowe and representatives of our Internal Auditors (WLF Accounting & Advisory – “WLF”) attended the Audit Panel’s meetings on an “as required” basis.

Panel Member Meeting Attendance:	11th Aug 2023	13th Oct 2023	8th Dec 2023	6th Feb 2024	17th May 2024	Total attended
Paul McTaggart	✓	✓	✓	✓	✓	5 from 5
Paul Viney	✓	✓	✓	✓	✓	5 from 5
Colette Millar	✓	✓	✓	✓	✓	5 from 5
Councillor Claire Glade-Wright		✓	✓			2 from 4
Councillor David Bain	✓		✓	✓	✓	4 from 5

### Key Activities as per the Charter

#### Risk Management

The following “deep risk dives” were completed during the year:

- Information Management;
- Legislative and Regulatory Compliance; and
- Environment and Public Health.

In December there was an Operational risk register and emerging risks review.

The Risk Framework was reviewed by the Panel at the February 2024 meeting with only minor changes required. The Panel continues its focus on cyber security, data retention and climate change susceptible assets.

**Insurance**

The Panel reviewed the current insurance arrangements with the brokers JLT.

**Fraud Control**

The Panel at their December 2023 meeting reviewed the fraud control plans and associated policies. These then went to Council for approval.

**Compliance**

There was review of the legislative compliance by the Panel. This is done via the compliance checklists that management complete.

A legal claims list was reviewed by the Panel.

**Internal Audit**

There were a number of internal audits performed by WLF from the approved Strategic Internal audit Plan;

- Consultation and Engagement (October 2023);
- Emergency Management and Recovery Arrangements (October 2023);
- Strategic Asset Management (December 2023); and
- Privacy (May 2024).

*Internal Audit Plan*

A draft new three-year Internal Audit Plan was presented in the May and subsequent approved at the August 2024 meeting.

*Other Internal Audit Areas*

The Panel continues to review the performance of Internal Audit with an Effectiveness Form received after each report. These showed the audits met or exceeded the expectations of management.

In accordance with good governance the Panel met separately with the Internal Auditors (WLF) without management present.

**External Audit and Financial Statements**

Crowe completed the external audit on behalf of the TAO. Crowe with TAO attended two Audit Panel meetings during the year. The Audit Panel also met separately with members of both Crowe and the TAO audit team during the year.

**FY2023 External Audit**

The Panel reviewed and endorsed the signing of the financial statements (and accompanying Management Representation Letters) for the financial year ending June 2023 by the General Manager and Chief Financial Officer at its meeting in August 2023.



## FY2024 External Audit

The 2023/24 Financial Audit Services Strategy was outlined by Crowe and TAO at the May 2024 meeting.

The Panel considered all reports received from the TAO and Crowe on their activities undertaken in reviewing and auditing the control environment in order to assess the quality and effectiveness of the internal control systems. All matters raised are being monitored to ensure they are being addressed by management.

An outstanding issue involving leases (including peppercorn leases) for some assets constructed on Council land was resolved by a TAO guidance paper. This resulted in these leases not being required to be brought onto the Council's Balance Sheet.

**Other Activities in 2022/23**

Review of the following;

- Audit Panel Performance;
- Audit Panel Charter;
- Asset Infrastructure Reconciliation and Depreciation Protocols; and
- Gift Registers.

Paul McTaggart  
Chair Kingborough Audit Panel

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## ANALYSIS OF THE ANNUAL FINANCIAL REPORT

The Financial Report meets the requirements of the *Local Government Act 1993* and Australian Accounting Standards and has been audited by the Tasmanian Audit Office.

When evaluating the financial performance of the Council, it is important to distinguish between recurring income and expenditure versus capital income and expenditure, to get a true picture of the underlying financial performance.

The Statement of Comprehensive Income shows a net surplus for 2023/24 of \$1.63 million, before other comprehensive income adjustments. If capital and non-recurring income and expenses of \$4.31 million are eliminated, the underlying financial performance is a deficit of \$2.68 million.

The results for the previous year 2022/23 was an underlying deficit of \$0.086 million.

Council's Long Term Financial Plan (LTFP) was adopted by Council in June 2023. The LTFP covers a 10-year planning horizon and is an important part of Council's overall financial management framework.

The key principles underpinning the LTFP are:

- Council's finances are managed responsibly on behalf of the residents and ratepayers of Kingborough.
- Resources are allocated to activities and services which generate maximum community benefit.
- Future population growth is supported by an infrastructure renewal program and development of new infrastructure.
- A strong municipal economy supports business activity and facilitates higher commercial rate revenue.

- Unexpected events are mitigated by risk management practices and by maintaining a robust financial position.
- Accountability, transparency and good governance underpin the development, implementation and reporting on fiscal objectives.

The Statement of Financial Position as at 30 June 2024 shows an increase in total assets from \$857 million to \$935 million. This increase was primarily due to an increase in infrastructure assets.

The Statement of Cash Flows shows a cash decrease of \$3.17 million during 2023/24 resulting in cash of \$8.69 million at 30 June 2024.

## INDEPENDENT AUDITOR'S REPORT



### Independent Auditor's Report To the Councillors of Kingborough Council Report on the Audit of the Financial Report

#### Opinion

I have audited the financial report of Kingborough Council (Council), and its subsidiaries (the Group), which comprises the consolidated statement of financial position as at 30 June 2024 and consolidated statements of comprehensive income, changes in equity and cash flows for the year then ended, notes to the financial statements, including a summary of significant accounting policies, other explanatory notes and the statement of certification signed by the General Manager.

In my opinion, the accompanying financial report:

- (a) presents fairly, in all material respects, the Group's financial position as at 30 June 2024 and its financial performance and its cash flows for the year then ended
- (b) is in accordance with the *Local Government Act 1993* and Australian Accounting Standards.

#### Basis for Opinion

I conducted the audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report. I am independent of the Group in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code.

The *Audit Act 2008* further promotes the independence of the Auditor-General. The Auditor-General is the auditor of all Tasmanian public sector entities and can only be removed by Parliament. The Auditor-General may conduct an audit in any way considered appropriate and is not subject to direction by any person about the way in which audit powers are to be exercised. The Auditor-General has for the purposes of conducting an audit, access to all documents and property and can report to Parliament matters which in the Auditor-General's opinion are significant.

My audit responsibility does not extend to the budget figures included in the financial report, the asset renewal funding ratio disclosed in note 43 (f), nor the Significant Business Activities disclosed in note 42 to the financial report and accordingly, I express no opinion on them.

1

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

**Key Audit Matters**

Key audit matters are those matters that, in my professional judgement, were of most significance in my audit of the financial report of the current period. These matters were addressed in the context of my audit of the financial report as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

Why this matter is considered to be one of the most significant matters in the audit	Audit procedures to address the matter included
Valuation of property and infrastructure <i>Refer to notes 22 and 44</i>	
<p>At 30 June 2024, Council’s assets included land, land under roads, buildings, and infrastructure assets, such as roads and bridges, stormwater and minor infrastructure assets valued at fair value totalling \$773.61 million. The fair values of these assets are based on market values or current replacement cost.</p> <p>Council undertakes formal revaluations on a regular basis to ensure valuations represent fair value. In between valuations Council considers the application of indexation to ensure that carrying values reflect fair values.</p> <p>During 2023-24, Council undertook a full revaluation of buildings, land under roads, and minor infrastructure assets. Indexation was applied to buildings, roads and bridges, stormwater, and minor infrastructure assets. The valuations were determined by experts and are highly dependent upon a range of assumptions and estimated unit rates.</p>	<ul style="list-style-type: none"><li>• Assess the scope, expertise and independence of experts involved in the valuations.</li><li>• Evaluating the appropriateness of the valuation methodology applied to determine fair values.</li><li>• Critically assessed the assumptions and other key inputs into the valuation model.</li><li>• Testing, on a sample basis, the mathematical accuracy of the revaluation model calculations.</li><li>• Evaluating indexation applied to assets between formal valuations.</li><li>• Reviewing the reconciliation of asset balances in the general ledger to the underlying fixed asset register.</li><li>• Evaluating the adequacy of disclosures made in the financial report, including those regarding key assumptions used.</li></ul>

**Responsibilities of the General Manager for the Financial Report**

The General Manager is responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards and the *Local Government Act 1993* and for such internal control as determined necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.



In preparing the financial report, the General Manager is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Council is to be dissolved by an Act of Parliament or the Councillors intend to cease operations, or have no realistic alternative but to do so.

#### **Auditor's Responsibilities for the Audit of the Financial Report**

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the General Manager.
- Conclude on the appropriateness of the General Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusion is based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial report. I am responsible for the direction, supervision and performance of the Group audit. I remain solely responsible for my audit opinion.

I communicate with the General Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

From the matters communicated with the General Manager, I determine those matters that were of most significance in the audit of the financial report of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



David Bond  
**Assistant Auditor-General**  
**Delegate of the Auditor-General**  
Tasmanian Audit Office

28 September 2024  
Hobart

# ANNUAL FINANCIAL REPORT

*Kingborough Council*  
**2023-2024 Financial Report**

## Certification of the Financial Report

The financial report presents fairly the financial position of the Kingborough Council as at 30 June 2024 and the results of its operations and cash flows for the year then ended, in accordance with the Local Government Act 1993 (as amended), Australian Accounting Standards and other authoritative pronouncements issued by the Australian Accounting Standards Board.



*David Stewart*  
**Chief Executive Officer**

**Date:** 27/09/2024

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**Consolidated Statement of Comprehensive Income  
For the Year Ended 30 June 2024**

	Note	Budget 2024 \$'000	Actual 2024 \$'000	Actual 2023 \$'000
<b>Income from continuing operations</b>				
<b>Recurrent income</b>				
Rates and fire levies	3	38,462	38,441	36,180
Statutory fees and fines	4	2,279	2,229	2,128
User fees	5	3,581	3,572	3,777
Grants - operating	6(a)	3,094	2,905	4,147
Contributions - cash	7(a)	223	486	201
Interest	8	520	401	639
Other income	9	1,931	2,324	2,133
Investment revenue from Water Corporation	10	1,440	1,478	1,478
		<b>51,530</b>	<b>51,837</b>	<b>50,683</b>
<b>Capital income</b>				
Capital grants received specifically for new or upgraded assets	6(b)	1,700	2,200	8,237
Contributions - non-monetary assets	7(b)	1,000	910	2,610
Initial recognition of infrastructure assets	7(c)	-	587	(127)
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	11(a)	-	873	458
Carrying amount of assets retired	11(b)	(500)	(700)	(434)
Impairment losses of items expenses	11(c)	-	(1,414)	-
Share of net profits/(losses) of investment in associate	17	350	1,296	1,069
<b>Total income from continuing operations</b>		<b>54,080</b>	<b>55,589</b>	<b>62,496</b>
<b>Expenses from continuing operations</b>				
Employee benefits	12	(19,507)	(20,325)	(18,328)
Materials and services	13	(12,209)	(12,250)	(12,864)
Depreciation and amortisation	14(a)	(12,902)	(14,496)	(12,565)
Finance costs	14(b)	(33)	(37)	(99)
Other expenses	15(a)	(4,757)	(4,851)	(4,767)
Fire levies	15(b)	(1,972)	(1,998)	(1,853)
<b>Total expenses from continuing operations</b>		<b>(51,380)</b>	<b>(53,957)</b>	<b>(50,476)</b>
<b>Net surplus / (deficit)</b>	16	<b>2,700</b>	<b>1,632</b>	<b>12,021</b>
<b>Other comprehensive income</b>				
<b>Items that will not be reclassified to surplus or (deficit)</b>				
Fair value adjustment on equity investment assets	18	-	5,137	2,799
Net asset revaluation increment (decrement)	28	-	75,163	69,024
<b>Comprehensive result</b>		<b>2,700</b>	<b>81,932</b>	<b>83,843</b>

*The above statement should be read in conjunction with the accompanying notes.*

**Consolidated Statement of Financial Position**  
**As at 30 June 2024**

	Note	2024	Restated <sup>*</sup> 2023
		\$'000	\$'000
<b>Assets</b>			
<b>Current assets</b>			
Cash and cash equivalents	19	8,696	11,864
Trade and other receivables	20	1,317	1,916
Other assets	21	81	86
<b>Total current assets</b>		<b>10,093</b>	<b>13,867</b>
<b>Non-current assets</b>			
Investment in associates	17	6,424	5,125
Investment in Water Corporation	18	100,625	95,488
Trade and other receivables	20	221	278
Property, infrastructure, plant and equipment	22	817,082	741,092
Intangible assets	23(a)	190	237
Right-of-use assets	23(b)	568	767
<b>Total non-current assets</b>		<b>925,109</b>	<b>842,988</b>
<b>Total assets</b>		<b>935,202</b>	<b>856,854</b>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Trade and other payables	24	4,395	5,488
Trust funds and deposits	25	1,570	1,726
Provisions	26(a)	2,508	2,619
Lease Liabilities	26(b)	135	47
Contract Liabilities	26(c)	1,317	1,138
Interest-bearing loans and borrowings	27	2,100	14,623
<b>Total current liabilities</b>		<b>12,025</b>	<b>25,640</b>
<b>Non-current liabilities</b>			
Provisions	26(a)	1,822	1,212
Lease Liabilities	26(b)	418	721
Interest-bearing loans and borrowings	27	11,823	2,100
<b>Total non-current liabilities</b>		<b>14,063</b>	<b>4,033</b>
<b>Total liabilities</b>		<b>26,087</b>	<b>29,673</b>
<b>Net Assets</b>		<b>909,115</b>	<b>827,181</b>
<b>Equity</b>			
Accumulated surplus		306,128	304,928
Reserves	28	602,987	522,253
<b>Total Equity</b>		<b>909,115</b>	<b>827,181</b>

The above statement should be read in conjunction with the accompanying notes.

\* For details regarding the restated balances, please refer to Note 46

**Consolidated Statement of Cash Flows  
For the Year Ended 30 June 2024**

	Note	2024 Inflows/ (Outflows) \$'000	2023 Inflows/ (Outflows) \$'000
<b>Cash flows from operating activities</b>			
Rates and fire levies		38,514	36,019
Statutory fees and fines		2,229	2,128
User fees		3,572	3,777
Grants		3,084	1,981
Developer contributions		486	201
Other cash inflows, incl. reimbursements		1,203	1,480
Investment revenue from Water Corporation		1,478	1,478
Interest received		401	639
Payments to suppliers		(18,136)	(16,620)
Payments to employees		(19,779)	(18,453)
Finance costs		(35)	(97)
Payments of fire levies		(1,998)	(1,853)
<b>Net cash provided by operating activities</b>	29	<u>11,020</u>	<u>10,681</u>
<b>Cash flows from investing activities</b>			
Proceeds from sale of property, infrastructure, plant and equipment		1,194	872
Capital grants		2,200	8,237
Payments for property, infrastructure, plant and equipment		(14,601)	(25,836)
<b>Net cash used in investing activities</b>		<u>(11,209)</u>	<u>(16,727)</u>
<b>Cash flows from financing activities</b>			
(Advances) repayments for community organisation loans		37	39
Repayment of lease liabilities (principal repayments)		(217)	(67)
Repayment of interest bearing loans and borrowings		(2,799)	(5,599)
<b>Net cash used in financing activities</b>		<u>(2,979)</u>	<u>(5,627)</u>
Net increase (decrease) in cash and cash equivalents		(3,169)	(11,673)
Cash and cash equivalents at the beginning of the financial year		11,865	23,538
<b>Cash and cash equivalents at the end of the financial year</b>	19	<u>8,696</u>	<u>11,865</u>
<b>Financing arrangements</b>	31		
<b>Restrictions on cash assets</b>	19		

*The above statement should be read in conjunction with the accompanying notes.*

**Consolidated Statement of Changes in Equity  
For the Year Ended 30 June 2024**

	Note	Total 2024 \$'000	Accumulated Surplus 2024 \$'000	Asset Revaluation Reserve 2024 \$'000	Fair Value Reserve 2024 \$'000	Other Reserves 2024 \$'000
<b>2024</b>						
Balance at beginning of the financial year		827,181	304,928	525,250	(16,244)	13,247
Surplus / (deficit) for the year		1,632	1,632	-	-	-
Other Comprehensive Income:						
Net asset revaluation increment/(decrement)	28	75,163	-	75,163	-	-
Fair value adjustment on equity investment assets	18	5,137	-	-	5,137	-
Transfers between reserves and accumulated surplus		0	(433)	-	-	433
<b>Balance at the end of the financial year</b>		<b>909,115</b>	<b>306,128</b>	<b>600,414</b>	<b>(11,107)</b>	<b>13,680</b>
	Note	Total 2023 \$'000	Accumulated Surplus 2023 \$'000	Asset Revaluation Reserve 2023 \$'000	Fair Value Reserve 2023 \$'000	Other Reserves 2023 \$'000
<b>Restated*</b>						
<b>2023</b>						
Balance at beginning of the financial year		743,337	292,694	456,226	(19,043)	13,480
Surplus / (deficit) for the year		12,021	12,021	-	-	-
Other Comprehensive Income:						
Net asset revaluation increment/(decrement)	28	69,289	-	69,289	-	-
Fair value adjustment on equity investment assets	18	2,799	-	-	2,799	-
Transfers between reserves and accumulated surplus		(265)	213	(265)	-	(213)
<b>Balance at the end of the financial year</b>		<b>827,181</b>	<b>304,928</b>	<b>525,250</b>	<b>(16,244)</b>	<b>13,247</b>

The above statement should be read in conjunction with the accompanying notes.

\* For details regarding the restated balances, please refer to Note 46



## Notes to the Financial Report

For the Year Ended 30 June 2024

**Note 1 Overview****(a) Reporting Entity**

- (i) The Kingborough Council was established in 1908 by an Order of the Governor in Council and is a body corporate with perpetual succession and a common seal. Council's main office is located at 15 Channel Highway, Kingston.
- (ii) The functions of Council in accordance with the *Local Government Act 1993* are to:
- provide for the health, safety and welfare of the community;
  - to represent and promote the interests of the community;
  - provide for the peace, order and good governance in the municipal area.

**(b) Basis of accounting**

This financial report is a general purpose financial report that consists of a Consolidated Statement of Comprehensive Income, Consolidated Statement of Financial Position, Consolidated Statement of Changes in Equity, Consolidated Statement of Cash Flows and notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board (AASB) and the *Local Government Act 1993 (LG41993)* (as amended). Council has determined that it does not have profit generation as a prime objective. Consequently, where appropriate, Council has elected to apply options and exemptions within accounting standards that are applicable to not-for-profit entities.

This financial report has been prepared on the accrual and going concern basis.

All amounts are presented in Australian dollars and unless stated, have been rounded to the nearest thousand dollars.

This financial report has been prepared under the historical cost convention, except where specifically stated.

Unless otherwise stated, all material accounting policy information is consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

All entities controlled by Council that have material assets or liabilities, such as Special Committees of Management and material subsidiaries and joint ventures, have been included in this financial report. All transactions between these entities and Council have been eliminated in full. Details of entities not included in this financial report based on their materiality are detailed in note 40.

**Consolidation**

The financial report has been prepared as a consolidated report to include all the external transactions for Kingborough Waste Services Pty Ltd. Full provision to accommodate AASB 10 Consolidated Financial Statements has not been applied due to immateriality.

**Judgements and Assumptions**

In the application of Australian Accounting Standards, Council is required to make judgements, estimates and assumptions about carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

Council has made no assumptions concerning the future that may cause a material adjustment to the carrying amounts of assets and liabilities within the next reporting period. Judgements made by Council that have significant effects on the Financial Report are disclosed in the relevant notes as follows:

**Employee entitlements**

Assumptions are utilised in the determination of Council's employee entitlement provisions. These assumptions are discussed in note 12 and note 26.

**Defined benefit superannuation fund obligations**

Actuarial assumptions are utilised in the determination of Council's defined benefit superannuation fund obligations. These assumptions are discussed in note 33.

**Fair value of property, infrastructure, plant & equipment**

Assumptions and judgements are utilised in determining the fair value of Council's property, plant and equipment including useful lives and depreciation rates. These assumptions are discussed in notes 14 (a) and in note 22.

**Investment in water corporation**

Assumptions utilised in the determination of Council's valuation of its investment in TasWater are discussed in note 10 and in note 18.

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

**Note 2 Functions/Activities of the Council**

(a) Revenues, expenses and assets have been attributed to the following functions. Details of those functions are set out in Note 2(c).

