

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, 20 October 2025 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. 18 to be held on Monday, 20 October 2025 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, 14 October 2025

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Public Copy

GUIDELINES FOR PUBLIC QUESTIONS

Division 4 of the *Local Government (Meeting Procedures) Regulations 2025*

This guide helps community members understand how to ask questions during Public Question Time at a Council meeting or sending in questions to be placed on the meeting Agenda, based on the [Local Government \(Meeting Procedures\) Regulations 2025](#), as well as any other determinations made by Council.

Please remember, this time is for asking questions only—there will be no discussion or debate about the questions or the answers.

How to Ask a Question:	<p>You can ask a question either:</p> <ul style="list-style-type: none">• In writing (before the meeting) (see questions on notice below), or• In person at a regular Council meeting (see questions without notice below). <p>Your question must be about Council activities only.</p>
Purpose of Question Time:	<ul style="list-style-type: none">• This time is for asking questions, not for debating them.• Answers will be given, but there won't be any discussion.
Written Questions (Questions on Notice):	<ul style="list-style-type: none">• Must be sent at least 7 days before the meeting.• The 7-day period includes weekends and public holidays, but not the day you submit the question or the day of the meeting.• Title your submission clearly as "Question/s on Notice."
Verbal Questions (Questions Without Notice):	<ul style="list-style-type: none">• At least 15 minutes will be set aside during the meeting for these.• A maximum of three (3) questions will be allowed per person, per meeting.• You can't ask about topics already on the meeting agenda.• If your question can't be answered right away, it will be answered at the next meeting or as soon as possible.
Rules for Asking Questions:	<p>Your question should:</p> <ul style="list-style-type: none">• Be short and clear;• Not be a statement;• Have little or no introduction. <p>The Chairperson may reject your question if it:</p> <ul style="list-style-type: none">• Is offensive, defamatory, or illegal;• Doesn't relate to Council business;• Is unclear, repetitive, or about confidential matters.

AGENDA of an Ordinary Meeting of Council
Kingborough Civic Centre, 15 Channel Highway, Kingston
Monday, 20 October 2025 at 5.30pm

WELCOME

The Chairperson will declare the meeting open and welcome all in attendance. The Chairperson will advise all persons attending the meeting that they are to be respectful of, and considerate towards, other persons attending the meeting.

AUDIO RECORDING

The Chairperson will 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.

1 ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS

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

2 ATTENDEES

Councillors:

Mayor Councillor P Wriedt
Deputy Mayor Councillor C Glade-Wright
Councillor A Antolli
Councillor D Bain
Councillor G Cordover
Councillor K Deane
Councillor F Fox
Councillor A Midgley
Councillor M Richardson
Councillor C Street

3 APOLOGIES

4 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the open session of the Council Meeting No. 17 held on 6 October 2025 be confirmed as a true record.

5 WORKSHOPS HELD SINCE LAST COUNCIL MEETING

Date	Topic	Detail
13 October	Notice of Motion – Draft Kingborough Local Provisions Schedule ('LPS')	Discussion on potential approaches to Council's draft LPS.

6 DECLARATIONS OF INTEREST

In accordance with Regulation 10 of the *Local Government (Meeting Procedures) Regulations 2025* 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.

7 TRANSFER OF AGENDA ITEMS

Are there any items, which the meeting believes, should be transferred from this agenda to the closed agenda or from the closed agenda to the open agenda, in accordance with the procedures allowed under Section 15 of the *Local Government (Meeting Procedures) Regulations 2025*.

8 QUESTIONS WITHOUT NOTICE FROM THE PUBLIC

9 QUESTIONS ON NOTICE FROM THE PUBLIC

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.

9.1 Bushfire Risk Management

Professor Michael Rowan submitted the following question on notice:

1. *Is Kingborough Council participating in the work being undertaken by the UTAS Fire Centre and HCC?*
2. *If not, what research is Kingborough Council doing to better understand bushfire risk in the municipality and how best to protect buildings and people against that risk?*
3. *Has Council received and discussed the Geoneon report?*
4. *What Council approvals – including planning – would be required in Kingborough by the owner of a block with substantial native vegetation to implement an indigenous cultural cool burn on their property?*

Officer's Response:

1. Kingborough Council is aware of and following the work being done by the UTAS Fire Centre in partnership with City of Hobart. Council is not a project participant.

2. Council does not undertake its own research but utilizes extensive research conducted in Tasmania and nationally to guide its Bushfire Program. One example of how Council directly supports the protection of residents and their homes is through its involvement in the Sparking Conversations, Igniting Action community bushfire resilience project.

Kingborough Council was a partner in the Sparking Conversations project, working directly to create and maintain more bushfire-resilient communities. Initiated following research by the UTAS Fire Centre, this project won the Resilient Australia Award for Tasmania.

As Council has direct control over only a small portion of land within the municipality, we work closely with the Tasmania Fire Service and Parks and Wildlife Service to support their risk reduction activities and awareness campaigns, ensuring the greatest level of protection for our residents.

3. Kingborough Council is a project partner in the 2025 update to the Greater Hobart Bushfire Exposure Index produced by Geoneon. Council also participated in the development of the original Exposure Index in 2023. The mapping identifies areas of the municipality with the highest exposure to wildfire and is used in combination with other data to plan bushfire risk mitigation activities on Council land. It is also an important tool for community engagement, allowing Council to support landowners to be aware of their home's exposure level and to plan for this risk.
4. Officers are reviewing this question and will provide a response in the next Council meeting agenda.

Liz Quinn, Manager Environmental Services

9.2 Councillors Attendance at TPC Public Hearings into the Proposed LPS

Mr Brendan Charles submitted the following question on notice:

Could each councillor please confirm how many and which dates of the TPC public hearings into the LPS that they have attended in person or on-line ? Could this list please also be updated at the end of the TPC hearings and re-published via the meeting minutes or elsewhere ?

Officer's Response:

Council does not maintain records of Councillors attendance at external meetings or events. This includes the TPC public hearings. Should you require this information then a direct inquiry with each Councillor would be required, and the response would be at their discretion.

Dave Stewart, Chief Executive Officer

9.3 BIKE PARKING, KINGBOROUGH COMMUNITY HUB

At the Council meeting on 6 October 2025, **Mr Mark Donnellon** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

Someone reported to me that they had been told by Kingborough Hub staff that bike parking at the Kingborough Community Hub is for the exclusive use of people attending the hub. Does the Council have a policy that reserves bike parking at the Kingborough Community Hub for the exclusive use of hub patrons?

Officer's Response:

Council does not have a policy that limits the use of the bike racks at the Hub. They were, however, installed primarily for users of the Hub. Council acknowledges the value of active transport options to our community and end-of-journey facilities such as bike racks are an example of this.

Council will monitor use of these facilities and if demand necessitates it, consider further requirements in subsequent capital plans.

Deleeze Chetcuti, Director Environment, Development & Community

9.4 Road Maintenance

At the Council meeting on 6 October 2025, **Mr Joel Hodson** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

Council has a list of Council maintained roads and then there are roads that are either owned by the Crown or they are private roads and Council does not maintain roads that are designated as either private or sections of Crown Road over which are not included on Council's municipal map of maintained roads. In respect to liability, liability is always an issue that needs to be determined on a case-by-case merit. However, if it's not maintained by Council, then my understanding would be that Council would not be liable for a road it doesn't maintain.

Officer's Response:

All roads that are Council owned are maintained based on the road hierarchy and our service levels.

Majors Road is partly owned and maintained by Council from the intersection of Risby Road continuing approximately 300m up Majors Road. The balance of the road is privately owned.

Jade Jones, Manager Works

9.5 Fire Trails

At the Council meeting on 6 October 2025, **Mr Toby Burgess-Wilson** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

I've grown up in the Oyster Cove area nearly all my life and all the fire trails across all the hills used to be open as a child. They're all blocked off now. We live, most of these people in this room live in end of roads. The Tasmanian Fire Service will not come to an active fire zone if there's only one way in and one way out. By closing off all those fire trails with gates and big rocks and big trenches etc, you're basically leaving us to fight the fire ourselves. It's really scary. I would really like it if we could maybe change our attitude to opening fire trails up. It really is a death trap.

Officer's Response:

There are many tracks throughout Tasmania that have been considered by the community as "fire trails". These were often bush tracks known to the local community on various land tenures; however, they are generally not maintained to the required standard of an official fire trail and are not well known outside the local area. Consequently, these trails have often become overgrown, are no longer fit for purpose as fire trails, and have been blocked by landowners.

Much of the land "across all the hills" behind Oyster Cove mentioned by Mr Burgess-Wilson is privately owned, and therefore its use is not a matter for Council. It is possible that landowners previously maintained the trails referenced as being blocked off. A track on private land should not be considered a fire trail for use in emergencies, as its condition cannot be relied upon.

When planning a response to an emergency like a bushfire, it is important to follow the recommendations of state authorities. The Tasmania Fire Service (TFS) recommends leaving early and that unofficial fire trails should not be relied upon as escape routes or access points, as they are likely to be impassable due to dense smoke, radiant heat from burning vegetation in close proximity, and the potential for fallen trees. Fire trails are designed to be used by fire service personnel as required, in appropriate vehicles and with appropriate training.

Council actively works with other land managers, including the TFS, to keep strategic fire trails open. The safety of the community is paramount in emergency situations.

Liz Quinn, Manager Environmental Services

9.6 Landscape Conservation Zone

At the Council meeting on 6 October 2025, **Mr Nick Barter** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

I only just found out about clause TCC4 today, and I'm a little bit alarmed. My reading of it is that it says that the landscape conservation zone should not be applied to land where the priority is for residential use in development. I happen to be in Tasmania to know the original builders of my house since which was in the 1970s, and it has been continuously a residence. Can you please justify why Council are going against the Tasmanian State guidelines?

Officer's Response:

The reference in the s8A Zone Application Guidelines to land 'where the priority is for residential use and development' refers to the strategic planning intent for an area, as established by applicable strategies.

The application planning zones are often context specific. In accordance with the Section 8A Zone Application Guidelines, the Southern Tasmania Regional Land Use Strategy (STRLUS), and other relevant strategic policies, the Planning Authority must consider a range of factors, this analysis was undertaken in applying the zones for the draft LPS. It is important to note that the Planning Authority's recommendations are advisory in nature and form part of the Tasmanian Planning Commission's (TPC) broader decision-making process.

A review of the application of the Landscape Conservation Zone (LCZ), in accordance with the recent direction from the TPC will be undertaken. This review will reconsider the factors outlined above, alongside the evidence presented during the public hearings. This process will help ensure that the zone's application is appropriately aligned with community views, strategic intent and planning scheme provisions.

Deleeze Chetcuti, Director Environment, Development & Community Services

9.7 Availability of Old Planning Scheme on Council's Website

At the Council meeting on 6 October 2025, **Ms Alison Rogers** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

The planning scheme that existed before the interim planning scheme, just requesting whether Council are able to put that back up on their website? The TPC website allows you to go in to look at old schemes but it's not there and at my hearing I asked for a copy of that and they were unable to find it. I understand that Council does have a copy of it, however, we haven't been able to find it. So just wondering whether that can be reinstated onto your website or onto the TPC website?

Officer's Response:

The *Kingborough Planning Scheme 2000* underwent multiple revisions between its introduction in 2000 and its replacement by the *Kingborough Interim Planning Scheme 2015*. Copies of the various versions of the 2000 Scheme can be requested from Kingborough Council.

Council will upload the final version of the *Kingborough Planning Scheme 2000* to the council website.

Deleeze Chetcuti, Director Environment, Development & Community Services

9.8 Zones

At the Council meeting on 6 October 2025, **Ms Natalie Kingston** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

I cannot anywhere on any platform, and even in my hearing, get an answer on the reluctance to zone an area, rural living, when its existing purposes align and there are uses that already align with that. I just cannot get an answer on the reluctance, and yesterday it was asked in a public meeting to the Deputy Mayor, and her response was 'Can I ask you a question?' and everyone let her ask a question, so it was deflected. So it's just a question I don't understand, and I don't think anyone else does.

Officer's Response:

The application of the Rural Living Zone (RLZ), like several other zones, is context specific. In accordance with the Section 8A Zone Application Guidelines, the Southern Tasmania Regional Land Use Strategy (STRLUS), and other relevant strategic policies, the Planning Authority must consider a range of factors. These include the compatibility of RLZ use classes with the existing land use pattern, exposure to natural hazards, landscape characteristics, infrastructure capacity, and the presence of natural and scenic values both on the site and in the surrounding area. The effectiveness of applicable planning scheme codes in managing these values is also a consideration. It is important to note that the Planning Authority's recommendations are advisory in nature and form part of the Tasmanian Planning Commission's (TPC) broader decision-making process.

A review of the application of the Landscape Conservation Zone (LCZ), in accordance with the recent direction from the TPC will be undertaken. This review will reconsider the factors outlined above, alongside the evidence presented during the public hearings. This process will help ensure that the zone's application is appropriately aligned with community views, strategic intent and planning scheme provisions.

Deleeze Chetcuti, Director Environment, Development & Community Services

9.9 TPC Directives

At the Council meeting on 6 October 2025, **Ms Alison Rogers** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

In the hearings that I've been in and have listened into, the TPC are appearing to be quite reasonable and open minded. However, the people representing the Council at these hearings seem to be quite fixed and rigid to a point. And what I want to know is that given that that directive has been given, I think we're wanting the Council to come back with a recommendation. We don't want Council to come back with just additional information about maps and blah, blah, blah. We actually want them to voice a new opinion rather than the one that they've been holding their line on. So are they going to be open minded and can the Council get involved with this in relation to actually changing a position and going back into these hearings with a different recommendation rather than holding the line?

Officer's Response:

Council is open and willing to revise any previously expressed position where materials presented through the hearings, assessed against the relevant guidelines, policies and STRLUS, demonstrate that an alternative zone would be more suitable. Council has on multiple occasions during the hearings, recommended alternative zones to those initially proposed.

Deleeze Chetcuti, Director Environment, Development & Community Services

9.10 Landscape Conservation Zone

Mr Josh Graeme-Evans submitted the following question on notice:

1. *Does Council acknowledge that the application of the LCZ comes down to a matter of opinion?*
2. *Does Council acknowledge that all properties zoned LCZ in the Draft LPS could allowably be zoned something else under State Guidelines?*
3. *If there are any property types that Council believes could not be zoned anything other than LCZ, please state the defining property characteristics that make this the case, and the rationale under the State Planning Framework?*

(Note: this is not a question about individual properties, this is a question about methodology)

4. *If Council considers there to be Landscape Values in Kingborough, then please outline the cost-benefit analysis, or other consideration, which makes LCZ the most applicable zone to choose, when other zoning options are equally available under the State Planning System.*
5. *The Public has been raising serious concerns about the Landscape Conservation Zone for three years - at Council meetings, in questions on notice to Council and in Public forums. Amongst the concerns raised, Council would be aware that many relate to financing, obtaining insurance and property values. I understand the Public perspective has been formed through direct contact with banks, real estate agents and insurers. Please clearly detail what specific actions Council has taken to understand and verify these impacts on landowners.*
6. *If a bank or insurer has a "divergent view" from Council on the implications of LCZ, and no longer intends to provide its services due to the zoning, how does Council intend to do to "make good" the situation for the bank, insurer and the landowner?*

(Note: in providing an answer, I note that these issues are relevant planning considerations under the LUPAA Schedule 1 Objectives. The TPC recently advised Council Staff in recent Commission Hearings that LUPAA Schedule 1 Objectives need to be given due consideration with Draft LPS zone application.

7. *Below is my understanding of State Guidelines relating to the application of either the Rural Living Zone or the Landscape Conservation Zone to existing Environmental Living Zoned properties. I believe this analysis broadly reflects Community sentiment, for those who have gone to the effort of checking the State Guidelines in detail for themselves. Please advise where Council's view strongly diverges from what is outlined in the table below.*

Officer's Response:

Council notes the questions raised and advises that, consistent with the requisite process, detailed responses on zoning methodology, alternative options and any points of divergence will be addressed through Council's submissions and evidence at the Tasmanian Planning Commission hearings. This ensures matters are considered transparently, on the record, and against the Tasmanian Planning Provisions, s8A Zone Application Guidelines, STRLUS and relevant State Policies. Council will

assess all material tabled, including community-provided information, and will present any revised recommendations supported by the evidence to the Commission.

Deleeze Chetcuti, Director Environment, Development & Community Services

10 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS

11 QUESTIONS ON NOTICE FROM COUNCILLORS

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

OPEN SESSION ADJOURNS

PLANNING AUTHORITY IN SESSION

12 OFFICERS REPORTS TO PLANNING AUTHORITY

- 12.1 DA-2025-23 - DEVELOPMENT APPLICATION FOR RETIREMENT VILLAGE CONSISTING OF 44 INDEPENDENT LIVING UNITS, COMMUNAL BUILDING AND ASSOCIATED WORKS AND BOUNDARY ADJUSTMENT OF TWO ROAD LOTS (CT 160507/1003 AND CT 176913/700) AND LOT 555 ALFREDS GARDEN AT LOT 555 ALFREDS GARDEN AND 67 VILLAGE DRIVE, KINGSTON AND ROAD LOTS CT 160507/1003 AND CT 176913/700**

File Number: DA-2025-23

Author: Kate Keckelmann, Consultant Planner

Authoriser: Tasha Tyler-Moore, Manager Development Services

Applicant:	Christian Homes Tasmania Ltd
Owner:	Christian Homes Tasmania Ltd and Kingborough Council
Subject Site:	Lot 555 Alfreds Garden and 67 Village Drive, Kingston and road lots CT 160507/1003 and CT 176913/700 (CT 187583/555, CT 186856/1, CT 160507/1003 and CT 176913/700)
Proposal:	Retirement village consisting of 44 independent living units, communal building and associated works and boundary adjustment of two road lots (CT 160507/1003 and CT 176913/700) and Lot 555 Alfreds Garden
Planning Scheme:	Kingborough Interim Planning Scheme 2015 <i>Assessment is based on KIPS2015 and provisions of PD8 (which commenced 22 Feb 2022)</i>
Zoning:	11.0 Inner Residential 15.0 Urban Mixed Use 19.0 Open Space
Specific Area Plan	F1.0 Kingston Green Specific Area Plan
Codes:	E1.0 Bushfire Prone Areas Code E2.0 Potentially Contaminated Land Code E5.0 Road and Railway Assets Code E6.0 Parking and Access Code E7.0 Stormwater Management Code E10.0 Biodiversity Code E15.0 Inundation Prone Areas Code.
Use Class/Category:	Residential (retirement village)
Discretions:	Clause 11.4.2 – Setbacks and building envelope for all dwellings (A4) Clause 15.4.9 – Environmental Values (A1) Clause 19.4.5 – Environmental Values (A1) Clause F1.4.1.1 – Location of Use Clause F1.5.1.1 – Location of Development (A1)

	Clause F1.5.1.2 – Building Design (A1) and (A2) Clause E1.5.1 – Vulnerable Uses (A1) Clause E5.5.1 – Existing road accesses and junctions (A3) Clause E5.6.2 – Road access and junctions (A2) Clause E6.6.3 – Number of Motorcycle Parking Spaces (A1) Clause E6.7.9 – Design of motorcycle parking areas (A1) Clause E10.7.1 – Buildings and works (A1)
Public Notification:	Public advertising was undertaken between 13 September 2025 and 26 September 2025 in accordance with section 57 of the <i>Land Use Planning and Approvals Act 1993</i> .
Section 52(1B) Owner consent requirements:	The proposal includes land in the ownership of Council, and therefore owner's consent under section 52(1B) of the <i>Land Use Planning and Approvals Act 1993</i> was required and was obtained. That land was included in the application and referred to in the public notice.
Representations:	<ul style="list-style-type: none"> • One in Support • Four Objections • One out of time
Recommendation:	Approval subject to conditions.

1. PROPOSAL

1.1 Description of Proposal

The proposal seeks approval for:

- Development of a retirement village consisting of 44 independent living units (arranged as 22 duplexes), communal building and associated works including private road access throughout the development site.
- Boundary adjustment between two road lots (CT 160507/1003 and CT 176913/700) and Lot 555 Alfreds Garden.
- Associated vegetation removal.

The proposal provides for the independent living units and communal building to be accessed via Eliza and Eleni Avenues with an internal private road and pathways to be provided throughout the development area.

1.2 Description of Site

The site is identified as the following:

- Lot 555 Alfreds Garden CT 187583/55
- 67 Village Drive, Kingston CT 186856/1
- Road Lot CT 160507/1003
- Road Lot CT 176913/700

The proposed independent living units are proposed to be located on the 555 Alfreds Garden site which has as an existing site area of approximately 4.816ha, of which

approximately 2.16ha of the southern portion of the site is affected by existing Part 5 Agreements which relate to bushfire hazard management and conservation area for the ongoing protection of environmental values (placed on title many years ago as part of the previous residential development).

The extensively vegetated site is currently vacant of development with only an existing stormwater detention basin and unsealed access tracks occurring on the site.

Eliza Avenue and Eleni Avenue are identified as the two road frontages to the site. The application also includes the formation of cul-de-sac turning heads and infrastructure works at the end of both Eliza and Eleni Avenue. These road reserves are Council owned titles CT 160507/1003 and CT 176913/700. Council consent pursuant to section 52(1B) was granted by Council for this application.

The application includes land to the east of 555 Alfreds Garden at 67 Village Drive (CT 186856/1) as the proposal involves removal of Tree PV11 on that property. This site is also owned by the applicant.

The site is in proximity to Redwood Village retirement community to the east, Kingston Green residential development to the north and the Australian Antarctic Division Headquarters and Bunnings store to the west.

1.3 Background

A residential aged care facility at 67 Village Drive, to the east of the proposal was approved as a separate development application and planning permit under DA-2024-286. The independent living units are intended to be developed in conjunction with that residential aged care proposal noting both sites are owned and intended to be operated by Christian Homes Tasmania.

Given the complexities of the two sites and associated offset requirements, the applicant was advised to consider lodging a single integrated development application across both sites. However, they have chosen to proceed with two separate applications. In view of this, there is some cross-over between permits and acting on one permit has the potential to satisfy requirements of the other permit and vice versa, particularly in relation to vegetation removal and associated offset requirements for *Eucalyptus ovata* forest and woodland on Lot 555 Alfreds Garden.

The 555 Alfreds Garden (CT 187583/555) portion of the site has been subdivided from the balance Kingston Green lot under DAS-2024-3.

Proceeding with the current proposal also has implications for an existing permit (DAS-2020-6). Under DAS-2020-6, the proposed HMA for DA-2024-286 is required to be retained and protected in perpetuity as part of an offset. Therefore, in the event that DA-2025-23 is approved and any permit is acted upon, this will result in permit conditions for DAS-2020-6 being unable to be satisfied. The applicant has been advised of this.