	Grants \$'000	Other \$'000	Total Revenue \$'000	Total Expenditure \$'000	Surplus/ (Deficit) \$'000	Assets \$'000
Government and administration						
2023 - 2024	4,902	39,291	44,193	11,798	32,395	5,056
2022 - 2023	12,040	37,833	49,873	10,862	39,011	5,254
Roads, streets and bridges						
2023 - 2024	-	4	4	12,140	(12,136)	368,240
2022 - 2023	-	231	231	12,404	(12,172)	370,789
Drainage						
2023 - 2024	-	1,550	1,550	2,474	(923)	154,179
2022 - 2023	-	1,480	1,480	2,357	(878)	149,031
Waste management						
2023 - 2024	15	5,435	5,451	5,760	(309)	-
2022 - 2023	-	5,077	5,077	4,808	269	-
Environmental health						
2023 - 2024	30	213	244	1,927	(1,683)	-
2022 - 2023	81	223	303	1,876	(1,572)	-
Planning services						
2023 - 2024	-	912	912	2,905	(1,993)	-
2022 - 2023	-	647	647	2,530	(1,883)	-
Building control						
2023 - 2024	-	521	521	857	(336)	-
2022 - 2023	-	659	659	806	(145)	-
Community amenities						
2023 - 2024	-	56	56	1,203	(1,147)	236,590
2022 - 2023	-	418	0	1,068	(1,068)	183,494
Community services						
2023 - 2024	43	455	499	2,420	(1,921)	-
2022 - 2023	29	504	533	2,119	(1,586)	-
Recreation facilities						
2023 - 2024	113	1,750	1,863	10,915	(9,052)	34,987
2022 - 2023	234	1,580	1,814	9,566	(7,752)	32,544
Other - not attributable						
2023 - 2024	-	294	294	1,559	(1,265)	138,150
2022 - 2023	-	1,878	1,878	2,081	(203)	115,752
<b>Total</b>						
2023 - 2024	5,104	50,484	55,589	53,957	1,632	935,202
2022 - 2023	12,384	50,530	62,915	50,476	12,021	856,854

### Notes to the Financial Report For the Year Ended 30 June 2024

#### Note 2 Functions/Activities of Council (cont.)

(b) Reconciliation of Assets above with the Consolidated Statement of Financial Position at 30 June:

	2024	2023
	\$'000	\$'000
Current assets	10,093	13,867
Non-current assets	925,109	842,988
	<u>935,202</u>	<u>856,854</u>

(c) The activities of Council are categorised into the following broad functions:

#### *Governance and administration*

Operation and maintenance of council chambers, administration offices, and councillors.

#### *Roads, streets and bridges*

Construction, maintenance and cleaning of road, streets, footpaths, bridges, parking facilities and street lighting.

#### *Drainage*

Operation and maintenance of open or deep drainage systems in urban areas, including the lining of piping of creeks but excludes drainage associated with road works, flood mitigation and agriculture.

#### *Waste Management*

Collection, handling, processing and disposal of all waste materials.

#### *Environmental Health/Environmental Management*

Environmental Health includes disease control, food surveillance, public-use building standards, health education and promotion, water quality, workplace safety and cemeteries.

Environmental management includes strategies and programs for the protection of the environment and regulations of activities affecting the environment.

#### *Planning Services*

Administration of the town planning scheme, subdivisions and urban and rural renewal programs.

#### *Building control*

The development and maintenance of building constructions standards.

#### *Community amenities*

Operation and maintenance of housing for aged persons and persons of limited means, Civic Centre, Council halls (excluding indoor sports complexes).

#### *Community services*

Administration and operation of dog registration, operation of pounds, control of straying stock, and noxious weeds. Operation of the Child Care Centre, operation and support of the performing arts, museum and the presentation of festivals. Community Development which provides for the implementation of a process by which strategies and plans can be developed so that the Council can fulfil their general responsibility for enhancing the quality of life of the whole community.

#### *Recreation facilities*

Operation and maintenance of sporting facilities (includes active and passive recreation and recreation centres).

#### *Economic development*

Maintenance and marketing of tourist facilities, property development and operation of caravan parks.

#### *Other - not attributable*

Rates and charges and work not attributed elsewhere.

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

	2024 \$'000	2023 \$'000
<b>Note 3 Rates and fire levies</b>		
Council uses Capital Value (CV) as the basis of valuation of all properties in the municipality.		
An assessed capital valuation is an assessment of the property value, at a specific date and in accordance with legislation. The Valuer-General determines the CV under the <i>Valuation of Land Act 2001</i> .		
The valuation base used to calculate general rates for 2023/24 was \$13.24 billion (2022/23 \$13.06 billion). The 2023/24 residential rate in the capital value dollar was 0.00208306 (2022/23: 0.00199336).		
General rate	29,494	27,786
Stormwater rate	1,550	1,480
Garbage charge	5,381	5,005
<b>Total rates</b>	<b>36,425</b>	<b>34,270</b>
Volunteer brigade fire district service levy	1,131	1,077
Permanent brigade fire district service levy	479	452
General land fire service levy	405	381
<b>Total fire levies</b>	<b>2,015</b>	<b>1,909</b>
<b>Total rates and fire levies</b>	<b>38,441</b>	<b>36,180</b>

The date of the latest general revaluation of land for rating purposes within the municipality was 1 July 2021, and the valuation was applied in the rating year commencing 1 July 2022. Since that date, the Valuer-General has advised biennial adjustment factors, which have been applied as at 1 July each year of issue.

**Accounting policy**

Council recognises revenue from rates and annual charges for the amount it is expected to be entitled to at the beginning of the rating period to which they relate, or when the charge has been applied. Rates and charges in advance are recognised as a financial liability until the beginning of the rating period to which they relate.

**Note 4 Statutory fees and fines**

Dog registration fees & fines	361	350
Building & plumbing fees	517	651
Property & rating certificates	253	257
Planning & subdivision fees	907	644
Health fees & licenses	135	127
Recovered legal & collection costs	57	99
<b>Total statutory fees and fines</b>	<b>2,229</b>	<b>2,128</b>

**Accounting policy**

Statutory fees and fines are recognised as income when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

**Note 5 User fees**

Revenues from Kingborough Sports Centre	1,203	1,083
Waste disposal charges	1,789	2,127
Rentals & leasing fees	282	280
Other charges	299	287
<b>Total user fees</b>	<b>3,572</b>	<b>3,777</b>



**Notes to the Financial Report  
For the Year Ended 30 June 2024**

	2024	2023
	\$'000	\$'000
<b>Note 5      User fees (continued)</b>		
<b>User fees by timing of revenue recognition</b>		
User fees recognised over time	-	-
User fees recognised at a point in time	3,572	3,777
<b>Total user fees</b>	<b>3,572</b>	<b>3,777</b>

**Accounting policy**

Council recognises revenue from user fees and charges at a point in time as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

Where an upfront fee is charged such as membership fees for the leisure centre, the fee is recognised on a straight-line basis over the expected life of the membership.

Licences granted by Council are all either short-term or low value and all revenue is recognised at the time that the licence is granted rather than the term of the licence.

**Operating leases as lessor**

Council is a lessor and enters into agreements with a number of lessees. These include commercial and non-commercial agreements.

Where leases are non-commercial agreements, these are generally with not for profit, such as sporting, organisations. In these cases subsidised or peppercorn rents are charged because Council recognises part of its role is community service and community support. In these situations, Council records lease revenue on an accruals basis and records the associated properties as part of land and buildings within property, plant and equipment. Buildings are recognised at current replacement cost.

Where leases are commercial agreements, but properties leased are part of properties predominantly used by Council for its own purposes, Council records lease revenue on an accruals basis and records the associated properties as part of land and buildings within property, plant and equipment. Buildings are recognised at current replacement cost.

Where leases are commercial agreements, but properties leased are part of properties predominantly used by Council for its own purposes, Council records lease revenue on an accruals basis and records the associated properties as part of land and buildings within property, plant and equipment. Buildings are recognised at current replacement cost.

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

	2024	2023
	\$'000	\$'000
<b>Note 6 Grants</b>		
Grants were received in respect of the following:		
<b>Summary of grants</b>		
Federally funded grants	4,071	5,483
State funded grants	1,026	6,864
Others	8	37
<b>Total</b>	<b>5,105</b>	<b>12,384</b>
<b>(a) Operational Grants</b>		
Commonwealth Government Financial Assistance Grants	2,701	3,773
Bruny Island Boat Shed	-	9
Bruny Island Destinations Action Plan	-	34
City Deal Funds	90	206
Community Road Safety Week	2	-
Health & Well Being Strategy	12	-
National Disaster Resilience Grant	-	12
Regional Cat Management	-	1
Youth Space at Kingston Park	14	-
Other	87	112
<b>Total operational grants</b>	<b>2,905</b>	<b>4,147</b>
<b>(b) Capital grants received specifically for new or upgraded assets</b>		
Commonwealth 'Roads to Recovery' Fund	1,192	-
Bruny Island Visitor Economy Roads Package	-	332
City Deal Funds	410	4,919
Kingston Beach Fishing Platform Construction	-	125
Kingston Beach Oval Female Changingrooms	32	-
Kingston MTB Pump Track	-	261
Kingston Rivulet Flood Mitigation	-	197
Local Roads and Community Infrastructure	140	1,694
Summerleas Underpass	311	45
Taroona Bike Lane	40	-
Vulnerable Road User Footpath Improvements	56	-
Whitewater Creek Track	-	455
Woodbridge Foreshore Walk	-	100
Woodbridge Hall Stage Installation	11	-
Other	7	108
<b>Total capital grants</b>	<b>2,200</b>	<b>8,237</b>
<b>Timing of revenue recognition</b>		
Grants recognised over time	392	2,889
Grants recognised at a point in time	4,713	9,495
<b>Total Grants</b>	<b>5,105</b>	<b>12,384</b>

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

	2024 \$'000	2023 \$'000
<b>(c) Unspent grants and contributions</b>		
Grants and contributions which were obtained on the condition that they be spent for specified purposes or in a future period, but which are not yet spent in accordance with those conditions, are as follows:		
<b>Operating</b>		
Balance of unspent funds at 1 July	82	86
Add: Funds recognised as revenue in the reporting year but not yet spent in accordance with the conditions	-	-
Add: Funds received and not recognised as revenue in the current year	14	53
Less: Funds recognised as revenue in previous years that have been spent during the reporting year	-	-
Less: Funds received in prior year but revenue recognised and funds spent in current year	(75)	(57)
Balance of unspent funds at 30 June	<u>21</u>	<u>82</u>
<b>Capital</b>		
Balance of unspent funds at 1 July	1,056	3,192
Add: Funds recognised as revenue in the reporting year but not yet spent in accordance with the conditions	-	-
Add: Funds received and not recognised as revenue in the current year	594	705
Less: Funds recognised as revenue in previous years that have been spent during the reporting year	-	-
Less: Funds received in prior year but revenue recognised and funds spent in current year	(354)	(2,841)
Balance of unspent funds at 30 June	<u>1,296</u>	<u>1,056</u>
<b>Total unspent funds held as a contract liability</b>	<u><u>1,317</u></u>	<u><u>1,138</u></u>

**Accounting policy**

Council recognises untied grant revenue and those without performance obligations when received. In cases where there is an enforceable agreement which contains sufficiently specific performance obligations, revenue is recognised as or when control of each performance obligation is satisfied. (i.e. when it transfers control of a product or provides a service.) A contract liability is recognised for unspent funds received in advance and then recognised as income as obligations are fulfilled.

The performance obligations are varied based on the agreement, but include projects, events and asset construction.

Each performance obligation is considered to ensure that the revenue recognition reflects the transfer of control and within grant agreements there may be some performance obligations where control transfers at a point in time and others which have continuous transfer of control over the life of the contract. Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

If the transaction is a transfer of a financial asset to enable Council to acquire or construct a recognisable non-financial asset to be controlled by Council (i.e. an in-substance acquisition of a non-financial asset), a contract liability is recognised for the excess of the fair value of the transfer over any related amounts recognised and revenue as the unspent funds are expended at the point in time at which required performance obligations are completed.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project as there is no profit margin. For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.

In both years, the Commonwealth has made early payment of the untied Financial Assistance Grants. In June 2024, Council received 85% of the Financial Assistance Grants for the 2024/25 financial year. In June 2023, Council received 100% of the Financial Assistance Grants for the 2023/24 financial year. The early receipt of instalments resulted in Commonwealth Government Financial Assistance Grants being different to budget in 2023/24 by \$0.059m, (2022/23, \$1.173m). These early payments, and the variable amount, impacts the Statement of Comprehensive Income and comparisons from year to year. Financial Assistance Grants are general grants and do not have sufficiently specific performance obligations. As a result, they are recognised as income when received.

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

	2024 \$'000	2023 \$'000
<b>Note 7 Contributions</b>		
<b>(a) Cash</b>		
Capital works projects	320	27
Payments in lieu of Public Open Space	121	89
Tree Preservation	45	85
<b>Total</b>	<b>486</b>	<b>201</b>
<b>(b) Non-monetary assets - gifted</b>		
Roads & footpaths	910	2,610
<b>Total</b>	<b>910</b>	<b>2,610</b>
<b>(c) Non-monetary assets - other</b>		
Initial recognition of infrastructure assets	587	(127)
<b>Total</b>	<b>587</b>	<b>(127)</b>
<b>Total Contributions</b>	<b>1,984</b>	<b>2,684</b>
<b>Accounting policy</b> Council recognises contributions without performance obligations when received. In cases where the contributions is for a specific purpose to acquire or construct a recognisable non-financial asset, a liability is recognised for funds received in advance and income recognised as obligations are fulfilled.		
<b>Note 8 Interest</b>		
Interest on financial assets	401	639
<b>Total</b>	<b>401</b>	<b>639</b>
<b>Accounting policy</b> <b>Interest income</b> Interest is recognised progressively as it is earned.		
<b>Note 9 Other income</b>		
Charges for external works	260	247
Refund of motor tax	296	259
Other revenues	429	371
Pensioner Rate Remissions (State Government)	1,339	1,256
<b>Total other income</b>	<b>2,324</b>	<b>2,133</b>
<b>Other income</b>		
Other income recognised over time	-	-
Other income recognised at a point in time	2,324	2,133
<b>Total other income</b>	<b>2,324</b>	<b>2,133</b>
<b>Accounting policy</b> <b>Charges for external works</b> Income from external works is recorded as revenue once the external works have been completed and payment is due or received. <b>Other income</b> Income from other revenue sources is recorded as revenue on the receipt of funds.		



**Notes to the Financial Report  
For the Year Ended 30 June 2024**

	2024	2023
	\$'000	\$'000
<b>Note 10</b>		
Investment revenue from water corporation		
Dividend revenue	1,478	1,478
<b>Total investment revenue from water corporation</b>	<b>1,478</b>	<b>1,478</b>
<b>Accounting policy</b> <b>Investment revenue</b> Dividend revenue is recognised when Council's right to receive payment is established and it can be reliably measured.		
<b>Note 11</b>		
<b>Net gain/(loss) on disposal/impairment of property, infrastructure, plant and equipment</b>		
<b>(a) Proceeds of sale:</b>		
Plant & vehicles	508	336
Land & Buildings	686	536
<b>Total</b>	<b>1,194</b>	<b>872</b>
<b>Written down value of assets disposed</b>		
Plant & vehicles	321	253
Land & Building	-	161
<b>Total</b>	<b>321</b>	<b>414</b>
<b>Net Gain (Loss)</b>	<b>873</b>	<b>458</b>
<b>(b) Carrying amount of assets retired</b>		
Buildings	(203)	(49)
Road pavements	(451)	(272)
Stormwater drainage	(41)	(113)
Reserves	(5)	-
<b>Total</b>	<b>(700)</b>	<b>(434)</b>
<b>(c) Impairment losses of items expenses</b>		
Minor Infrastructure	(1,414)	-
<b>Total</b>	<b>(1,414)</b>	<b>-</b>
<b>Accounting policy</b> <b>Gains and losses on asset disposals</b> The profit or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer.		

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

	2024	2023
	\$'000	\$'000
<b>Note 12 Employee benefits</b>		
Wages and salaries	17,709	16,039
Workers compensation	348	263
Superannuation	2,200	1,919
Payroll Tax	1,192	1,045
Other	7	8
<b>Total</b>	<b>21,456</b>	<b>19,274</b>
Less: Capitalised amounts	(1,131)	(946)
<b>Total employee benefits</b>	<b>20,325</b>	<b>18,328</b>

**Accounting policy**

**Employee benefits**

Expenses are recognised in the Consolidated Statement of Comprehensive Income when a decrease in future economic benefits related to a decrease in asset or an increase of a liability has arisen that can be measured reliably.

Employee benefits include, where applicable, entitlements to wages and salaries, annual leave, sick leave, long service leave, superannuation and any other post-employment benefits.

The Employee benefits capitalised shows the amount of salary and wages included in capital projects.

**Note 13 Materials and services**

Building maintenance	8	9
Consultants	189	390
Contract and materials	9,720	10,102
Fuel and oil	529	512
IT consumables	725	536
Plant and vehicles maintenance	21	292
Utilities	1,058	1,023
<b>Total materials and services</b>	<b>12,250</b>	<b>12,864</b>

**Accounting policy**

**Materials and services expense**

Expenses are recognised in the Consolidated Statement of Comprehensive Income when a decrease in future economic benefits related to a decrease in asset or an increase of a liability has arisen that can be measured reliably.

Routine maintenance, repair costs, and minor renewal costs are expensed as incurred. Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

	2024	2023
	\$'000	\$'000
<b>Note 14(a) Depreciation and amortisation</b>		
Roads and Bridges	7,940	7,307
Stormwater	2,132	1,940
Buildings	2,133	1,493
Plant, Machinery and Equipment	1,008	964
Minor Infrastructure	860	533
Fixtures, Fittings, Furniture, and Computers	64	61
Computers and telecommunications	117	141
Right-of-use of assets	190	64
<b>Total depreciation</b>	<b>14,444</b>	<b>12,503</b>
<i>Intangible assets</i>		
Intangible assets	52	61
<b>Total depreciation and amortisation</b>	<b>14,496</b>	<b>12,565</b>

**Accounting policy**

**Depreciation and amortisation expense**

Expenses are recognised in the Consolidated Statement of Comprehensive Income when a decrease in future economic benefits related to a decrease in asset or an increase of a liability has arisen that can be measured reliably.

Buildings, plant and equipment, infrastructure and other assets having limited useful lives are systematically depreciated over their useful lives to Council in a manner which reflects consumption of the service potential embodied in those assets. Right-of-use of assets are amortised over the lease term. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and remaining values and a separate depreciation rate is determined for each component.

Land assets are not depreciated on the basis that they are assessed as not having a limited useful life.

Straight line depreciation is charged based on the residual useful life as determined each year.

Major depreciation periods used are listed below and are consistent with prior years:

	Period
<b>Buildings</b>	
buildings	10 - 120 years
building improvements	10 - 120 years
<b>Plant and Equipment</b>	
plant, machinery and equipment	7 - 10 years
fixtures, fittings and furniture	5 - 15 years
computers and telecommunications	4 - 5 years
<b>Roads</b>	
road pavements and seals	10 - 80 years
road substructure	50 - 100 years
road formation and earthworks	200 years
road kerb, channel and minor culverts	80 years
<b>Bridges</b>	
timber	30 years
bridges concrete and steel	100 years
<b>Stormwater</b>	
pits	100 years
pipes	100 years

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

	2024 \$'000	2023 \$'000
<b>Note 14(a) Depreciation and amortisation (continued)</b>		
Other Infrastructure		
paths		15 - 80 years
recreational, leisure and community facilities		10 - 60 years
parks, open space and streetscapes		5 - 60 years
off street car parks		40 - 100 years
Intangible assets		
intangible assets		5 - 10 years
Right-of-use of assets		
Right-of-use of assets		4 - 10 years
<b>Note 14(b) Finance Costs</b>		
Interest - Borrowings	24	98
Interest - Lease Liability	13	1
<b>Total finance costs</b>	<u>37</u>	<u>99</u>
Rate used to capitalise finance costs		

**Accounting policy**

**Finance expense**

Expenses are recognised in the Consolidated Statement of Comprehensive Income when a decrease in future economic benefits related to a decrease in asset or an increase of a liability has arisen that can be measured reliably.

Finance costs are recognised as an expense in the period in which they are incurred, except where they are capitalised as part of a qualifying asset constructed by Council. Where specific borrowings are obtained for the purpose of specific asset acquisition, the weighted average interest rate applicable to borrowings at balance date, excluding borrowings associated with superannuation, is used to determine the borrowing costs to be capitalised. No borrowing costs were capitalised during the year.

Finance costs include interest on bank overdrafts, interest on borrowings, unwinding of discounts, and finance lease charges.



**Notes to the Financial Report  
For the Year Ended 30 June 2024**

	2024 \$'000	2023 \$'000
<b>Note 15 Other expenses and Levies to State Government</b>		
<b>(a) Other expenses</b>		
External Audit Remuneration (Tasmanian Audit Office)	48	48
Councillors Allowances & Expenses (refer Note 39)	478	711
Land Tax	535	531
Liability and Property Insurance	825	614
Rate Remissions	(7)	14
Government funded rate remissions	1,360	1,267
Legal Fees	192	164
Tourism	8	14
Valuation Fees	99	167
Advertising & Marketing	151	125
Bank Charges	97	95
Printing	10	22
Refunds	8	51
Subscriptions	105	102
Postage	133	100
Provision for Rehabilitation	-	(400)
Bruny Island Visitor Engagement Program	-	175
Other expenses	809	967
<b>Total other expenses</b>	<b>4,851</b>	<b>4,767</b>
<b>(b) Levies to State Government</b>		
Tasmanian Fire Service Contribution	1,998	1,853

**Accounting policy**

**Other expenses**

Expenses are recognised in the Consolidated Statement of Comprehensive Income when a decrease in future economic benefits related to a decrease in asset or an increase of a liability has arisen that can be measured reliably.

**Note 16 Underlying result (see also Note 43)**

Council's underlying result for the period is calculated by excluding items included in the operating surplus (deficit) which are either capital in nature, non-recurring, or the result of contributions received in advance.

Surplus / (Deficit)	1,632	12,021
<i>exclude</i>		
Capital grants	(2,200)	(8,237)
Contributions - non-monetary assets	(910)	(2,610)
Contributions - capital projects	(320)	(27)
Initial recognition of infrastructure assets	(587)	127
Profit on sale of land	(686)	(375)
<i>Grant received in advance</i>		
Grants paid in 2022/23 relating to 2023/24	2,979	1,995
Grants paid in 2023/24 relating to 2024/25	(2,587)	(2,979)
<b>Underlying Surplus (Deficit)</b>	<b>(2,680)</b>	<b>(86)</b>

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

	2024 \$'000	2023 \$'000
<b>Note 17 Investment in associates</b>		
Investments in associates accounted for by the equity method are:		
Copping Refuse Disposal Site Joint Authority (CRDSJA) – 20%	5,743	4,593
Investment in Copping C-Cell Pty Ltd as Trustee (Trust) – 8%	681	532
<b>Total</b>	<b>6,424</b>	<b>5,125</b>
<i>Background</i>		
Council has a 20% (2022/23: 20%) ownership interest in the Authority, being a landfill refuse disposal facility.		
Council has a 8% (2022/23: 8%) ownership in Copping C-Cell Pty Ltd.		
Council uses the equity method to account for its interest.		
<b>Summarised financial information on CRDSJA:</b>		
Current assets	22,164	17,107
Non-current assets	28,569	22,674
<b>Total assets</b>	<b>50,722</b>	<b>39,781</b>
Current liabilities	(5,024)	(4,422)
Non-current liabilities	(13,592)	(9,753)
<b>Total liabilities</b>	<b>(18,616)</b>	<b>(14,175)</b>
<b>Net Assets</b>	<b>32,107</b>	<b>25,606</b>
Minority Interests	(3,394)	(2,641)
Equity Attributable to Owners	28,713	22,965
<b>Share of associates' net assets</b>	<b>5,743</b>	<b>4,593</b>
 Total Income	 22,811	 20,631
Net result	4,767	4,646
Share of associates' result after tax	953	929
Additional equity injection	194	57
<b>Total adjustment in Statement of Comprehensive Income</b>	<b>1,147</b>	<b>986</b>
 <b>Summarised financial information on the Trust:</b>		
Current assets	4,299	2,450
Non-current assets	8,166	8,413
<b>Total assets</b>	<b>12,465</b>	<b>10,863</b>
Current liabilities	(896)	(625)
Non-current liabilities	(3,055)	(3,581)
<b>Total liabilities</b>	<b>(3,951)</b>	<b>(4,206)</b>
<b>Net Assets</b>	<b>8,514</b>	<b>6,658</b>
<b>Share of associates' net assets</b>	<b>681</b>	<b>532</b>
 Total Income	 3,317	 2,146
Net result	1,857	1,037
Share of associates' result after tax	149	83
Additional equity injection	-	-
<b>Total adjustment in Statement of Comprehensive Income</b>	<b>149</b>	<b>83</b>

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

	2024	2023
	\$'000	\$'000

**Note 17 Investment in associates (continued)**

**Accounting policy**

**Accounting for investments in associates**

Council's investment in associates is accounted for by the equity method as Council has the ability to influence rather than control the operations of the entities. The investment is initially recorded at the cost of acquisition and adjusted thereafter for post-acquisition changes in Council's share of the net assets of the entities. Council's share of the financial result of the entities is recognised in the Consolidated Statement of Comprehensive Income.

**Note 18 Investment in water corporation**

Opening Balance	95,488	92,689
Change in fair value of investment	5,137	2,799
<b>Total investment in water corporation</b>	<b>100,625</b>	<b>95,488</b>

Council has derived returns from the water corporation as disclosed at note 10.

Council does not have significant influence to allow it to use the equity method to account for this interest.

**Accounting policy**

**Equity Investment**

As Council's investment in TasWater is held for long-term strategic purposes, Council has elected under AASB 9: Financial Instruments to irrevocably classify this equity investment as designated as fair value through other comprehensive income. Subsequent changes in fair value on designated investments in equity instruments are recognised in other comprehensive income (for fair value reserve, refer note 28) and not reclassified through the profit or loss when derecognised. Dividends associated with the equity investments are recognised in profit and loss when the right of payment has been established and it can be reliably measured.

Fair value was determined by using Council's ownership interest against the water corporation's net asset value at balance date. At 30 June 2024, Council holds a 5.32% (2022/23: 5.45%) ownership interest in TasWater which is based on Schedule 2 of the Corporation's Constitution which reflects the Council's voting rights.

**Note 19 Cash and cash equivalents**

Cash on hand	9	9
Cash at bank	6,251	6,532
Money market call account	2,436	5,323
<b>Total cash and cash equivalents</b>	<b>8,696</b>	<b>11,864</b>

Council's cash and cash equivalents are subject to a number of internal and external restrictions that limit amounts available for discretionary or future use. These include:

**Restricted Funds**

- Trust funds and deposits (Note 25)	1,570	1,726
- Grants received in advance (Note 26c)	1,317	1,138
	<b>2,887</b>	<b>2,864</b>

**Internal committed funds**

- Other reserves (Note 28c)	13,680	13,247
<b>Committed Funds</b>	<b>16,567</b>	<b>16,111</b>
<b>Commitments exceeding cash and cash equivalents</b>	<b>(7,871)</b>	<b>(4,247)</b>

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

	2024 \$'000	2023 \$'000
<b>Note 19</b>		
<b>Cash and cash equivalents (continued)</b>		
<b>Accounting policy</b>		
<b>Cash and cash equivalents</b>		
For the purposes of the consolidated statement of cash flows, cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of three months or less, net of outstanding bank overdrafts.		
Restricted and internally committed funds include:		
i) Includes refundable building, contract and other refundable amounts held in trust by Council for completion of specific purposes.		
ii) Represents grant funding received in advance until specific performance obligations required under funding arrangements are completed.		
iii) Contributions received for tree preservation and public open space reserves to support Council activities in those areas.		
<b>Note 20</b>		
<b>Trade and other receivables</b>		
<b>Current</b>		
Rates debtors	318	391
Loans and advances to community organisations	30	9
Other debtors	754	1,046
GST receivable	214	470
<b>Total</b>	<b>1,317</b>	<b>1,916</b>
<b>Non-Current</b>		
Loans and advances to community organisations	221	278
<b>Total</b>	<b>221</b>	<b>278</b>
<b>Total trade and other receivables</b>	<b>1,537</b>	<b>2,195</b>
For ageing analysis of the financial assets, refer to note 36		

**Accounting policy****Trade and other receivables**

Trade receivables that do not contain a significant financing component are measured at amortised cost, which represents their transaction value. Impairment is recognised on an expected credit loss (ECL) basis. When determining whether the credit risk has increased significantly since initial recognition, and when estimating the ECL, Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience, an informed credit assessment and forward-looking information. Due to the low number of trade receivables with extended past due payments, Council reviews each debt to determine an appropriate impairment assessment.

For rate debtors, Council takes the view that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold. For non-rate debtors, Council uses the presumptions that assets more than 30 days past due have an increase in credit risk and require review to determine whether a provision is required against the asset. Council writes off receivables when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery.



**Notes to the Financial Report  
For the Year Ended 30 June 2024**

	2024	2023
	\$'000	\$'000
<b>Note 21</b>		
<b>Other assets</b>		
<i>Current</i>		
Inventories held for distribution	81	86
<b>Total</b>	<u>81</u>	<u>86</u>

**Accounting policy**

**Inventories**

Inventories held for distribution are measured at cost adjusted when applicable for any loss of service potential. Other inventories are measured at the lower of cost and net realisable value.

Where inventories are acquired at no cost, or for nominal consideration, the cost shall be the current replacement cost as at the date of acquisition.

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

<b>Note 22</b>	<b>Property, infrastructure, plant and equipment</b>	<b>2024</b>	<b>2023</b>
		<b>\$'000</b>	<b>\$'000</b>
	<b>Summary</b>		
	at cost	50,658	59,250
	Less accumulated depreciation	(7,182)	(6,538)
		<u>43,476</u>	<u>52,712</u>
	at fair value	1,197,995	1,078,526
	Less accumulated depreciation	(424,389)	(390,146)
		<u>773,606</u>	<u>688,380</u>
	<b>Total</b>	<u><b>817,082</b></u>	<u><b>741,092</b></u>
	<b>Property</b>		
	<b>Land</b>		
	at fair value at 30 June	86,504	86,431
		<u>86,504</u>	<u>86,431</u>
	<b>Land under roads</b>		
	at fair value at 30 June	75,330	33,205
		<u>75,330</u>	<u>33,205</u>
	<b>Total Land</b>	<u><b>161,834</b></u>	<u><b>119,636</b></u>
	<b>Buildings</b>		
	at fair value	121,140	96,050
	Accumulated depreciation	(49,570)	(36,442)
		<u>71,570</u>	<u>59,608</u>
	<b>Total Property</b>	<u><b>233,404</b></u>	<u><b>179,244</b></u>

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

**Note 22 (a) Property, infrastructure, plant and equipment (cont.)**

	2024 \$'000	2023 \$'000
<b>Plant and Equipment</b>		
<b>Plant, machinery and equipment</b>		
at cost	10,588	10,221
Accumulated depreciation	(5,906)	(5,444)
	<u>4,682</u>	<u>4,777</u>
<b>Fixtures, fittings and furniture</b>		
at cost	983	922
Accumulated depreciation	(745)	(680)
	<u>238</u>	<u>242</u>
<b>Computers and telecommunications</b>		
at cost	667	649
Accumulated depreciation	(531)	(414)
	<u>136</u>	<u>235</u>
<b>Total Plant and Equipment</b>	<u>5,056</u>	<u>5,254</u>
<b>Infrastructure</b>		
<b>Roads</b>		
at fair value	628,976	601,657
Accumulated depreciation	(282,855)	(268,320)
	<u>346,121</u>	<u>333,337</u>
<b>Bridges</b>		
at fair value	33,985	31,084
Accumulated depreciation	(13,955)	(13,002)
	<u>20,030</u>	<u>18,082</u>
<b>Stormwater</b>		
at fair value	218,505	203,004
Accumulated depreciation	(67,799)	(62,916)
	<u>150,706</u>	<u>140,088</u>
<b>Minor infrastructure</b>		
at fair value	33,555	27,095
Accumulated depreciation	(10,210)	(9,466)
	<u>23,345</u>	<u>17,629</u>
<b>Total Infrastructure</b>	<u>540,202</u>	<u>509,136</u>
<b>Work in Progress</b>		
Buildings, at cost	3,186	3,620
Other Infrastructure, at cost	11,642	15,545
Roads and Bridges, at cost	20,119	19,350
Stormwater, at cost	3,473	8,943
	<u>38,420</u>	<u>47,458</u>
<b>Total Property, Infrastructure, Plant and Equipment</b>	<u>817,082</u>	<u>741,092</u>

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

**Note 22 Property, infrastructure, plant and equipment (cont.)**

2023	Balance at beginning of financial year	Acquisition of assets	Revaluation increments (decrements) (note 28)	Depreciation and amortisation (note 14)	Written down value of disposals	Impairment losses or items expensed (a)	Transfers	Balance at end of financial year
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Property</b>								
Land	87,645	(200)	(265)	-	(161)	-	(568)	86,431
Land under roads	33,079	126	-	-	-	-	-	33,205
<b>Total land</b>	<b>120,724</b>	<b>(74)</b>	<b>(265)</b>	<b>-</b>	<b>(161)</b>	<b>-</b>	<b>(568)</b>	<b>119,636</b>
Buildings	54,612	-	5,647	(1,493)	(97)	-	939	59,608
<b>Total buildings</b>	<b>54,612</b>	<b>-</b>	<b>5,647</b>	<b>(1,493)</b>	<b>(97)</b>	<b>-</b>	<b>939</b>	<b>59,608</b>
<b>Total property</b>	<b>175,336</b>	<b>(74)</b>	<b>5,382</b>	<b>(1,493)</b>	<b>(258)</b>	<b>-</b>	<b>351</b>	<b>179,244</b>
<b>Plant and Equipment</b>								
Plant, machinery and equipment	4,687	1,257	-	(983)	(204)	-	-	4,777
Fixtures, fittings and furniture	275	30	-	(62)	(1)	-	-	242
Computers and telecommunications	312	64	-	(141)	-	-	-	235
<b>Total plant and equipment</b>	<b>5,274</b>	<b>1,351</b>	<b>-</b>	<b>(1,166)</b>	<b>(205)</b>	<b>-</b>	<b>-</b>	<b>5,254</b>
<b>Infrastructure</b>								
Roads	319,694	1,675	11,956	(6,984)	(184)	-	7,180	333,337
Bridges	17,085	-	975	(323)	(88)	-	43	18,082
Stormwater	90,098	717	49,924	(1,940)	(113)	-	1,402	140,088
Minor infrastructure	16,245	12	787	(533)	-	-	1,118	17,629
<b>Total infrastructure</b>	<b>443,122</b>	<b>2,404</b>	<b>63,642</b>	<b>(9,780)</b>	<b>(385)</b>	<b>-</b>	<b>9,743</b>	<b>509,136</b>
<b>Works in progress</b>								
Buildings	3,145	845	-	-	-	-	(370)	3,620
Other Infrastructure	13,087	3,576	-	-	-	-	(1,118)	15,545
Roads	11,548	15,397	-	-	-	-	(7,594)	19,351
Stormwater	5,523	4,821	-	-	-	-	(1,402)	8,942
<b>Total works in progress</b>	<b>33,303</b>	<b>24,639</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(10,484)</b>	<b>47,458</b>
<b>Total property, infrastructure, plant and equipment</b>	<b>657,035</b>	<b>28,320</b>	<b>69,024</b>	<b>(12,439)</b>	<b>(848)</b>	<b>-</b>	<b>(390)</b>	<b>741,092</b>

**(a) Impairment losses or items expensed**

Impairment losses are recognised in the Statement of comprehensive income under other expenses.

Reversals of impairment losses are recognised in the statement of comprehensive income under other revenue.

Items of works in progress that were expensed instead of being capitalised are also recognised in the Statement of comprehensive income under other expenses.



**Notes to the Financial Report  
For the Year Ended 30 June 2024**

**Note 22 Property, infrastructure, plant and equipment (cont.)**

2024	Balance at beginning of financial year	Acquisition of assets	Revaluation increments (decrements) (note 26)	Depreciation and amortisation (note 14)	Written down value of disposals	Impairment losses or items expensed (*) (note 11(c))	Transfers	Balance at end of financial year
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Property</b>								
Land	88,431	219	(148)	-	-	-	-	88,504
Land under roads	33,205	417	41,708	-	-	-	-	75,330
<b>Total land</b>	<b>119,636</b>	<b>636</b>	<b>41,562</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>161,834</b>
Buildings	59,608	-	12,114	(2,133)	(203)	-	2,184	71,570
<b>Total buildings</b>	<b>59,608</b>	<b>-</b>	<b>12,114</b>	<b>(2,133)</b>	<b>(203)</b>	<b>-</b>	<b>2,184</b>	<b>71,570</b>
<b>Total property</b>	<b>179,244</b>	<b>636</b>	<b>53,676</b>	<b>(2,133)</b>	<b>(203)</b>	<b>-</b>	<b>2,184</b>	<b>233,404</b>
<b>Plant and Equipment</b>								
Plant, machinery and equipment	4,777	1,193	-	(1,008)	(321)	-	41	4,682
Fixtures, fittings and furniture	242	80	-	(64)	-	-	-	238
Computers and telecommunications	235	3	-	(117)	-	-	15	136
<b>Total plant and equipment</b>	<b>5,254</b>	<b>1,256</b>	<b>-</b>	<b>(1,189)</b>	<b>(321)</b>	<b>-</b>	<b>56</b>	<b>5,058</b>
<b>Infrastructure</b>								
Roads	333,337	-	15,318	(7,563)	(442)	-	5,473	346,121
Bridges	18,082	909	844	(377)	(9)	-	581	20,030
Stormwater	140,088	-	7,512	(2,132)	(41)	-	5,279	150,706
Minor infrastructure	17,629	-	(2,183)	(860)	(5)	(1,414)	10,178	23,345
<b>Total infrastructure</b>	<b>509,136</b>	<b>909</b>	<b>21,489</b>	<b>(10,932)</b>	<b>(497)</b>	<b>(1,414)</b>	<b>21,511</b>	<b>540,202</b>
<b>Works in progress</b>								
Buildings	3,620	1,417	-	-	-	-	(1,851)	3,186
Other infrastructure	15,545	3,289	-	-	-	-	(7,172)	11,642
Roads and bridges	19,351	8,327	-	-	-	-	(7,559)	20,119
Stormwater	8,942	1,701	-	-	-	-	(7,170)	3,473
<b>Total works in progress</b>	<b>47,458</b>	<b>14,714</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(23,752)</b>	<b>38,420</b>
<b>Total property, infrastructure, plant and equipment</b>	<b>741,092</b>	<b>17,515</b>	<b>75,165</b>	<b>(14,254)</b>	<b>(1,021)</b>	<b>(1,414)</b>	<b>(0)</b>	<b>817,082</b>

**(\*) Impairment losses or items expensed**

Impairment losses are recognised in the Statement of comprehensive income under other expenses.

Reversals of impairment losses are recognised in the statement of comprehensive income under other revenue.

Items of works in progress that were expensed instead of being capitalised are also recognised in the Statement of comprehensive income under other expenses.

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

**Note 22 Property, infrastructure, plant and equipment (continued)**

<b>Accounting policy</b>	
<b>Recognition and measurement of assets</b>	
Acquisitions of assets are initially recorded at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition.	
Property, infrastructure, plant and equipment received in the form of contributions, are recognised as assets and revenues at fair value by Council valuation where that value exceeds the recognition thresholds for the respective asset class. Fair value is the price that would be received to sell the asset in an orderly transaction between market participants at the measurement date.	
Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.	
The following classes of assets have been recognised. In accordance with Council's policy, the threshold limits detailed below have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year:	
	<b>Threshold</b>
	<b>\$</b>
Land	1
Land under roads	1
Buildings	5,000
Plant, machinery and equipment	1,000
Roads and bridges	5,000
Stormwater	5,000
Minor Infrastructure (paths, recreation and community facilities)	5,000
Fixtures, fittings and furniture	1,000
Computers and telecommunications	2,000
Intangible assets	1,000
Right of use assets	1,000
<b>Revaluation</b>	
Council has adopted the following valuation bases for its non-current assets as noted in note 44	
Land	fair value
Land under roads	fair value
Plant, machinery and equipment	cost
Furniture, fittings and furniture	cost
Computers and telecommunications	cost
Stormwater	fair value
Roads and bridges	fair value
Buildings	fair value
Minor Infrastructure (paths, recreation and community facilities)	fair value
Investment in water corporation	fair value
Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value in accordance with AASB 116 Property, Plant & Equipment and AASB 13 Fair Value Measurement. At balance date, Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset class materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date the class of asset was revalued.	
In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis to ensure valuations represent fair value. The valuation is performed either by experienced Council officers or independent experts.	
Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use on an asset result in changes to the permissible or practical highest and best use of the asset.	
Where the assets are revalued, the revaluation increments are credited directly to the asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the amount of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the asset revaluation surplus for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.	
<b>Impairment of assets</b>	
Impairment losses are recognised in the consolidated statement of comprehensive income under other expenses.	
Reversals of impairment losses are recognised in the consolidated statement of comprehensive income under other revenue.	
<b>Land under roads</b>	
Council recognised the value of land under roads it controls at fair value.	

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

	2024 \$'000	2023 \$'000
<b>Note 23(a) Intangible assets</b>		
Software	707	702
Less: Accumulated amortisation	(517)	(465)
<b>Total</b>	<u>190</u>	<u>237</u>
<b>Total intangible assets</b>	<u>190</u>	<u>237</u>
<b>Reconciliation of intangible assets</b>		
	<b>Software</b>	
Gross carrying amount	\$'000	\$'000
Balance 1 July	702	702
Additions	5	-
Written off	-	-
Balance 30 June	<u>707</u>	<u>702</u>
Accumulated amortisation		
Balance 1 July	(465)	(404)
Amortisation expense	(52)	(61)
Written off	-	-
Balance 30 June	<u>(517)</u>	<u>(465)</u>
Net book value 30 June	190	237

**Accounting policy**

**Intangible assets**

Intangible assets with finite lives that are acquired separately are carried at cost less accumulated amortisation and accumulated impairment losses. Amortisation is recognised on a straight-line basis over their estimated useful lives. The estimated useful life and amortisation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis.

In accordance with Council's policy, the threshold limits applied when recognising intangible assets is \$1,000 and consistent with the prior year.