2. ASSESSMENT

2.1 State Policies and Act Objectives

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

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

2.2 Strategic Planning

The relevant strategies associated with the Scheme are as follows:

Planning Scheme Objectives

Specifically relevant to this proposal, the scheme establishes under the Planning Scheme Objectives 3.0.2 Residential Growth: Regional Objectives an objective to manage residential growth holistically, and particularly establishes desired outcome (f):

A greater mix of residential dwelling types across the area is encouraged with a particular focus on dwelling types that will provide for demographic change including an ageing population.

Zone Purpose Statements of the Inner Residential Zone

The relevant zone purpose statements of the Inner Residential Zone are to:

- 11.1.1.1 *To provide for a variety of residential uses and dwelling types close to services and facilities in inner urban and historically established areas, which uses and types respect the existing variation and pattern in lot sizes, set back, and height.*
- 11.1.1.2 *To provide for compatible non-residential uses that primarily serve the local community.*
- 11.1.1.3 *To encourage residential development at higher densities in locations within walkable distance of services, facilities, employment and high frequency public transport corridors.*
- 11.1.1.4 *To encourage residential development at higher densities in locations that offer good access to services and employment including activity centres and public open spaces*

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 under the Inner Residential Zone are relevant to the assessment of this application:

Local Area Objectives		Implementation Strategy	
(a)	Land will be utilised for residential purposes to the maximum extent and in a manner that optimises high quality design and amenity outcomes	(a)	Infill opportunities will be taken up with larger lots being developed at higher residential densities.
Desired Future Character Statements		Implementation Strategy	
(a)	Increased inner urban residential living opportunities will be provided that enable residents to have improved access to local services and public facilities.	(a)	Further subdivision and/or strata development will be encouraged within this zone in a manner that encourages high quality design outcomes in both the private and public realms.

Specific Area Plan Purpose

The relevant purpose of Specific Area Plan provisions under the Kingston Green Specific Area Plan F1.1.1 are to:

- (a) *Provide a diverse housing mix ranging from free standing cottages on various lot sizes, duplexes and courtyard houses;*
- (b) *Create a clear public/private street system accessible to the general public and provide permeability with through site pedestrian connections;*
- (c) *Create public/community places and spaces of various types and character which create local levels of public amenity;*
- (d) *Provide a high level of public domain through quality landscaping and building design;*
- (e) *Emphasise both pedestrian and vehicular site entries;*
- (f) *Provide strong environmentally sustainable development based on solar access, optimisation of stormwater permeability and on-site detention.*

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 under the Kingston Green Specific Area Plan (SAP) are relevant to the assessment of this application:

Local Area Objectives		Implementation Strategy	
(a)	Kingston will be primarily maintained as a residential area, with opportunities taken to protect natural features, improve local infrastructure and services when appropriate	(a)	New development should ensure that residential amenity is optimised by maintaining the existing character of the area and providing quality infrastructure where appropriate.
Desired Future Character Statements		Implementation Strategy	
(a)	Kingston is to include a mix of housing types that provide for a range of choices and affordability options.	(a)	While traditional suburban areas are to be retained as appropriate, multi-unit housing is to be directed towards those areas that are relatively close to central Kingston or other significant business or commercial precincts.
(b)	The ageing population should be well accommodated within Kingston enabling residents to have easy access to relevant services.	(b)	Aged care facilities and associated housing and infrastructure are to be encouraged within appropriate areas.
(c)	The Kingston area is characterised by vegetated corridors and backdrops and this visual appearance should be protected.	(c)	The subdivision or development of land should be designed in a manner to protect or enhance vegetated corridors and backdrops.

The proposal complies with the above-mentioned statements and objectives as it will contribute to a greater mix of residential dwelling types being available in the area and as a retirement village will provide increased housing options suitable for an ageing population.

The proposed retirement village is located such that it appropriately provides for ageing population within Kingston enabling residents to have easy access to relevant services.

The proposal contributes to the overall objectives of the Inner Residential Zone, noting that the Kingston Green Specific Area Plan, which is applicable to the proposal, provides more specific objectives in relation to development outcomes within the SAP– to which the proposal is also considered to contribute to the purpose of the SAP as the proposal contributes to the diversity of existing housing mix by providing independent living units in a duplex format within the residential precinct.

2.3 Statutory Planning

Retirement Village is defined under the Kingborough Interim Planning Scheme 2015 (the Scheme) as: *means use of land to provide permanent accommodation for retired people or the aged and includes communal recreational or medical facilities for residents of the village.*

Retirement Village is a Permitted use in the Inner Residential Zone under Use Table 11.2.

However, under Clause 7.4.2 related to the Operation of Specific Area Plans, where there is a conflict between a provision in a specific area plan and a provision in a zone or a code, the specific area plan provision prevails.

Retirement Village is Discretionary under F1.0 Kingston Green Specific Area Plan Use Table for the Residential Precinct F1.3.1, and therefore the use must be assessed as a Discretionary Use.

Retirement Village is also a Discretionary use in the Urban Mixed Use Zone under Use Table 11.2.

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

2.4 Use and Development Standards

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

Inner Residential Zone

Clause 11.4.2 - Setbacks and building envelope for all dwellings

Acceptable Solution
A4 - No trees of high conservation value will be impacted.
Performance Criteria
P4 – Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.
Proposal
<p>Of the 292 native trees on and adjacent to the development, all but 10 are located within the Inner Residential Zone, 42 of which are of high-very high conservation value. Of these trees, 198 are proposed for removal, including:</p> <ul style="list-style-type: none"> • four (4) very high conservation value trees, including two (2) potential nesting trees (<i>E. amygdalina</i> >70cm) and two (2) potential nesting and foraging trees (<i>E. ovata</i> >70cm); • 16 high conservation value trees providing potential foraging habitat for the swift parrot (<i>E. ovata</i> >40cm); and • 178 other native trees which are not of individual high conservation value but form part of threatened native vegetation communities. <p>The development also encroaches into the tree protection zones of three (3) very high</p>

and two (2) high conservation value trees identified for retention and located within the Inner Residential Zone, with encroachment within the acceptable threshold of less than 10% for two (2) of these trees and within the moderate range (10-25%) for three (3) of these trees. As the development impacts on high conservation value trees, it requires assessment against the Performance Criteria.

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

- The development has been designed to maximise individual high and very high conservation value tree retention to the extent possible given the density requirements of the Kingston Green Master Plan and requirements of the development, with four (4) very high conservation value and 16 high conservation value trees requiring removal and 22 proposed for retention.
- A suitably qualified arborist (Tree Pioneers, 23 July 2025) has assessed encroachment into tree protection zones and the viability of retaining trees identified for retention in a modified environment. This assessment confirms that all trees identified for retention are viable to be retained based on the level of encroachment identified, and provided that works in tree protection zones are supervised and subject to implementation of a tree protection measures including:
 - suitable design and construction control measures to mitigate impacts during the development;
 - maintaining tree protection zones post-development, with an equivalent area to the encroachment to be incorporated into the tree protection zone; and
 - development of a management plan to ensure trees remain viable, including mulching, watering and regular inspections of tree post development.

It should be noted that the assessment of encroachment does not take into consideration proposed landscaping or proposed overland flow paths on the understanding that the path will be constructed above the grade with a permeable surface and the proposed overland flow path utilises the natural surface of the site and there are no additional works required to alter site surface levels to achieve the desired flow paths.

- The loss of high and very high conservation value trees can be offset through a financial contribution.

Conditions are recommended for inclusion in any permit issued approving the proposed tree removal, requiring civil drawings to demonstrate remaining high conservation value trees in proximity to works are capable of retention and establishment of overland flow paths will not result in additional works within tree protection zones, requiring implementation of tree protection measures before and after construction, requiring an offset for the loss of four (4) very high conservation and 16 high conservation value trees and requiring retention of all remaining trees unless otherwise approved by Council.

It should be noted that there are 42 trees located in the Inner Residential Zone which are affected by both DA-2025-23 and DA-2024-286 (the adjacent residential aged care facility at 67 Village Drive). Of these trees:

- 19 are proposed for removal under both applications, including Trees 30, 33, 38, 39, 40, 41, 74, 76, 77, 150, 155, 184, 186, 189, 241, 243, 244, 246 and 292;
- five (5) are proposed for retention under both applications, including Trees 27, 31, 154, 187 and 247;
- five (5) trees are identified for retention in DA-2025-23 but approved for removal under DA-2024-286, including Trees 28, 34 and 151-153; and

- five (5) trees are identified for removal in DA-2025-23 but proposed for retention under DA-2024-286, including Trees 32, 35, 73, 75 and 132.

Where trees are identified for removal under both applications and their loss requires an offset, the offset paid under one application will satisfy the offset requirements of the other application. This applies to Trees 30, 38, 39, 41 and 155.

Urban Mixed Use Zone

Clause 15.4.9 – Environmental Values

Acceptable Solution
A1 – No environmental values will be adversely impacted.
Performance Criteria
<p>P1 – The design, location and construction of all buildings and works must satisfy all of the following:</p> <p>(a) avoids, minimises and mitigates adverse environmental impacts;</p> <p>(b) offsets impacts on trees of high conservation value.</p>
Proposal
<p>One (1) tree (Tree 320) located within the Urban Mixed Use Zone on 67 Village Drive requires removal to accommodate the proposed development on Lot 555 Alfreds Garden. There is also one (1) tree of high conservation value located in the Urban Mixed Use Zone (Tree No. 5), where the tree protection zone extends into the subject site. Based on the architectural and civil plans, all buildings and works are located outside this tree protection zone and the tree is therefore not impacted.</p> <p>As all native trees are of environmental value, the proposal requires assessment against the performance criteria.</p>

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

- The development has been designed to minimise the extent of tree removal to the extent practicable within the scope of the development, with:
 - tree removal limited to one (1) Eucalyptus amygdalina tree (Tree 320); and
 - works designed to avoid encroachment into tree protection zone and enable retention of the high conservation value tree located on adjacent land (Tree No. 5).
- Adverse impacts on Tree No. 5 through incidental encroachment during and after construction can be avoided through ensuring detailed engineering drawings demonstrate works do not encroach into the tree protection zone of this tree and requiring implementation of tree protection measures.
- As Tree 320 is not of high conservation value, no offsets are required for the removal of this tree.

Conditions are recommended for inclusion in any permit issued approving the proposed tree removal, requiring detailed engineering drawings to demonstrate works do not encroach into the tree protection zone of Tree No. 5 and requiring implementation of tree protection measures during and after construction.

Note – There is also a Tree 5 located in the Inner Residential Zone and proposed for removal.

Open Space Zone**Clause 19.4.5 – Environmental Values**

Acceptable Solution
A1 – No environmental values will be adversely impacted.
Performance Criteria
<p>P1 – Buildings and works are designed and located to:</p> <p>(a) avoid, minimise and mitigate environmental impact arising from future use and development; and</p> <p>(b) all impacts on trees of high conservation value are offset.</p>
Proposal
<p>The proposal includes the removal of one (1) tree of very high conservation value (Tree PV11) located within the Open Space Zone and impacts on an additional very high conservation value tree (Tree PV8) through encroachment into the tree protection zone. There is also one (1) tree of high conservation value located on adjacent land in the Open Space Zone (Tree PV104), with the tree protection zone extending into the subject site. Based on the architectural and civil plans, all buildings and works are located outside the tree protection zone, and this tree is therefore not impacted.</p> <p>As the proposal adversely impacts on environmental values within the Open Space Zone, it requires assessment against the Performance Criteria.</p>

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

- Tree PV11 is proposed for removal to accommodate a proposed internal access road to be constructed to the boundary of 67 Village Drive. However, it would appear that there is an alternative location for this access road which would enable retention of Tree PV11. As discussed elsewhere, the proposed internal access does not connect to any adjacent internal road network and approval of this connection is premature and requires further consideration. In view of this, there is no basis for the removal of Tree PV11.
- Provided any permit issued excludes the proposed internal access road to the boundary of 67 Village Drive and Tree PV11 is retained, the development has been designed to minimise adverse impacts on environmental values in the Open Space Zone, with encroachment into tree protection zone of Tree PV8 less than 10% and minor, which enables retention of the tree.
- Adverse impacts on Trees PV8 and PV104 can be adequately mitigated through ensuring detailed engineering drawings demonstrate works do not result in additional encroachment into the tree protection zone of these trees and requiring implementation of tree protection measures.

Conditions are recommended for inclusion in any permit issued requiring the retention of Tree PV11, requiring detailed engineering drawings to demonstrate works do not result in additional encroachment into the tree protection zone of Trees PV8 and PV104 and requiring implementation of tree protection measures during and after construction.

F1.0 Kingston Green Specific Area Plan**F1.4 .1 Use Standards for Residential Precinct****Clause F1.4.1.1 Location of Use**

Acceptable Solution
Use must be in accordance with Figures F1.2 and F1.3.

Figure F1.2 Kingston Green Master Plan Lot Layout



Figure F1.3 Kingston Green Master Plan



Performance Criteria

Applications for use may be approved where it is demonstrated that residential densities maximise the efficient and orderly use of the site.

Proposal

The proposal is not directly in accordance with Figures F1.2 and F1.3 which indicate predominantly single detached dwellings on separate lots across the full extent of the 555 Alfreds Garden site.

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

- The 44 proposed dwellings will provide a duplex housing typology which will increase the diversity of existing housing mix with the Kingston Green SAP Residential Precinct which to the north is predominantly freestanding single lot housing.
- The proposal will provide increased opportunities for accommodating ageing population in Kingston, as intended by the planning schemes objectives.
- The proposal provides residential densities which are considerate of the initial intended densities of the overall site expressed in the Specific Area Plan in a way which is responsive to the continued conservation of the southern portion of the site.
- The proposal is considered to balance retention of the identified conservation area on the southern portion of the site with maintaining intended residential densities.

F1.0 Kingston Green Specific Area Plan

F1.5.1 Development Standards For Residential Precinct

Clause F1.5.1.1 - Location of Development

Acceptable Solution

A1 - Development must be in accordance with Figures F1.2 and F1.3.

Figure F1.2 Kingston Green Master Plan Lot Layout



Figure F1.3 Kingston Green Master Plan



Performance Criteria

P1 – Development may be approved where it is demonstrated that residential densities maximise the efficient and orderly use of the site.

Proposal

The proposal does not directly align with the residential development pattern set out in Figures F1.2 and F1.3 which indicate single detached dwellings on separate lots across the full extent of the site.

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

- The proposal provides residential densities which are considerate of the initial intended densities of the overall site expressed in the Specific Area Plan in a way which is responsive to the continued conservation of the southern portion of the site.
- The proposed layout of access to the independent living units via Eliza Avenue and Eleni Avenue, is in alignment with the Kingston Green Conceptual Master Plan, and the proposal provides an internal road layout for the portion of the site on which development is proposed which will contribute to the effective and orderly use of the site.
- The 44 dwellings proposed will provide for duplex housing typology which will increase the diversity of existing housing mix within the Kingston Green SAP Residential Precinct which to the north is predominantly freestanding single lot housing.
- The proposal will provide increased opportunities for accommodating ageing population in Kingston, as intended by the planning schemes objectives.

- The proposal is considered to balance the delivery of intended residential densities within the Residential Precinct of the Kingston Green SAP in an efficient and orderly manner that is responsive to the retention of the identified conservation area the on the southern portion of the site.

F1.0 Kingston Green Specific Area Plan

F1.5.1 Development Standards For Residential Precinct

Clause F1.5.1.2 – Building Design

Acceptable Solution
<p>A1 – Front verandahs, porches or patios must:</p> <ul style="list-style-type: none"> (a) Be located within 2.5m of the front boundary; and (b) Have a minimum dimension of 1.8m; and (c) Be accessed directly from an internal living area; and (d) Be enclosed by a permanent roof, shade cloth, pergola or similar climate control.
Performance Criteria
<p>P1 - Plans must demonstrate all of the following:</p> <ul style="list-style-type: none"> (a) an articulated front façade with at least one habitable room window overlooking the street for passive surveillance; (b) located no less than 2.5m and no more than 4m from the front boundary; (c) facilitates surveillance of public spaces.
Proposal
<p>Unit 1, 7 and 11 are identified as dwellings to which this provision is relevant as these dwellings are located adjacent to the Eliza and Eleni Avenue frontages of the site.</p> <p>For each of these units, the proposal provides a protruding covered porch area which has a minimum 1.8m dimension and covered awning roof that covers the entry way to each dwelling. The awning structure for Unit 11 is within 2.5m of the frontage, however Unit 1 and Unit 7 are over 2.5m from the front boundary of Eliza and Eleni Avenues and cannot comply with A1.</p>

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

- Each dwelling has either a kitchen and/or bedroom which faces to the internal street and provides a level of articulation in the built form through location of entry ways in the duplexes. Additionally, the proposed entry porch and roof alignment over each of the street fronting dwellings contributes to an articulated front façade.
- All relevant street fronting dwellings have a front façade that is no more than 4m from the front boundary.
- The layout of the affected dwellings provides sufficient opportunity for surveillance, which is continued throughout the development with each independent living unit having similar viewpoints to the internal road throughout the retirement village.

F1.0 Kingston Green Specific Area Plan

F1.5.1 Development Standards For Residential Precinct

Clause F1.5.1.2 – Building Design

Acceptable Solution
<p>A2 – Building materials and finishes must be in accordance with the types of colours, materials and finishes detailed in Figure F1.4.</p>

Figure F1.4 Colours and Finishes

- **Roofs- Mandatory**
Pitch to be a minimum of 22.5°
Tiles or Colorbond - Light to Mid Grey
Monier; Homestead, Midnight
Boral; Centennial, Dusk Grey
Pioneer; Yeoman, Slate
Colorbond; Slate Grey, Armour Grey
- **Walls - Preferred**
Rendered, painted, bagged brickwork
Face brickwork to maximum 50% of facade
Light weight panels / boarding on feature areas
Above materials to specified colour range such as
Dulux; Warm Grey, River Birch, Sisal, York Stone,
Cottonfield
- **Gutters, Fascias/barges, posts/pergolas –**
Colorbond; Torres Blue, Rivergum,
Off White, Slate Grey
- **Garage doors, Downpipes –**
To harmonise with adjacent wall colour
Colorbond; Off White, Tuscan Red, Merino
- **Timber Posts, Beams, Pergolas,**
Broad Feature Areas (where applicable):
Dulux; Teal, Yorkshire Teal
Pascol; Deep Aubergine, Oriental Blue
Colorbond; Caulfield Green
- **Aluminium Windows & Sliding Doors –**
White, White Birch, Black
- **Face Bricks –**
Same or similar to
PGH; Loam
Boral; Red Sandstock
Austral; New Century Red
Off White lightly raked mortars - Maximum of two
brick colours.
Mandatory
- **Driveways - Mandatory**
Stamped Concrete; Gunmetal 15" Block
- **General Suggestions–**
Where applicable, feature wall colours similar to
specified woodwork colour to contrast main wall
colours. Also, where pergolas are prominent, these
can be featured whereupon gutters and fascias to be
Colorbond Slate Grey and/or Merino.



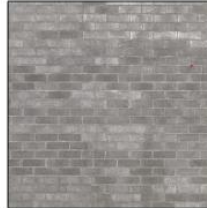

Performance Criteria

P2 – Building materials and finishes may be approved where it is demonstrated to achieve unity with existing development and materials and finishes are generally consistent with the colour variation theme outlined in Figure F1.4.

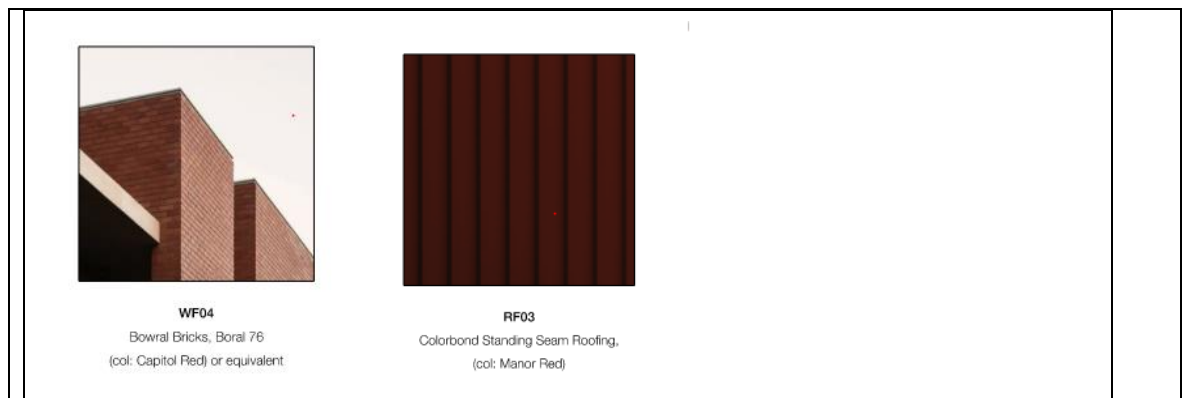
Proposal

The independent living units are intended to have two colour variations that both provide timber battens and garage door.

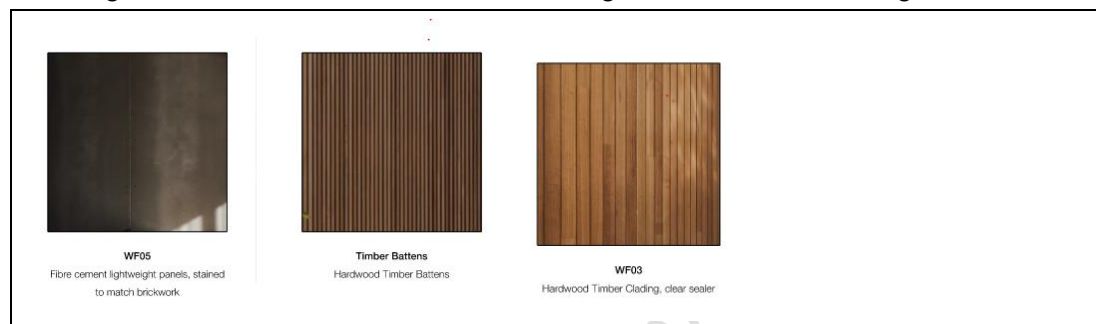
Proposed units – two colour variations

<u>Variation 1</u>	<u>Variation 2</u>
Ebony bricks, Woodland Grey Colorbond.	Steel bricks, Windspray Colorbond.
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>WF01 Adfri Masonry Cored Brick Smooth (col: Ebony) or equivalent</p> </div> <div style="text-align: center;">  <p>RF01 Colorbond Standing Seam Roofing, (col: Woodland Grey)</p> </div> </div>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>WF02 Adfri Masonry Cored Brick Smooth (col: Steel) or equivalent</p> </div> <div style="text-align: center;">  <p>RF02 Colorbond Standing Seam Roofing, (col: Windspray)</p> </div> </div>

The proposed community hub will include Capitol Red Bricks, Manor Red colorbond roofing:



The proposed units and communal building have a pitched roof and will be finished with standing seam and hardwood or brick cladding similar to the following:



The application intends to provide garage doors that are lightweight panels/boarding on feature areas (timber batten) with colours to be harmonising with adjacent wall.