The estimated useful lives for current and comparative periods are as follows:

Software 5 years

**Note 23(b) Right-of-use assets**

Right-of-use assets and concessional leases

	Plant & Equipment \$'000	Total \$'000
<b>2024</b>		
Opening Balance 1 July 2023	767	767
Additions	-	-
Disposals / derecognition	-	-
Depreciation expense	(199)	(199)
<b>Balance at 30 June 2024</b>	<u>568</u>	<u>568</u>
<b>2023</b>		
Opening Balance 1 July 2022	128	128
Additions	703	703
Disposals / derecognition	-	-
Depreciation expense	(64)	(64)
<b>Balance at 30 June 2023</b>	<u>767</u>	<u>767</u>

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

**Accounting policy****Leases - Council as Lessee**

In contracts where Council is a lessee, Council recognises a right-of-use asset and a lease liability at the commencement date of the lease, unless the short-term or low-value exemption is applied. Refer to note 26b for details on accounting policy of lease liability.

A right-of-use asset is initially measured at cost comprising the initial measurement of the lease liability adjusted for any lease payments made before the commencement date (reduced by lease incentives received), plus initial direct costs incurred in obtaining the lease and an estimate of costs to be incurred in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

All right-of-use assets are measured as described in the accounting policy for property, infrastructure, plant and equipment in Note 22. Also, Council applies AASB 136 to determine whether a right-of-use asset is impaired and accounts for any identified impairment loss as described in the aforesaid note.

Right-of-use assets are depreciated over the shorter period of lease term and useful life of the underlying asset. If a lease transfers ownership of the underlying asset or the cost of the right-of-use asset reflects that the Group expects to exercise a purchase option, the related right-of-use asset is depreciated over the useful life of the underlying asset. The depreciation starts at the commencement date of the lease.

	2024	2023
	\$'000	\$'000
<b>Note 24 Trade and other payables</b>		
Trade payables	2,227	3,730
Accrued expenses	1,381	1,041
Rates and Charges in advance	459	445
Other	328	271
<b>Total trade and other payables</b>	<b>4,395</b>	<b>5,488</b>

**Accounting policy****Trade and other payables**

Liabilities are recognised for amounts to be paid in the future for goods and services provided to Council as at balance date whether or not invoices have been received. General creditors are unsecured, not subject to interest charges and are normally settled within 30 days of invoice receipt.

Rates and charges in advance represents amounts received by Council prior to the commencement of the rating or charging period. Revenue is recognised by Council at the beginning of the rating or charge period to which the advance payment relates

<b>Note 25 Trust funds and deposits</b>		
Refundable building deposits and contract retentions	1,570	1,726
<b>Total trust funds and deposits</b>	<b>1,570</b>	<b>1,726</b>

**Accounting policy**

Amounts received as building deposits and retention amounts controlled by Council are recognised as Trust funds until they are returned or forfeited.



Notes to the Financial Report  
For the Year Ended 30 June 2024

Note 26(a) Provisions

	Annual leave	Long service leave	Other leave	Quarry Rehabilitation	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
<b>2024</b>					
Balance at beginning of the financial year	1,355	1,990	86	400	3,831
Additional provisions	1,477	496	351	-	2,324
Amounts used	(1,195)	(332)	(296)	(2)	(1,825)
Balance at the end of the financial year	<u>1,637</u>	<u>2,154</u>	<u>141</u>	<u>398</u>	<u>4,330</u>
<b>2023</b>					
Balance at beginning of the financial year	1,296	1,828	96	800	4,020
Additional provisions	1,352	485	372	-	2,209
Amounts used	(1,293)	(323)	(382)	(400)	(2,398)
Balance at the end of the financial year	<u>1,355</u>	<u>1,990</u>	<u>86</u>	<u>400</u>	<u>3,831</u>
				<b>2024</b>	<b>2023</b>
				\$'000	\$'000
<b>Provisions</b>					
<b>Current</b>					
Annual leave				1,637	1,355
Long service leave				332	778
Other leave				141	86
Rehabilitation of Bruny Island quarry site				398	400
				<u>2,508</u>	<u>2,619</u>
<b>Non-current</b>					
Long service leave				1,822	1,212
				<u>1,822</u>	<u>1,212</u>
The following assumptions were adopted in measuring the present value of employee benefits:					
Weighted average increase in employee costs				5.50%	3.50%
Weighted average discount rates				4.36%	3.08%
Weighted average settlement period				12	12
Employee numbers (Full Time Equivalents)				204	201

Accounting policy

Quarry Rehabilitation

Council is obliged to restore the quarry site at Fybrus Hill on Bruny Island to ensure the site is safe. To undertake the rehabilitation task, Council is seeking to purchase the quarry site and undertake initial works to ensure the site is safe. Work commenced in early 2024 and continued throughout the early part of the year. Works will continue to be implemented progressively over the coming years. The expected cost of works has been estimated based on the work required to make the site safe and ready for the depositing of fill in the future as it becomes available.

Notes to the Financial Report  
For the Year Ended 30 June 2024

Note 26(a) Provisions (cont)

<p><b>Accounting policy</b></p> <p><b>Employee benefits</b></p> <p><i>i) Short term obligations</i></p> <p>Liabilities for wages and salaries, including non-monetary benefits, annual leave and accumulating sick leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave and other leave is recognised in the provision for employee benefits.</p> <p><i>ii) Other long term employee benefit obligations</i></p> <p>The liability for long service leave and annual leave which is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.</p> <p>The obligations are presented as current liabilities in the consolidated statement of financial position if the entity does not have an unconditional right to defer settlement for at least twelve months after the reporting date, regardless of when the actual settlement is expected to occur.</p> <p><i>iii) Sick leave</i></p> <p>No accrual is made for sick leave as Council experience indicates that, on average, sick leave taken in each reporting period is less than the entitlement accruing in that period, and this experience is expected to recur in future reporting periods. Council does not make payment for untaken sick leave.</p> <p><i>iv) Defined benefit plans</i></p> <p>A liability or asset in respect of defined benefit superannuation plans would ordinarily be recognised in the consolidated statement of financial position, and measured as the present value of the defined benefit obligation at the reporting date plus unrecognised actuarial gains (less unrecognised actuarial losses) less the fair value of the superannuation fund's assets at that date and any unrecognised past service cost. The present value of the defined benefit obligation is based on expected future payments which arise from membership of the fund to the reporting date, calculated annually by independent actuaries using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. However, when this information is not reliably available, Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans i.e as an expense when it becomes payable.</p> <p>Council makes superannuation contributions for a number of its employees to the Quadrant Defined Benefits Fund , which is a sub fund of the Tasplan Superannuation Fund (Tasplan). The Quadrant Defined Benefits Fund has been classified as a multi-employer sponsored plan. As the Fund's assets and liabilities are pooled and are not allocated by employer, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. As provided under paragraph 34 of AASB 119 Employee Benefits, Council does not use defined benefit accounting for these contributions.</p> <p><i>v) Defined contribution plans</i></p> <p>Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.</p>
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**Notes to the Financial Report  
For the Year Ended 30 June 2024**

	2024	2023
	\$'000	\$'000
<b>Note 26(b) Lease Liability</b>		
Lease Liability	553	768
Concessional Leases	-	-
	<u>553</u>	<u>768</u>
Current	135	47
Non-Current	418	721
	<u>553</u>	<u>768</u>

Lease liabilities are secured by the related underlying assets. Future minimum lease payments were as follows:

As at 30 June 2024	Minimum lease payments					Total
	Within 1	1-2	2-3	3-4	4-5	
	Year	Years	Years	Years	Years	
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Lease payments	144	147	147	135	-	573
Finance charges	(9)	(6)	(4)	(1)	-	(20)
Net present value	<u>135</u>	<u>141</u>	<u>143</u>	<u>134</u>	<u>-</u>	<u>553</u>
<b>As at 30 June 2023</b>						
Lease payments	47	18	-	-	-	65
Finance charges	-	-	-	-	-	-
Net present value	<u>47</u>	<u>18</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>65</u>

Council has a number of peppercorn leases that have an annual cost of between \$0 and \$18 and therefore are not material.

**Leases - Council as Lessee**

The lease liability is measured at the present value of outstanding payments that are not paid at balance date, discounted by using the rate implicit in the lease. Where this cannot be readily determined then Council's incremental borrowing rate for a similar term with similar security is used.

The lease liability is subsequently measured by increasing the carrying amount to reflect interest on the lease liability (using the effective interest method) and by reducing the carrying amount to reflect the lease payments made.

**Short-term leases and leases of low-value assets**

Council has elected not to recognise right-of-use assets and lease liabilities for short-term leases i.e. leases with a lease term of 12 months or less and leases of low-value assets i.e., when the value of the leased asset when new is \$10,000 or less. Council recognises the lease payments associated with these leases as expense on a straight-line basis over the lease term.

**Exposure from residual value guarantees**

Council has no exposure to residual value payments.

	2024	2023
	\$'000	\$'000
<b>Note 26(c) Contract Liability</b>		
<b>Current</b>		
Funds received to acquire or construct an asset controlled by Council	1,296	1,056
Funds received prior to performance obligation being satisfied (Upfront payments)	21	82
Upfront Fees	-	-
	<u>1,317</u>	<u>1,138</u>

**Accounting policy under AASB 15 and AASB 1058 - applicable from 1 July 2019**

Council recognised the following contract liabilities with customers:

Grants received in advance includes funding for the construction of a new facility for the provision of community structures. The funds received are under an enforceable contract which require Council to construct an identified asset which will be under Council's control on completion. The revenue is recognised as Council constructs the asset and the contract liability reflects the funding received which cannot yet be recognised as revenue.

Upfront payments of funds from contracts with customers are recognised as a contract liability until performance obligations are satisfied. Revenue is recognised as performance obligations are progressively fulfilled.

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

<b>Note 27</b>	<b>Interest-bearing loans and borrowings</b>	<b>2024</b>	<b>2023</b>
		<b>\$'000</b>	<b>\$'000</b>
	<b>Current</b>		
	Borrowings	2,100	14,623
		<u>2,100</u>	<u>14,623</u>
	<b>Non-current</b>		
	Borrowings	11,823	2,100
		<u>11,823</u>	<u>2,100</u>
	<b>Total</b>	<u><b>13,923</b></u>	<u><b>16,723</b></u>
	<b>Borrowings</b>		
	Council's loan portfolio has been reviewed by Tascorp effective 30 June 2024 to determine the market value. Their advice is that having regard to the fixed rates of interest applicable for the remaining life of each loan, that the market value is \$14,028,737 compared to the actual value of \$13,922,500.		
	Borrowings are secured by a Deed of Charge over the present and future receivables of the Council representing Council's general revenue from general rates, service rates, permit fees, rents and other charges imposed by Council.		
	The maturity profile for Council's borrowings is:		
	Not later than one year	2,100	14,623
	Later than one year and not later than five years	11,823	2,100
	Later than five years	-	-
	<b>Total</b>	<u><b>13,923</b></u>	<u><b>16,723</b></u>

**Accounting policy**

**Interest bearing liabilities**

The borrowing capacity of Council is limited by the Local Government Act 1993. Interest bearing liabilities are initially recognised at fair value, net of transaction costs incurred. Subsequent to initial recognition these liabilities are measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the Consolidated Statement of Comprehensive Income over the period of the liability using the effective interest method.

Interest is expensed as it accrues and no interest has been capitalised during the current or comparative reporting period. There have been no defaults or breaches of the loan agreement during the period. Borrowings are secured by way of mortgages over the general rates of the Council.



**Notes to the Financial Report  
For the Year Ended 30 June 2024**

**Note 28 Reserves**

	2024 \$'000	2023 \$'000
Asset revaluation reserve	600,414	525,250
Fair value reserve	(11,107)	(16,244)
Other reserves	13,680	13,247
<b>Total</b>	<b>602,986</b>	<b>522,253</b>

	Balance at beginning of reporting year \$'000	Increment \$'000	Decrements \$'000	Balance at end of reporting year \$'000
<b>(a) Asset revaluation reserve</b>				
<b>2024</b>				
<b>Property</b>				
Land and land under roads	101,135	41,562	-	142,697
Buildings	36,284	12,114	-	48,398
	<b>137,419</b>	<b>53,676</b>	<b>-</b>	<b>191,095</b>
<b>Infrastructure</b>				
Roads	270,902	15,316	-	286,218
Bridges	13,037	844	-	13,881
Stormwater drainage	101,708	7,512	-	109,220
Minor infrastructure	2,183	-	(2,183)	0
	<b>387,831</b>	<b>23,671</b>	<b>(2,183)</b>	<b>409,319</b>
<b>Total asset revaluation reserve</b>	<b>525,250</b>	<b>77,346</b>	<b>(2,183)</b>	<b>600,414</b>
<b>2023</b>				
<b>Property</b>				
Land and land under roads	101,400	-	(265)	101,135
Buildings	30,637	5,647	-	36,284
	<b>132,037</b>	<b>5,647</b>	<b>(265)</b>	<b>137,419</b>
<b>Infrastructure</b>				
Roads	258,946	11,956	-	270,902
Bridges	12,062	875	-	13,037
Stormwater drainage	51,764	49,924	-	101,708
Minor infrastructure	1,396	797	-	2,193
	<b>324,168</b>	<b>63,642</b>	<b>-</b>	<b>387,810</b>
<b>Total asset revaluation reserve</b>	<b>456,205</b>	<b>69,289</b>	<b>(265)</b>	<b>525,229</b>

The asset revaluation reserve was established to capture the movements in asset valuations upon the periodic revaluation of Council's assets.

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

**Note 25 Reserves (Continued)**

	Balance at beginning of reporting year	Increment	Decrements	Balance at end of reporting year
	\$'000	\$'000	\$'000	\$'000
<b>(b) Fair Value reserve</b>				
<b>2024</b>				
Change in fair value of investments				
- Water Corporation	(16,244)	5,138		(11,107)
<b>Total fair value reserve</b>	<b>(16,244)</b>	<b>5,138</b>	<b>-</b>	<b>(11,107)</b>
<b>2023</b>				
Change in fair value of investments				
- Water Corporation	(19,043)	2,799	-	(16,244)
<b>Total fair value reserves</b>	<b>(19,043)</b>	<b>2,799</b>	<b>-</b>	<b>(16,244)</b>

Council has to designate its investment in Taswater as an equity investment at fair value through other comprehensive income. Subsequent changes in fair value are reflected in the reserve and will not be reclassified through the profit or loss when derecognised.

	Balance at beginning of reporting year	Increment	Decrements	Balance at end of reporting year
	\$'000	\$'000	\$'000	\$'000
<b>(c) Other reserves</b>				
<b>2024</b>				
Specific purpose reserves	1,522	221	(835)	908
Asset replacement reserves	1,331	1,236	(1,311)	1,256
Unexpended capital reserves	10,394	14,878	(14,756)	10,516
Infrastructure Replacement Reserve	-	1,000	-	1,000
<b>Total other reserves</b>	<b>13,247</b>	<b>17,335</b>	<b>(16,902)</b>	<b>13,680</b>
<b>2023</b>				
Specific purpose reserves	1,964	174	(616)	1,522
Asset replacement reserves	1,207	1,626	(1,502)	1,331
Unexpended capital reserves	10,289	10,394	(10,289)	10,394
<b>Total other reserves</b>	<b>13,460</b>	<b>12,194</b>	<b>(12,407)</b>	<b>13,247</b>

The specific purpose reserves were established to identify funds received for public open space, tree preservation and public car parking.  
Asset replacement reserves are funds set aside for the replacement of plant, vehicles and equipment.  
Infrastructure Replacement Reserve was established in 2023/2024.

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

	2024 \$'000	2023 \$'000
<b>Note 29 Reconciliation of cash flows from operating activities to surplus (deficit)</b>		
Surplus/(Deficit)	1,632	12,021
<b>Non cash items</b>		
Depreciation/amortisation	14,496	12,565
(Profit)/loss on disposal of property, infrastructure, plant and equipment	(873)	(458)
Contributions - non monetary assets	(910)	(2,610)
Carrying Amount of assets retired	700	434
Share of net (profit)/loss of investment in associate	(1,296)	(1,069)
Initial recognition of infrastructure assets	(587)	127
<b>Add (less) items classified as investing or financing included in Surplus/(Deficit)</b>		
Capital grants received specifically for new or upgraded assets	(2,200)	(8,237)
<b>Change in assets and liabilities:</b>		
Decrease/(increase) in trade and other receivables	621	(823)
Decrease/(increase) in inventories	6	(4)
Increase/(decrease) in trade and other payables	(1,249)	1,090
Increase/(decrease) in provisions	499	(189)
Increase/(decrease) in contract liabilities	179	(2,165)
<b>Net cash provided by/(used in) operating activities</b>	<b>11,020</b>	<b>10,680</b>
<b>Note 29a Reconciliation of liabilities arising from financing activities</b>		
Liabilities arising from financing activities are liabilities for which cash flows were, or future cash flows will be, classified in the Consolidated Statement of Cash Flows as cash flows from financing activities.		
<b>2024</b>	<b>Interest-bearing loans and borrowings \$'000</b>	<b>Lease liabilities \$'000</b>
Balance at 1 July 2023	16,722	764
Acquisitions / New Leases	-	-
Changes from financing cash flows:		
Cash Received	-	-
Cash Repayments	(2,799)	(211)
<b>Balance as at 30 June 2024</b>	<b>13,923</b>	<b>553</b>
<b>2023</b>		
Balance at 1 July 2022	22,323	131
Acquisitions / New Leases	-	703
Changes from financing cash flows:		
Cash Received	-	-
Cash Repayments	(5,600)	(70)
<b>Balance as at 30 June 2023</b>	<b>16,722</b>	<b>764</b>
<b>Note 30 Reconciliation of cash and cash equivalents</b>		
Cash and cash equivalents (see note 19)	8,696	11,864
<b>Total reconciliation of cash and cash equivalents</b>	<b>8,696</b>	<b>11,864</b>
<b>Note 31 Financing arrangements</b>		
Business Card - Credit Limit	26	26
Total amount unused at reporting date	15	20

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

**Note 32 Subsidiaries****Kingborough Waste Services Pty Ltd**

Kingborough Waste Services Pty Ltd (KWS) is an incorporated entity that has been formed by Kingborough Council to operate the Barretta Waste Transfer Station. KWS has operated and managed the Barretta Waste Transfer Station from 1 July 2011.

The directors of KWS are:

- Mr Bob Calvert (Independent Chairperson)
- Ms Debra Mackeen (Independent Director)
- Mr David Reeve (Council employee)
- Mr Tim Jones (Council employee)

Council has provided a financial guarantee to KWS to discharge any debt that KWS owes, where KWS is unable to pay the debt itself. The KWS Chairman is remunerated \$10,000 per annum, and the independent director, \$8,000 per annum.

	2024 \$'000	2023 \$'000
<b>Financial Performance</b>		
<b>Revenue</b>		
User Charges	1,344	1,331
Recycling Sales	593	572
Council Charges	1,908	1,546
Sundry Charges	37	30
Grant Income	15	-
<b>Total Revenue</b>	<u>3,897</u>	<u>3,479</u>
<b>Expenditure</b>		
Employee Costs	1,433	1,280
Disposal Costs	1,075	952
Hire & Maintenance	626	463
Other Expenses	613	693
<b>Total Expenses</b>	<u>3,747</u>	<u>3,388</u>
<b>Surplus / (Deficit)</b>	<u>150</u>	<u>91</u>
<b>Financial Position</b>		
<b>Assets</b>	1,485	1,448
<b>Liabilities</b>	<u>1,036</u>	<u>1,149</u>
<b>Net Assets</b>	<u>449</u>	<u>299</u>

The financial performance includes any internal transfers with Kingborough Council. Council provides corporate support to KWS and Council remains the owner of the infrastructure and equipment at the site. KWS charge Council a fee based on tonnage for garbage collection waste, recycling collection waste, and green waste disposed of at the Barretta Waste Transfer Station. Internal transfers are eliminated on consolidation.

**Accounting Policy**

The consolidated financial statements include the financial position and performance of controlled entities from the date on which control was obtained until the date control is lost. Intragroup assets, liabilities, equity, income, expenses and cashflows relating to transactions between entities in the consolidated entity have been eliminated in full for the purpose of these financial statements.

**Subsidiaries**

Subsidiaries are all entities (including structured entities) over which the Council has control. Control is established when the Council is exposed to, or has rights to variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the relevant activities of the entity.



**Notes to the Financial Report  
For the Year Ended 30 June 2024**

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**Note 33 Superannuation**

In terms of Rule 15.2 of the Spirit Super Trust Deed (Trust Deed), there is a risk that employers within the Fund may incur an additional liability when an Employer ceases to participate in the Fund at a time when the assets of the Fund are less than members' vested benefits. Each member of the Fund who is an employee of the Employer who is ceasing to Participate is required to be provided with a benefit at least equal to their vested benefit. However, there is no provision in the Trust Deed requiring an employer to make contributions other than its regular contributions up to the date of cessation of contributions.

The application of Fund assets on Spirit Super being wound-up is set out in Rule 20.2. This Rule provides that expenses and taxation liabilities should have first call on the available assets. Additional assets will initially be applied for the benefit of the then remaining members and/or their Dependents in such manner as the Trustee considers equitable and appropriate in accordance with the Applicable Requirements (broadly, superannuation and taxation legislative requirements and other requirements as determined by the regulators).

The Trust Deed does not contemplate the Fund withdrawing from Spirit Super.

The Fund is a defined benefit Fund.

The Fund has been classified as a multi-employer sponsored plan. As the Fund's assets and liabilities are pooled and are not allocated by employer, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. Thus the Fund is not able to prepare standard AASB119 defined benefit reporting.

During the reporting period the amount of superannuation contributions paid to defined benefits schemes was \$0 (2022-23, \$0), and the amount paid to accumulation schemes was \$2,114,000 (2022-23, \$1,919,000).

During the next reporting period the expected amount of superannuation contributions to be paid to defined benefits schemes is \$0, and the amount to be paid to accumulation schemes is \$2,210,940.

As reported on the first page of this note, Assets exceeded accrued benefits as at the date of the last actuarial review, 30 June 2023. Favourable investment returns, since that date, has seen further improvement in the financial position of the Fund. The financial position of the Fund will be fully investigated at the actuarial review as at 30 June 2026.

An analysis of the assets and vested benefits of sub-funds participating in the Scheme, prepared by Deloitte Consulting Pty Ltd as at 30 June 2023, showed that the Fund had assets of \$48.44 million and members' Vested Benefits were \$39.79 million. These amounts represented 0.17% and 0.15% respectively of the corresponding total amounts for Spirit Super.

As at 30 June 2023 the Fund had 77 members and the total employer contributions and member contributions for the year ending 30 June 2023 were \$738,101 and \$190,798 respectively.

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

**Note 34 Commitments**

The Council has entered into the following commitments. Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value and presented inclusive of the GST payable.

	2024	2023
	\$'000	\$'000
<b>Capital commitments</b>		
Road construction	4,897	2,695
Stormwater drainage	209	272
Other infrastructure	1,355	1,196
Transform Kingston	-	823
<b>Total</b>	<u>6,460</u>	<u>4,986</u>

**Operating leases as lessor**

Council is a lessor and enters into agreements with a number of lessees. These include commercial and non-commercial agreements.

Where leases are non-commercial agreements, these are generally with not for profit, such as sporting, organisations. In these cases subsidised or peppercorn rents are charged because Council recognises part of its role is community service and community support. In these situations, Council records lease revenue on an accruals basis and records the associated properties as part of land and buildings within property, plant and equipment. Buildings are recognised at current replacement cost.

Where leases are commercial agreements, but properties leased are part of properties predominantly used by Council for its own purposes, Council records lease revenue on an accruals basis and records the associated properties as part of land and buildings within property, plant and equipment. Buildings are recognised at current replacement cost.

Where leases are commercial agreements, and properties leased are predominantly used for leasing to third parties, Council records lease revenue on an accruals basis and records the associated properties as investment property in accordance with AASB 140 *Investment Properties*. These properties are recognised at fair value. These leases may include incentives which have not been recognised in the consolidated statement of financial position, on the basis the amounts are unlikely to be material and could be reliably measured at balance date.

The future (undiscounted) lease payments to be received on an annual basis for all operating leases is at follows:

	2024	2023
	\$'000	\$'000
<b>Maturity analysis of operating lease payments to be received</b>		
Year 1	254	143
Year 2	181	57
Year 3	124	48
Year 4	108	20
Year 5	72	6
Later than 5 years	56	11
<b>Total</b>	<u>795</u>	<u>285</u>

**Contractual Commitments**

Contractual commitments for operational expenditure at end of financial year but not recognised in the financial report are as follows and are due and payable in accordance with the periods stated.

		2024	2023
		Future	Future
	Period	Commitment	Commitment
Public toilet, barbecue cleaning and hall cleaning	Expired	*	124
Kerbside Collection Service - Garbage & Recycling	10/18 - 10/25	1,962	3434
Kerbside Green Waste Collection	07/20 - 10/25	683	1,195
Internal Audit Services	07/22 - 06/26	95	142
Baretta Landfill Gas Monitoring	02/22 - 01/25	52	140
Haulage, Trailer Maintenance, Yard Truck - Baretta	06/21 - 05/26	47	72
Supply & Transport of Bins - Barretta & Bruny	06/21 - 05/26	338	515
Roadside Slashing & Spraying Services	11/20 - 06/25	223	414
Office Cleaning	12/22 - 12/26	347	78
Park and Reserve Mowing	09/23 - 08/25	81	-
<b>Total</b>		<u>3,828</u>	<u>6,114</u>

\* The contract for the public toilet, barbecue and hall cleaning had expired and was out for public tender as at 30/06/2024

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**Notes to the Financial Report  
For the Year Ended 30 June 2024**

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**Note 35: Contingent liabilities**

Council is presently involved in several confidential legal matters, which are being conducted through Council's solicitors. As these matters are yet to be finalised, and the financial outcomes are unable to be reliably estimated, no allowance for these contingencies has been made in the financial report.

**Guarantees for Loans to other entities**

Council does not act as guarantor for loans raised by sporting clubs operating from Council's properties.

Council is not aware of any incident or action that may cause a future liability to be created. All existing claims against Council are covered by policies of insurance, and the maximum limits of the liability as set out in those policies, is believed to be adequate to meet all contingencies of those claims without further financial liability on Council.

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**Notes to the Financial Report  
For the Year Ended 30 June 2024**

**Note 36 Financial Instruments**

**(a) Interest Rate Risk**

The exposure to interest rate risk and the effective interest rates of financial assets and financial liabilities, both recognised and unrecognised, at balance date are as follows:

**2024**

	Weighted average interest rate	Floating interest rate \$'000	Fixed interest maturing in:			Non-interest bearing \$'000	Total \$'000
			1 year or less \$'000	Over 1 to 5 years \$'000	More than 5 years \$'000		
<b>Financial assets</b>							
Cash and cash equivalents	4.36%	8,698	-	-	-	-	8,698
Trade and other receivables	8.81%	318	-	-	-	1,219	1,537
Investment in Water Corporation		-	-	-	-	100,625	100,625
<b>Total financial assets</b>		<u>9,014</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>101,844</u>	<u>110,858</u>
<b>Financial liabilities</b>							
Trade and other payables		-	-	-	-	4,395	4,395
Trust funds and deposits		-	-	-	-	1,570	1,570
Interest-bearing loans and borrowings	3.86%	-	2,100	11,823	-	-	13,923
<b>Total financial liabilities</b>		<u>-</u>	<u>2,100</u>	<u>11,823</u>	<u>-</u>	<u>5,965</u>	<u>19,888</u>
<b>Net financial assets (liabilities)</b>		<u>9,014</u>	<u>(2,100)</u>	<u>(11,823)</u>	<u>-</u>	<u>95,878</u>	<u>90,970</u>

**2023**

	Weighted average interest rate	Floating interest rate \$'000	Fixed interest maturing in:			Non-interest bearing \$'000	Total \$'000
			1 year or less \$'000	Over 1 to 5 years \$'000	More than 5 years \$'000		
<b>Financial assets</b>							
Cash and cash equivalents	3.08%	11,864	-	-	-	-	11,864
Trade and other receivables	8.13%	243	-	-	-	1,952	2,195
Investment in Water Corporation		-	-	-	-	95,488	95,488
<b>Total financial assets</b>		<u>12,106</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>97,440</u>	<u>109,547</u>
<b>Financial liabilities</b>							
Trade and other payables		-	-	-	-	5,488	5,488
Trust funds and deposits		-	-	-	-	1,726	1,726
Interest-bearing loans and borrowings	3.47%	-	14,623	2,100	-	-	16,723
<b>Total financial liabilities</b>		<u>-</u>	<u>14,623</u>	<u>2,100</u>	<u>-</u>	<u>7,214</u>	<u>23,936</u>
<b>Net financial assets (liabilities)</b>		<u>12,106</u>	<u>(14,623)</u>	<u>(2,100)</u>	<u>-</u>	<u>90,226</u>	<u>85,610</u>



**Notes to the Financial Report  
For the Year Ended 30 June 2024**

**Note 36 Financial Instruments (cont.)**

**(b) Fair Values**

The aggregate net fair values of financial assets and financial liabilities, both recognised and unrecognised, at balance date are as follows:

Financial Instruments	Total carrying amount as per Consolidated Statement of Financial Position		Aggregate net fair value	
	2024 \$'000	2023 \$'000	2024 \$'000	2023 \$'000
<i>Financial assets</i>				
Cash and cash equivalents	8,696	11,864	8,696	11,864
Investment in Water Corporation	100,625	95,488	100,625	95,488
Trade and other receivables	1,537	2,195	1,537	2,195
<b>Total financial assets</b>	<b>110,858</b>	<b>109,547</b>	<b>110,858</b>	<b>109,547</b>
<i>Financial liabilities</i>				
Trade and other payables	4,395	5,488	4,395	5,488
Trust funds and deposits	1,570	1,726	1,570	1,726
Interest-bearing loans and borrowings	13,923	16,723	14,029	16,223
<b>Total financial liabilities</b>	<b>19,888</b>	<b>23,936</b>	<b>19,994</b>	<b>23,437</b>

**(c) Credit Risk**

The maximum exposure to credit risk at balance date in relation to each class of recognised financial asset is represented by the carrying amount of those assets as indicated in the Consolidated Statement of Financial Position.

**(d) Risks and mitigation**

The risks associated with Council's main financial instruments and the policies for minimising these risks are detailed below.

**Market risk**

Market risk is the risk that the fair value or future cash flows of Council's financial instruments will fluctuate because of changes in market prices. Council's exposures to market risk are primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk. Components of market risk to which Council is exposed are discussed below.

**Interest rate risk**

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Interest rate risk arises from interest bearing financial assets and liabilities that we use. Non derivative interest bearing assets are predominantly short term liquid assets. Interest rate liability risk arises primarily from long term loans and borrowings at fixed rates, however with minor holdings, there is limited exposure to this risk for Council.

Our loan borrowings are sourced from either Tascorp or major Australian banks. Overdrafts are arranged with major Australian banks. We manage interest rate risk on our net debt portfolio by:

- ensuring access to diverse sources of funding;
- reducing risks of refinancing by managing in accordance with target maturity profiles; and
- setting prudential limits on interest repayments as a percentage of rate revenue.

We manage the interest rate exposure on our debt portfolio by appropriate budgeting strategies and obtaining approval for borrowings from the Department of Treasury and Finance each year.

Notes to the Financial Report  
For the Year Ended 30 June 2024

Note 36 Financial Instruments (cont.)

Investment of surplus funds is made with approved financial institutions under the *Local Government Act 1993*. We manage interest rate risk by adopting an investment policy that ensures:

- conformity with State and Federal regulations and standards,
- capital protection,
- appropriate liquidity,
- diversification by credit rating, financial institution and investment product,
- monitoring of return on investment,
- benchmarking of returns and comparison with budget.

Maturity will be staggered to provide for interest rate variations and to minimise interest rate risk.

Interest charged on outstanding rates debtors is regulated by the *Local Government Act 1993* and contains a component of the official 10-year long-term bond rate.

**Credit risk**

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council has exposure to credit risk on some financial assets included in our Consolidated Statement of Financial Position. To help manage this risk:

- we have a policy for establishing credit limits for the entities we deal with;
- we may require collateral where appropriate; and
- we only invest with financial institutions which have a recognised credit rating specified in our Investment policy.

Credit risk arises from Council's financial assets, which comprise cash and cash equivalents, and trade and other receivables. Council's exposure to credit risk arises from potential default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments. Exposure at balance date is addressed in each applicable policy note. Council generally trades with recognised, creditworthy third parties, and as such collateral is generally not requested, nor is it Council's policy to securitise its trade and other receivables.

It is Council's policy that some customers who wish to trade on credit terms are subject to credit verification procedures including an assessment of their credit rating, financial position, past experience and industry reputation. In addition, receivable balances are monitored on an ongoing basis with the result that Council's exposure to bad debts is not significant.

We may also be subject to credit risk for transactions which are not included in the Consolidated Statement of Financial Position, such as when we provide a guarantee for another party. Details of our contingent liabilities are disclosed in note 35.

**Credit quality of contractual financial assets that are neither past due nor impaired**

	Financial Institutions (AA credit rating)	Government agencies (BBB credit rating)	Other Appd creditors	Total
<b>2024</b>				
Cash and cash equivalents	8,696	-	-	8,696
Trade and other receivables	-	-	1,537	1,537
<b>Total contractual financial assets</b>	<b>8,696</b>	<b>-</b>	<b>1,537</b>	<b>10,233</b>

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

**Note 36 Financial Instruments (cont.)****Liquidity risk**

Liquidity risk includes the risk that, as a result of our operational liquidity requirements:

- we will not have sufficient funds to settle a transaction on the date;
- we will be forced to sell financial assets at a value which is less than what they are worth; or
- we may be unable to settle or recover a financial asset at all.

To help reduce these risks we:

- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- have readily accessible standby facilities and other funding arrangements in place;
- have a liquidity portfolio structure that requires surplus funds be invested various liquid instruments;
- monitor budget to actual performance on a regular basis; and
- set limits on borrowings relating to the percentage of loans to rate revenue.

Council's objective is to maintain a balance between continuity of funding determined through forecasting of expected cash flows, and income generation through the investment of surplus funds in short-term investments. Income streams from rates, user charges and grants are considered to be highly stable and reliable. Investments are spread between secure financial institutions in marketable financial products that can be converted to cash at short notice.

The Council's exposure to liquidity risk is deemed insignificant based on prior periods' data and current assessment of risk.

The table below lists the contractual maturities for Financial Liabilities. For lease liabilities refer to Note 26(b).

These amounts represent undiscounted gross payments including both principal and interest amounts.

2024	6 mths or less	6-12 months	1-2 years	2-5 years	>5 years	Contracted Cash Flow	Carrying Amount
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Trade and other payables	4,395	-	-	-	-	4,395	4,395
Trust funds and deposits	1,570	-	-	-	-	1,570	1,570
Interest-bearing loans and borrowings	-	2,100	11,823	-	-	13,923	13,923
<b>Total financial liabilities</b>	<b>5,965</b>	<b>2,100</b>	<b>11,823</b>	<b>-</b>	<b>-</b>	<b>19,888</b>	<b>19,888</b>

2023	6 mths or less	6-12 months	1-2 years	2-5 years	>5 years	Contracted Cash Flow	Carrying Amount
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Trade and other payables	5,488	-	-	-	-	5,488	5,488
Trust funds and deposits	1,726	-	-	-	-	1,726	1,726
Interest-bearing loans and borrowings	-	14,623	2,100	-	-	16,723	16,723
<b>Total financial liabilities</b>	<b>7,214</b>	<b>14,623</b>	<b>2,100</b>	<b>-</b>	<b>-</b>	<b>23,936</b>	<b>23,936</b>

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

**Note 36 Financial Instruments (cont.)**

**(f) Sensitivity disclosure analysis**

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, the Council believes the following movements are 'reasonably possible' over the next 12 months (Base rates are sourced from Reserve Bank of Australia):

- A parallel shift of +1% and -1% in market interest rates (AUD) from year-end rates.

The table below discloses the impact on net operating result and equity for each category of financial instruments held by Council at year-end, if the above movements were to occur.

		<b>Interest rate risk</b>			
		<b>-1 %</b>		<b>+1%</b>	
		<b>-100 basis points</b>		<b>+100 basis points</b>	
		<b>Profit</b>	<b>Equity</b>	<b>Profit</b>	<b>Equity</b>
<b>2024</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
<b>Financial assets:</b>					
Cash and cash equivalents	8,696	(87)	(87)	87	87
Trade and other receivables	318	(3)	(3)	3	3
<b>Financial liabilities:</b>					
Interest-bearing loans/borrowings	11,823	118	118	(118)	(118)

		<b>Interest rate risk</b>			
		<b>-1 %</b>		<b>+1%</b>	
		<b>-100 basis points</b>		<b>+100 basis points</b>	
		<b>Profit</b>	<b>Equity</b>	<b>Profit</b>	<b>Equity</b>
<b>2023</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
<b>Financial assets:</b>					
Cash and cash equivalents	11,864	(119)	(119)	119	119
Trade and other receivables	243	(2)	(2)	2	2
<b>Financial liabilities:</b>					
Interest-bearing loans/borrowings	2,100	21	21	(21)	(21)



**Notes to the Financial Report  
For the Year Ended 30 June 2024**

**Note 36 Financial Instruments (cont.)**

**Credit quality of contractual financial assets that are neither past due nor impaired**

	Financial Institutions (AA credit rating)	Government agencies (BBB credit rating)	Other Appd creditors	Total
<b>2023</b>				
Cash and cash equivalents	11,864	-	-	11,864
Trade and other receivables	-	-	2,195	2,195
<b>Total contractual financial assets</b>	<b>11,864</b>	<b>-</b>	<b>2,195</b>	<b>14,059</b>

**Ageing of Trade and Other Receivables**

At balance date other debtors representing financial assets were past due but not impaired. These amounts relate to a number of independent customers for whom there is no recent history of default. The ageing of the Council's Trade & Other Receivables was:

	<b>2024</b> <b>\$'000</b>	<b>2023</b> <b>\$'000</b>
Current (not yet due)	1,469	2,113
Past due by up to 30 days	29	31
Past due between 31 and 60 days	1	47
Past due between 61 and 90 days	-	1
Past due by more than 90 days	38	3
<b>Total Trade &amp; Other Receivables</b>	<b>1,537</b>	<b>2,195</b>

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

<b>Note 37 Auditor's remuneration</b>	<b>2024</b>	<b>2023</b>
	<b>\$'000</b>	<b>\$'000</b>
Audit fee to conduct external audit - Tasmanian Audit Office	48	48
	<u>48</u>	<u>48</u>

**Note 38 Events occurring after balance date**

Nil

**Note 39 Related party transactions****(i) Responsible Persons**

Names of persons holding the position of a Responsible Person at the Council at any time during the year are:

			<b>Period of Appointment</b>
<b>Councillors</b>	P Wreidt	Mayor	2023-24
	C Glade-Wright	Deputy Mayor	2023-24
	A Antolli	Councillor	2023-24
	D Bain	Councillor	2023-24
	K Deane	Councillor	2023-24
	F Fox	Councillor	2023-24
	G Cordover	Councillor	2023-24
	A Midgley	Councillor	2023-24
	M Richardson	Councillor	2023-24
	C Street	Councillor	2023-24

**(ii) Councillor Remuneration****Short term employee benefits**

<b>2024</b>	<b>Period</b>	<b>Allowances</b>	<b>Vehicles<sup>2</sup></b>	<b>Total Compensation AASB 124</b>	<b>Expenses<sup>3</sup></b>	<b>Total allowances and expenses</b>
		\$	\$	\$	\$	\$
<b>Mayor</b>	Full year	116,453	2,528	118,981	2,186	121,167
<b>Deputy Mayor</b>	Full year	56,393	-	56,393	667	57,060
<b>Councillors</b>	Full year	266,187	-	266,187	7,032	273,219
<b>Total</b>		<u>439,033</u>	<u>2,528</u>	<u>441,561</u>	<u>9,885</u>	<u>451,446</u>

**Councillor Remuneration****Short term employee benefits**

<b>2023</b>	<b>Period</b>	<b>Allowances</b>	<b>Vehicles<sup>2</sup></b>	<b>Total Compensation AASB 124</b>	<b>Expenses<sup>3</sup></b>	<b>Total allowances and expenses</b>
		\$	\$	\$	\$	\$
<b>Mayor</b>	Full year	112,467	1,356	113,823	1,505	115,328
<b>Deputy Mayor</b>	Full year	54,275	-	54,275	454	54,729
<b>Councillors</b>	Full year	255,506	-	255,506	5,094	260,600
<b>Total</b>		<u>422,248</u>	<u>1,356</u>	<u>423,604</u>	<u>7,053</u>	<u>430,657</u>

<sup>2</sup> Includes total cost of providing and maintaining vehicles provided for private use, including registration, insurance, fuel and other consumables, maintenance cost and parking (including notional value of parking provided at premises that are owned or leased and fringe benefits tax).

<sup>3</sup> Expenses relate to the reimbursement of costs such as internet, telephone, mileage, conference and meeting attendance costs.

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

**(iii) Key Management Personnel Remuneration  
2024**

Remuneration band	Number of employees	Short term employee benefits			Post employment benefits			Total
		Salary <sup>1</sup>	Vehicles <sup>2</sup>	Other Allowances and Benefits <sup>3</sup>	Superannuation <sup>4</sup>	Termination Benefits <sup>5</sup>	Non-monetary Benefits <sup>6</sup>	
		\$	\$	\$	\$	\$	\$	\$
\$20,001 - \$40,000	1***	31,047	740	163	2,596	10,278	-	44,824
\$40,001 - \$60,000	2****	80,147	2,082	1,838	8,642	72	5,082	99,483
\$120,001 - \$140,000	1	100,358	-	-	12,544	-	7,702	120,602
\$160,001 - \$180,000	1**	98,494	1,205	-	3,123	62,679	-	165,501
\$180,001 - \$200,000	3	460,124	28,356	2,326	57,516	-	22,808	571,130
\$200,001 - \$220,000	1	168,462	10,000	779	20,408	-	13,158	212,817
\$380,001 - \$400,000	1*	286,466	8,027	-	23,114	76,340	-	393,946
<b>Total</b>		<b>1,225,095</b>	<b>50,411</b>	<b>5,105</b>	<b>128,943</b>	<b>149,368</b>	<b>49,360</b>	<b>1,608,282</b>

\* The General Manager ceased employment on 19 April 2024 and was paid out his leave entitlements.