Downpipes, gutters, aluminium windows and sliding doors are all proposed to be concealed or colour matched with roof or wall colourings of individual structure.

The proposal does not directly accord with the types of colours, materials and finishes detailed in Figure F1.4, particularly:

- Wall colours proposed for the dwellings are more aligned with roof colourings.
- Roof colouring for the community hub is not identified in roof colourings.
- Individual driveways for dwellings are identified as concrete driveways with no colour finish identified.
- Asphalt road is proposed for the internal road network; this is not considered in Figure F1.4.

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

- The colour variation proposed with two dwelling colour types for wall colours which seek to utilise some roof shades on walls is considered to remain within the colour variation palette provided for in Figure F1.4.
- The community hub building utilises colour palette for bricks and proposes a similar colour for the roof, which can be considered to be consistent with the brick colouring, noting that this building being visually different to the dwellings is considered to assist in navigating the site and allow clear identification of the hub from the dwellings. This is achieved in a manner that is not inconsistent with the brick colours provided for in Figure F1.4.
- In considering the proposed use of colours for the dwellings and the community hub within this proposal it is not considered inconsistent with the colour variation theme – rather the proposal provides an extension of the grey palette provided for in the colour variation theme that complements the also proposed lighter grey materials.

- Overall impacts of the proposed colouring are softened through the use of timber battens and hard wood cladding throughout the proposal. This also adds to the visual cohesion across the development.
- Considering the proposal in totality the proposed colour variation throughout the proposal is generally consistent with the colour variation theme in Figure F1.4. The proposed variations are not inconsistent with other colour variation which are identified within existing development within the Residential Precinct under the Kingston Green SAP.

Condition is recommended for inclusion in any permit issued requiring that colours and materials be in accordance with the approved plans and requiring individual driveways for dwellings which are identified as concrete driveways in the proposal plans to be stamped concrete of a Gun Metal shade (or equivalent) in accordance with Table F1.4.

E1.0 Bushfire-Prone Areas Code

Clause E1.5.1 - Vulnerable Uses

Acceptable Solution
A1 – No acceptable solution (requires assessment against performance criteria)
Performance Criteria
<p>P1 – A vulnerable use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to:</p> <ul style="list-style-type: none"> (a) the location, characteristics, nature and scale of the use; (b) whether there is an overriding benefit to the community; (c) whether there is no suitable alternative lower-risk site; (d) the emergency management strategy and bushfire hazard management plan; and (e) other advice, if any, from the TFS.
Proposal
As the proposed use, retirement village, is located in a Bushfire-Prone Area and meets the definition of a vulnerable use under the Code, it requires assessment against Clause E1.5.1. There is no acceptable solution and therefore, the proposal must be assessed against the Performance Criteria.

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

- While the proposed vulnerable use is located in a bushfire-prone area and is of a significant scale, the Bushfire Protection Report, Bushfire Hazard Report and Bushfire Hazard Management Plan (Castellan Consulting, 24 March 2025, Rev 01) demonstrate a tolerable risk from bushfire can be achieved through:
 - the implementation of a BAL-12.5 hazard management area (HMA) and construction standard for Units 7-14, 21-24, 29-32, 35-44 and the community hub building; and
 - the implementation of a BAL-29 hazard management area (HMA) and construction standard for Units 1-6, 15-20, 25-28 and 33-34, noting BAL-29 relies upon a performance solution at the building stage.
- The proposal is accepted as providing an overriding community benefit given the strong need for suitable independent living accommodation options in a central location to support Kingborough's aging population.

- The development is located in the Inner Residential Zone, close to Central Kingston and adjacent to Christian Homes Tasmania's proposed Pinnacle residential aged care facility. It is accepted that there is no alternative, lower risk site that can co-locate with the proposed residential aged care facility in a central location.
- The proposal is supported by a Tasmania Fire Service (TFS) endorsed Emergency Management Strategy (3 February 2025, Revision 01) and Bushfire Hazard Management Plan (Castellan Consulting, 24 March 2025, Rev 01).
- TFS has been consulted in the process of preparing the Bushfire Hazard Management Plan and Emergency Strategy and have provided endorsement for the Emergency Management Strategy.

A condition is recommended for inclusion in any permit issued requiring the use and development to be in accordance with the Emergency Management Strategy (3 February 2025, Revision 01) and Bushfire Hazard Management Plan (Castellan Consulting, 24 March 2025, Rev 01).

E5.0 Road and Railway Assets Code

Clause E5.5.1 – Existing road accesses and junctions

Acceptable Solution
A3 – The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.
Performance Criteria
<p>P3 – 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:</p> <ul style="list-style-type: none"> (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.
Proposal
The proposal does not satisfy the acceptable solution as it will result in an increase greater than that provided for in A3, with the Traffic Impact Assessment by Midson Traffic Pty Ltd dated December 2024 indicating a total of 176 vehicle movements will be generated with a maximum of 18 vehicle movements per hour.

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

- Based on the findings of the Traffic Impact Assessment by Midson Traffic Pty Ltd dated December 2024 which indicates:
 - A total of 176 vehicle movements will be generated with maximum of 18 vehicle movements per hour.

- Traffic generated by the development will be consistent with traffic within the surrounding area and will be easily absorbed by the surrounding road network.
- Eliza Avenue and Eleni Avenue are local access roads and have capacity to service traffic generated by the proposed development as they service limited surrounds only.
- Speed limit of 50km/hr is applicable and estimated traffic flow will be less than 200 vehicles per day for connecting roads.

E5.0 Road and Railway Assets Code

Clause E5.6.2 - Road access and junctions

Acceptable Solution
A2 – No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.
Performance Criteria
<p>P2 – For roads in an area subject to a speed limit of 60km/h or less, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> (a) the nature and frequency of the traffic generated by the use; (b) the nature of the road; (c) the speed limit and traffic flow of the road; (d) any alternative access to a road; (e) the need for the access or junction; (f) any traffic impact assessment; and (g) any written advice received from the road authority.
Proposal
The proposal involves access to the independent living units via Eliza Avenue and Eleni Avenue which will each provide entry and exit opportunities to the site. As such, the proposal cannot comply with the Acceptable Solution.

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

- Based on the findings of the Traffic Impact Assessment by Midson Traffic Pty Ltd dated December 2024 which indicates:
 - Traffic generated by the proposed development will not adversely impact on traffic efficiency or road safety of the network by proposing multiple accesses.
 - Existing Eliza Avenue and Eleni Avenue are local access roads and have capacity to service traffic generated by the proposed development as they service limited surrounds only.
 - Total of 176 vehicle movements will be generated with maximum of 18 vehicle movements per hour. All of these will distribute on all existing roads and thus makes it more safe and compliant to absorb the generated traffic.

E6.0 Parking and Access Code

Clause E6.6.3 – Number of Motorcycle Parking Spaces

Acceptable Solution
A1 - The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky

goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced

Performance Criteria

P1 - The number of on-site motorcycle parking spaces must be sufficient to meet the needs of likely users having regard to all of the following, as appropriate:

- (a) motorcycle parking demand;
- (b) the availability of on-street and public motorcycle parking in the locality;
- (c) the availability and likely use of other modes of transport;
- (d) the availability and suitability of alternative arrangements for motorcycle parking provision.

Proposal

The proposal generates a motor cycle parking requirement of 3 spaces.

The proposal does not provide any on-site motorcycle parking. The proposal does not provide any information that demonstrates likely need.

The proposal does not provide any commentary or evidence to support a reduced motorcycle parking demand and given the proposed use and scale of the proposal, it is not considered to achieve the Performance Criteria of this Code.

However, the proposal is considered to be capable of complying with the acceptable solution and could reasonably provide the motorcycle parking sought by the planning scheme and on this basis, it is recommended that the proposal could be supported via the inclusion of a condition on any permit issued which requires the provision of at least 3 motorcycle parking spaces to be incorporated into the detailed design parking layout. Such a condition would result in the proposal achieving compliance with the acceptable solution.

Note: a consequential condition is also recommended in relation to the design of any location of the motorcycle parking which is set out in E6.7.9 below.

E6.0 Parking and Access Code

Clause E6.7.9 – Design of motorcycle parking areas

Acceptable Solution

A1 - The design of motorcycle parking areas must comply with all of the following:

- (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;
- (b) be located within 30 m of the main entrance to the building.

Performance Criteria

P1 - The design of motorcycle parking areas must provide safe, obvious and easy access for motorcyclists having regard to all of the following:

- (a) providing clear sightlines from the building or the public road to provide adequate passive surveillance of the parking facility and the route from the parking facility to the building;
- (b) avoiding creation of concealment points to minimise the risk.

Proposal

The proposal generates a motorcycle parking requirement of 3 spaces, yet the proposal does not provide any on-site motorcycle parking, so there is no parking design which can be assessed against this clause.

The proposal cannot comply with the Performance Criteria for this code as it does not comply with Clause E6.6.3 which relates to the provision of motorcycle parking.

It is recommended that a condition be included in any permit issued to achieve compliance with Clause E6.6.3 and consequently, it is also recommended that a condition be included in any permit issued which ensures the design and location of the motorcycle parking to be provided is done so in accordance with the requirements of the acceptable solution of Clause E6.7.9.

E10.0 Biodiversity Code

Clause E10.7.1 - Buildings and works

Acceptable Solution
A1 – Clearance and conversion or disturbance must be within a Building Area on a plan of subdivision approved under this planning scheme.
Performance Criteria
<p>P1 – Clearance and conversion or disturbance must satisfy the following:</p> <p>(a) if low priority biodiversity values:</p> <ul style="list-style-type: none"> (i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development; and (ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire resistant design of habitable buildings; and/or <p>(b) if moderate priority biodiversity values:</p> <ul style="list-style-type: none"> (i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development; and (ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire resistant design of habitable buildings; and (iii) remaining moderate priority biodiversity values on the site are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values; and (iv) residual adverse impacts on moderate priority biodiversity values not able to be avoided or satisfactorily mitigated are offset in accordance with the Guidelines for the use of Biodiversity Offsets in the local planning approval process, Southern Tasmanian Councils Authority, April 2013 and Kingborough Biodiversity Offset Policy 6.10, November 2023; and/or <p>(c) if high priority biodiversity values:</p> <ul style="list-style-type: none"> (i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development; and (ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire resistant design of habitable buildings; and (iii) remaining high priority biodiversity values on the site are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values; and (iv) special circumstances exist; and (v) residual adverse impacts on high priority biodiversity values not able to be avoided or satisfactorily mitigated are offset in accordance with the Guidelines for

the use of Biodiversity Offsets in the local planning approval process, Southern Tasmanian Councils Authority, April 2013 and Kingborough Biodiversity Offset Policy 6.10, November 2023; and

(vi) clearance and conversion or disturbance will not substantially detract from the conservation status of the biodiversity value(s) in the vicinity of the development.

Proposal

The majority of the subject site (including Lot 555 Alfreds Garden and that part of 67 Village Drive relied upon for the development) is within a Biodiversity Protection Area. A Natural Values Assessment (NVA) (North Barker Ecosystem Services, v1.5, 8 August 2025) submitted in response to a further information request confirms that the subject site contains the following native vegetation communities:

- 0.55 hectares of *Eucalyptus ovata* forest and woodland (DOV), which is a high priority biodiversity value as it is a threatened native vegetation community listed under State legislation;
- 4.07 hectares of *Eucalyptus amygdalina* forest and woodland on sandstone (DAS), which is a high priority biodiversity value as it is a threatened native vegetation community listed under State legislation; and
- 0.1 hectares of *Eucalyptus obliqua* dry forest and woodland (DOB), which is not listed as a threatened native vegetation community and is a low priority biodiversity value.

While DOV also has the potential to be an endangered ecological community under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA), according to the NVA the vegetation on the subject site does not qualify based on the patch size being less than 0.5 ha.

The site also contains the following habitat values:

- foraging and potential nesting habitat for the swift parrot, which is listed as critically endangered under the EPBCA, endangered under the *Threatened Species Protection Act 1999* (TSPA) and a high priority biodiversity value;
- potential foraging habitat for the blue-winged parrot, listed as vulnerable under the EPBCA and a moderate priority biodiversity values;
- potential habitat for the habitat for the Chaostola skipper, which is listed as endangered under the TSPA and a moderate priority biodiversity value; and
- potential habitat for the endangered eastern barred bandicoot, which is listed as vulnerable under the EPBCA and a moderate priority biodiversity value.

The adjacent land at 67 Village Drive also forms part of the application and contains 0.5 hectares of DAS, some of which is relied upon to meet offset requirements (see discussion under the Biodiversity Code).

There are also 43 individual high-very high conservation value trees within a Biodiversity Protection Area, including:

- 5 trees of very high conservation value as they provide potential nesting and foraging habitat and (*E. ovata* or *E. globulus* >70cm);
- 6 trees of very high conservation value as they provide potential nesting habitat (dbh >70cm); and
- 32 trees of high conservation value as they provide potential foraging habitat (*E. ovata* > 40cm).

These trees are all a moderate priority biodiversity value under the Biodiversity Code (Table E10.1).

While there are an additional three (3) trees of high-very high conservation value on or adjacent to the proposed development, these are located outside the Biodiversity Protection Area and are assessed under the relevant zone standards.

The proposed development impacts upon the following high priority biodiversity values, including:

- 0.55 hectares of DOV;
- 1.95 hectares of DAS; and
- 0.1 hectares of DOB.

Of this vegetation, 0.14 hectares of DOV and 0.1 hectares of DAS are also approved for removal under the permit for the adjacent residential aged care facility (DA-2024-286).

The proposal also impacts on the following moderate priority biodiversity values, including:

- Four (4) very high conservation value, including two potential nesting trees (*E. amygdalina* >70cm) and two (2) potential nesting and foraging trees (*E. ovata* >70cm);
- 15 high conservation value providing potential foraging habitat for the swift parrot (*E. ovata* >40cm); and
- loss of ~1.315 hectares of Chaostola skipper habitat, including 0.1 hectares in DOB, 0.3 hectares in DOV, 0.9 hectares in DAS and 0.015 hectares outside native vegetation communities.

One (1) additional tree of high conservation value is proposed for removal in the Inner Residential Zone (Tree 5) and one (1) additional tree of very high conservation value (Tree PV11) is proposed for removal in the Open Space Zone. However, these trees are located outside the Biodiversity Protection Area and only require assessment against the relevant zone standards.

The development also encroaches into the tree protection zones of four (4) very high and two (2) high conservation value trees identified for retention and located within the Biodiversity Protection Area, with encroachment within the acceptable threshold of less than 10% for three (3) of these trees and within the moderate range (10-25%) for three (3) of these trees.

The proposal is unable to meet A1 as there is no building area on the title and the proposal involves the clearance and conversion or disturbance of high and moderate priority biodiversity values. Therefore, it must be assessed against the Performance Criteria P1 (b) and (c).

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

- The proposed development has been designed and located to minimise impacts on priority biodiversity values, in particular individual trees of high-very conservation value, to the extent practicable given the functional requirements of the development and density requirements of the Kingston Green Specific Area Plan.
- The extent of proposed clearing and modification is the minimum necessary to achieve the required BAL and ensure the vulnerable use meets bushfire requirements. Clearing for bushfire has also prioritised the retention of the higher conservation value and healthier trees where possible.
- Remaining moderate priority biodiversity values outside the existing Part 5 Agreement conservation zone are proposed to be retained through development and implementation of an adaptive tree management plan via a Part 5 Agreement.
- Remaining moderate and high priority biodiversity values within the existing Part 5 Agreement conservation zone will continue to be protected in perpetuity consistent with the requirements of the Part 5 Agreement.
- Special circumstances E10.3 (c) are satisfied for the purposes of Clause E10.7.1 P1 (c)(iv), as the extent of proposed removal of high priority biodiversity values on the site is insignificant relative to the extent of that community elsewhere in the vicinity.

- The loss of priority biodiversity values is proposed to be offset via a financial contribution, with the per hectare rate and offset ratios applied to the loss of threatened native vegetation communities and the per tree rate applied to the loss of individual trees of high and very high conservation value providing swift parrot foraging and nesting habitat.

It should be noted that part of the area impacted by the current application is also impacted by the adjacent approved residential aged care facility at Village Drive (DA-2024-286), with the offset for this loss including a combination of a financial contribution for the loss of DOV and an on-site offset for the DAS. The offset calculations provided in the NVA assume the impacts on priority biodiversity values from 67 Village Drive (DA-2024-286) have already occurred and been offset.

However, the current application is separate to the adjacent application which needs to be assessed as a stand-alone application on its own merit and able to be acted upon independent of DA-2024-286.

In view of this, and to avoid double dipping where the same vegetation is offset twice, it is proposed that the offset requirements for this application include a combination of a financial contribution and on-site offset consistent with the permit for DA-2024-286, with the offset established under one application also able to satisfy the offset requirements of the other application to the extent that they overlap.

The outcome of this approach will be a financial contribution for the loss of 0.55 hectares of DOV and 1.85 hectares of DAS and an on-site offset on 67 Village Drive for the loss of 0.1 hectares of DAS. This approach has been discussed with the applicant, and they indicated they were generally agreeable.

Further to this, as discussed in relation to the high conservation value tree provisions in the Inner Residential Zone, there are 43 trees which are affected by both DA-2025-23 and DA-2024-286. Where trees are identified for removal under both applications and their loss requires an offset, the offset paid under one application will satisfy the offset requirements of the other application. This applies to Trees 30, 38, 39, 41 and 155.

The detailed justification for and calculation of the required offsets is discussed in more detail below and can be achieved via a condition of approval.

- Provided impacts are offset and remaining values are retained and appropriately protected, the clearance and conversion or disturbance will not substantially detract from the conservation status of the biodiversity value(s) in the vicinity of the development.

To ensure compliance with the performance criteria, it is recommended that conditions are included in any permit issued limiting clearing, retaining remaining high-very conservation value trees, requiring a Part 5 Agreement to establish the adaptive tree management plan, securing the financial and on-site offsets and requiring appropriate hygiene and tree protection measures during and after construction.

Offset requirements

To meet Council's Biodiversity Offset Policy 6.10 (November 2023), the proposed offset must meet the guidelines in Section 6 of the Policy. Of particular relevance are the special circumstances requirements of the Policy, as distinct from the Scheme and the guidelines relating to financial offsets.

The applicant submits that the offset meets special circumstances 2.8.3 of the Policy, which requires that the extent of proposed removal of the biodiversity values on the site is

insignificant relative to the extent of the values elsewhere on site. Further to this, under Clause 6.3 of the Policy, this special circumstance can only be relied upon where the offset is secured on-site to the extent practicable, with any shortfall in meeting the replacement ratios achieved via another offset option such as financial offset.

In this instance, the development impacts upon 2.5 hectares of high priority biodiversity values, with 2.12 hectares of high priority biodiversity values retained on site under the existing Part 5 Agreement and a further 0.45 hectares required to be retained and protected on 67 Village Drive under a Part 5 Agreement as part of the offset proposal. As the scale of impact is just under 50% of the total area of the values on the site and adjacent land, it is difficult to maintain that this loss is insignificant. However, the proposal does also include the retention of 56% of high and very high conservation value trees in and around the development.

Further to this, the land is subject to the Kingston Green Specific Area Plan (SAP), the purpose of which is to provide diverse housing at densities which maximise the efficient and orderly use of the site. Therefore, consideration of what is 'insignificant' needs to be considered in the context of the Kingston Green SAP. Further to this, under Clause 7.4.2 of the Scheme, where there is a conflict between a provision in a SAP and a provision in a zone or a code, the SAP provision prevails. In view of this, in this instance it is accepted that the extent of loss is insignificant relative to what is being retained on the site and it is not practicable in the context of the SAP to secure any of the offset on-site.

In relation to the acceptability of a financial offset, Clause 6.13 of the Offset Policy states that financial offsets are only appropriate where there is no opportunity for a viable on-site or off-site offset or the scale of the loss is small. While the scale of the loss is not considered small, it is accepted that there is no opportunity for an on-site or off-site offset in this instance and a financial contribution is appropriate. Therefore, a financial contribution is accepted as appropriate for the majority of the offset.

To calculate the offset requirements and ensure they are consistent with Council's Biodiversity Offset Policy 6.10 (November 2023), an examination of the individual values lost, the values proposed to be retained and protected as an offset, and the relevant replacement ratios in the Biodiversity Offset Policy is also required. Table 1 below summarises the impacts on each value, the offset required based on the replacement ratios and the extent to which the proposed offset achieves the required offsets on-site or via a financial contribution.

As some of the vegetation on the site supports multiple values, some of which are a high priority and some of which are a moderate priority, calculating the offset and replacement ratios is complex. For example:

- the area of DOV is a high priority biodiversity value as it is a threatened native vegetation community. However, it also contains habitat for the Chaostola skipper and individual trees which provide potential foraging habitat for the blue-winged parrot and swift parrot, and potential foraging and nesting habitat for the swift parrot;
- the area of DAS is a high priority biodiversity value as it is a threatened native vegetation community. However, it also contains habitat for the Chaostola skipper and individual trees which provide potential nesting habitat for the swift parrot and blue-winged parrot; and
- the area of DOB is not a high or moderate priority biodiversity value as it is not a threatened native vegetation community, however it contains habitat for the swift parrot, blue-winged parrot and Chaostola skipper, which are a moderate priority biodiversity value.

It is important to ensure the loss of each biodiversity value is offset in accordance with Policy 6.10 but there is no double dipping where values are counted twice.

Calculating the offset is also made more complex by the fact that some vegetation can be classified as significant habitat or on an individual tree basis. In this instance, the vegetation providing foraging and/or nesting habitat is appropriately classified on an individual tree basis, as they do not meet the threshold for significant habitat (a high priority biodiversity value).

The calculations in Table 1 factor in all of this complexity as well the over-lap between vegetation impacted and requiring offsetting as part of DA-2025-23 and vegetation approved for removal and requiring offsetting as part of DA-2024-286.

Table 1 – Offset calculation in accordance with Council Policy 6.10

Value	Extent / number	Impact	Retained	Offset Required	Offset Value	Comments
DAS with Chaostola skipper habitat (<i>Gahnia radula</i>) outside overlapping HMA with 67 Village Drive	3.97ha of DAS with 3ha of <i>Gahnia radula</i> on Lot 555	1.85ha with 0.8ha of <i>Gahnia radula</i>	2.12ha under the existing Part 5 (unable to contribute to offset)	10.175ha based on a ratio of 5.5:1 and a rate of \$13,650/ha (including a multiplier of 0.5 for the loss of Chaostola skipper habitat)	\$146,396.25	This offset is independent of DA-2024-296.
DAS with Chaostola skipper habitat (<i>Gahnia radula</i>) inside overlapping HMA with 67 Village Drive	0.1ha of DAS with <i>Gahnia radula</i> on Lot 555 0.5ha on 67 Village Drive	0.1ha with <i>Gahnia radula</i>	0.5ha on 67 Village Drive	0.6ha based on a ratio of 6:1 (including a multiplier of 0.5 for the loss of Chaostola skipper habitat)	Protection and improvement of ~0.495ha of DAS, plus a minimum of 1ha to be rehabilitated and replanted, totalling 1.495ha on 67 Village Drive	While the total on-site offset area exceeds the extent of the offset required, the offset only partially protects the same values as impacted and has a high risk of failure. Consistent with Policy 6.10, where values are not like for like and there is a high risk of failure, the offset ratios are increased to ensure a net conservation outcome is achieved. Achieving this offset will also meet the requirements of Condition 2 (a) of DA-2024-286.
DOV with of Chaostola skipper	0.55ha of DOV with 0.3ha of	0.55ha with 0.3ha of <i>Gahnia</i>	Nil	3.474ha based on a ratio of 6.5:1	\$39,837.52 + \$7,582.58 =	This offset can be reduced by \$12,285 where

Value	Extent / number	Impact	Retained	Offset Required	Offset Value	Comments
habitat, including the overlapping HMA with 67 Village Drive	<i>Gahnia radula</i>	<i>radula</i>		for 0.449ha and 5.5:1 for 0.101ha (based on variation in condition) and rate of \$13650/ha (including a multiplier of 0.5 for the loss of Chaostola skipper habitat and including DOV also approved for removal under DA-2024-286)	\$47,420.10	the offset required under Condition 2 (b) of DA-2024-286 has been paid. Conversely, the amount required to be paid under Condition 2(b) of DA-2024-286 can be reduced by \$12,285 if this offset has been paid.
Chaostola skipper habitat in DOB or outside native vegetation communities	0.1ha in DOB and 0.015ha outside native vegetation communities, totalling 0.115ha	0.115ha of <i>Gahnia radula</i>	Nil	Adequately offset through multipliers applied above.	Nil	N/A
High and very high conservation value trees	43 with 11 trees of very high conservation value and 32 trees of high conservation value	19, with 4 very high and 15 high.	24	On a per tree basis at a rate of \$570/tree of very high conservation value and \$340/tree of high conservation value	\$2,280 for the loss of 4 very high conservation value trees \$5100 for the loss of 15 high conservation value trees Totalling \$7,380	An additional high conservation value tree located outside the Biodiversity Protection Area is offset under the applicable zone standards. Where trees are approved for removal under both DA-2025-23 and DA-2024-286 and their loss requires an offset, the offset paid under one application will satisfy the offset requirements of the other application. This applies to Trees 30, 38, 39, 41 and 155.

Note: The Council calculation of the financial contributions vary somewhat from those calculated by North Barker Ecosystem Services (NBES) in their addendum to the NVA dated 9 July 2025. This variation is a result of:

- NBES not factoring the loss of Chaostola skipper habitat into their replacement ratios;
- the replacement ratio for DAS being calculated as 6:1 by NBES rather than 5:1 as per the Offset Policy; and
- Council excluding the loss of 0.1ha of DAS from the financial offset calculations, as this requires on-site offsetting on 67 Village Drive.

As a result of the above, the total financial offset calculated by Council is \$201,536.35 compared to \$199,025.10 calculated by NBES. The applicant was advised of this variation. The applicant was also aware that this offset could have been reduced with an alternative design with development at a higher density to enable retention of additional vegetation on site. Notwithstanding, the proposed extent of impact and associated offset meets the requirements of the Scheme, taking into consideration the Kingston Green SAP.

2.5 Public Consultation and Representations

The application was advertised in accordance with the requirements of section 57 of the *Land Use Planning and Approvals Act 1993* (from 13 September 2025 to 26 September 2025). Six (6) representations were received, however only five (5) were received during the public exhibition period. Of the five (5) received during the advertising period, one (1) was in support of the proposal and four (4) were objecting to the proposal. The following issues were raised by the representors:

2.5.1 Traffic and safety

Concerns were raised related to the increase in car movements/traffic volumes created by the development. The representors established that Alfreds Garden is serviced by narrow one way roads. They were concerned that the current cul-de-sac would become a through road, resulting in a reduction of amenity for the neighbourhood, currently a quiet residential area. The impacts to the existing road conditions, through congestion, noise and safety impacts were raised. The representor asks that Council carefully consider the traffic, safety, and amenity impacts on existing residents before determining the application.

The representor also was unable to locate the traffic engineering design within the advertised documents. However, the civil plans were included in the advertised set, as well as a Traffic Impact Assessment (TIA).

Response:

The Council road will be extended to create turning heads at the end of Eleni Avenue and Eliza Avenue. The internal road is a driveway, and not a public road. The application was accompanied by a Traffic Impact Assessment (TIA) (Midson Traffic, December 2024) which has comprehensively assessed these matters in accordance with the Department of State Growth's Traffic Impact Assessment Guidelines (2020) and the Kingborough Interim Planning Scheme 2015 (Codes E5.0 and E6.0). Key findings relevant to this representation are summarised below:

(a) Traffic Volumes and Road Capacity

- The development of 44 Independent Living Units (ILUs) is expected to generate approximately 176 vehicle movements per day, with a peak of 18 vehicles per hour (two-way).

- This level of generation is low and consistent with the existing residential character of the surrounding area.
- The TIA confirms there is sufficient spare capacity in Eliza Avenue, Eleni Avenue, and Alfreds Garden to absorb the increase in daily and peak-hour traffic without compromising traffic flow or safety.

(b) Road Hierarchy and Function

- Eleni Avenue and Eliza Avenue are local access roads, designed to cater for low-speed, low-volume traffic typical of residential environments.
- The proposed development maintains this function. The additional traffic will remain well within the practical capacity of local access roads, which can typically accommodate up to 1,000–2,000 vehicles per day depending on geometry and width.

(c) Safety Considerations

- Crash data obtained from the Department of State Growth for the past five years (2019–2024) recorded no reported crashes within Alfreds Garden, Eleni Avenue, or Eliza Avenue.
- Given the low-speed environment (50 km/h or less) and the modest traffic increase, the TIA concludes there will be no adverse safety impacts.

(d) Noise and Amenity

- The incremental increase of approximately 18 vehicles per hour during peak periods is insufficient to result in any measurable change in traffic noise levels.
- The overall residential nature of traffic generated (private vehicles at low speeds) aligns with the existing environment and is not expected to reduce neighbourhood amenity.

(e) Access and Circulation

- The TIA notes that connections via Eliza Avenue and Eleni Avenue provide secondary connectivity and improved internal circulation, including for emergency and service vehicles.
- These connections are not anticipated to create a high-volume “through route” but rather to facilitate localised access within the development precinct.

2.5.2 Proposed road alignment and location of the turning area

Concerns were raised in relation to the proposed road alignment and the internal turning area for large vehicles within the site. The representor identified safety risks, loss of privacy and amenity and parking concerns as key concerns with the location of the proposed turning head.

Response:

The Traffic Impact Assessment (TIA) prepared by Midson Traffic (December 2024) assessed vehicle circulation, access safety, and compliance with design standards under AS2890.1:2004 (Parking Facilities) and Codes E5.0 (Road and Railway Assets Code) and E6.0 (Parking and Access Code) of the Kingborough Interim Planning Scheme 2015.

Key points relevant to this representation are summarised below:

(a) Safety and Vehicle Manoeuvring

- The turning area has been designed to accommodate a Medium Rigid Vehicle (MRV), the standard size used for garbage collection and service access.
- The swept path analysis confirms that these vehicles can safely enter, turn, and exit the site in a forward direction without encroaching beyond the defined roadway.
- The internal road and turning head comply with AS2890.1 minimum design requirements, including safe clearance from boundaries and sufficient width for two-way circulation (6 m road width).

(b) Privacy and Amenity

- The turning head is located within the internal road network, not a public street, and will experience very limited traffic—mainly from service vehicles or occasional visitor manoeuvres.
- Given the low traffic generation rate (only 18 vehicles per hour at peak across the whole development), the frequency of vehicle movements at this turning point will be very low.
- Lighting and noise impacts from occasional turning movements are unlikely to be noticeable beyond normal residential levels.
- Landscaping or fencing within the development can be incorporated to mitigate any perceived overlooking or light spill toward adjoining properties, if required by Council through permit conditions.

(c) Parking Use of the Turning Area

- The turning area has been designed and clearly marked for vehicle manoeuvring, not for resident or visitor parking.
- The TIA confirms the site includes adequate on-site parking — one space per unit and 15 visitor spaces (total = 59), which exceeds the Planning Scheme requirement of 55 spaces.
- With parking demands fully met elsewhere on site, informal parking within the turning head is neither necessary nor encouraged. Council will reinforce this through a condition of approval of signage (e.g., “No Parking – Turning Area”).

A condition is recommended for inclusion in any permit issued requiring landscaping and attenuation to minimise light spill from traffic using turning head onto adjoining properties.

A condition is recommended for inclusion in any permit issued requiring signage be provided to direct traffic from stopping in the turning head (e.g., “No Parking – Turning Area”).

2.5.3 Location of access connection between 555 Alfreds Garden and 67 Village Drive

Representations raised concerns about the certainty in location of the proposed private access roadway connecting the 555 Alfreds Garden site and 67 Village Drive site

(identified on the proposal plans as Road D) and the potential traffic generation through Lot 67.

Response:

The internal road is a driveway, and not a public road. The application was accompanied by a Traffic Impact Assessment (TIA) (Midson Traffic, December 2024). This detailed assessment by a suitably qualified person concluded that the proposed development satisfies the requirements of the Planning Scheme. "Based on the findings of this report the proposed development is supported on traffic grounds" (p.17).

However, it is acknowledged that no equivalent connecting road has been provided for in the existing Aged Care planning permit on the 67 Village Drive, this gives rise to uncertainty in the operation, use and location of this access way that is not sufficiently addressed through the current proposal as potential traffic generation and impacts cannot be effectively considered.

As a future application will be required to provide for the internal road access on the 67 Village Drive site, is considered appropriate that the entire connecting road (including proposed Road D) be considered as a complete access in a future application, which will allow appropriate consideration and management of traffic movement and traffic generation impacts.

On this basis, it is recommended that a condition be included in any permit issued to remove proposed Road D from the proposal plans, civil plans, landscaping concept plans and any other plans referencing the proposed Road D.

2.5.4 Natural Values – conservation of trees (out of time submission)

One representation was received raising concerns about the loss of swift parrot habitat and submitting that the trees are more important than the proposal and ought not to be removed.

Response:

It is acknowledged that the proposal does rely upon the removal of 21 high or very high conservation value trees which provide potential habitat for the swift parrot. It is also acknowledged that a lower density of development, or conversely a higher density over a smaller area, may allow the retention of additional trees. However, it is not possible to develop the site without some loss of habitat. Taking into consideration the zoning of the land as Inner Residential, the Kingston Green Specific Area Plan and the requirements of the zones and Biodiversity Code in relation to tree removal and offsets, the proposed level of tree removal is considered to meet the planning scheme requirements and there are insufficient planning grounds to prioritise the retention of the trees over the development.

2.5.5 Provision of aged care services

One representation was received which supported the proposal as providing a significant community benefit and responding to needs within the Kinborough council area for well-designed and accessible accommodation options for older residents.

Response:

It is acknowledged that the proposal would provide a community benefit given the strong need for suitable independent living accommodation options in a central location to support Kingborough's aging population which is consistent with the strategic planning objectives and outcomes sought by the planning scheme.

2.6 Other Matters

2.6.1 Waste collection

It is acknowledged that the proposal will provide for the following:

- each dwelling will include provision for a waste bin stored between the dwelling and the internal private access road and screened from view.
- shared recycling and FOGO bins will be provided at various locations around the development site.

However, given the nature of the proposal and its layout Council will not provide dwelling based waste collection services and private waste collection will be required to service the proposed development.

Standard conditions to be included.

2.6.2 Public footpath access to the site

The proposal is required to provide safe, continuous, and clear pedestrian connections to the site which is not clearly provided for in the proposal plans.

A condition is recommended for inclusion in any permit requiring detailed engineering drawings to be submitted for approval prior to the commencement of any on-site works showing how the development will provide continuous accessible path of travel between the adjoining public footpaths at Eleni Avenue and Alfreds Garden and the principal pedestrian entry points within the site, in compliance with the *Disability Discrimination Act 1992* and the *Disability (Access to Premises – Buildings) Standards 2010*.

2.6.3 Attenuation

Although there are no nearby attenuation areas mapped in GIS, nor any adjoining relevant uses per table E9.1 it is recognised that the site adjoins existing Bunnings and AAD businesses, activities from which can have significant noise generation associated. It is recommended that noise attenuation measures be provided to reduce potential impacts from truck movements at neighbouring businesses.

It is recommended that the designer consider these potential impacts; and advice clause will be added to any permit issued.

2.6.4 Weed management

The Natural Values Assessment (North Barker Ecosystems Services, 8 August 2025) identifies numerous declared and environmental weeds and recognises the need for a project specific weed and hygiene management plan. Consistent with the NVA and in accordance with clause 8.11.3, a condition should be included in any permit issued requiring development and implementation of a weed management plan.

2.6.5 Part 5 Agreements

Bushfire Part 5 Agreement (Dealing No. E167945)

The land is subject to a bushfire Part 5 Agreement. Under Clause 2.2 of this Agreement, the Owner shall not carry out any development or use on Lot 409, except for the purposes of construction and use of the Fire Trail, during the term of this Deed. Under Clause 2.3, this Deed ends when the Fire Trail is relocated from Lot 409 to a new temporary or permanent location in accordance with a certified BHMP endorsed by Council.

The proposed development extends on to Lot 9, with this lot defined under Clause 1.1 g. of the Agreement as that part of the Balance Land hatched on the plan contained in Annexure B of the Agreement.

To address the Part 5 Agreement, the applicant proposed a new Part 5 Agreement providing emergency access over the private road for residents of Eleni Avenue. Following discussions with the Tasmania Fire Service, this approach is generally acceptable subject to conditions being included in any permit issued requiring the new Part 5 Agreement in place of Dealing No. E167945, requiring notification of owners benefiting from Dealing No. E167945 advising them of the changed fire trail arrangements and requiring appropriate signage to be installed at the end of Eleni Avenue and Eliza Avenue advising road users of the end of the public road and providing for emergency access.

Conservation Part 5 Agreement (Dealing No. E167943)

The land is subject to a conservation Part 5 Agreement, which protects 2.12 hectares of high priority biodiversity values in perpetuity through the establishment and maintenance of a conservation zone.

The proposed development is located wholly outside the conservation zone, however:

- stormwater is proposed to be discharged immediately adjacent to the conservation zone boundary. If not appropriately managed, this has the potential to impact on the environmental values of the conservation zone; and
- the Planning Report states CHT would support a condition that would allow Council to form a public pedestrian connection from Eleni Drive through the conservation zone to Coffee Creek if desirable. While there is an existing track, a new section of track would need to be created to link to Coffee Creek. The establishment of this track is contrary to the terms of the current agreement and would require an amendment to the agreement to be provided for.

A revised NVA submitted in response to a further information request assessed the potential impacts of the stormwater discharge on the conservation zone. The assessment confirmed that the proposed overland flow path and outlet location have been designed to align with existing overland flows which lead to Coffee Creek further west. Post-development stormwater flows are also proposed to be limited to pre-development levels through use of detention and flow restriction at the outlet and the water will be treated. This assessment concluded that the discharge of stormwater may increase weeds through the introduction of weed seed, increased water availability and increased nutrients, although this could be managed. To ensure impacts are adequately mitigated it is recommended that any permit issued require all stormwater works to be wholly located outside the conservation zone, with the system designed, installed and maintained in accordance with the engineering drawings required under the permit and ongoing weed management to address any increase in weeds.

In relation to the proposed pedestrian link, establishment of a legal right over the proposed new footpath and existing track within the conservation zone to form a public pedestrian connection from Eleni Drive through the conservation zone to Coffee Creek is supported. It is acknowledged that the construction of a new section of track would need to be created to link to Coffee Creek and the establishment of this track is contrary to the terms of the current agreement.

Notwithstanding, the creation of a legal right of public access over this new section of track is supported as part of this application, with any required amendments to the agreement to enable construction of this track to be resolved at a later date, noting that it is not uncommon for conservation areas to provide for new tracks, providing they are appropriately designed and located to avoid significant values and minimise impacts.

A condition is recommended for inclusion in any permit issued requiring an easement be provided to the satisfaction of council to provide for a proposed pedestrian link.

2.7 External Referrals

2.7.1 TasNetworks

TasNetworks were first referred the application by Council on 30 January 2025. In their initial response on 10 February 2025, TasNetworks confirmed the proposed development is not likely to adversely affect Tas Networks operations.

Throughout the assessment process, a new substation was identified as forming part of this development and is proposed indicatively to be located on the land at Lot 555 Alfreds Garden, as identified on Site Plan (Drg. 2314-DA03 Rev 08). TasNetworks confirmed on 9 September 2025 that it had no objections to the proposed location of the substation. The final siting will be determined to TasNetworks requirements with a setback between 2.5m and 4m from the front boundary.

2.7.2 TasWater

Council first referred the application to TasWater on 17 February 2025 and TasWater on 9 September 2025 provided Council with its TasWater Submission to Planning Authority Notice which outlines conditions to be applied to any planning permit given by Council, pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(1).

2.7.3 Tasmania Fire Service (TFS)

TFS has been consulted in the process of preparing the Bushfire Hazard Management Plan and Emergency Strategy and have provided endorsement for the Emergency Management Strategy.

Additionally, TFS have provided confirmation of issues relating to the existing emergency access arrangements under the existing Part 5 Agreement, which is outlined in the Bushfire Part 5 Agreement (Dealing No. E167945) section of this report.

3. CONCLUSION

The proposal involves development which is categorised as discretionary under the planning scheme. It also relies on the performance criteria to comply with applicable standards.

The proposal is assessed as satisfying the performance criteria and complies with those standards.

The proposal is assessed as complying with all other relevant use and development standards in the Inner Residential Zone, the Urban Mixed Use Zone, Open Space Zone and the Kingston Green Specific Area Plan, as well as the applicable standards of the Bushfire Prone Areas code, Potentially Contaminated Land code, Road and Railway Assets code, Parking and Access code, Stormwater Management code, Biodiversity code and Inundation Prone Area code.

The application was publicly advertised for the statutory 14 day period and 6 representations were received, noting only 5 of these being received within the statutory and have been addressed in this report. It is concluded that the proposal is consistent with the planning scheme's zone purpose statements, specific area plan purpose statements and relevant code purpose statements and is satisfactory.

4. RECOMMENDATION

That the Planning Authority resolves that the development application for a retirement village consisting of 44 independent living units, communal building and associated works and boundary adjustment of two road lots (CT 160507/1003 and CT 176913/700) and lot

555 Alfreds Garden at Lot 555 Alfreds Garden and 67 Village Drive, Kingston and road lots CT 160507/1003 and CT 176913/700 for Christian Homes Tasmania 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-2025-23 and Council Plan Reference No. P10 and P11 submitted on 11 September 2025.

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 approval of an 'Application for Approval of Planning Start of Works Notice', to offset the loss of moderate and high priority biodiversity values, the following offset package must be secured and implemented:
 - (a) The protection of a minimum of 1.495 hectares as 'secure conservation land' under Part 5 of the *Land Use Planning and Approvals Act 1993* for the loss of 0.1 hectares of *Eucalyptus amygdalina* forest and woodland on sandstone and 0.1228 hectares of *Chaostola* skipper habitat. This Part 5 Agreement must:
 - (i) Verify the location and extent of the 1.495 hectare conservation zone, which must:
 - a. be located at the southern end of 67 Village Drive Kingston
 - b. encompass all remaining *Eucalyptus amygdalina* forest and woodland on sandstone as shown in Figure 4 of the Natural Values Assessment (North Barker Ecosystem Services, v1.4, 5 February 2025); and
 - c. include remaining *Chaostola* skipper habitat and individual trees of high and very high conservation value and their associated tree protection zones to the extent practicable.
 - (ii) Provide for the protection for all native vegetation and habitat values within the conservation zone in perpetuity.
 - (iii) Include a baseline vegetation condition assessment of the DAS.
 - (iv) Include a 5-year Conservation Management, Rehabilitation and Weed Management Plan for the conservation zone, to ensure that environmental values are managed for their long term survival while providing for and enhancing passive recreation outcomes outside the conservation zone. The plan must be prepared by a suitably qualified person and include:
 - a. detailed management prescriptions to ensure that environmental values are managed for their long term survival, including but not limited to: retention, protection and improvement of native vegetation communities and threatened species habitat; weed management; rehabilitation and revegetation, including provision of *Chaostola* skipper habitat and maintenance of ground cover within the Waterway and Coastal Protection Area; removal of any fill material from within the conservation zone; prohibiting development within or impacting on the conservation zone; providing for compatible recreational uses; limiting vehicular access and track construction; fire management and monitoring and reporting;
 - b. delineation of and signage identifying the conservation zone on the ground; and

- c. a schedule of works with timeframes, details for each action and costings for a minimum of five years;
- (v) be drafted using Council's template Part 5 Agreement; and,
- (vi) be executed and registered on the title prior to commencement of any on-site works and issue of building approval.

All costs associated with drafting and registering this Part 5 Agreement on the title must be borne by the developer.

Please note, planning permits containing a requirement for a Part 5 Agreement are not effective until such time as the Agreement is executed, as specified in s53(6) of the Land Use Planning and Approvals Act 1993. Therefore, the above Agreement must be signed and sealed, and proof of lodgement of the Agreement with the Land Titles Office for registration on the property title provided to Council, prior to the Permit coming into effect and commencement of works. The template, and a checklist for the process of drafting and lodging such an Agreement, may be obtained from Council's planning team.

- (b) Payment of a financial contribution totalling \$201,536.35 for the loss of:
 - (i) 0.55 hectares of *Eucalyptus ovata* dry forest and woodland with Chaostola skipper habitat, requiring a financial contribution of \$47,420.10 to protect 3.474 hectares of equivalent values;
 - (ii) 1.85 hectares of *Eucalyptus amygdalina* forest and woodland on sandstone, requiring a financial contribution of \$146,396.25, to protect 10.175 hectares of equivalent values; and
 - (iii) four (4) trees of very high conservation value and 16 trees of high conservation value, requiring a financial contribution of \$7,720.