\*\* The Chief Finance Officer ceased employment on 14 August 2023 and was paid out his leave entitlements.

\*\*\* The Director Environment, Development and Community ceased employment on 28 July 2023.

\*\*\*\* The Director Environment, Development and Community was employed from 1 July 2023 until 23 November 2023.

**Key Management Personnel Remuneration  
2023**

Remuneration band	Number of employees	Short term employee benefits			Post employment benefits			Total
		Salary <sup>1</sup>	Vehicles <sup>2</sup>	Other Allowances and Benefits <sup>3</sup>	Superannuation <sup>4</sup>	Termination Benefits <sup>5</sup>	Non-monetary Benefits <sup>6</sup>	
		\$	\$	\$	\$	\$	\$	\$
\$40,001 - \$60,000	2*	80,215	1,667	2,562	5,701	17,284	-	87,428
\$140,001 - \$160,000	1***	129,122	2,500	3,461	12,516	5,039	-	152,638
\$160,001 - \$180,000	2**	271,051	17,500	1,908	33,883	-	14,431	338,783
\$180,001 - \$200,000	1	166,984	10,000	-	19,886	-	(12,171)	184,699
\$220,001 - \$240,000	2	349,600	20,000	779	39,304	-	21,738	431,420
\$260,001 - \$280,000	1	237,606	10,000	-	24,949	-	2,300	274,855
<b>Total</b>		<b>1,214,588</b>	<b>61,667</b>	<b>8,710</b>	<b>136,239</b>	<b>22,322</b>	<b>26,297</b>	<b>1,469,824</b>

\* The Director Environment, Development and Community ceased employment on 26 August 2022.

\*\* The Director Environment, Development and Community was employed from 21 June 2022 until 15 September 2022.

\*\*\* The Executive Manager Organisational Development ceased employment on 24 March 2023.

1 Gross Salary includes all forms of consideration paid and payable for services rendered, compensated absences during the period and salary sacrifice amounts.

2 Includes total cost of providing and maintaining vehicles provided for private use, including registration, insurance, fuel and other consumables, maintenance cost and parking (including notional value of parking provided at premises that are owned or leased and fringe benefits tax).

3 Other benefits includes all other forms of employment allowances (excludes reimbursements such as travel, accommodation or meals), payments in lieu of leave, and any other compensation paid and payable.

4 Superannuation means the contribution to the superannuation fund of the individual.

5 Termination benefits include all forms of benefits paid or accrued as a consequence of termination.

6 Non-Monetary benefits include annual and long service leave movements.

**(iv) Remuneration Principles  
Councillors**

Section 340A of the Local Government Act 1993 entitles councillors to allowances prescribed in regulations. Mayors and Deputy Mayors are entitled to allowances in addition to those payable to them as councillors.

The Local Government Division of the Department of Premier and Cabinet publish each year a table of allowances. These allowances are applied to Councillors from 1 November of each year.

**Executives**

Remuneration levels for key management personnel are set in accordance with market forces. The remuneration of the General Manager is periodically reviewed by an independent consultants.

The employment terms and conditions of senior executives are contained in individual employment contracts and prescribe total remuneration, superannuation, annual and long service leave, vehicle and salary sacrifice provisions. In addition to their salaries, Council also provides non-cash benefits and contributes to post-employment superannuation plans on their behalf.

The performance of each senior executive, including the General Manager, is reviewed annually which includes a review of their remuneration package. The terms of employment of each senior executive, including the General Manager, contain a termination clause that requires the senior executive or Council to provide a minimum notice period of up to 6 months prior to termination of the contract. Whilst not automatic, contracts can be extended.

**Termination benefits**

There were no termination payment during the current year.

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

**(v) Interest in other entities**

**Interest in subsidiaries**

The group consists of Council and Kingborough Waste Services (KWS), which is 100% owned by Council.

Note 32 contains details of Council's investment in KWS.

The following transactions occurred with subsidiaries:

Subsidiary	Grant and subsidies provided by council	Goods and services supplied by council, on normal terms and conditions		
		Rental accommodation	Commercial rates and charges	Other
Kingborough Waste Services \$(000)	\$ -	\$ -	\$ 1,908	\$ 98

Council received \$0 in dividends from KWS in 2023/24 (\$400k 2022/23).

**Transactions with associates**

Council received \$121k in income tax equivalents from the Copping Refuse Disposal Site Joint Authority during 2023/24.

The investment in associates is accounted for using the equity method and details of the investment are in Note 17.

Council agreed to reinvest these payments back into the Authority.

**(vi) Transactions with related parties**

During the period Council did not enter into any transactions with related parties.

**(vii) Transactions with related parties that have not been disclosed**

Most of the entities and people that are related parties of council live and operate within the municipality. Therefore, on a regular basis ordinary citizen transactions occur between Council and its related parties. Some examples include:

- Payment of rates on a primary residence
- Dog registration
- Use of Council's gymnasium

Council has not included these types of transaction in its disclosure, where they are made on the same terms and conditions available to the general public.

**Note 40 Special committees and other activities**

As they are not considered to be of a material nature, the accounts and cash assets of the following Special Committees have not been consolidated into the financial statements of Council.

Cash Flow for 2023/24	Income	Expenditure	Cash 30 June
	\$	\$	\$
Adventure Bay Hall	1,795	2,891	5,720
Kettering Hall & Recreation Committee	4,903	4,318	6,491
Lower Longley Hall Committee	24,055	3,715	28,114
Lunawanna Hall Committee	2,701	1,417	7,661
North Bruny Community Centre Committee	8,412	5,832	8,848
Srug Hall Management Committee	6,254	4,115	18,478
Taroona Hall Management Comm	11,726	10,625	10,131
Woodbridge Hall Management Comm	7,626	6,736	10,174



**Notes to the Financial Report  
For the Year Ended 30 June 2024**

**Note 41 Other significant accounting policies and new accounting standards**

**(a) Taxation**

Council is exempt from all forms of taxation except Fringe Benefits Tax, Payroll Tax and Goods and Services Tax.

**Goods and services tax (GST)**

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Tax Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of GST.

Cash flows are presented in the Consolidated Statement of Cash Flows on a gross basis, except for the GST component of investing and financing activities, which are disclosed as operating cash flows.

**(b) Impairment of non-financial assets**

At each reporting date, Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the Statement of Other Comprehensive Income, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation reserve in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset. For non-cash generating assets of Council such as roads, drains, public buildings and the like, value in use is represented by the deprival value of the asset approximated by its written down replacement cost.

**(c) Allocation between current and non-current**

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next twelve months, being Council's operational cycle, or if Council does not have an unconditional right to defer settlement of a liability for at least 12 months after the reporting date.

**(d) Financial guarantees**

Financial guarantee contracts are recognised as a liability at the time the guarantee is issued. The liability is initially measured at fair value, and if there is material increase in the likelihood that the guarantee may have to be exercised, at the higher of the amount determined in accordance with AASB 137 Provisions, Contingent Liabilities and Contingent Assets and the amount initially recognised less cumulative amortisation, where appropriate. In the determination of fair value, consideration is given to factors including the probability of default by the guaranteed party and the likely loss to Council in the event of default.

**(e) Contingent assets, contingent liabilities and commitments**

Contingent assets and contingent liabilities are not recognised in the Consolidated Statement of Financial Position, but are disclosed by way of a note and, if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable respectively.

Commitments are not recognised in the Consolidated Statement of Financial Position. Commitments are disclosed at their nominal value inclusive of the GST payable.

**(f) Budget**

The estimated revenue and expense amounts in the Consolidated Statement of Comprehensive Income represent revised budget amounts and are not audited.

**(g) Adoption of new and amended accounting standards**

In the current year, Council has reviewed and assessed all the new and revised Standards and Interpretations issued by the Australian Accounting Standards Board, and determined that none would have a material effect on Council's operations or financial reporting.

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

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**(h) Pending Accounting Standards**

Certain new accounting standards and interpretations have been published that are not mandatory for 30 June 2024 reporting periods. Council's assessment of the impact of the relevant new standards and interpretations is set out below.

**(i) AASB 2022-10 Amendments to Australian Accounting Standards – Fair Value Measurement of Non-Financial Assets of Not-for-Profit**

This Standard modifies AASB 13 Fair Value Measurement for application by not-for-profit public sector entities such as Council. It includes authoritative implementation guidance when fair valuing non-financial assets, not held primarily for their ability to generate cash inflows. This includes guidance and clarification regarding the determination of an asset's highest and best use, the development and use of internal assumptions for unobservable inputs and allows for greater use of internal judgements when applying the cost approach in the measurement and determination of fair values. Although Council is yet to fully determine the impact of this standard, the changes will be evaluated in the future assessment of all property and infrastructure assets measured at fair value. The Standard applies prospectively to annual periods beginning on or after 1 January 2025, with earlier application permitted.

All other Australian accounting standards and interpretations with future effective dates are either not applicable to Council's activities, or have no material impact.

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**Notes to the Financial Report  
For the Year Ended 30 June 2024**

**Note 42 Significant Business Activities**

The operating capital and competitive neutrality costs of the Council's significant business activities:

	Sports Centre	
	2024	2023
	\$'000	\$'000
<i>Revenue</i>		
User Charges	1,203	1,082
Grants	-	19
Other revenues	39	87
<b>Total Revenue</b>	<b>1,242</b>	<b>1,188</b>
<i>Expenditure</i>		
<i>Direct</i>		
Materials, Contracts, Employee Costs	1,556	1,465
Other expenses	-	-
<b>Total Expenses</b>	<b>1,556</b>	<b>1,465</b>
<b>Net Operating Surplus/(Deficit)</b>	<b>(314)</b>	<b>(277)</b>
<i>Capital and Competitive Neutrality Cost</i>		
<i>Capital Costs</i>		
Depreciation and amortisation	773	555
Opportunity cost of capital	980	794
<b>Total Capital Costs</b>	<b>1,753</b>	<b>1,349</b>
<i>Competitive neutrality adjustments</i>		
Rates and land tax	20	18
	20	18
<b>Net Surplus/(Deficit)</b>	<b>(2,087)</b>	<b>(1,644)</b>

**Accounting policy**

**Significant business activities**

Council is required to report the operating, capital and competitive neutrality costs in respect of each significant business activity undertaken by the Council. Council's disclosure is reconciled above. Council has determined, based upon materiality that the Sports Centre as defined above is considered a significant business activity. Competitive neutrality costs include notional costs i.e. income tax equivalent, rates and loan guarantees. In preparing the information disclosed in relation to significant business activities, the following assumptions have been applied:

- The opportunity cost is based on applying the weighted average interest rate on cash and cash equivalents (note 36).
- Materials, Contracts and employee costs are based on actual expenditure on each activity.
- Loan guarantee fees are not included as Council believes that no material advantage is obtained.
- Tax calculation has not been included as it is considered to be not material.
- Depreciation is based on assets associated with the activity.

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

43	Management indicators (cont.)	2024	2023	2022	2021
		\$'000	\$'000	\$'000	\$'000
	(g) Asset sustainability ratio				
	<u>Capex on replacement/renewal of existing assets</u>	<u>8,656</u>	<u>11,531</u>	<u>6,274</u>	<u>7,903</u>
	Annual depreciation expense	14,496	12,565	12,090	11,493
	Asset sustainability ratio %	60%	92%	52%	69%

This ratio calculates the extent to which Council is maintaining operating capacity through renewal of their existing asset base. The benchmark is based on spending the equivalent of annual depreciation expense on asset renewal. This is a long term benchmark as asset renewal is not as linear as this and there are periods when required renewal spend will be less than depreciation expense and periods when it will be more than.

The capital expenditure on the replacement/renewal of existing assets has fluctuated between 52% and 92% over the past four years, depending on asset renewal plans. This reflects, in overall terms, the asset life of Council's infrastructure being relatively young and that Council is thus in a period of lower asset renewal requirement, relative to the long term.

	Capital renewal expenditure	Capital new /upgrade expenditure	Total Capital Expenditure
	2024	2024	2024
	\$'000	\$'000	\$'000
By asset class			
Land	-	636	636
Buildings	1,105	312	1,417
Infrastructure	6,295	6,414	12,709
Plant & Equipment	1,256	-	1,256
<b>Total</b>	<b>8,656</b>	<b>7,362</b>	<b>16,018</b>



**Notes to the Financial Report  
For the Year Ended 30 June 2024**

Note	43	Management indicators	Benchmark	2024 \$'000	2023 \$'000	2022 \$'000	2021 \$'000
		(a) Underlying surplus or (deficit). See also Note 16.					
		Net result for the year		1,632	12,021	5,430	7,390
		Less non-operating income:					
		capital grants		(2,200)	(8,237)	(2,155)	(4,192)
		contributions-non-monetary assets		(910)	(2,610)	(211)	(2,093)
		contributions - capital		(320)	(27)	(30)	(8)
		initial recognition of infrastructure assets		(587)	127	(2,495)	(62)
		profit on sale of land		(686)	(375)	(153)	(815)
		Add non-operating expenses					
		grants received in advance in prior year		2,979	1,995	1,213	1,232
		grants received in advance in current year		(2,587)	(2,979)	(1,995)	(1,213)
		Underlying surplus/(deficit)	> 0	(2,680)	(86)	(396)	240

The intent of the underlying result is to show the outcome of a council's normal or usual day to day operations by excluding non-recurring revenue and expenses and capital income. As a minimum a breakeven result should be aimed for.

The 2023/24 financial result was impacted by increased depreciation from revaluations and indexation of assets.

**(b) Underlying surplus ratio**

<u>Underlying surplus or (deficit)</u>	(2,680)	(86)	(396)	240
Recurrent income*	51,964	50,765	47,831	41,804
Underlying surplus ratio %	0-2%	(5.2%)	(0.2%)	0.6%

This ratio expresses the underlying result as a % of revenue.

The ratio for 2023/24 of (5.2%) was significantly below the benchmark of 0%, Refer (a) above.

**(c) Net financial liabilities**

<u>Liquid assets less</u>		10,012	13,780	24,631	24,566
<u>total liabilities</u>		26,087	29,673	35,899	32,231
Net financial liabilities	0	(16,075)	(15,893)	(11,268)	(7,665)

This measure shows whether Council's total liabilities can be met by its liquid assets. An excess of total liabilities over liquid assets means that, if all liabilities fell due at once, which is unlikely, additional revenue would be needed to fund the shortfall.

This indicator shows that the Council is not in a position to cover its total liabilities from its liquid assets. This outcome is not a concern as a significant proportion of the total liabilities is debt which can be rolled over into new borrowings.

**(d) Net financial liabilities ratio**

Net financial liabilities	(16,075)	(15,893)	(11,268)	(7,665)	
Recurrent income*	51,964	50,765	47,831	44,726	
Net financial liabilities ratio %	0% - (50%)	(30.9%)	(31.3%)	(23.6%)	(17.1%)

This ratio expresses the net financial liabilities measure as a % of revenue. Council's result is within benchmark.

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

43 Management Indicators (cont.)	2024	2023	2022	2021
	\$'000	\$'000	\$'000	\$'000
<b>(e) Asset consumption ratio</b>				
An asset consumption ratio has been calculated in relation to each asset class required to be included in the long-term strategic asset management plan of Council.				
<i>Road Infrastructure</i>				
<u>Fair value (Carrying amount)</u>	346,121	351,419	336,779	274,562
<u>Current replacement cost</u>	628,976	632,741	601,600	538,621
Asset consumption ratio %	40% - 80%	55%	56%	56%
<i>Buildings</i>				
<u>Fair value (Carrying amount)</u>	71,570	59,608	54,612	51,686
<u>Current replacement cost</u>	121,140	96,050	86,258	79,353
Asset consumption ratio %	40% - 80%	59%	62%	63%
<i>Stormwater</i>				
<u>Fair value (Carrying amount)</u>	150,706	140,088	90,098	87,285
<u>Current replacement cost</u>	218,505	203,004	126,681	121,758
Asset consumption ratio %	40% - 80%	69%	69%	71%
This ratio indicates the level of service potential available in Council's existing asset base.				
All ratios are in the acceptable range and indicate an acceptable level of service potential is available in the Council's existing asset base.				
<b>(f) Asset renewal funding ratio</b>				
An asset renewal funding ratio has been calculated in relation to each asset class required to be included in the long-term strategic asset management plan of Council.				
<i>Road Infrastructure</i>				
<u>Projected capital funding outlays**</u>	38,000	4,384	4,840	4,580
<u>Projected capital expenditure funding***</u>	38,000	4,384	6,050	5,725
Asset renewal funding ratio %	100%	100%	80%	80%
<i>Buildings</i>				
<u>Projected capital funding outlays**</u>	10,000	896	929	875
<u>Projected capital expenditure funding***</u>	10,000	896	1,182	1,094
Asset renewal funding ratio %	100%	100%	80%	80%
<i>Stormwater</i>				
<u>Projected capital funding outlays**</u>	10,000	1,164	794	769
<u>Projected capital expenditure funding***</u>	10,000	1,164	993	961
Asset renewal funding ratio %	100%	100%	80%	80%
** Current value of projected capital funding outlays for an asset identified in Council's long-term financial plan.				
*** Value of projected capital expenditure funding for assets identified in Council's long-term strategic asset management plan.				
This ratio indicates Council has the capacity to fund its forecast asset replacement requirements (ten year horizon).				

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

**Note 44 Fair Value Measurements**

Council measures and recognises the following assets at fair value on a recurring basis:

- Investment in water corporation
- Property, infrastructure plant and equipment
  - Land and land under roads
  - Buildings
  - Roads, including footpaths & cycleways
  - Bridges
  - Stormwater
  - Minor infrastructure

Council does not measure any liabilities at fair value on a recurring basis.

**(a) Fair Value Hierarchy**

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a level in the fair value hierarchy as follows:

Level 1	Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.
Level 2	Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
Level 3	Unobservable inputs for the asset or liability.

The table below shows the assigned level for each asset and liability held at fair value by the Council. The table presents the Council's assets and liabilities measured and recognised at fair value.

The fair values of the assets are determined using valuation techniques which maximise the use of observable data, where it is available, and minimise the use of entity specific estimates. If one or more of the significant inputs is not based on observable market data, the asset is included in level 3. This is the case for Council infrastructure assets, which are of a specialist nature for which there is no active market for similar or identical assets. These assets are valued using a combination of observable and unobservable inputs.

**As at 30 June 2024**

	<b>Note</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Total</b>
		<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
<b>Recurring fair value measurements</b>					
Investment in water corporation	18	-	-	100,625	100,625
Land	22 (a)	-	86,504	-	86,504
Land Under Roads	22 (a)	-	-	75,330	75,330
Buildings	22 (a)	-	-	71,570	71,570
Roads (including footpaths & cycleways)	22 (a)	-	-	346,121	346,121
Bridges	22 (a)	-	-	20,030	20,030
Stormwater	22 (a)	-	-	150,706	150,706
Minor Infrastructure	22 (a)	-	-	23,345	23,345
		-	86,504	787,727	874,231

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

**44 Fair Value Measurements (cont.)**

**As at 30 June 2023**

	<b>Note</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Total</b>
<b>Recurring fair value measurements</b>		<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
Investment in water corporation	18	-	-	95,488	95,488
Land	22 (a)	-	86,431	-	86,431
Land Under Roads	22 (a)	-	-	33,205	33,205
Buildings	22 (a)	-	-	59,608	59,608
Roads (including footpaths & cycleways)	22 (a)	-	-	333,337	333,337
Bridges	22 (a)	-	-	18,082	18,082
Stormwater	22 (a)	-	-	140,088	140,088
Minor Infrastructure	22 (a)	-	-	17,629	17,629
		-	86,431	697,437	783,868

**Transfers between levels of the hierarchy**

Council's policy is to recognise transfers in and out of the fair value hierarchy levels as at the end of the reporting period.

There were no transfers between levels 1 and 2 during the year, nor between levels 2 and 3.

**(b) Highest and best use**

AASB 13 Fair Value Measurement, requires the fair value of non-financial assets to be calculated based on their "highest and best use". All assets valued at fair value in this note are being used for their highest and best use.

**(c) Valuation techniques and significant inputs used to derive fair values**

Council has adopted AASB 13 *Fair Value Measurement* in relation to its recurring fair value measurement. There have been no changes in valuation techniques over the past year.

**Investment in water corporation**

Refer to Note 18 for details of valuation techniques used to derive fair values.



Notes to the Financial Report  
For the Year Ended 30 June 2024

44 Fair Value Measurements (cont.)

Land

During 2021/22 the Valuer-General undertook the revaluation of all properties in Kingborough, with the exception of certain non-rateable properties. During 2023/2024, new adjustment factors were provided by the Valuer-General but these resulted in no changes in land valuations.