This offset must be paid to Council's Environmental Fund and used solely for the protection and management of equivalent biodiversity values within the municipality.

For Advice: In the event that the offset requirements of DA-2024-286 are satisfied, these offsets will also satisfy condition F(a) above and reduce the financial contribution required under condition F(b)(i) above by \$12,285 and (b)(iii) above by \$1,930. Conversely, satisfying this condition will also satisfy condition 2(a) of DA-2024-286 and reduce the financial contribution under condition 2(b) by \$14,215.

3. This permit cannot be acted upon until and unless the existing bushfire Part 5 Agreement on CT 187583/555 (Dealing No. E167945) is concurrently ended and replaced with a new Part 5 Agreement under the *Land Use Planning and Approvals Act 1993* with and to the satisfaction of Kingborough Council which provides emergency access over the internal private road for residents of Eleni Avenue.

The concurrent ending of the existing agreement and new agreement must be executed and registered on the title prior to the permit coming into effect.

Once the new agreement is executed and registered, all parties benefiting from Dealing No. E167945 must be notified in writing of the changed fire trail arrangements.

Prior to the commencement of on-site works, evidence of notification of benefiting parties must be provided to Council.

All costs associated with ending, drafting and registering the Part 5 Agreements on the title and notifying affected parties must be borne by the developer. All terms of this Agreement must be complied with once executed.

Please note, planning permits containing a requirement for a Part 5 Agreement are not effective until such time as the Agreement is executed, as specified in s53(6) of the Land Use Planning and Approvals Act 1993. Therefore, the above Agreement must be signed and sealed, and proof of lodgement of the Agreement with the Land Titles Office for registration on the property title provided to Council, prior to the Permit coming into effect and commencement of works. The template, and a checklist for the process of drafting and lodging such an Agreement, may be obtained from Council's planning team.

4. Prior to the permit coming into effect and the commencement of any on-site works, the owner must enter into a Part 5 Agreement under the *Land Use Planning and Approvals Act 1993* with and to the satisfaction of Kingborough Council to provide for the ongoing retention and adaptive management of trees identified for retention in Council Plan Reference No. P10 submitted on 11 September 2025 and P11 submitted on 11 September 2025 and Condition 6, including Tree PV11.

This Part 5 Agreement must:

- (a) Include a Tree Management Plan developed by a suitably qualified arborist and endorsed by Council which:
 - (i) Includes a tree plan which:
 - a. accurately shows the surveyed location, tree number and tree protection zones of the trees to be retained and protected under this condition relative to the approved development, with an equivalent area to the encroachment to be incorporated into the tree protection zone; and
 - b. includes a table of trees showing the tree ID, species, diameter at breast height and tree protection zone at the time of the preparation of the tree plan;
 - (ii) details ongoing management and maintenance prescriptions including but not limited to:
 - a. demarcation of the tree protection zones through landscaping or other measures to the satisfaction of the Manager Development Services;
 - b. ongoing mulching and watering of retained trees; and
 - c. an inspection schedule to ensure trees and the associated tree protection zones are being appropriately managed and maintained in accordance with the plan, any maintenance pruning is identified and undertaken and any safety risks identified.
- (b) Require the ongoing retention and management of the trees in accordance with the Tree Management Plan.
- (c) Specify that:
 - (i) no felling, lopping, ringbarking or otherwise injuring or destroying of native trees with a diameter >25 cm at 1.4m from natural ground level can take place without:
 - a. the prior written consent of Council;
 - b. the written consent of the landowner; and
 - c. offsetting the loss of these trees to the satisfaction of Council.

- (ii) development, including buildings, structures, fencing, services installation, bushfire hazard management, tree removal and other works, must be designed, located and constructed to:
 - a. minimise the impacts on native trees with a diameter greater than 25cm at 1.4 m from natural ground level;
 - b. demonstrate the trees are able to be retained and any impacts are tolerable, the trees are capable of retention within the context of the development and the development will not compromise the long-term viability or expected life of the trees, unless:
 - i. an assessment by a suitably qualified arborist (AQF Level 5 in Arboriculture and qualified in QTR Assessment or equivalent) confirms the trees are unable to be retained because the health and viability of the trees is such that they represent an unacceptable risk irrespective of the proposed development or the trees are not appropriate for retention due to their poor health and limited viability; and/or
 - ii. based on the advice of an accredited bushfire practitioner, the trees require removal or lopping in order to meet bushfire hazard requirements in a bushfire hazard management plan approved as part of a use or development.
- (d) Be drafted using Council's template Part 5 Agreement.
- (e) Be executed prior to building approval and registered on the title prior to commencement of any on-site works and approval of an 'Application for Approval of Planning Start of Works Notice'.

All costs associated with drafting and registering this Part 5 Agreement on the title must be borne by the developer.

All terms of this Agreement must be complied with once executed.

Please note, planning permits containing a requirement for a Part 5 Agreement are not effective until such time as the Agreement is executed, as specified in s53(6) of the Land Use Planning and Approvals Act 1993. Therefore, the above Agreement must be signed and sealed, and proof of lodgement of the Agreement with the Land Titles Office for registration on the property title provided to Council, prior to the Permit coming into effect and commencement of works. The template, and a checklist for the process of drafting and lodging such an Agreement, may be obtained from Council's planning team.

- 5. The development is approved as a Retirement Village as defined by the Kingborough Interim Planning Scheme 2015. The Community Building must be retained and used for this purpose for the life of the development.
- 6. Approved tree/vegetation removal and modification:
 - (a) Is limited to:
 - (i) 200 trees identified for removal in Council Plan Reference No. P10 submitted on 11 September 2025 and P11 submitted on 11 September 2025 and Appendix E and F of the Natural Values Assessment (North Barker Ecosystem Services, v1.5, 8 August 2025), excluding Tree PV11, which is identified for removal in the plans but must be retained; and
 - (ii) no more than 0.55 hectares of Eucalyptus ovata dry forest and woodland, 0.195 hectares of Eucalyptus amygdalina dry forest and woodland on

sandstone and 0.1 hectares of Eucalyptus obliqua dry forest and woodland within the footprint of the development as shown on the approved plans and the hazard management area as shown in the Bushfire Hazard Management Plan (Castellan Consulting, 24 March 2025, Rev 01), excluding individual trees identified for retention in Council Plan Reference No. P10 submitted on 11 September 2025 and P11 submitted on 11 September 2025 and in Appendix E and F of the Natural Values Assessment (North Barker Ecosystem Services, v1.5, 8 August 2025) and Tree PV11.

- (b) Must not occur prior to building approval, securing the conservation offset and approval of an 'Application for Approval of Planning Start of Works Notice'.

No further felling, lopping, ringbarking or otherwise injuring or destroying of native vegetation or individual trees is approved as part of this planning permit.

7. All remaining trees identified for retention in Council Plan Reference No. P10 submitted on 11 September 2025 and P11 submitted on 11 September 2025, Appendix E and F of the Natural Values Assessment (North Barker Ecosystem Services, v1.5, 8 August 2025) and Condition 6, including Tree PV11, must be appropriately protected during and after construction in accordance with all the recommendations in the Natural Values Assessment (North Barker Ecosystem Services, v1.5, 8 August 2025) and arborist assessment (Tree Pioneers, 23 July 2025). This includes but is not limited to implementation of the following measures:

A. Prior to Construction:

Prior to the commencement of any on-site works (including but not limited to vegetation removal, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings):

- (a) Appointment of a Project Arborist.
- (b) Provision of a tree protection plan by the Project Arborist to the Manager Development Services for trees within the adjacent CT 176913/777. This plan must include details and measures to be undertaken during construction to minimise and mitigate adverse impacts on these trees, in particular Trees 457 and 476.
- (c) Installing vegetation protection and mitigation measures in accordance with Section 9 of the arborist assessment (Tree Pioneers, 23 July 2025), condition 7 A.(b) above, the Engineering Drawings endorsed under Condition 9 and Condition 19.
- (d) Providing certification by the Project Arborist of satisfactory implementation of these tree protection measures to the Manager Development Services prior to the commencement of any on-site works.

B. During Construction:

- (a) Maintaining vegetation protection measures required above for the duration of the construction.
- (b) Ensuring any works to be undertaken inside the tree protection zones are:
 - (i) limited to the extent shown in Council Plan Reference No. P10 submitted on 11 September 2025 and P11 submitted on 11 September 2025 and the Engineering Drawings endorsed under Condition 9.
 - (ii) supervised by the Project Arborist, with works inside the TPZ of Trees 1, 19, 24, 103, 289 and 447 requiring supervision.

- (c) Ensuring roots are pruned square by a suitably qualified person.
 - (d) Ensuring any paths within tree protection zones are constructed above the grade with a permeable surface.
- C. Completion of construction and prior to commencement of the use:
 - (a) Within one (1) month of the completion of construction, unless otherwise agreed by the Manager Development Services in writing, obtaining a written assessment by the Project Arborist of the health of the trees and satisfactorily implementing any recommended remediation measures.
 - (b) Within 28 days of the written assessment required under condition 7 C.(a) being completed, providing to the Manager Development Services written certification by the Project Arborist of satisfactory implementation of the measures identified in condition 7 B. and D.(a) above.
 - (c) Implementation of post-construction tree management measures consistent with the endorsed tree management plan required under condition 4, including mulching and irrigation.
- D. Ongoing post-construction
 - Retention and ongoing management of retained trees in accordance with the Part 5 Agreement and endorsed tree management plan required under condition 4.
- 8. Vegetation protection fencing required under condition 7 must:
 - (a) Be located to delineate the hazard management area, Part 5 conservation zone and exclude the tree protection zones from the works zone, unless the outer edge of works as shown on the endorsed plan are closer, in which case this vegetation protection fencing may be reduced to the minimum amount necessary to allow the works to be completed.
 - (b) Exclude the following from the vegetation protection zones:
 - (i) Machine excavation including trenching.
 - (ii) Machinery movement.
 - (iii) Excavation of silt fencing.
 - (iv) Cultivation.
 - (v) Storage.
 - (vi) Preparation of chemicals, including preparation of cement products.
 - (vii) Parking of vehicles and plant.
 - (viii) Refuelling.
 - (ix) Dumping waste.
 - (x) Placement of fill.
 - (xi) Lighting of fires.
 - (xii) Soil level changes.
 - (xiii) Temporary or permanent installation of utilities and signs.

- (xiv) Physical damage to the trees.
- (c) Be constructed in accordance with the following requirements:
 - (i) Utilise barrier mesh and star pickets fencing unless otherwise approved in writing.
 - (ii) Form a visual and physical barrier.
 - (iii) Be a minimum height of 1.5 metres above ground level.
 - (iv) Include signage clearly marked "Tree Protection Zone - No Entry" on all sides.
- 9. Prior to the commencement of any 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 Bushfire Hazard Management Plan (Castellan Consulting, 24 March 2025, Rev 01)

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) A minimum of 11 visitor parking spaces including signage.
 - (iii) A minimum of 3 motorcycle parking spaces with adequate design complying to section 2.4.7 'Provision of Motorcycles' of AS/NZS 2890.1:2004 parking facilities Part 1: Off-street car parking including signage.
 - (iv) No parking/keep clear' signage for turning bay areas.
 - (v) Pavement details and stormwater drainage.
 - (vi) Traffic calming devices and signage sufficient to achieve a low-speed (10km/h) shared environment within the private road network.
 - (vii) Private Road signage at both entrances from the end of the public roads.
 - (viii) Removal of proposed Road D as shown on the submitted plans.
- (b) Design (including supporting documentation and hydraulic calculations) of the proposed stormwater infrastructure including:
 - (i) Stormwater layout details to service the development.
 - (ii) A stormwater water quality treatment and detention system as required in Table E7.1 of the Kingborough Interim Planning Scheme 2015.
 - (iii) Demonstration that the establishment of overland flow paths will not result in additional works within tree protection zones of retained trees.

- (iv) Demonstration that all stormwater works are wholly located outside the conservation zone identified in Dealing No. E167943 and CT 176913/777.
- (v) Demonstration that post-development stormwater flows into the conservation zone identified in Dealing No. E167943 and CT 176913/777 are limited to pre-development levels through use of detention and flow restriction at the outlet and the water will be adequately treated.
- (c) Detailed Soil and Water Management Plan.
- (d) Detailed lighting plan with attention to landscaped areas and parking and vehicle circulation roadways and pedestrian paths.
- (e) Detailed signage plan confirming the signage to be installed at the end of Eleni Avenue and Eliza Avenue advising road users of the end of the public road and providing for emergency access.
- (f) A cut and fill plan which:
 - (i) details the extent and volume of all cut and fill for all elements of the development;
 - (ii) demonstrates that fill and excavation >1m from natural ground level is appropriately designed and retained; and
 - (iii) specifies the location for the disposal of any excess fill and demonstrates 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.
- (g) A Tree Protection Plan which is consistent with Council Plan Reference No. P10 submitted on 11 September 2025 and P11 submitted on 11 September 2025, Appendix E and F of the Natural Values Assessment (North Barker Ecosystem Services, v1.5, 8 August 2025), the arborist assessment (Tree Pioneers, 23 July 2025) and condition 6, including:
 - (i) the details of individual native trees with a diameter >25cm at 1.4m from natural ground level and their associated tree protection zones relative to all development and works.
 - (ii) trees to be removed and retained consistent with condition 6, including retention of Tree PV11.
 - (iii) the extent of encroachment into tree protection zones, which must not exceed that shown in Council Plan Reference No. P10 submitted on 11 September 2025 and P11 submitted on 11 September 2025 unless accompanied by an arborist assessment which verifies the extent of encroachment is tolerable, confirms the trees are feasible for retention and details any recommended mitigation measures.
 - (iv) tree protection measures consistent with conditions 6 and 9 (g)(iii) above.

Once endorsed the plans will form part of the permit.

10. Prior to the commencement of any on-site works, landscaping plans for the whole site must be submitted for approval by Council's Manager Development Services. The landscape plan must be generally consistent with the Landscape Concept Plan prepared by Playstreet Landscape Architects, be prepared by a suitably qualified person and be at a suitable scale, and indicate the following:

- (a) landscaping and attenuation to minimise light spill from traffic using the turning heads onto adjoining properties;
- (b) outline of the proposed buildings;
- (c) deletion of the road connection to the future Residential Aged Care and Assisted Living Development;
- (d) proposed planting by quantity, genus, species, common name, expected mature height and plant size;
- (e) existing individual trees to be retained and their tree protection zones, consistent with Council Plan Reference No. P10 submitted on 11 September 2025 and P11 submitted on 11 September 2025, Appendix E and F of the Natural Values Assessment (North Barker Ecosystem Services, v1.5, 8 August 2025) and Condition 4;
- (f) exclusion of weeds listed under the *Tasmanian Biosecurity Act 2019* and/or identified as non-declared priority weeds in the Kingborough Weed Management Strategy;
- (g) weed management;
- (h) earth shaping proposals, including retaining wall(s), which must be located outside the tree protection zones of retained trees;
- (i) fencing, paths and paving (indicating materials and surface finish), with all fencing and paving located outside the tree protection zones of retained trees and any paths within tree protection zones of retained trees constructed above the grade with a permeable surface;
- (j) landscaping measures to delineate and protect tree protection zones of retained trees, such as mulched garden beds, large rocks and/or bollards; and
- (k) proposed maintenance program consistent with the tree management plan required under condition 4, including but not limited irrigation and mulching of retained trees.

Once endorsed the plans will form part of the permit.

It is recommended that consideration be given to Council's Landscape Guidelines (Preparing a Landscape Plan), which is available on Council's website.

11. Prior to the commencement of any onsite works (including demolition and excavation), a Construction Management Plan (CMP) must be submitted to and endorsed by the Manager Development Services. The plan must include (but not limited to):
 - (a) Hours for construction activity in accordance with any other condition of this Permit.
 - (b) Measures to control noise and dust.
 - (c) Storage locations for the stockpiling of fill on site including demonstration that the stockpiling of fill will not encroach into the Tree Root Protection Zones of trees identified for retention in Council Plan Reference No. P10 submitted on 11 September 2025 and P11 submitted on 11 September 2025 and Condition 6, including Tree PV11.
 - (d) 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.

- (e) The specifications and location of vegetation protection measures in accordance with Conditions 7 and 8.
- (f) Weed management measures in accordance with Condition 12, including the location of a vehicle washdown facility.
- (g) Measures relating to removal of hazardous or dangerous material from the site, where applicable.
- (h) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises.
- (i) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site.
- (j) Measures to ensure that sub-contractors / tradespersons operating on the site are aware of the contents of the Construction Management Plan.
- (k) Contact details of key construction site staff.
- (l) Staging of works, including site establishment and mobilisation.
- (m) 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.

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

12. Due to the presence of environmental weeds, prior to the commencement of any on-site works, a Weed Management Plan developed by a suitably qualified person and to the satisfaction Council's Manager Development Services must be submitted. This Plan must include:
 - (a) timeframes and methods of primary and follow up treatment for all declared and environmental weeds on site;
 - (b) measures to manage any new weed infestations, including but not limited to weeds arising from the discharge of stormwater adjacent to the conservation zone;
 - (c) weed hygiene measures required to ensure the risk of the spread of weeds from the site during clearing and construction is minimised; and
 - (d) an implementation, monitoring and reporting plan for a minimum of five years (including actions and timeframes), with ongoing follow-up and monitoring required for the life of the development.

When endorsed, this Plan will form part of the Permit.

Primary treatment of all weeds is required in accordance with this Plan and to the satisfaction of the Manager Development Services prior to the commencement of on-site works.

Ongoing weed management must be undertaken in accordance with this Plan for the life of the development.

13. Prior to the commencement of on-site works, including vegetation removal or modification, demolition, construction, excavations, placement of fill, delivery of building/construction

materials and/or temporary buildings, an 'Application for Approval of Planning Start of Works Notice' must be lodged with Council's Planning Department.

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

14. External colours and finishes must be substantially in accordance with the endorsed plans and must retain unity with the existing development. Changes to the external finishes must not be made without the written approval of the Manager Development Services. Post-construction, any required re-finishing, or maintenance and repair of external finishes must be like for like unless otherwise approved in writing by the Manager Development Services.
15. Individual driveways for dwellings which are identified as concrete driveways in the endorsed plans must be stamped concrete of a Gun Metal shade (or equivalent) in accordance with Table F1.4 of F1.0 Kingston Green Specific Area Plan to the satisfaction of the Manager Development Services.
16. Frontage fencing and fencing around private open space must be timber picket fencing a minimum of 900mm and maximum of 1.2m in height.
17. Ongoing use and development must be in accordance with the certified Bushfire Hazard Report and the associated Bushfire Hazard Management Plan (Castellan Consulting, 24 March 2025, Rev 01) and Emergency Management Strategy (3 February 2025, Revision 01).

For Advice: Documentation submitted for building approval must demonstrate consistency with these measures, including:

- the extent of the hazard management area and associated separation distances;
 - construction to BAL-12.5 for Units 7-14, 21-24, 29-32, 35-44 and the community hub building;
 - construction to BAL-29 for Units 1-6, 15-20, 25-28 and 33-34; and
 - demonstration that any non-combustible decks are capable of being located within the required separation distances and do not rely upon any additional vegetation removal or modification.
18. All waste material generated by the development or from other sources must be contained in appropriate building waste containers for periodic removal to a licensed disposal site. The receptacle must be of a size to adequately contain the amount of waste generated and must be appropriately located on the subject site and must not impede residential traffic or parking at any time.
 19. Prior to commencement of any on-site works, engineering design drawings for the public road extension and stormwater infrastructure 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 Manager Development Services and comply with:
 - Tasmanian Standard Drawings

- Austroads Standards and Australian Standards
- Australian Rainfall and Runoff Guidelines
- The Bushfire Hazard Management Plan (Castellan Consulting, 24 March 2025, Rev 01)

The Plans must include, but are not limited to:

- (a) Cul-de-sac turning head extensions to Eliza Avenue and Eleni Avenue.
- (b) Cul-de-sac turning heads to be 6.0m radius to lip of kerb and 20m radius to face of kerb to transition back to existing kerb.
- (c) Cul-de-sac turning heads to incorporate barrier kerb and channel.
- (d) Kerb ramps on both Eliza Avenue and Eleni Avenue.
- (e) Footpath extension around the Cul-de-sac turning heads.
- (f) A continuous accessible path of travel between the adjoining public footpaths at Eleni Avenue and Eliza Avenue and the principal pedestrian entry points within the site, in compliance with the Disability Discrimination Act 1992 and the Disability (Access to Premises – Buildings) Standards 2010.
- (g) Relocated fire hydrants consistent with Council Plan Reference No. P11 submitted on 11 September 2025 and the Bushfire Hazard Management Plan (Castellan Consulting, 24 March 2025, Rev 01).
- (h) Design (including supporting documentation and hydraulic calculations) of the proposed stormwater infrastructure including:
 - (i) Longitudinal section details.
 - (ii) A stormwater quality and detention system that achieves the acceptable stormwater quality and quantity targets, required in Table E7.1 of the Kingborough Interim Planning Scheme 2015.
 - (iii) The reticulated stormwater system sized to accommodate at least the estimated 5% AEP flow based on a future fully-developed catchment.
 - (iv) Overland flow paths sized to accommodate the estimated 1% AEP (Annual Exceedance Probability) flow based on a future fully-developed catchment.
- (i) A Tree Protection Plan consistent with Council Plan Reference No. P10 submitted on 11 September 2025 and P11 submitted on 11 September 2025, Appendix E and F of the Natural Values Assessment (North Barker Ecosystem Services, v1.5, 8 August 2025), the arborist assessment (Tree Pioneers, 23 July 2025) and condition 6, including:
 - (i) the details of individual native trees with a diameter >25cm at 1.4m from natural ground level and their associated tree protection zones relative to all development and works;
 - (ii) the extent of encroachment into tree protection zones, which must not exceed that shown in Council Plan Reference No. P10 submitted on 11 September 2025 and P11 submitted on 11 September 2025; and
 - (iii) tree protection measures consistent with condition 6, including the tree protection plan by the Project Arborist detailing the management of trees in CT 176913/777 during construction, in particular Trees 457 and 476.

Once endorsed the plans will form part of the permit.