The average municipal value of land is derived by multiplying the area of land by the municipal unit site value. The municipal unit site value is calculated by dividing the total land value of properties in the municipality, as determined by the Valuer-General, by the total area of those properties. The most significant input into this valuation approach is price per square metre.

Land under roads

The road reservations are classified based upon their location, Residential, Rural, Commercial or Industrial.

The value of the Land Under Road network at 30 June 2024 is based on valuation data determined by the Valuer-General. The valuation approach uses adjusted land values and areas for all properties within the municipality depending upon its classification and then applying a discount appropriate to the respective classification. This adjustment is an unobservable input in the valuation. The market value of land varies significantly depending on the location of the land and the current market conditions.

Land under roads is classified as Level 3 in the fair value hierarchy due to the significant unobservable estimates required to provide the value.

Unobservable inputs including average municipal rate impact on the fair value of land and land under roads. An increase in municipality rates would increase the value of land under roads.

## Notes to the Financial Report For the Year Ended 30 June 2024

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### 44 Fair Value Measurements (cont.)

#### (e) Changes in recurring level 3 fair value measurements

The changes in level 3 assets with recurring fair value measurements are detailed in note 22 (Property, infrastructure, plant and equipment) and note 18 (Investment in water corporation). There have been no transfers between level 1, 2 or 3 measurements during the year.

#### (f) Valuation processes

Council's current policy for the valuation of property, infrastructure, plant and equipment and investment in water corporation (recurring fair value measurements) is set out in note 18 and 22.

#### (g) Assets and liabilities not measured at fair value but for which fair value is disclosed

Council has assets and liabilities which are not measured at fair value, but for which fair values are disclosed in other notes. (refer note 36)

Council borrowings are measured at amortised cost with interest recognised in profit or loss when incurred. The fair value of borrowings disclosed in note 36 is provided by Tascorp (level 2).

The carrying amounts of trade receivables and trade payables are assumed to approximate their fair values due to their short-term nature (Level 2).

### Notes to the Financial Report For the Year Ended 30 June 2024

#### 44 Fair Value Measurements (cont.)

CRC is based on the road area multiplied by a unit price; the unit price being an estimate of labour and material inputs, services costs, and overhead allocations. Where construction is outsourced, CRC is based on the actual cost of the works for the first year, and standard replacement rates thereafter. Construction costs were escalated by 4.5% for the 2023/24 year, in accordance with the ABS Road and Bridge Construction - Australia Index.

##### Bridges

A full valuation of bridges assets was undertaken by AusSpan, effective 1 July 2021. Each bridge is assessed individually and componentised into sub-assets representing the deck and sub-structure. The valuation is based on the material type used for construction and the deck and sub-structure area. Costs were escalated by 4.5% for 2023/24, in accordance with the ABS Roads and Bridges Construction-Australia Index.

##### Stormwater

A full revaluation of stormwater assets was undertaken by Council Engineers and effective from 1 July 2022. This revaluation resulted in a substantial increase in stormwater asset values due to the sharply rising prices experienced post covid.

Consistent with roads, Council assumes that environmental factors such as soil type, climate and topography are consistent across each segment and that a segment is designed and constructed to the same standard and uses a consistent amount of labour and materials. Costs were escalated by 4.5% for 2023/24, in accordance with the ABS Roads and Bridges Construction-Australia Index.

CRC is based on the unit price for the component type. For pipes, the unit price is multiplied by the asset's length. The unit price for pipes is based on the construction material as well as the depth the pipe is laid.

##### Minor Infrastructure

A full revaluation of Minor Infrastructure assets was undertaken effective 1 July 2023. This revaluation was determined based upon component valuations provided by Knowledge Asset Management Pty Ltd. The CRC is based on the unit price for each component type. Values were escalated by 4.5% for 2023/24, in accordance with the ABS Roads and Bridges Construction-Australia Index.

#### (d) Unobservable inputs and sensitivities

##### Investment in water corporation

Carrying amount (at fair value)	Key unobservable inputs	Expected range of inputs	Description of how the change in inputs will affect fair value
100,625	Council's percentage holding in the Water Corporation, currently 5.32%	None	Any percentage increase or decrease in the ownership interest of the Water Corporation will have the same direct percentage impact on Council's investment in the Water Corporation.
	Net assets of the Water Corporation	Variable based on the net asset value of the Water Corporation at balance date	Any percentage increase or decrease in the ownership interest of the Water Corporation will have the same direct percentage impact on Council's investment in the Water Corporation.

Refer Note 18 for further details.

## Notes to the Financial Report For the Year Ended 30 June 2024

### 44 Fair Value Measurements (cont.)

#### **Buildings**

Buildings were independently revalued in July 2023 by Knowledge Asset Management Pty Ltd and Matrix Management Group Pty Ltd. For 2023/24, buildings have been escalated by ABS Building Construction-Tasmania Index leading to a 4.6% increase in value. Buildings acquired during the year have been valued at their acquisition cost.

Council has determined their remaining useful life as the basis for future depreciation.

While the unit rates based on square metres can be supported by market evidence (level 2), the estimates of residual value and useful life that are used to calculate accumulated depreciation comprise unobservable inputs (level 3). As these other inputs are significant to the valuation the overall valuation has been classified as level 3.

Unobservable inputs including useful life impact on the fair value of buildings. An increase in useful life would increase the value of buildings.

#### **Infrastructure assets**

All Council infrastructure assets were fair valued using written down current replacement cost. This valuation comprises the asset's current replacement cost (CRC) calculated on the basis of such cost to reflect the already consumed or expired future economic benefits of the asset. Council first determined the gross cost of replacing the full service potential of the asset and then adjusted this amount to take account of the expired service potential of the asset.

CRC was measured by reference to the lowest cost at which the gross future economic benefits of the asset could currently be obtained in the normal course of business. The resulting valuation reflects the cost of replacing the existing economic benefits based on an efficient set of modern equivalent assets to achieve the required level of service output.

The unit rates (labour and materials) and quantities applied to determine the CRC of an asset or asset component were based on a 'modern day equivalent' assumption meaning that the CRC was determined as the full cost of replacement with a new asset including components that may not need to be replaced, such as earthworks.

The level of accumulated depreciation for infrastructure assets was determined based on the age of the asset and the useful life adopted by Council for the asset type. Estimated useful lives and residual values are disclosed in Note 14.

The calculation of CRC involves a number of inputs that require judgement and are therefore classed as unobservable. While these judgements are made by qualified and experienced staff, different judgements could result in a different valuation.

The methods for calculating CRC are described under individual asset categories below.

Unobservable inputs including useful life and unit rates to construct infrastructure assets impact on the fair value of roads, bridges and drainage assets. An increase in useful life or unit rates would increase the value of infrastructure.

#### Roads (including footpaths & cycleways)

Council categorises its road infrastructure into urban and rural roads and then further sub-categorises these into sealed and unsealed roads. Roads are managed in segments based on the installed or renewed length and are categorised into a road hierarchy based on the type of road and vehicle numbers. Roads are valued based on typical construction type (pavement, seal, kerb etc) for the given width and hierarchical classification of the road. Council assumes that environmental factors such as soil type, climate and topography are consistent across each segment. Council also assumes a segment is designed and constructed to the same standard and uses a consistent amount of labour and materials. Council last revalued its roads on 1 July 2021.



## Notes to the Financial Report For the Year Ended 30 June 2024

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### Note 45 Material Budget Variations

Council's original budget was adopted by the Council in June 2023. The original projections on which the budget was based have been affected by a number of factors. These include State and Federal Government decisions including new grant programs, changing economic activity and decisions made by the Council. No budget is estimated for expenditure included in Other Comprehensive Income due to the uncertain nature of the outcomes. Material variations of more than 10% are explained below:

#### Revenues

##### 1 Contributions - Cash

The positive variance of \$263,000 (+118%) primarily relates to the receipt of funds for the design and construction of an upgraded water main on Channel Highway, Kingston.

##### 2 Interest

The negative variance of \$119,000 (-23%) is caused by lower interest receipts due to the low level of cash and investment balances throughout the year.

##### 3 Other Income

The increase of \$393,000 (+20%) largely relates to reimbursements for unscheduled private works performed and unbudgeted payouts from insurance claims.

##### 4 Capital Grants Received

The positive variance of \$500,000 (+29%) relates to multiple grants received for capital works projects, including the Taroona Bike Lane and Sports Precinct Connector Track.

##### 5 Carrying Amount of Assets Retired

The carrying amount of assets retired was \$200,000 (+40%) over budget due to asset write-offs being above expectations. This asset is difficult to budget for due to the uncertain nature of infrastructure planning and timing.

#### Expenses

##### 6 Depreciation & Amortisation

Depreciation expenses were \$1,594,000 (+12%) over budget largely due to the increased replacement costs resulting from the revaluation of assets, and from the capitalisation of a large amount of work in progress (WIP) projects.

**Notes to the Financial Report  
For the Year Ended 30 June 2024**

**Note 46 Correction of Prior Period Error**

Comparative figures have been restated in the Consolidated Statement of Financial Position and Consolidated Statement of Changes in Equity. These changes are a result of prior period error in accordance with AASB 108 Accounting Policies, Changes in Accounting Estimates and Errors.

Council in its 2019/2020 financial accounts made disclosures in relation to the funding and construction of a new changeroom at Kelvedon Park in Taroona, adding the costs incurred in construction (\$630,000) to the WIP - Buildings account for capitalisation. Similarly, in 2021/2022, Council also capitalised the contributions (\$210,000) it made towards the construction of a new changeroom at Lightwood Park in Kingston to WIP - Other Infrastructure.

A reassessment of the treatment of these buildings has ascertained they will not be an asset to Council, but instead will be an asset of the football clubs who will fully manage and maintain the assets. On this basis, the costs incurred for these projects will need to be reversed from the previous Statement of Financial Position as a prior period error in order to treat the transactions as operating expenditure.

The adjustment reflected characteristics of assets and equity that existed in the prior period, an adjustment to the prior period balances has been made. This is classified as an error in accordance with AASB 108. The prior period adjustment is detailed below, with the Statement of Financial Position balances as at 1 July 2022 restated as follows:

\* Property, Infrastructure, Plant & Equipment has been decreased by \$840,000 to recognise the new asset created from the construction of the building will not be a Council asset.

\* Accumulated surplus was reduced by \$840,000 as a result of the change in the treatment from an asset to increased expenditure in 2021/22.

The following tables disclose the impact on the 1 July 2022 statements that have been restated for the adjustment of prior period errors discussed above.

Due to the minor nature of the impact of the prior period errors, Council has chosen to disclose the error by using a note in the accounts rather than producing an additional column in the financial reports.

Revised - Statement of Financial Position	1 July 2022 (unadjusted)	1 July 2022 (adjusted)	Prior year error adjustment
<b>Adjustment: Note 22 - Property, Infrastructure, Plant and Equipment</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
<b>Work In Progress</b>			
Buildings	3,775	3,145	(630)
Other Infrastructure	13,297	13,087	(210)
<b>Total</b>	<b>17,072</b>	<b>16,232</b>	<b>(840)</b>

Revised - Statement of Changes in Equity	1 July 2022 (unadjusted)	1 July 2022 (adjusted)	Prior year error adjustment
<b>Accumulated Surplus</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
<b>Balance at 1 July 2022</b>	<b>293,534</b>	<b>292,694</b>	<b>(840)</b>

**16.6 APPENDICES****RECOMMENDATION**

That the Appendices attached to the Agenda be received and noted.

**17 NOTICES OF MOTION**

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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**

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**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*

**Taroona Bowls and Community Club - Loan**

Regulation 15(2)(g) *information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.*

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	
Taroona Bowls and Community Club - Loan	

### CLOSURE

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# APPENDICES

- A Kingborough Community Safety Committee Minutes - 14 October 2024
- B Kingborough Bicycle Advisory Committee Minutes - 18 October 2024

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**A KINGBOROUGH COMMUNITY SAFETY COMMITTEE MINUTES - 14 OCTOBER 2024**

**File Number: 5.476**

**Author: Anthony Verdouw, Executive Officer Engineering Services**

**Authoriser: David Reeve, Director Engineering Services**

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# MINUTES

## **Kingborough Community Safety Committee**

**Meeting No. 2024-4**

**Monday 14 October 2024**



MINUTES of a Meeting of the Kingborough Community Safety Committee held at the Kingborough Council Chambers, on Monday 14 October 2024 at 2:00pm.

**PRESENT**

		PRESENT	APOLOGY
Chairperson	Cr Clare Glade-Wright	✓	
Deputy Chairperson	Cr David Bain		X
<b>Members:</b>	Mr Michael Brough	✓	
	Mr Jarrod Coad		X
	Ms Kate Lucas	✓	
	Mr David McLoughlin	✓	
	Mr Keith Pardoe		X
	Ms Colleen Ridge	✓	
Tasmania Police	Insp Colin Riley	✓	
Kingborough Access Advisory Committee Representative	Dr Don Hempton	✓	
<b>Council Officers In Attendance:</b>			
Executive Officer	Anthony Verdouw	✓	
<b>Other Attendees:</b>			

**ACKNOWLEDGEMENT OF TRADITIONAL OWNERS**

The Chairperson acknowledges and pays respect to the Tasmanian Aboriginal Community as the traditional and original owners and continuing custodians of the land on which we meet, and acknowledges elders past and present.

**LEAVE OF ABSENCE**

**DECLARATIONS OF INTEREST**

**CONFIRMATION OF MINUTES**

MOVED: Don Hempton  
 SECONDED: Kate Lucas

That the Minutes of the Committee meeting held Monday 19 August 2024 as circulated, be confirmed.

CARRIED

**GENERAL BUSINESS****1. Tasmanian Police - Crime and Traffic Statistics**

Inspector Riley reported on Kingborough's crime and traffic statistics.

- Noted reduction in total offenses.
- Hooning noted as an ongoing issue.
- Noted rocks thrown from Firthside overpass, and suggestion for Council to investigate CCTV on bridge to assist.
- Graffiti update: TasPolice liaising with Council regarding ongoing graffiti strategy.

**2. Review Action Items**

Open action items generated from previous Committee meetings were discussed and noted.

- Mike Brough provided an update regarding the Leslie Vale Community Group Meeting regards trucks travelling Leslie Road. Quarry owner wrote a letter to truck drivers. Noted as a good community outcome.

**3. Safety Related Service Requests**

Kate Lucas raised issue of collapsed retaining wall bank at Old Station Road. Staff to investigate and follow up with service requests as required.

**4. Capital Bids – Safety Related future projects**

a. Insp. Riley raised a proposal for additional CCTV cameras and security upgrades around Kingborough for the Committee's consideration:

- 2 additional cameras at Blackmans Bay Beach – 2 cameras were meant to be installed last FY but mounting pole not available.
- 2 additional cameras at Kingston Beach to monitor the RSL monument area.
- Upgrade recording camera banks at the Kingston Station.
- Technology upgrade to feed Hub cameras to the Kingston Station
- 2 additional cameras for the overpass of Southern Outlet at Firthside.
- System to play classical music on durable concealed speakers at the Kingborough Hub to discourage anti-social behaviour in the area.

*ACTION 1: Council staff to follow up CCTV grant opportunities and other funding options to progress the CCTV rollout and upgrades.*

*ACTION 2: Cr Glade-Wright to follow up with community groups and relevant organisations regarding potential funding opportunities to improve security around Kingston.*

b. CALSCA have raised ongoing safety issues on Old Station Road, specifically the jetty corner area and lack of footpath provision. Recommendation for staff to investigate and scope a pedestrian path on the jetty corner up to Mardon Lane junction. As an interim measure it was moved that staff investigate advisory traffic signage.

*ACTION 3: Staff to investigate advisory traffic signage options on Old Station Road, warning of hazards and aimed at slowing traffic and improving safety for pedestrians.*



5. Correspondence

- a. Response to Cr Glade-Wright from Hon Felix Ellis MP – Increasing Kingston Police Officer Numbers – 9 September 2024
- Discussed potential Emergency Response Centre in Kingborough and potential location, with State funding provided for further investigations.

**NEXT MEETING**

The next meeting of the Committee is Monday, 16 December 2024 at 2pm at Council Chambers.

**CLOSURE:** There being no further business, the Chairperson declared the meeting closed at 3.00pm

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Meeting Action Items						
Meeting #	Action Number	Description	Responsibility of	Due Date	Action Undertaken	Complete
2024-04	1	Council staff to follow up CCTV grant opportunities and other funding options to progress the CCTV rollout and upgrades.	Anthony Verdouw	16 Dec 24		
2024-04	2	Cr Glade-Wright to follow up with community groups and relevant organisations regarding potential funding opportunities to improve security around Kingston.	Cr Glade-Wright	16 Dec 24		
2024-04	3	Staff to investigate advisory traffic signage options on Old Station Road, warning of hazards and aimed at slowing traffic and improving safety for pedestrians.	Renai Clark	16 Dec 24		
Meeting Items Reviewed/Actioned						
Meeting #	Action Number	Description	Responsibility of	Due Date	Action Undertaken	Complete
2024-03	1	Insp. Riley to follow up engagement with truck drivers and operators who travel Leslie Road and Insp. Riley and Renai Clark to attend a local community group meeting on the matter.	Insp. Riley and Renai Clark	14/10/2024	Update provided and actions in place.	✓
2024-03	2	Clare to follow up with the Mayor regards response to Police staffing letter.	Cr Glade-Wright	30/08/2024	Response from Minister received.	✓
2024-03	3	Staff to follow up Summerleas Road detour signage and speed limits through the detour.	Renai Clark	30/08/2024	Additional 40 Road Works signs were installed. 2 speed trailers also set up on the route.	✓

2024-03	4	Committee members to forward any further comments in relation to the Transport Strategy review directly to Anthony for consideration.	Committee Members	6/09/2024	No further comments received.	✓
2024-03	5	Clare to bring updated Kingston CBD bus stop designs to the next meeting.	Cr Glade-Wright	21/10/2024	Council staff met with DSG and representatives from Metro and TassieLink on Thursday 26 September at which a live trial of the interchange was conducted. Following this DSG will liaise further with bus operators to determine whether any modifications to the existing design are required.	✓
2024-03	6	Clare to follow up with Council Staff to discuss opportunities for filing incoming correspondence regarding safety issues in the municipality.	Cr Glade-Wright	14/10/2024	Not progressed.	✓
2024-03	7	Anthony to liaise with RACT regarding presenting at the next Committee meeting.	Anthony Verdouw	14/10/2024	Awaiting further advice from RACT – key contact is on leave at the moment.	✓
2024-2	1	Clare to raise the issue of inconsistent pedestrian crossing priorities in Central Kingston with relevant Council Officers.	Cr Glade-Wright	August 2024		
2024-2	2	Invite Community Services officers to next Committee meeting to assist with discussions around youth services and anti-social behaviour.	Anthony Verdouw	August 2024		
2024-2	3	Clare to follow up regarding national safe journey to school campaigns and available resources.	Cr Glade-Wright	August 2024		
2024-2	4	Clare to write follow up email to the local schools regarding safe journeys to school.	Cr Glade-Wright	August 2024		
2024-2	5	Clare to liaise with Council staff regards safety themes from complaints and incoming correspondence.	Cr Glade-Wright	August 2024		

2024-1	1	Cr Glade-Wright to follow up with staff regarding the possibility of an online survey (prepared by Committee members) and details around the proposed social media post	Cr Glade-Wright	June 2024	No.	✓
2024-1	2	Cr Glade-Wright to draft letters and media content for Committee review.	Cr Glade-Wright	June 2024	Complete and letters sent to schools - 1/5/24	✓
2024-1	3	Inspector Riley to provide feedback on enforcement on Leslie Road to next Committee meeting following the reinstatement of the 60km/h speed limit signage.	Inspector Riley	June 2024	Feedback provided to the Committee	✓
2024-1	4	Cr Glade-Wright to ask Communications Advisor if a brochure on the Committee can be prepared to share with community members on the day.	Cr Glade-Wright	June 2024	Didn't happen.	✓
2024-1	5	Renai to provide advice on Old Station Road / Coningham Road intersection give way priorities.	Renai Clark	June 2024	Works will be planned in the summer months to change the priority.	✓
2023-5	1	Cr Glade-Wright to liaise further with Council staff regarding TasNetworks approval for the CCTV camera on TasNetworks pole at Blackmans Bay Beach.	Cr Glade-Wright	December 2023	Staff continuing discussions with TasNetworks.	✓
2023-5	2	Inspector Riley to follow up traffic enforcement in the Leslie Vale area and report back to the Committee.	Inspector Riley	December 2023	No heavy vehicles were detected exceeding the 40km/h 10 tonne and over speed limit on Leslie Road. There were only a small number of standard passenger vehicles detected exceeding the 70km/h speed limit.	✓
2023-4	1	Cr Glade-Wright to follow up if concerns around the Huon Highway/Leslie Road intersection can be elevated on behalf of KCSC and potentially a meeting be arranged with the Mayor and State Minister to discuss the issues.	Cr Glade-Wright	16/10/23	Mayor sent follow up letter to the Minister and the minister has replied, per meeting Correspondence	✓
2023-4	2	Staff to follow up with State Growth if there is any stakeholder input regarding the placement of the new traffic cameras.	Anthony Verdouw	16/10/23	State Growth advised the there is a form for recommendations for new speed camera locations.	✓



2023-3	1	Council staff to contact Leslie Vale Quarry requesting information on heavy vehicle volumes accessing the site.	Renai Clark	21/8/23	See below.	✓
2023-3	2	Council staff to install traffic counters on Leslie Road west of the Huon Highway intersection to collect traffic data.	Renai Clark	21/8/23	Traffic counters have been scheduled for installation for the last week in August and first week in September. We will provide traffic data for the October meeting. Going to put both sides of Highway now, instead of contacting quarry, so we can measure passenger vehicles and speeds as well.	✓
2023-3	3	Councillor Glade-Wright to follow up potential Kingborough Chronicle article outlining what information to provide when contacting police.	Cr Glade-Wright	21/8/23	Article published in the Chronicle on 15 August 2023	✓
2023-3	4	Inspector Riley to follow up regarding security cameras in the area and report back.	Insp. Riley	21/8/23	Insp. Riley provided an update on security cameras in the Tasmania Police crime and traffic report.	✓
2022-3	4	Staff to follow up why yellow no parking lines have not been reinstated at Village Drive intersection.	Works Depot	15/8/22	The linemarking has now been completed.	✓
2021-6	2	Investigate northern end of Auburn Rd and assess whether extending yellow no parking lines are warranted. Staff to investigate and assess if extending yellow no parking lines are warranted at the Church Street end of Auburn Road.	Renai Clark	20/02/23	The linemarking has now been completed.	✓
2023-1	1	Staff to write to State Growth to clarify responsibilities for operation and maintenance of lights in the underpass at the Summerleas/Channel Hwy (KFC) Roundabout, noting TasPolice also have concerns with lack of lighting at underpass.	Anthony Verdouw	17/4/23	State Growth have replied indicating they maintain and manage all lighting in pedestrian underpasses on State roads or highways. Their maintenance contractor repairs outages and has been notified to address any issues at the KFC roundabout.	✓

2023-1	2	Staff to add Christopher Johnson Carpark (Tyndall Rd side) of Kingston Beach, Auburn Road and Hutchins Road intersection and Maranoa and Denison Street intersection to new public lighting request register.	Anthony Verdouw	17/4/23	Added and inspected.	✓
2023-1	3	Cr Glade-Wright to follow up with staff regarding wording for a motion to present to the Committee at the next meeting around funding for linemarking and improving the renewal of faded linemarking in the municipality.	Cr Glade-Wright	17/4/23	Motion in regard to Linemarking prepared.	✓
2023-1	4	Staff to clarify why Gormley Drive gate is now open permanently.	Anthony Verdouw	17/4/23	Staff advised that the gate is now kept open for safety reasons. With the move of the Kingston High School to the KSC Precinct and increase in the number of major events at the Sports Centre, it is preferable to have users of the Twin Ovals and Lightwood Park accessing/exiting their grounds via Gormley Drive rather than adding to the traffic/pedestrian conflicts on Kingston View Drive. Given the high number of pedestrians crossing Kingston View Drive from the carpark opposite the Sports Centre, it is desirable to have less traffic travelling through the conflict zone.  In addition, we have been advised that emergency services attending an incident at the Twin Ovals require the boom gate to be open as it is the most direct route available.	✓
2023-1	5	Staff will provide an update on the Channel Hwy Motorcycle Safety Audit at the next Committee meeting and/or request someone attend from the audit panel.	Anthony Verdouw	17/4/23	The event was a workshop facilitated by Safe Systems Solutions – they will now prepare a report for DSG with recommendations.	✓

## **Kingborough Community Safety Committee**

### **Meeting Dates for 2024**

*Meetings are where possible held on a Monday every second month at 2pm  
in the Council Chambers, Kingston*

29 April  
24 June  
19 August  
14 October  
16 December

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**B KINGBOROUGH BICYCLE ADVISORY COMMITTEE MINUTES - 18 OCTOBER 2024**

**File Number:** 28.114

**Author:** Anthony Verdouw, Executive Officer Engineering Services

**Authoriser:** David Reeve, Director Engineering Services

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# **Minutes**

## **Kingborough Bicycle Advisory Committee**

**Meeting No. 2024-5**

**Friday 18 October 2024**





MINUTES of a Meeting of the Kingborough Bicycle Advisory Committee held at the Kingborough Civic Centre, Kingston, on Friday 18 October 2024 at 9:00am.

#### **PRESENT**

		<b>PRESENT</b>	<b>APOLOGY</b>
Chairperson	Cr Amanda Midgley	✓	
Deputy Chairperson	Cr David Bain	✓	
<b>Members:</b>	Mark Donnellon	✓	
	Joyce du Mortier	✓	
	Emlyn Jones		X
	Kelvin Lewis	✓	
	David McQuillen	✓	
	Rob Sheers	✓	
	Peter Tuft		X
	Angela Wilson		X
Cycling South	Mary McParland	✓	
Bicycle Network	Alison Hetherington	✓	
<b>Council Officers In Attendance:</b>			
Executive Officer	Anthony Verdouw	✓	
Recreation Officer	Su Sprott		X
<b>Other Attendees:</b>			
Urban Mobility Planner – DSG	Dustin Moore	✓	

#### **ACKNOWLEDGEMENT OF TRADITIONAL OWNERS**

The Chairperson acknowledged and paid respect to the Tasmanian Aboriginal Community as the traditional and original owners and continuing custodians of the land on which we meet and acknowledged elders past and present.

#### **LEAVE OF ABSENCE**

#### **DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **CONFIRMATION OF MINUTES**

MOVED: Rob Sheers  
 SECONDED: Kelvin Lewis

That the Minutes of the Committee meeting held on Friday 23 August 2024, as circulated be confirmed.

**GENERAL BUSINESS****1. Cycling Strategy – Strategic and Advocacy Actions Review**

Review and discussion of Strategic and Advocacy Actions – Appendix 1

**Action 3 – Track counters:**

- Permanent counter installed on Whitewater Track. The others will be moved around to various tracks regularly.
- Sunday Rec Counts have been booked again for 2024 to compare to last years counts – gives Council good data on active transport use.

**Action 5 & Action 12** – Road safety audits to eliminate hazards for cycling – maintain existing network.

- KBAC members are invited to report on specific issues and can use Snap Send Solve or raise service requests out of session.

**Action 7 & 8** – Promote safe cycling and places to ride in Kingborough.

**Action 10** – Wayfinding strategy – signage and mapping

- Some additional wayfinding signs have been installed on the new Whitewater Creek track extension.

**Action 11** – Positive Provisioning Policy

- The Committee endorsed the final draft of the Active Transport Positive Provisioning Policy for Council approval. Policy is scheduled to go to Council on 21 October 2024 for final Council endorsement.

**2. Cycling Strategy – Infrastructure Actions Review**

Review and discussion of Infrastructure Actions – Appendix 1

**Action 15** – Channel Hwy Sealed Shoulders (Huntingfield to Margate section – State Growth projects)

- Noted by the Committee as a high priority safety issue for commuter and recreational cyclists.

**Action 17** – Channel Trail –Margate to Huntingfield.

- [Margate to Huntingfield Shared Pathway Development Report](#).
- Keep project on the agenda and continue discussion regards next steps.
- Suggested stage project and that State and Council pursue grant funding for further design.
- Flagged future National Active Transport Fund as potential opportunity.

**Action 18** – Algona Road Shared Path Feasibility Study

- Funding secured for feasibility study and concept design to be undertaken this Financial Year.
- Staff are preparing a consultant brief for the feasibility study.

**Action 20** – Huntingfield Park & Ride Connections

- Subdivision application for Huntingfield House property lodged.

**Action 21** – Channel Hwy Taroona - bike Lane upgrades

- Designs are nearing completion. Additional grant funding was successful. Staff to share finalised plans.

**Action 22** – Spring Farm to Sports Precinct

- Works for Stage 2 Spring Farm to Sports Precinct connector will start soon:

**Action 23** – Huntingfield to Kingston CBD – Channel Hwy

- Spring Farm to Mertonvale footpaths – construction is well underway.

**Action 24** – Roslyn Ave design

- Concept plans for uphill bike lanes and cost estimate presented to the Committee. Project has site constraints and a high-cost estimate.
- Committee have requested that the project remains on the 5-year plan as it is a high-priority high-use cycling link.
- Meeting to discuss project occurred 17 November 2023. Plan to pursue grant options and potential to break project into 2 stages.
- Pass Cyclists Safely signage has been installed.

**Action 26** – Channel Trail – Snug to Lower Snug

- Old Station Rd and Davies Rd, Lower Snug – shared path. Site survey has been completed to inform detailed designs.
- Snug River Track Upgrade – North of the pedestrian bridge – Works complete:



- Channel Highway, Snug footpath – between Sunsail St and Snug Tiers Rd – detailed designs for works are being prepared.

**Action 28 – Sandfly Road Sealed Shoulders**

- Grant funding under Safer Rural Roads Program successful – sealed shoulders on Sandfly Rd focussing on priority uphill sections.
- Rob Sheers, Kelvin Jones and David McQuillen nominated to work with Council staff to select the highest priority sections for sealing.
- Site meeting of project working group organised.

3. Cycling South Report

Cycling South report on activities:

- The Cycling South AGM will be held on 22 October.
- Tasman Bridge - Mary and Alison Hetherington from Bicycle Network met with the project managers in early October to understand the limitations of the bridge path widening and discuss options for making improvements.

**CORRESPONDENCE**

**OTHER BUSINESS**

4. Ride to Work Day

Mark Donnellon reported on Ride to Work Day held at Maxie on Wednesday 16 October 2024. Encouraging turnout of riders and 30+ surveys completed. Funding received from KC and AAD to set up the event.

5. DSG Update

- Better Active Transport Grant Deeds are progressing.
- Preparing Greater Hobart Cycling Parking masterplan.
- eBikes in Tasmania Regulations - survey submissions closing 11 November 2024.
- Walk, Wheel, Ride Strategy consultation likely November.
- Noted plans for intersection upgrades at Grove on Huon Highway.

6. Capital Project Bids 2025-2026



The Committee discussed the priority projects for improving cycling infrastructure (in alignment with Cycling Strategy). The below potential projects were discussed:

- Action 20 – Sirius Drive to Huntingfield Park and Ride Path Link (DESIGN)
- Hollyhock Drive path link to Whitewater Creek Track  
*Paths linking Whitewater Subdivision with Spring Farm*
- Action 24 – Roslyn Avenue uphill bike lane (Stage 1)  
*Noted unlikely to get endorsed due to estimated costs. Noted Council could utilise traffic data to use for grant funding opportunities related to safety issues.*
- Action 23 – Huntingfield to Kingston separated path (DESIGN)  
*Noted that DSG consultants have prepared concepts and noted land use planning changes and the Kingston Southern Gateway SAP.*
- Action 19 – Firthside to Summerleas Stage 2  
*Noted that project is dependent on related stormwater project.*
- Westside Circle Summerleas Road junction crossing  
*Would require landowner / body corporate approval for further investigation.*

Noted improved bike parking would be welcomed, but suitable parking options and locations need to be identified.

7. Nominations for KBAC representatives 2025-2026

KBAC community representative terms end in December 2024. Nominations for new representatives for the 2025-2026 term will be advertised shortly. Current members are encouraged to reapply for another term if they wish.

MATTERS OF GENERAL INTEREST

8. KBAC terms of reference

Mark Donnellon asked if the Committee could consider broadening the scope of the Committee to include other forms of urban mobility.

Noted that AAA infrastructure caters for PMDs and other forms of travel and that a broader terms of reference could dilute the Committee's focus on cycling.

NEXT MEETING

The next meeting of the Committee is to be held at 9am on Friday 13 December 2024 at the Council Chambers.

CLOSURE

There being no further business, the Chairperson declared the meeting closed at 10.30am

## **Kingborough Bicycle Advisory Committee**

# **Proposed Meeting Dates for 2024**

*Note meetings are held bi-monthly on Fridays at 9:00am  
in the Council Chambers, Kingston*

23 February

19 April

21 June

23 August

18 October

13 December

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## Appendix 1 – Cycling Strategy Action Tables:

### Strategic and Advocacy Actions

Action	Project	Description	Time frame	Cost	Responsible Authorities	Funding	Progress/Outcomes
1	Ride to School Day and Ride to Work Day	Promote National Ride to School Day and Ride to Work Day through Council communication channels. Assess schools for rideability and barriers to greater cycling uptake.	Ongoing	Low	Council	Op	
2	Commuter Counts	Continue to collect cycling data by participating in the annual Commuter Counts in March each year.	Ongoing	Low	Council	Op	
3	Install usage counters	Install counters to collect usage data on cycling routes and create an active transport data set for the municipality.	Ongoing	Low	Council	Op	
4	Bike Week	Support Bike Week events to encourage participation in cycling, such as the Kingborough Treasure Hunt.	Ongoing	Low	Council	Op	
5	Road safety audits to eliminate hazards for people cycling	Review road crossings on shared paths and around schools to assess whether safety improvements can be made, such as wombat crossings and pedestrian refuges. Where kerb outstands create 'pinch points' identify options for removing the hazard. Review speed limits in activity areas and on cycling routes.	Ongoing	Low	Council	Op	
6	Active travel provisions in new developments	Advocate for the development of standards for active travel infrastructure and facilities. Encourage new developments and subdivisions to align with the recommendations of the <i>Kingborough Footpath Policy</i>	Ongoing	Low	Council, Tasmanian Planning Commission	Op	

Action	Project	Description	Time frame	Cost	Responsible Authorities	Funding	Progress/Outcomes
		and the <i>Kingborough Cycling Strategy</i> endorsed by Council. Where appropriate require a 2.5m wide shared path alongside all collector roads and waterways in new developments. Encourage developers to incorporate bicycle parking in commercial and residential apartment developments.					
7	Promote safe cycling in Kingborough	Promote road safety campaigns developed by RSAC (Road Safety Advisory Council) and the Kingborough Community Safety Committee. Support and promote cycling education programs run by external agencies to provide bicycle education that increases skills and confidence.	Ongoing	Low	Council	Op	
8	Promote cycling routes and places to ride	Promote cycling-related tourism through provision of maps and online information about routes and destinations, such as Bruny Island.	Ongoing	Low	Council	Op	
9	Advocate for bike racks on buses	Advocate to MetroTas and the State Government to provide bike racks on buses on all local and regional bus routes.	Short	Low	Council, DSG	Op	
10	Wayfinding Strategy – signage and mapping	Develop and implement a Wayfinding Strategy, including improved signage and mapping for active travel throughout Kingborough.	Short	Low	Council	Op	
11	Positive Provisioning Policy	Adopt a Positive Provisioning Policy to incorporate cycling-friendly design in all Council projects.	Short	Low	Council	Op	



## Infrastructure Actions

Action n	Project	Description	Time frame	Responsible Authorities	Cost	Fundi ng	Progress/Outcom es
12	Maintain existing bike network	Ensure the principal bicycle network is reviewed annually to ensure bicycle infrastructure is safe and surfaces are free of significant bumps, holes, or other impediments. Any issues should be included in road resurfacing or other road maintenance schedules.	Ongoing	Council, DSG	N/A	Op	
13	Bike parking	Install bike parking based on an annual audit and community surveying and at key bus stops.	Ongoing	Council, DSG	Low	Op	
14	Water stations and bike repair stations	Install water fountains and bike repair stations based on an annual audit and community surveying.	Ongoing	Council	Low	Op	
15	Channel Hwy sealed shoulders – Kingston to Kettering	Liaise with Department of State Growth to advocate for road upgrades along the Channel Highway that include 1.5m sealed shoulders.	Ongoing	State Growth, Council	Low	Op	
16	Mountain bike park improvements	Continue to seek opportunities and funding to upgrade the facilities at the Kingston Mountain Bike Park to bring it to contemporary standards.	Ongoing	Council	Low	Ex	
17	Channel Trail – Kingston to Margate	Investigate and advocate for a shared path from Huntingfield to the end of the existing shared path in Margate.	Short	DSG, Council	Low	Cap / Ex	Feasibility Study Report released
18	Algona Road	Investigate and advocate for a shared path on the southern side of Algona Road between Roslyn Avenue and Huntingfield.	Short	DSG, Council	Low	Cap / Ex	
19	Firthside to Summerleas	Construct a mixed on-road and shared path route between Kingston High School and the Firthside Park & Ride.	Short	Council, DSG	Medium	Cap / Ex	

Action	Project	Description	Time frame	Responsible Authorities	Cost	Funding	Progress/Outcomes
20	Huntingfield Park & Ride Connections	Construct shared path and safe crossings from existing shared paths to the Huntingfield Park & Ride.	Short	Council, DSG	Medium	Cap / Ex	
21	Taroona – Channel Hwy	Upgrade on-road cycling facilities along Channel Highway through Taroona.	Short	Council, DSG	Medium	Cap / Ex	
22	Spring Farm to Sports Precinct	Construct a shared path from the existing Whitewater Creek path, north to the sporting precinct.	Short	Council	Medium	Cap / Ex	
23	Huntingfield to Kingston CBD – Channel Hwy	Advocate and seek funding for protected cycling infrastructure along Channel Highway, between Huntingfield and Kingston.	Short	DSG, Council	Medium	Ex	
24	Roslyn Avenue - Kingston Beach to Blackmans Bay	Investigate options for an uphill bicycle lane from Algona Road to Jindabyne Road. Investigate a shared path on the western side of Roslyn Avenue, including safe intersection upgrades.	Short	Council	Low	Cap	
25	Kingston to Kingston Beach	Investigate options and pursue opportunities for a shared path between Kingston and Kingston Beach.	Short	Council, Landowners	Low	Cap / Ex	
26	Channel Trail – Snug to Lower Snug	Construct a shared path between Snug and Lower Snug, starting from the existing shared path in Snug.	Short	Council, DSG	Very High	Cap / Ex	
27	Taroona Safe Route to School	Construct a mixed on-road and shared path route along Flinders Esplanade to Taroona Primary and High Schools, including modal filters and safe crossings.	Medium	Council, Education Dep.	Medium	Cap	
28	Sandfly Road – sealed shoulders	Improve on-road cycling infrastructure along Sandfly Road.	Medium	Council, DSG	High	Cap / Ex	Grant application being lodged for 'safety lanes' on the worst sections.

Action	Project	Description	Time frame	Responsible Authorities	Cost	Funding	Progress/Outcomes
29	<b>Blackmans Bay Beach Connections</b>	Connect Tinderbox Road and Blowhole Road to Ocean Esplanade with cycling infrastructure.	Medium	Council	Medium	Cap	
30	<b>Blackmans Bay Shops Connection</b>	Provide a cut-through path from Roslyn Avenue and the Blackmans Bay Shops.	Medium	Council, Landowners	Low	Cap	
31	<b>Roslyn Avenue – Algona Road to Illawarra</b>	Investigate providing a shared path from Algona Road to Illawarra Primary School.	Medium	Council	Low	Cap	
32	<b>Gormley Drive and Kingston View Drive</b>	Link a shared path from Summerleas Road to the Sporting Precinct via the Twin Ovals.	Medium	Council	High	Cap	
33	<b>Margate to Dru Point</b>	Investigate a shared path link from Margate to Dru Point.	Medium	Council, Landowners	Low	Cap	
34	<b>Margate local pathways</b>	Investigate local access pathways and linkages for upgrades and slow street implementation in Margate.	Medium	Council	Low	Cap	
35	<b>Snug local pathways</b>	Investigate local access pathways and linkages for upgrades and slow street implementation in Snug.	Medium	Council	Low	Cap	
36	<b>Redwood Road to Algona Road</b>	Investigate a shared path from the Maranoa Heights Reserve paths to Algona Road.	Medium	Council, DSG	Low	Cap	
37	<b>Channel Trail – Lower Snug to Kettering</b>	Investigate a shared path between Lower Snug and Kettering.	Medium	DSG, Council	Low	Cap / Ex	
38	<b>Lower Snug to Coningham</b>	Construct a shared path between Lower Snug and Coningham.	Long	Council	High	Ex / Cap	
39	<b>Redwood Road to Kingston CBD</b>	Investigate a shared path from Lorikeet Drive to the Kingston CBD.	Long	Council	Low	Cap	
40	<b>Longley to Neika – sealed shoulders</b>	Improve on-road cycling infrastructure on Huon Road between Longley and Neika.	Long	Council	High	Cap / Ex	

Action n	Project	Description	Time frame	Responsible Authorities	Cost	Fundi ng	Progress/Outcom es
41	Harris Ct to Sherburd Ct path	Construct a path linking Harris Court to Sherburd Court.	Long	Council, Education Dep.	Medium	Cap / Ex	
42	Tingira Road to Ash Drive link	Investigate a shared path and/or on-road improvements, linking existing local tracks to Roslyn Avenue.	Long	Council	Low	Cap	
43	Ferry Road	Investigate improving active transport infrastructure along Ferry Road to Bruny Island Ferry Terminal.	Long	DSG, Council	Low	Ex	