20. A Council fee of 2% of the estimated value of the civil engineering construction works (including GST, provisional items and contingencies) for the development or the current minimum fee, whichever is the greater, must be paid at the time of submission of the engineering design plans for approval. The actual amounts payable shall be based on the rates adopted by Council and prevailing at the time of payment.
21. Prior to the commencement of the use, a Waste Management Plan for private collection must be prepared to the satisfaction of the Manager Development Services. Once satisfactory, the plan will be endorsed and must be implemented to the satisfaction of the Manager Development Services. The Plan must provide the following details of a regular private waste (including recyclables) collection service for the development including:
 - (a) The type/s and number of waste bins.
 - (b) Screening of bins.
 - (c) Type/size of trucks.
 - (d) Frequency of waste collection.
 - (e) Hours of collection (to comply with EPA Regulations).

The endorsed Waste Management Plan must not be amended without prior written consent of the Manager Development Services.

22. All existing sewer and stormwater authorities supply infrastructure traversing the existing lots, must be removed and/or replaced as necessary with all associated costs borne by the applicant. The requirements of the relevant service authorities must be strictly complied with by the applicant.
23. Underground power and telecommunication services must be extended in accordance with the public road lot extension on the endorsed plan of subdivision in accordance with the requirements of TasNetworks and the telecommunications authority requirements.

The underground cabling and street lighting design including annual operating costs must be submitted to Council for approval as part of the engineering plan approval.

24. The applicant must lodge a maintenance bond and bank guarantee of 10% of the total contract sum including GST of the public road and stormwater extension works to cover the satisfactory rectification of all defects and defective works during the statutory 52 weeks maintenance period. The bond must be lodged prior to the issue of Certificate of Practical Completion for the public stormwater infrastructure.
25. At practical completion and the satisfactory completion of all mandatory audit inspections for each approved stage of the subdivision works the supervising engineer must:
 - (a) Request a joint on-site practical completion inspection with the Council's authorised representative;
 - (b) Provide written confirmation that the works have been substantially completed in accordance with the Council approved plans and specifications and that the appropriate levels of quality and workmanship have been achieved;
 - (c) Provide a copy of relevant documentation that all requirements have been carried out as applicable by the following:
 - (i) Telecommunication authorities
 - (ii) TasNetworks

- (d) Provide a signed checklist for 'As Constructed' drawings;
- (e) Submit 'As Constructed' drawings in accordance with Council's Survey Brief, certified as correct by a registered land surveyor in accordance with Council's Survey requirements for subdivisions, developments and capital works projects; and
- (f) Provide CCTV inspection and report (by Council approved contractor) of any new public stormwater infrastructure to be taken over by Council.

Council will issue a Certificate of Practical Completion including a minor defects list, upon the successful completion of:

- (a) All mandatory audit inspections;
- (b) Provision of acceptable documentation;
- (c) Practical completion inspection;
- (d) Provision of Bond and Bank guarantees.

26. All works associated with each approved stage of the subdivision must be completed to the satisfaction of the Director Engineering Services prior to the sealing of the Final Plan of Survey by Council for the respective stage. Quality assured contractors may lodge a notice of intent to Council requesting assessment and approval that security be accepted to cover the completion of any outstanding works to enable the sealing of the Final Plan of Survey. The assessment must be in accordance with Council's policy at the time, is subject to an onsite inspection and report by Council's officers. The following must be confirmed in writing:

- (a) That all stormwater mains and associated house connections are constructed and capable of satisfactory operation; and
- (b) That all requirements of the Electricity and Telecommunication agencies and other relevant service authorities have been satisfactorily completed.

Acceptable "As Constructed" drawings must also be provided.

27. All existing and proposed public stormwater pipelines must be provided with all necessary drainage easements and shown on the Final Plan of Survey lodged for sealing.

Specific easements as required by other authorities must also be provided and shown on the Final Plan of Survey lodged for sealing.

28. The satisfactory completion of all public infrastructure for each stage of the subdivision works will be considered achieved when:

- (a) A Certificate of Practical Completion has been issued;
- (b) All defects and any defective works have been satisfactorily rectified at the completion of the 52 week maintenance period;
- (c) Council will be entitled to call upon the bond and bank guarantee funds to complete or rectify any outstanding defective works after the expiry of the maintenance period;
- (d) At the end of the statutory 52 week maintenance period, the supervising Engineer must request a joint onsite inspection with the Council's authorised representative to confirm that all outstanding defects and defective works have been satisfactorily completed;

- (e) Upon satisfactory completion of all outstanding defects and defective works Council will issue a notice of satisfactory 'Final Inspection' and the public assets will be taken over by Council;
 - (f) After takeover of the works, it will be the responsibility of the supervising engineer or applicant to request Council to release all Bond and Bank Guarantee monies.
29. Prior to the occupation of the new dwellings, landscaping must be provided in accordance with the endorsed landscaping plan to the satisfaction of the Council's Manager Development Services.
- The landscaping areas shown on the endorsed plans must be used for landscaping and no other purpose and any landscaping must be maintained to the satisfaction of the Manager Development Services.
30. Prior to the commencement of the use, a right of way must be created in favour of Kingborough Council and to the satisfaction of the Manager Development Services to provide for public pedestrian access from Eliza Avenue through the site to the southern end of the subject land to join up with the existing Council public open space lot (CT 171047/202).
31. 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. 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). Payment of Council's fee for sealing the Final Plan of Survey and Schedule of Easements must be made upon submission of plans.
- C. The approval in this permit is under the Land Use Planning and Approvals Act 1993 and does not provide any approvals under other Acts including, but not limited to Building Act 2016, Urban Drainage Act 2013, Food Act 2003 or Council by-laws.

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

- D. An application for Notifiable Plumbing Work must be lodged with Council before commencing any work.
- E. A drainage design plan at a scale of 1:200, designed by a qualified Hydraulic Designer, showing the location of the proposed sewer and stormwater house connection drains; including the pipe sizes, pits and driveway drainage, must be submitted with the application for Plumbing Permit.
- F. While it is acknowledged that the Developer may not allocate any property address numbers for the proposed units and elect to retain the primary address for the entirety of

the site, as is common practice for retirement villages, the following addressing is suggested for internal purposes to enable effective wayfinding by emergency services:

Lot/Unit No.	Allocated Property Address
'ROAD A' (UNNAMED)	
1	1 [ROAD A], Kingston
2	3 [ROAD A], Kingston
3	5 [ROAD A], Kingston
4	7 [ROAD A], Kingston
5	9 [ROAD A], Kingston
6	11 [ROAD A], Kingston
'ROAD B' (UNNAMED)	
7	2 [ROAD B], Kingston
8	4 [ROAD B], Kingston
9	6 [ROAD B], Kingston
10	8 [ROAD B], Kingston
11	1 [ROAD B], Kingston
12	3 [ROAD B], Kingston
13	5 [ROAD B], Kingston
14	7 [ROAD B], Kingston
15	10 [ROAD B], Kingston
16	12 [ROAD B], Kingston
17	14 [ROAD B], Kingston
18	16 [ROAD B], Kingston
19	18 [ROAD B], Kingston
20	20 [ROAD B], Kingston
21	9 [ROAD B], Kingston
22	11 [ROAD B], Kingston
23	13 [ROAD B], Kingston
24	15 [ROAD B], Kingston
25	17 [ROAD B], Kingston
26	19 [ROAD B], Kingston
'ROAD C' (UNNAMED)	
27	1 [ROAD C], Kingston
28	3 [ROAD C], Kingston
29	5 [ROAD C], Kingston
30	7 [ROAD C], Kingston
31	9 [ROAD C], Kingston
32	11 [ROAD C], Kingston

Lot/Unit No.	Allocated Property Address
33	2 [ROAD C], Kingston
34	4 [ROAD C], Kingston
35	6 [ROAD C], Kingston
36	8 [ROAD C], Kingston
37	13 [ROAD C], Kingston
38	15 [ROAD C], Kingston
39	17 [ROAD C], Kingston
40	19 [ROAD C], Kingston
41	10 [ROAD C], Kingston
42	12 [ROAD C], Kingston
43	14 [ROAD C], Kingston
44	16 [ROAD C], Kingston

These numbers should then be referenced on design and As-Constructed drawings as well as any Strata Plans that may be lodged with Council for approval.

- G. Where new roads are being created (indicated as roads a, b and c in the submitted plans), the subdivider should engage Council to determine the associated nomenclature (ie. road naming). Suitable road names that adhere to the Tasmanian Place Naming Guidelines (Department of Natural Resources and Environment Tasmania, December 2022) should be decided as early as practicable.
- H. No signage has been approved as part of this permit. Any future proposal for signage may be subject to assessment under the planning scheme in operation at the time of submission.
- I. It is recommended that consideration be given to implementing the following noise attenuation measures to reduce potential impacts from truck movements at neighbouring businesses:
 - (a) The outdoor living areas (westerly facing decks) for Units 15 – 20 be provided with acoustic screening; and
 - (b) All glazing in windows and doors for all units be minimum double glazed.
- J. Council notes that the internal road network is proposed to operate as a shared zone. The developer is reminded that Austroads Guide to Road Design (Part 6A) defines a shared zone as a deliberately designed low-speed environment (≤ 10 km/h) incorporating features such as narrowed carriageways, kerb-free treatments, surface differentiation and traffic calming devices. A standard 6m wide carriageway without such features is unlikely to achieve this outcome.

Council also reminds the developer that independent of Planning Scheme requirements, the Disability Discrimination Act 1992 and the Disability (Access to Premises – Buildings) Standards 2010 require provision of continuous and equitable accessible paths of travel from the public domain into and through the development.

The developer should ensure these requirements are fully addressed at the detailed design stage to avoid future compliance issues.

- K. TasNetworks advises that the substation will require specific separation distances from customer main switchboard and any flammable structures, clearances from other services, and an easement to be established. TasNetworks encourages the applicant to submit an application at their earliest convenience via the website portal to discuss detailed design requirements.

ATTACHMENTS

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

Public Copy

Assessment Checklist for Development Applications for Use and/or Development within the Inner Residential Zone

Special Provisions: 9.3.1 Minor Boundary Adjustment

(a) No Additional lots are created	Proposal is to increase the size of the road lots to enable a cul-de-sac head to be created. No additional lots will be created.
(b) There is only minor change to the relative size, shape and orientation of the existing lots	<p>The relative size, shape and orientation of the road lots is only a minor change to allow for a cul-de-sac head to be created. This is the minimum land area required to achieve this outcome.</p> <p>CT 160507/1003 – to increase from 649m² to 769m² (120m²)</p> <p>CT 176913/700 – to increase from 1988m² to 2058m² (70m²)</p> <p>The size of existing Lot 555 will decrease from 4.816ha by 190m². This is only a minor change of size (0.39%) and the change to the relative shape and orientation of the lot is minor.</p> <p><u>Note:</u> the final subdivision plan may require minor changes to allow for required footpaths.</p>
(c) No setback from an existing building will be reduced below the applicable minimum setback requirement	There are no existing buildings on the road lots or on Lot 555.
(d) No frontage is reduced below the applicable minimum frontage requirement; and	The expansion of the road lots by creating a cul-de-sac head will not reduce the frontage of Lot 555 below the applicable minimum frontage in the Inner Residential Zone (Under Clause 11.5.1 P3 - no less than 6m).
(e) No lot boundary that aligns with a zone boundary will be changed.	All lots subject to the application for minor boundary adjustment are in the Inner Residential Zone.

Use Status

Use Class	<p>Residential (Retirement Village)</p> <p>Retirement Village is defined under the KIPS2015 as <i>means use of land to provide permanent accommodation for retired people or the aged and includes communal recreational or medical facilities for residents of the village.</i></p>
Use Status	<p>Retirement Village is a Permitted use in the Inner Residential Zone under Use Table 11.2.</p> <p>However, under Clause 7.4.2 related to the Operation of Specific Area Plans, where there is a conflict between a provision in a specific area plan and a provision in a zone or a code, the specific area plan provision prevails.</p> <p>Retirement Village is Discretionary under F1.0 Kingston Green Specific Area Plan Use Table for the Residential Precinct F1.3.1.</p>

Inner Residential Zone Provisions

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

Clause	Compliance/Comments
Clause 11.3.1 - Non-Residential Use A1 – Hours of operation must be within 8.00 am to 6.00 pm, except for office and administrative tasks or visitor accommodation.	A1 – Not applicable. Use is a residential use.
A2 - Noise emissions measured at the boundary of the site must not exceed the following: (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (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.	A2 – Not applicable. Use is a residential use.
A3 - External lighting must comply with all of the following: (a) be turned off between 6:00 pm and 8:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.	A3 – Not applicable. Use is a residential use.
A4 - Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to 20 vehicle movements per day and be within the hours of: (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12 noon Saturdays; (c) nil on Sundays and Public Holidays.	A4 – Not applicable. Use is a residential use.
Clause 11.3.2 - Visitor Accommodation A1 - Visitor accommodation must comply with all of the following: (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m ² .	A1 – Not applicable. Use is a residential use.

Clause	Compliance/Comments
<p>Clause 11.3.3 – Local Shop</p> <p>A1 - A local shop must comply with both of the following:</p> <ul style="list-style-type: none"> (a) have a gross floor area no more than 100m²; (b) not displace an existing residential use. 	<p>A1 – Not applicable.</p> <p>Use is a residential use.</p>
<p>Clause 11.4.9 – Non-dwelling Development</p> <p>A1 – Non-dwelling development must comply with all of the following acceptable solutions as if it were a dwelling:</p> <ul style="list-style-type: none"> (a) 11.4.2 A1 and A3; (b) 11.4.3 A1 (a) and (c); (c) 11.4.7 A1. 	<p>A1 – Not applicable.</p> <p>Use is a residential use and includes dwellings.</p>
<p>A2 – Non-residential garages and carports must comply with all of the following acceptable solutions as if they were ancillary to a dwelling:</p> <ul style="list-style-type: none"> (a) 11.4.2 A2; (b) 11.4.5 A1. 	<p>A2 – Not applicable.</p> <p>Use is a residential use.</p>
<p>A3 - Outdoor storage areas must comply with all of the following:</p> <ul style="list-style-type: none"> (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas. 	<p>A3 – Not applicable.</p> <p>No outdoor storage areas.</p>
<p>Clause 11.4.2 - Setbacks and building envelope for all dwellings</p> <p>A1 - Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, not less than 3m, or, if the setback from the primary frontage is less than 3m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 2m, or, if the setback from the frontage is less than 2m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the 	<p>A1 – Not applicable.</p> <p>Units 1, 7 and 11 have setbacks closest to the site's frontages to Eleni Avenue and Eliza Avenue. These are greater than 3m from the existing title boundary to the frontage.</p> <p>However, clause F1.5.1.2 of the Kingston Green Specific Area Plan – Building Design establishes more specific frontage setback controls than those specified under clause 11.4.2.</p> <p>Under Clause 7.4.2 related to the Operation of Specific Area Plans, where there is a conflict between a provision in a specific area plan and a provision in a zone or a code, the specific area plan provision prevails.</p> <p>Accordingly, frontages are considered under clause F1.5.1.2 in this assessment checklist.</p>

Clause	Compliance/Comments
<p>same street; or</p> <p>(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.</p> <p>A2 - A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <p>(a) 4m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p> <p>A3 - A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 11.1, 11.2 and 11.3) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 3m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 9.5m above existing ground level; and</p> <p>(b) only have a setback within 1.5m of a side or rear boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser)</p> <p>A4 - No trees of high conservation value will be impacted.</p>	<p>A2 – Not applicable.</p> <p>As per above regarding the provisions of the SAP prevailing over the zone provisions.</p> <p>A3 – Complies</p> <p>A3(a) complies</p> <p>A3(b) is satisfied as there are no buildings or structures located within 1.5m of the side or rear boundary.</p>
	<p>A4 – Does not comply.</p> <p>Of the 292 native trees on and adjacent to the development, all but 10 are located within the Inner Residential Zone, 42 of which are of high-very high conservation value. Of these trees, 198 are proposed for removal, including:</p> <ul style="list-style-type: none"> four (4) very high conservation value trees, including two (2) potential nesting trees (<i>E. amygdalina</i> >70cm) and two (2) potential nesting and foraging trees (<i>E. ovata</i> >70cm);

Clause	Compliance/Comments
	<ul style="list-style-type: none"> • 16 high conservation value trees providing potential foraging habitat for the swift parrot (<i>E. ovata</i> >40cm); and • 178 other native trees which are not of individual high conservation value but form part of threatened native vegetation communities. <p>The development also encroaches into the tree protection zones of three (3) very high and two (2) high conservation value trees identified for retention and located within the Inner Residential Zone, with encroachment within the acceptable threshold of less than 10% for two (2) of these trees and within the moderate range (10-25%) for three (3) of these trees. As the dwelling development impacts on high conservation value trees, it requires assessment against the performance criteria.</p>
<p>Clause 11.4.3 - Site coverage and private open space for all dwellings</p> <p>A1 - Dwellings must have:</p> <p>(a) a site coverage of not more than 65% (excluding eaves up to 0.6m wide); and</p> <p>(b) n/a, only applicable to multiple dwelling.</p>	<p>A1 – Complies.</p> <p>A1(a) – Site coverage is proposed to be approximately 12.6% - this considers 6325m² of roofed buildings on the 5ha site).</p> <p>A1(b) – n/a, only applicable to multiple dwelling.</p>
<p>Clause 11.4.5 - Width of openings for garages and carports for all dwellings</p> <p>A1 - A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</p>	<p>A1 – Not applicable.</p> <p>No proposed garages face the primary frontage.</p>
<p>Clause 11.4.7 - Frontage fences for all dwellings</p> <p>A1 - No Acceptable solution (when not exempt)</p>	<p>A1 – Exempt</p> <p>Proposed frontage fencing will satisfy exemptions under Table 5.6 and will not exceed 1.2m.</p>
<p>Clause 11.4.8 – Waste storage for multiple dwellings</p> <p>A1 - A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations: (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a common storage area with an impervious surface that: (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.</p>	<p>A1 – Not applicable</p> <p>Only applicable to multiple dwellings.</p>
<p>Clause 11.4.9 – Non-dwelling development</p>	<p>A1 – Not applicable</p> <p>Proposal is for residential dwellings.</p>

Assessment Checklist for Development Applications for Use and/or Development within the Urban Mixed Use Zone

Use Status

Use Class	Residential (Retirement Village)
Use Status	Retirement Village is a Discretionary use in the Urban Mixed Use Zone under Use Table 15.2.

Urban Mixed Use Zone Provisions

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

Clause	Compliance/Comments
15.3 Use Standards	
Clause 15.3.1 – Non-Residential Use A1 – Hours of operation must be within: (a) 7.00 am to 9.00 pm Mondays to Fridays inclusive; (b) 8.00 am to 6.00 pm Saturdays; (c) 9.00 am to 5.00 pm Sundays and Public Holidays; except for office and administrative tasks or visitor accommodation.	A1 – Not applicable. Proposed use is residential.
A2 – Noise emissions measured at the boundary of the site must not exceed the following: (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (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.	A2 – Not applicable. Proposed use is residential
A3 – 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 into adjoining private land.	A3 – Not applicable. Proposed use is residential

Clause	Compliance/Comments
<p>A4 – Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to within the hours of:</p> <p>(a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;</p> <p>(b) 8.00 am to 5.00 pm Saturdays;</p> <p>(c) 9.00 am to 12 noon Sundays and Public Holidays.</p>	<p>A4 – Not applicable.</p> <p>Proposed use is residential</p>
15.4 Development Standards for Buildings and Works	
<p>Clause 15.4.1 – Building Height</p> <p>A1 – Building height must be no more than: 10 m.</p>	<p>A1 – Not applicable.</p> <p>No buildings proposed in this Zone.</p>
<p>A2 – Building height within 10 m of a residential zone must be no more than 8.5 m.</p>	<p>A2 – Not applicable.</p> <p>No buildings proposed in this Zone.</p>
<p>Clause 15.4.2 – Setback</p> <p>A1 – Building setback from frontage must be parallel to the frontage and must be no more than: 3 m, if fronting Channel Highway. nil m, if fronting any other street.</p> <p>A2 – Building setback from the General Residential or Inner Residential Zone must be no less than: (a) 3 m; or (b) half the height of the wall, whichever is the greater.</p>	<p>A1 – Not applicable.</p> <p>No buildings proposed in this Zone.</p> <p>A2 – Not applicable.</p> <p>No buildings proposed in this Zone.</p>
<p>Clause 15.4.3 – Design</p> <p>A1 – Building design for non-residential use must comply with all of the following:</p> <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 building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade ;</p> <p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade;</p> <p>(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;</p> <p>(e) incorporate roof-top service infrastructure,</p>	<p>A1 – Not applicable.</p> <p>No buildings proposed in this Zone.</p>

Clause	Compliance/Comments
<p>including service plants and lift structures, within the design of the roof;</p> <p>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</p> <p>(g) not include security shutters over windows or doors with a frontage to a street or public place.</p>	
<p>A2 – Walls of a building facing the General Residential Zone or Inner Residential Zone must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p>A2 – Not applicable.</p> <p>No buildings proposed in this Zone.</p>
<p>Clause 15.4.4 – Passive Surveillance</p> <p>A1 – Building design for non-residential uses must comply with all of the following:</p> <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>A1 – Not applicable.</p> <p>No buildings proposed in this Zone.</p>
<p>Clause 15.4.5 – Landscaping</p> <p>A1 – 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>A1 – Not applicable.</p> <p>No buildings proposed in this Zone.</p>
<p>A2 – Along a boundary with the General Residential Zone or Inner Residential Zone landscaping must be provided for a depth no less than:</p> <p>2 m.</p>	<p>A2 – Not applicable.</p> <p>No buildings proposed in this Zone. It is also considered that landscaping in relation to the 67 Village Drive site where it abounds General Residential Zone or Inner Residential Zoned land has been addressed in the existing permit for DA-2024-</p>

Clause	Compliance/Comments
	286.
<p>Clause 15.4.6 – Outdoor Storage Areas</p> <p>A1 – Outdoor storage areas for non-residential uses must comply with all of the following:</p> <ul style="list-style-type: none"> (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas. 	<p>A1 – Not applicable.</p> <p>No Outdoor Storage Areas proposed in this Zone.</p>
<p>Clause 15.4.7 – Fencing</p> <p>A1 – Fencing must comply with all of the following:</p> <ul style="list-style-type: none"> (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in the General Residential Zone or Inner Residential Zone must be no more than 2.1 m and must not contain barbed wire. 	<p>A1 – Not applicable.</p> <p>No Fencing proposed in this Zone.</p>
<p>Clause 15.4.8 – Residential Amenity</p> <p>A1 – A dwelling must have at least one habitable room window (other than a bedroom) facing between 30 degrees west of north and 30 degrees east of north.</p>	<p>A1 – Not applicable.</p> <p>No dwellings proposed in this Zone.</p>
<p>A2 – The potential for direct overlooking from windows of habitable rooms with a finished surface or floor level more than 1m above natural ground level on one lot to the windows of habitable rooms, balconies, decks and roof gardens on adjacent lots must be avoided or minimised by complying with any of the following:</p> <ul style="list-style-type: none"> (a) have a side boundary setback no less than 3 m; (b) be offset no less than 1.5 m from the windows of habitable rooms on adjacent lots where on the same horizontal lane; (c) have a window seal height no less than 1.5 m. 	<p>A2 – Not applicable.</p> <p>No dwellings proposed in this Zone.</p>
<p>A3 – Outdoor living space must be provided for a dwelling that complies with all of the following:</p> <ul style="list-style-type: none"> (a) be no less than 10 m²; (b) have a width no less than 2 m. 	<p>A3 – Not applicable.</p> <p>No dwellings proposed in this Zone.</p>
<p>A4 – Habitable rooms of dwellings adjacent to streets carrying more than 6000 vehicle per day must be designed to achieve internal noise levels no more than 45 dBa in accordance with relevant</p>	<p>A4 – Not applicable.</p> <p>No dwellings proposed in this Zone.</p>

Clause	Compliance/Comments
Australian Standards for acoustics control, (including AS3671 - Road Traffic, and AS2107 - Habitable Rooms).	
Clause 15.4.9 – Environmental Values A1 – No environmental values will be adversely impacted.	A1 – Does not comply. One (1) tree (Tree 320) located within the Urban Mixed Use Zone on 67 Village Drive requires removal to accommodate the proposed development on Lot 555 Alfreds Garden. There is also one (1) tree of high conservation value located in the Urban Mixed Use Zone (Tree No. 5), where the tree protection zone extends into the subject site. Based on the architectural and civil plans, all buildings and works are located outside this tree protection zone and the tree is therefore not impacted. As all native trees are of environmental value, the proposal requires assessment against the performance criteria.

Assessment Checklist for Development Applications for Use and/or Development within the Open Space Zone

Use Status

Use Class	Residential (Retirement Village)
Use Status	Retirement Village is a prohibited use in the Open Space Zone under Use Table 19.2, however technically there are no buildings or works occurring in the Open Space zone. The only impacts are to trees located within this zone.

Open Space Zone Provisions

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

Clause	Compliance/Comments
19.3 Use Standards	
Clause 19.3.1 Hours of Operation A1 – Hours of operation of a use within 50 m of a residential zone must be within: (a) 8.00 am to 6.00 pm Mondays to Saturdays inclusive; (b) 10.00 am to 4.00 pm Sundays and Public Holidays; except for office and administrative tasks.	A1 – Not applicable. No change in use is proposed within this zone.
Clause 19.3.2 Noise A1 – Noise emissions measured at the boundary of a residential zone must not exceed the following: (a)	A1 – Not applicable. No change in use is proposed within this zone.

Clause	Compliance/Comments
<p>55dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm and 8.00 am;</p> <p>(c) 65dB(A) (LAmax) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	
<p>A2 – External amplified loud speakers or music must not be used within 50 m of a residential zone.</p>	<p>A2 – Not applicable.</p> <p>No change in use is proposed within this zone.</p>
<p>Clause 19.3.3 External Lighting</p> <p>A1 – External lighting within 50 m of a residential zone must comply with all of the following:</p> <p>(a) be turned off between 6:00 pm and 8:00 am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.</p>	<p>A1 – Not applicable.</p> <p>No change in use is proposed within this zone.</p>
<p>Clause 19.3.4 Commercial Vehicle Movements</p> <p>A1 – Commercial vehicle movements, (including loading and unloading and garbage removal), to or from a site within 50 m of a residential zone must be within the hours of:</p> <p>(a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;</p> <p>(b) 9.00 am to 12 noon Saturdays;</p> <p>(c) Nil Sundays and Public Holidays.</p>	<p>A1 – Not applicable.</p> <p>No change in use is proposed within this zone.</p>
<p>Clause 19.3.5 Discretionary Use</p> <p>A1 – No Acceptable Solution.</p>	<p>A1 – Not applicable.</p> <p>It is not a discretionary use.</p>
15.4 Development Standards for Buildings and Works	
<p>Clause 19.4.1 Building Height</p> <p>A1 – Building height must be no more than: 6.5m.</p>	<p>A1 – Not applicable.</p> <p>No building works are proposed within this zone.</p>
<p>Clause 19.4.2 Setback</p> <p>A1 – Building setback from frontage must be no less than: 5 m.</p>	<p>A1 – Not applicable.</p> <p>No building works are proposed within this zone.</p>
<p>A2 – Building setback from a residential zone must be no less than:</p> <p>(a) 3 m;</p> <p>(b) half the height of the wall, whichever is the greater.</p>	<p>A1 – Not applicable.</p> <p>No building works are proposed within this zone.</p>

Clause	Compliance/Comments
Clause 19.4.3 Landscaping A1 – Landscaping along the frontage of a site must be provided to a depth of no less than 2 m.	A1 – Not applicable. No landscaping works are proposed within this zone.
A2 – Along a boundary with a residential zone landscaping must be provided for a depth no less than 2 m.	A2 – Not applicable. No landscaping works are proposed within this zone.
Clause 19.4.4 Fencing A1 – Fencing must comply with all of the following: (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (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.	A1 – Not applicable. No fencing works are proposed within this zone.
Clause 19.4.5 Environmental Values A1 - No environmental values will be adversely impacted.	A1 – Does not comply. The proposal includes the removal of one (1) tree of very high conservation value (Tree PV11) located within the Open Space Zone and impacts on an additional very high conservation value tree (Tree PV8) through encroachment into the tree protection zone. There is also one (1) tree of high conservation value located on adjacent land in the Open Space Zone (Tree PV104), with the tree protection zone extending into the subject site. Based on the architectural and civil plans, all buildings and works are located outside the tree protection zone, and this tree is therefore not impacted. As the proposal adversely impacts on environmental values within the Open Space Zone, it requires assessment against the Performance Criteria. Tree PV11 is proposed for removal to accommodate a proposed internal access road to be constructed to the boundary of 67 Village Drive. However, it would appear that there is an alternative location for this access road which would enable retention of Tree PV11. As discussed elsewhere, the proposed internal access does not connect to any adjacent internal road network and approval of this connection is premature and requires further consideration. In view of this, there is no basis for the removal of Tree PV11. Provided any permit issued excludes the proposed internal access road to the boundary of 67 Village Drive and Tree PV11 is retained, the development has been designed to minimise adverse impacts on environmental values in the Open Space Zone, with encroachment into tree protection zone of Tree PV8

Clause	Compliance/Comments
	<p>less than 10% and minor, which enables retention of the tree.</p> <p>Adverse impacts on Trees PV8 and PV104 can be adequately mitigated through ensuring detailed engineering drawings demonstrate works do not result in additional encroachment into the tree protection zones of these trees and requiring implementation tree protection measures.</p> <p>Conditions are recommended for inclusion in any permit issued requiring the retention of Tree PV11, requiring detailed engineering drawings to demonstrate works do not result in additional encroachment into the tree protection zones of Trees PV8 and PV104 and requiring implementation of tree protection measures during and after construction.</p>

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Assessment Checklist for Use and/or Development within the Kingston Green Specific Area Plan

Use Status


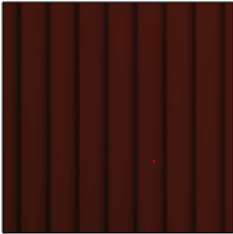



Use Class	Residential (Retirement Village) Retirement Village is defined under the KIPS2015 as <i>means use of land to provide permanent accommodation for retired people or the aged and includes communal recreational or medical facilities for residents of the village.</i>
Use Status	Retirement Village is Discretionary under F1.0 Kingston Green Specific Area Plan Use Table for the Residential Precinct F1.3.1.

F1.0 Kingston Green Specific Area Plan (Residential Precinct)

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

Clause	Compliance/Comments
F1.4 .1 Use Standards for Residential Precinct	
Clause F1.4.1.1 - Location of Use Use must be in accordance with Figures F1.2 and F1.3	Acceptable Solution – Does not comply. The proposal is not directly in accordance with Figures F1.2 and F1.3 which indicate single detached dwellings on separate lots across the full extent of the site 555 Alfreds Garden site. Therefore, the proposal must be considered against the performance criteria.
F1.5 .1 Development Standards for Residential Precinct	
Clause F1.5.1.1 – Location of Development A1 - Development must be in accordance with Figures F1.2 and F1.3.	A1 – Does not comply. The proposal is not directly in accordance with Figures F1.2 and F1.3 which indicate single detached dwellings on separate lots across the full extent of the site 555 Alfreds Garden site. Therefore, the proposal must be considered against the performance criteria.
Clause F1.5.1.2 – Building Design A1 – Front verandahs, porches or patios must: <ul style="list-style-type: none"> (a) Be located within 2.5m of the front boundary; and (b) Have a minimum dimension of 1.8m; and (c) Be accessed directly from an internal living area; and (d) Be enclosed by a permanent roof, shade cloth, pergola or similar climate control. 	A1 – Does not comply. Units 1, 7 and 11 are identified as dwellings to which this provision is relevant as these dwellings are located adjacent to the Eliza and Eleni Avenue frontages of the site. For each of these units, the proposal provides a protruding covered porch area which has a minimum 1.8m dimension and covered awning roof that covers the entry way to each dwelling. The awning structure for Unit 11 is within 2.5m of the frontage, however Unit 1 and Unit 7 are over 2.5m from the front boundary of Eliza and Eleni Avenue and cannot comply with A1.

Clause	Compliance/Comments
<p>A2 - Building materials and finishes must be in accordance with the types of colours, materials and finishes detailed in Figure F1.4.</p>	<p>Therefore, the proposal must be considered against the performance criteria.</p> <p>A2 – Does not comply.</p> <p>Proposed units – two colour variations with timber battens and garage door.</p> <p><u>Variation 1</u></p> <p>Ebony bricks, Woodland Grey Colorbond.</p> <div data-bbox="842 533 1067 757" data-label="Image"> </div> <p>WF01 Adfri Masonary Cored Brick Smooth (col: Ebony) or equivalent</p> <div data-bbox="842 882 1067 1106" data-label="Image"> </div> <p>RF01 Colorbond Standing Seam Roofing, (col: Woodland Grey)</p> <p><u>Variation 2</u></p> <p>Steel bricks, Windspray Colorbond.</p> <div data-bbox="858 1330 1083 1554" data-label="Image"> </div> <p>WF02 Adfri Masonary Cored Brick Smooth (col: Steel) or equivalent</p> <div data-bbox="858 1680 1083 1904" data-label="Image"> </div> <p>RF02 Colorbond Standing Seam Roofing, (col: Windspray)</p>

Clause	Compliance/Comments
	<p><u>Proposed community hub</u></p> <p>Capitol red Bricks, Manor Red colorbond</p> <div><p>WF04 Bowral Bricks, Boral 76 (col: Capitol Red) or equivalent</p></div> <div><p>RF03 Colorbond Standing Seam Roofing, (col: Manor Red)</p></div> <p>The proposed units and communal building have a pitched roof and will be finished with standing seam and hardwood or brick cladding similar to the following:</p> <div><div><p>WF05 Fibre cement lightweight panels, stained to match brickwork</p></div><div><p>Timber Battens Hardwood Timber Battens</p></div></div> <div><p>WF03 Hardwood Timber Cladding, clear sealer</p></div> <p>The application intends to provide garage doors that are lightweight panels/boarding on feature areas (timber batten) with colours to be harmonising with adjacent wall.</p>

Clause	Compliance/Comments
	<p>Downpipes, gutters, aluminium windows and sliding doors are all proposed to be concealed or colour matched with roof or wall colourings of individual structure.</p> <p>The proposal does not directly accord with the types of colours, materials and finishes detailed in Figure F1.4, particularly:</p> <ul style="list-style-type: none"> - Wall colours proposed for the dwellings are more aligned with roof colourings. - Roof colouring for the community hub is not identified in roof colourings. - Individual driveways for dwellings are identified as concrete driveways with no colour finish identified. - Asphalt road is proposed for the internal road network; this is not considered in Figure F1.4. <p>Therefore, the proposal must be considered against the performance criteria.</p>
<p>A3 - Decks or uncovered verandahs built above ground level must be of a permeable surface.</p>	<p>A3 – Not applicable.</p> <p>No decks or uncovered verandahs proposed.</p>
<p>A4 - Dwelling entrances must present to the street by way of a design feature highlighting the front doorway via a clear change in roof alignment and dwelling façade.</p> <p>Clause F1.5.1.3 – Garages and parking</p> <p>A1 - Garages must have a 0m rear setback where accessed from the rear of a property by a laneway</p>	<p>A4 – Complies.</p> <p>This provision is considered to apply to Units 1, 7 and 11 which front the public road.</p> <p>These units each have an articulated, recessed front entry fronting the street and change in roof alignment with timber lined floor rails and pitched soffit to powder coated steel roof protrusions framing doorway.</p> <p>Additionally, the balance of units provide a variety of façade treatments which increase the prominence of the front doorway with hardwood timber cladding located above each doorway.</p> <p>A1 – Not applicable.</p> <p>No garages are accessed from the rear of a property by a laneway.</p>
<p>A2 - Garages or carports, other than rear access garages, must be integrated into the fabric of the dwelling and:</p> <p>(a) The garage door must be recessed to create a shadowline; or</p> <p>(b) an upstairs balcony must project over the garage door to create a shadowline.</p>	<p>A2 – Complies.</p> <p>Garages on all the dwellings are integrated into the duplex dwellings such that each garage door is slightly recessed into the building.</p>
<p>A3 - Except where accessed from the rear of a property by a laneway, double width garages must have a central column with two single width doors.</p>	<p>A3 – Not applicable.</p> <p>No double width garages are proposed.</p>
<p>Clause F1.5.1.4 – Fences</p>	<p>A1 – Complies.</p>

Clause	Compliance/Comments
<p>A1 - Front fences must be provided and must satisfy the following:</p> <p>(a) Front fences in locations around private open space must be of white painted timber as specified in Type 1 of Figure F1.5; and</p> <p>(b) Must be of open or closed timber picket construction to a minimum height of 900mm and maximum height of 1.20m in accordance with Figure F1.5; or</p> <p>(c) In other locations, may comprise of a hedge or front fence specified in “elsewhere” of Figure F1.5; or</p> <p>(d) Front fences for lots fronting Channel Highway must be to a height of 1.2m as specified in Type 4 of Figure F1.5</p>	<p>Front fence is considered to constitute fencing between the site and the frontage.</p> <p>The proposal provides for new picket fence (nominally 1m in height) to front boundary.</p> <p>Standard condition for fencing</p>
<p>A2 - Side and rear fences must be lapped and capped timber to a height of 1.8 metres and meet the following:</p> <p>(a) Side boundary fences forward of the building line and not on a street corner must be in accordance with A1(b) above.</p> <p>One third of the side boundary fence forward of the building line may be tapered from 1.8 metres to the height set by A1(b) above, to achieve a transition in height between the fences.</p> <p>(b) Side fences to street corners must begin at least 3m behind the nearest front façade and must be of a standard specified in Type 2 of Figure F1.5. Side fences to street corners from 3m behind the front façade to the front boundary must be in accordance with A1 above.</p> <p>(c) Rear fences to laneways and car courts must be of a standard specified in Type 3 of Figure F1.5</p>	<p>A2 – Not applicable.</p> <p>Proposal does not involve side or rear fencing other than fencing which is exempt under Clause 5.6.2 of the scheme.</p>
<p>Clause F1.5.1.5 – Landscaping</p> <p>A1 – Landscaping must be provided to satisfy the following:</p> <p>(a) enhance the appearance of the development;</p> <p>(b) provide passive surveillance of public spaces,</p> <p>(c) provide a range of plant height and forms to create diversity, interest and amenity; and</p> <p>(d) retaining walls that are visible from the street must be constructed from masonry, rock or similar, and must not be constructed of treated pine.</p>	<p>A1 – Complies.</p> <p>A landscape concept plan prepared by Play/ST has been provided as part of the proposal.</p> <p>This concept plan provides for landscaping which is generally considered to satisfy A1 as it enhances the appearance of the proposal, provides indicative pedestrian pathways and navigation through the site which provides passive surveillance throughout the site and seeks to provide a range of plant forms and heights.</p> <p>Retaining structures are not specifically addressed in the concept plan, although look and feel imagery indicates an intention for use of masonry, rock or</p>



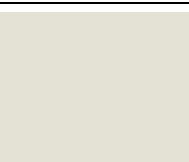
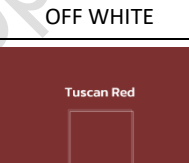

Clause	Compliance/Comments
	<p>similar would be provided for.</p> <p>Standard conditions to be applied. Plus conditions to ensure retaining walls that are visible from the street are constructed of masonry, rock or similar, and must not be constructed of treated pine.</p>

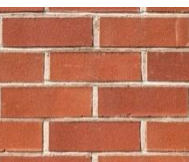
Figure F1.4 Colours and Finishes

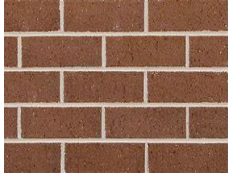
<ul style="list-style-type: none"> • Roofs- Mandatory Pitch to be a minimum of 22.5° Tiles or Colorbond - Light to Mid Grey <i>Monier</i>; Homestead, Midnight <i>Boral</i>; Centennial, Dusk Grey <i>Pioneer</i>; Yeoman, Slate <i>Colorbond</i>; Slate Grey, Armour Grey • Walls - Preferred Rendered, painted, bagged brickwork Face brickwork to maximum 50% of facade Light weight panels / boarding on feature areas Above materials to specified colour range such as Dulux; Warm Grey, River Birch, Sisal, York Stone, Cottonfield • Gutters, Fascias/barges, posts/pergolas – <i>Colorbond</i>; Torres Blue, Rivergum, Off White, Slate Grey • Garage doors, Downpipes – To harmonise with adjacent wall colour <i>Colorbond</i>; Off White, Tuscan Red, Merino • Timber Posts, Beams, Pergolas, Broad Feature Areas (where applicable): <i>Dulux</i>; Teal, Yorkshire Teal <i>Pascol</i>; Deep Aubergine, Oriental Blue <i>Colorbond</i>; Caulfield Green • Aluminium Windows & Sliding Doors – White, White Birch, Black • Face Bricks – Same or similar to <i>PGH</i>; Loam <i>Boral</i>; Red Sandstock <i>Austral</i>; New Century Red Off White lightly raked mortars - Maximum of two brick colours. Mandatory • Driveways - Mandatory Stamped Concrete; Gunmetal 15" Block • General Suggestions– Where applicable, feature wall colours similar to specified woodwork colour to contrast main wall colours. Also, where pergolas are prominent, these can be featured whereupon gutters and fascias to be <i>Colorbond</i> Slate Grey and/or Merino.
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WALLS (PREFERRED)	
COLOUR	SPECIFICATION
 WARM GREY	BRAND- Dulux RGB-190 183 160
 YORK STONE	BRAND- Dulux RGB- 203 190 159
 RIVER BIRCH	Colour swatch similar to Dulux River Birch RGB- 206 197 179
 SISAL	Colour swatch similar to Dulux Sisal RGB- 185 165 136
 COTTONFIELD	Colour swatch similar to Dulux cotton field RGB- 224 212 187

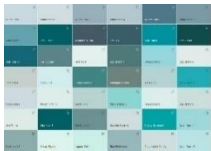

ROOFS (MANDATORY)	
Tiles or Colorbond- Light to Mid Grey	
HOMESTEAD	BRAND- Monier
MIDNIGHT	BRAND- Monier
CENTENIAL	BRAND- Boral
DUSK GREY	BRAND- Boral
YEOMAN	BRAND- Pioneer
SLATE	BRAND- Pioneer


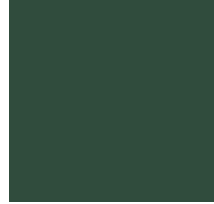
ROOFS (MANDATORY)	
Tiles or Colorbond- Light to Mid Grey	
 SLATE GREY	BRAND- Colorbond woodland grey could be equivalent to slate grey.
 ARMOUR GREY	BRAND- Colorbond woodland grey could be equivalent to Armour grey.
GARAGE DOORS, DOWNPIPES	
 OFF WHITE	BRAND- Colorbond Surfmist might be off- white equivalent.
 TUSCAN RED	BRAND- Colorbond Tuscan Red is not available anymore. Something similar in shade.
 MERINO	BRAND- Colorbond Merino is not available anymore. Something similar in shade.


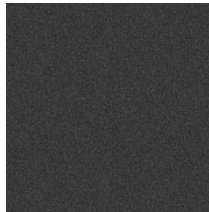
FACE BRICKS	
 RED SANDSTOCK	BRAND- Boral

FACE BRICKS	
	BRAND- PGH
LOAM	
NEW CENTURY RED	BRAND- Austral

GUTTERS, FASCIAS/BARGES, POSTS/PERGOLAS	
	BRAND- Colorbond
TORRES BLUE	
	BRAND- Google searched it.
RIVERGUM	
	BRAND- Colorbond Surfmist might be off-white equivalent.
OFF WHITE	
	BRAND- Colorbond woodland grey could be equivalent to slate grey.
SLATEGREY	

TIMBER POST, BEAMS, PERGOLAS, BROAD FEATURE AREAS	
	BRAND- Dulux has a variety of Teal Shades to choose from except for the two that is mentioned in the scheme, so probably one these is acceptable.
TEAL AND YORKSHIRE TEAL	
	BRAND- Dulux
DEEP AUBERGINE	

TIMBER POST, BEAMS, PERGOLAS, BROAD FEATURE AREAS	
	Matched from my perfect colour website. Something similar.
ORIENTAL BLUE	
	BRAND- Colorbond. Colour is discontinued now, found this shade online from an old advertisement.
CAULFIELD GREEN	

DRIVEWAYS (MANDATORY)	
	
STAMPED CONCRETE	
	15" Block
GUN METAL	

ALUMINIUM WINDOWS & SLIDING DOORS	
WHITE	
WHITE BIRCH	
BLACK	

Code Provisions

Clause	Compliance/Comments
E1.0 Bushfire-Prone Areas Code	
Clause E1.5.1 - Vulnerable Uses A1 – No acceptable solution (requires assessment against performance criteria)	A1 – Does not comply. The proposal is for a retirement village which is identified as a vulnerable use under the Bushfire-Prone Areas Code. There is no acceptable solution for this clause, therefore assessment against the Performance Criteria is required.
A2 – An emergency management strategy, endorsed by the TFS or accredited person, that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use considering: <ul style="list-style-type: none"> (a) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (b) the ability of occupants of the vulnerable use to: <ul style="list-style-type: none"> (i) protect themselves and defend property from bushfire attack; (ii) evacuate in an emergency; and (iii) understand and respond to instructions in the event of a bushfire; and (c) any bushfire protection measures available to reduce risk to emergency service personnel. 	A2 – Complies. There is a TFS endorsed emergency management strategy (3 February 2025, Revision 01) that has been submitted with the application for the specific proposal. A condition should be included in any permit issued requiring implementation of this emergency management strategy.
A3 – A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.	A3 – Complies. A certified bushfire hazard management plan (BHMP) (Castellan Consulting, 24 March 2025, Rev 01) containing appropriate bushfire protection measures specific to the proposal has been provided. It is noted that implementation of this BHMP relies upon a performance solution at the building stage for: <ul style="list-style-type: none"> o units proposed to be constructed to BAL-29; and o the proposed non-combustible decks located within the required separation distances. It is unclear whether the performance solutions will be supported at the building stage, and if they are not, this has implications for the extent of vegetation removal. A condition is recommended for inclusion in any permit issued requiring implementation of this plan, including requiring plans submitted for building approval to demonstrate consistency with the BAL

Clause	Compliance/Comments
	and extent of the HMA and confirm the proposed performance solution is supported.
Clause E1.5.2 - Hazardous Uses A1 – No acceptable solution (requires assessment against performance criteria)	A1 – Not applicable. There are no hazardous uses proposed.
A2 – An emergency management strategy, endorsed by the TFS or accredited person, that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use having regard to: (a) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; and (b) available fire protection measures to: (i) prevent the hazardous use from contributing to the spread or intensification of bushfire; (ii) limit the potential for bushfire to be ignited on the site; (iii) prevent exposure of people and the environment to the hazardous chemicals, explosives or emissions as a consequence of bushfire; and (iv) reduce risk to emergency service personnel.	A2 – Not applicable. There are no hazardous uses proposed.
A3 – A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.	A3 – Not applicable. There are no hazardous uses proposed.
E2.0 Potentially Contaminated Land Code	
Pursuant to Clause E2.4.3, the proposed buildings and works are exempt from assessment against this code.	
E5.0 Road and Railway Assets Code	
Clause E5.5.1 – Existing road accesses and junctions A1 – The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	A1 – Not applicable. The proposal does not involve movement to or from the site onto a category 1 or 2 road.
A2 – The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	A2 – Not applicable. The proposal does not involve movement to or from the site onto a road with a speed limit of more than 60km/h.

Clause	Compliance/Comments
A3 – The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.	A3 – Does not comply. The proposal does not satisfy the acceptable solution as it will result in an increase greater than that provided for in A3. Assessment against the Performance Criteria is required.
E5.5.2 Exiting level crossings A1 – Where use has access across part of a rail network, the annual average daily traffic (AADT) at an existing level crossing must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater.	A1 – Not applicable. The proposal does not involve access near a rail network.
Clause E5.6.1 - Development adjacent to roads and railways A1.1 – Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h: (a) new buildings; (b) other road or earth works; and (c) building envelopes on new lots.	A1.1 – Not applicable. The proposal is not located within 50m of a category 1 or 2 road, or rail network.
A1.2 – Buildings, may be: (a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or (b) an extension which extends no closer than: (i) the existing building; or (ii) an immediately adjacent building.	A1.2 – Not applicable. The proposal is not located within 50m of a category 1 or 2 road, or rail network.
Clause E5.6.2 - Road access and junctions A1 – No new access or junction to roads in an area subject to a speed limit of more than 60km/h. A2 – No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.	A1 – Not applicable. The speed limit in area being accessed is less than 60km/h. A2 – Does not comply. The proposal involves access to the independent living units via Eliza Avenue and Eleni Avenue which will each provide entry and exit opportunities to the site. As such, the proposal cannot comply with the Acceptable Solution. The proposal must be assessed against the Performance Criteria.
Clause E5.6.3 – New level crossings A1 – No acceptable solution (requires assessment against performance criteria)	A1 – Not applicable. The proposal does not involve level crossings.
Clause E5.6.4 - Sight distance at accesses, junctions and level crossings A1 – Sight distances at:	A1 – Complies. The road connections of the proposed development at Eliza Avenue and Eleni Avenue will not form new

Clause	Compliance/Comments
<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>intersections. They will effectively extend these roads into the proposed development site.</p> <p>On this basis, the requirements of Table E5.1 are not relevant.</p> <p>The Acceptable Solution A1 of Clause E5.6.4 of the Planning Scheme is therefore met.</p>
E6.0 Parking and Access Code	
<p>Clause E6.6.1 - Number of car parking spaces</p> <p>A1 - The number of on-site car parking spaces must be:</p> <p>(a) no less than the number specified in Table E6.1;</p> <p>except if:</p> <p>(i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p>	<p>A1 – Complies.</p> <p>Table E6.1 establishes that the proposal generates an onsite parking requirement of no less than 55 car parking spaces, consisting of 1 space per independent living unit plus 11 visitor parking spaces.</p> <p>The proposal provides 59 car parking spaces – which satisfies the car parking requirements.</p>
<p>Clause E6.6.2 – Number of Accessible Car Parking Spaces for People with a Disability</p> <p>A1 - Car parking spaces provided for people with a disability must:</p> <p>(a) satisfy the relevant provisions of the Building Code of Australia;</p> <p>(b) be incorporated into the overall car park design;</p> <p>(c) be located as close as practicable to the building entrance.</p>	<p>A1 – Complies.</p> <p>The 44 independent living units are to be classified as Class 1a residential buildings and the community hub is to be classified as a Class 9b community building.</p> <p>The class 9b building associated with this proposal would be required to provide 1 space under BCA TABLE D3.5 Car parking numbers for people with a disability. No DDA parking is required for class 1a buildings.</p> <p>The proposal provides 1 accessible car space which is located immediately to the north of the community hub.</p>
<p>Clause E6.6.3 – Number of Motorcycle Parking Spaces</p> <p>A1 - The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.</p>	<p>A1 – Does not comply.</p> <p>The proposal generates a motor cycle parking requirement of 3 spaces.</p> <p>The proposal does not provide any on-site motorcycle parking.</p> <p>Due to the lack of information provided with the application in relation to motorcycle parking, the proposal cannot be determined to satisfy the performance criteria.</p> <p>(a) However, the proposal is considered to be capable of complying with the acceptable solution and could reasonably provide the motorcycle parking sought by the planning scheme and on this basis, it is recommended that the proposal could be supported via the inclusion of a condition on any permit which required the</p>

Clause	Compliance/Comments
	provision of at least 3 motorcycle parking spaces to be incorporated into the detailed design parking layout. This condition would result in the proposal achieving compliance with the acceptable solution.
Clause E6.6.4 – Number of Bicycle Parking Spaces A1 - The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.	A1– Not applicable. Table E6.2 does not specify on-site bicycle parking spaces for the proposed use.
Clause E6.7.1 - Number of vehicular accesses A1 – The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.	A1 – Complies. The proposal provides only one access point for each road frontage.
Clause E6.7.2 - Design of vehicular accesses A1 – Design of vehicle access points must comply with all of the following: <ul style="list-style-type: none"> (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; (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. 	A1 – Complies. The vehicle access points proposed will comply with the Australian Standard. However, it is recommended that the proposal be conditioned to require the removal of proposed Road D, as insufficient evidence has been provided to demonstrate the viability of the proposed location of this access in terms of its connection with the adjoining 67 Village Drive site. It is noted that no equivalent connecting road has been provided for in the existing Aged Care planning permit on the 67 Village Drive, even though this site has formed part of the application being considered. This gives rise to uncertainty in the operation, use and location of this access way that is not sufficiently addressed through the current proposal as potential traffic generation cannot be effectively considered. As a future application will be required to provide for the internal road access on the 67 Village Drive site, is considered appropriate that the entire connecting road (including proposed Road D) be considered as a complete access in a future application, which will allow appropriate consideration and management of traffic movement and traffic generation impacts. On this basis, it is recommended that the proposal be condition to remove proposed Road D from the proposal plans, civil plans, landscaping concept plans and any other plans referencing the proposed Road D.
Clause E6.7.3 - Vehicular passing areas along an access A1 – Vehicular passing areas must: <ul style="list-style-type: none"> (a) be provided if any of the following applies to an access: 	A1 – Complies. The proposed road/driveway is 6m wide and will accommodate two way movement.

Clause	Compliance/Comments
<ul style="list-style-type: none"> (i) it serves more than 5 car parking spaces; (ii) is more than 30 m long; (iii) it meets a road serving more than 6000 vehicles per day (b) be 6 m long, 5.5 m wide, and taper to the width of the driveway; (c) it meets a road serving more than 6000 vehicles per day; (d) have the first passing area constructed at the kerb; (e) be at intervals of no more than 30 m along the access. 	
<p>Clause E6.7.4 - On-site turning</p> <p>A1 – On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following:</p> <ul style="list-style-type: none"> (a) it serves no more than two dwelling units; 	<p>A1 – Complies.</p> <p>All vehicles can leave the site in a forward direction.</p> <p>- Turning area proposed for MRV at the end of the Road C.</p>
<p>Clause E6.7.5 - Layout of parking areas</p> <p>A1 – The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 “Design of Parking Modules, Circulation Roadways and Ramps” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 “Headroom” of the same Standard.</p>	<p>A1 – Complies.</p> <p>The vehicle access and parking layout complies with the Australian Standard.</p>
<p>Clause E6.7.6 - Surface treatment of parking areas</p> <p>A1 – Parking spaces and vehicle circulation roadways must be in accordance with all of the following;</p> <ul style="list-style-type: none"> (a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway; (b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed. 	<p>A1 – Complies.</p> <p>Proposed asphalt surface and all has been drained to the proposed stormwater system.</p>
<p>Clause E6.7.7 - Lighting of parking areas</p> <p>A1 – Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.</p>	<p>A1 – Does not comply.</p> <p>The proposal does not include any information on intended lighting of parking areas.</p> <p>Given the proposed retirement village use and the scale of the proposal, it is recommended that the proposal be conditioned to comply by requiring provision of lighting in accordance with A1.</p>
<p>Clause E6.7.8 - Landscaping of parking areas</p> <p>A1 – Landscaping of parking and circulation areas</p>	<p>A1 – Does not comply.</p> <p>The proposal does not include any information on</p>

Clause	Compliance/Comments
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.	intended landscaping of parking areas. Given the proposed retirement village use and the scale of the proposal, it is recommended that the proposal be conditioned to comply by requiring provision of landscaping in accordance with A1.
Clause E6.7.9 – Design of motorcycle parking areas A1 - The design of motorcycle parking areas must comply with all of the following: <ul style="list-style-type: none"> (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; (b) be located within 30 m of the main entrance to the building. 	A1 – Does not comply. (b) The proposal cannot comply with the Performance Criteria for this clause as it does not comply with Clause E6.6.3 which relates to the provision of motorcycle parking. (c) It is recommended that the proposal be conditioned to achieve compliance with E6.6.3 and consequently, it is also recommended that a condition be applied to any permit which ensures the design and location of the motorcycle parking to be provided is done so in accordance with the requirements of the acceptable solution of E6.7.9.
Clause E6.7.10 – Design of bicycle parking facilities A1 - The design of bicycle parking facilities must comply with all the following: <ul style="list-style-type: none"> (a) be provided in accordance with the requirements of Table E6.2; (b) be located within 30 m of the main entrance to the building. 	A1 – Not applicable. Table E6.2 does not specify on-site bicycle parking spaces for the proposed use.
A2 - The design of bicycle parking spaces must be to the class 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” of the same Standard. R1	A2 – Not applicable. Table E6.2 does not specify on-site bicycle parking spaces for the proposed use.
Clause E6.7.11 – Bicycle end of trip facilities A1 - 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.	A1 – Not applicable. Table E6.2 does not specify on-site bicycle parking spaces for the proposed use.
Clause E6.7.12 – Siting of car parking A1 - 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.	A1 – Complies. The proposal provides parking spaces and turning areas behind the building line. Noting a garage is proposed in all 44 units.

Clause	Compliance/Comments
<p>Clause E6.7.13 – Facilities for commercial vehicles</p> <p>A1 - 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:</p> <p>(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;</p> <p>(b) the use is not primarily dependent on outward delivery of goods from the site.</p>	<p>A1 – Complies.</p> <p>Private waste collection - Turning area for the MRV has been proposed on-site.</p>
<p>Clause E6.7.14 - Access to a road</p> <p>A1 – Access to a road must be in accordance with the requirements of the road authority.</p>	<p>A1 – Complies.</p> <p>The proposed access is in accordance with Council's requirements.</p>
E7.0 Stormwater Management Code	
<p>Clause E7.7.1 - Stormwater drainage and disposal</p> <p>A1 – Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.</p>	<p>A1 – Complies.</p> <p>The stormwater concept plans provided confirm discharge will be disposed of by gravity to riprap blanket to diffuse outlet as sheet flow towards Coffee Creek.</p>
<p>A2 – A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply:</p> <p>(a) the size of new impervious area is more than 600 m²;</p> <p>(b) new car parking is provided for more than 6 cars;</p> <p>(c) a subdivision is for more than 5 lots.</p>	<p>A2 – Complies.</p> <p>The proposal provides a compliant water sensitive urban designed treatment and disposal of stormwater.</p>
<p>A3 – A minor stormwater drainage system must be designed to comply with all of the following:</p> <p>(a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed;</p> <p>(b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.</p>	<p>A3 – Complies.</p> <p>The stormwater design meets the ARI 20 years and the increase can be accommodated in the proposed detention system to make post development flow less than predevelopment flow.</p> <p>A complete stormwater assessment has been provided to calculate the pre and post development flow.</p>
<p>A4 – A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.</p>	<p>A4 – Complies.</p> <p>The proposal provides plans indicating overland flow paths to carry water through the site itself.</p>
E10.0 Biodiversity Code	
<p>Clause E10.7.1 - Buildings and works</p>	<p>A1 – Does not comply.</p>

Clause	Compliance/Comments
<p>A1 – Clearance and conversion or disturbance must be within a Building Area on a plan of subdivision approved under this planning scheme.</p>	<p>The majority of the subject site (including Lot 555 Alfreds Garden and that part of 67 Village Drive relied upon for the development) is within a Biodiversity Protection Area. A Natural Values Assessment (NVA) (North Barker Ecosystem Services, v1.5, 8 August 2025) submitted in response to a further information request confirms that the subject site contains the following native vegetation communities:</p> <ul style="list-style-type: none"> • 0.55 hectares of <i>Eucalyptus ovata</i> forest and woodland (DOV), which is a high priority biodiversity value as it is a threatened native vegetation community listed under State legislation; • 4.07 hectares of <i>Eucalyptus amygdalina</i> forest and woodland on sandstone (DAS), which is a high priority biodiversity value as it is a threatened native vegetation community listed under State legislation; and • 0.1 hectares of <i>Eucalyptus obliqua</i> dry forest and woodland (DOB), which is not listed as a threatened native vegetation community and is a low priority biodiversity value. <p>While DOV also has the potential to be an endangered ecological community under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBCA), according to the NVA the vegetation on the subject site does not qualify based on the patch size being less than 0.5 ha.</p> <p>The site also contains the following habitat values:</p> <ul style="list-style-type: none"> • foraging and potential nesting habitat for the swift parrot, which is listed as critically endangered under the EPBCA, endangered under the <i>Threatened Species Protection Act 1999</i> (TSPA) and a high priority biodiversity value; • potential foraging habitat for the blue-winged parrot, listed as vulnerable under the EPBCA and a moderate priority biodiversity values; • potential habitat for the habitat for the Chaostola skipper, which is listed as endangered under the TSPA and a moderate priority biodiversity value; and • potential habitat for the endangered eastern barred bandicoot, which is listed as vulnerable under the EPBCA and a moderate priority biodiversity value. <p>The adjacent land at 67 Village Drive also forms part of the application and contains 0.5 hectares of DAS,</p>

Clause	Compliance/Comments
	<p>some of which is relied upon to meet offset requirements (see discussion under the Biodiversity Code).</p> <p>There are also 43 individual high-very high conservation value trees within a Biodiversity Protection Area, including:</p> <ul style="list-style-type: none"> • 5 trees of very high conservation value as they provide potential nesting and foraging habitat and (<i>E. ovata</i> or <i>E. globulus</i> >70cm); • 6 trees of very high conservation value as they provide potential nesting habitat (dbh >70cm); and • 32 trees of high conservation value as they provide potential foraging habitat (<i>E. ovata</i> > 40cm). <p>These trees are all a moderate priority biodiversity value under the Biodiversity Code (Table E10.1).</p> <p>While there are an additional three (3) trees of high-very high conservation value on or adjacent to the proposed development, these are located outside the Biodiversity Protection Area and are assessed under the relevant zone standards.</p> <p>The proposed development impacts upon the following high priority biodiversity values, including:</p> <ul style="list-style-type: none"> • 0.55 hectares of DOV; • 1.95 hectares of DAS; and • 0.1 hectares of DOB. <p>Of this vegetation, 0.14 hectares of DOV and 0.1 hectares of DAS are also approved for removal under the permit for the adjacent residential aged care facility (DA-2024-286).</p> <p>The proposal also impacts on the following moderate priority biodiversity values, including:</p> <ul style="list-style-type: none"> • Four (4) very high conservation value, including two potential nesting trees (<i>E. amygdalina</i> >70cm) and two (2) potential nesting and foraging trees (<i>E. ovata</i> >70cm); • 15 high conservation value providing potential foraging habitat for the swift parrot (<i>E. ovata</i> >40cm); and • loss of ~1.315 hectares of Chaostola skipper habitat, including 0.1 hectares in DOB, 0.3 hectares in DOV, 0.9 hectares in DAS and 0.015 hectares outside native vegetation communities. <p>One (1) additional tree of high conservation value is proposed for removal in the Inner Residential Zone (Tree 5) and one (1) additional tree of very high conservation value (Tree PV11) is proposed for</p>

Clause	Compliance/Comments
	<p>removal in the Open Space Zone. However, these trees are located outside the Biodiversity Protection Area and only require assessment against the relevant zone standards.</p> <p>The development also encroaches into the tree protection zones of four (4) very high and two (2) high conservation value trees identified for retention and located within the Biodiversity Protection Area, with encroachment within the acceptable threshold of less than 10% for three (3) of these trees and within the moderate range (10-25%) for three (3) of these trees.</p> <p>The proposal is unable to meet A1 as there is no building area on the title and the proposal involves the clearance and conversion or disturbance of high and moderate priority biodiversity values. Therefore, it must be assessed against the Performance Criteria P1 (b) and (c).</p>
E15.0 Inundation Prone Areas Code	
<p>Clause E15.6 - Use standards</p> <p>A1 – 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:</p> <p>(a) floor level of habitable rooms is no less than the AHD level for the Coastal Inundation Low Hazard Area in Table E15.1;</p> <p>(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.</p>	<p>A1 – Not applicable.</p> <p>While located partially in a Riverine Inundation Area (overland flow), 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.</p>
<p>Clause E15.7.1 - Coastal Inundation High Hazard Areas</p> <p>A1 – For a habitable building, including extensions to existing habitable buildings, there is no Acceptable Solution.</p>	<p>A1 – Not applicable.</p> <p>The proposal does not include habitable buildings within a Coastal Inundation High Hazard Area.</p>
<p>A2 – For a non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, there is no Acceptable Solution.</p>	<p>A2 – Not applicable.</p> <p>There are no non-habitable buildings or Class 10b¹ buildings proposed within a Coastal Inundation High Hazard Area.</p>
<p>Clause E15.7.2 - Coastal Inundation Medium Hazard Areas</p> <p>A1 – For a new habitable building there is no Acceptable Solution.</p>	<p>A1 – Not applicable.</p> <p>The proposal does not include a new habitable building within a Coastal Inundation Medium Hazard Area.</p>
<p>A2 – Except for new rooms associated with habitable buildings other than dwellings, for which there is no acceptable solution, an extension to an existing</p>	<p>A2 – Not applicable.</p> <p>The proposal does not involve new rooms associated</p>

¹ Class 10b is a structure being a fence, mast, antenna, retaining wall, swimming pool, or the like

Clause	Compliance/Comments
<p>habitable building must comply with one of the following:</p> <p>(a) new habitable rooms must comply with both of the following:</p> <p>(i) floor level no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1,</p> <p>(ii) floor area of the extension no more than 40 m² from the date of commencement of this planning scheme;</p> <p>(b) new habitable rooms must be above ground floor.</p>	<p>with a habitable building or an extension to an existing habitable building within a Coastal Inundation Medium Hazard Area.</p>
<p>A3 – A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must have a floor area no more than 40 m².</p>	<p>A3 – Not applicable.</p> <p>The proposal does not include a non-habitable building, outbuilding or class 10b building a Coastal Inundation Medium Hazard Area.</p>
<p>Clause E15.7.3 - Coastal Inundation Low Hazard Areas</p> <p>A1 – A new habitable building must comply with the following:</p> <p>(a) floor level no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1;</p>	<p>A1 – Not applicable.</p> <p>The proposal does not include a new habitable building within a Coastal Inundation Low Hazard Area.</p>
<p>A2 – An extension to a habitable building must comply with either of the following:</p> <p>(a) floor level of habitable rooms is no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1;</p> <p>(b) floor area is no more than 60 m².</p>	<p>A2 – Not applicable.</p> <p>The proposal does not include an extension to a habitable building within the Coastal Inundation Low Hazard Area.</p>
<p>A3 – A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must have a floor area no more than 60 m².</p>	<p>A3 – Not applicable.</p> <p>The proposal does not include a non-habitable building, outbuilding or class 10b building within the Coastal Inundation Low Hazard Area.</p>
<p>Clause E15.7.4 - Riverine inundation hazard areas</p> <p>A1 - A new habitable building must have a floor level no lower than the 1% AEP (100 yr ARI) storm event plus 300 mm.</p>	<p>A1 – Complies.</p> <p>The subject site is partially within a Riverine Inundation Hazard Area as it is subject to inundation from overland flow in a 1% AEP event. As the private road networks within the site are designed to fall away from buildings towards the boundary and the stormwater system is designed to capture and detain overland flows, the development is designed to ensure the proposed finish floor levels are no lower than the 1% AEP (100 yr ARI) storm event plus 300 mm.</p>
<p>A2 – An extension to an existing habitable building must comply with one of the following:</p>	<p>A2 – Not applicable.</p> <p>The proposal does not include an extension to a</p>

Clause	Compliance/Comments
<p>(a) floor level of habitable rooms is no lower than the 1% AEP (100 yr ARI) storm event plus 300 mm;</p> <p>(b) floor area of the extension no more than 60 m² as at the date of commencement of this planning scheme.</p>	<p>habitable building within a Riverine Inundation Hazard Area.</p>
<p>A3 – 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 m².</p>	<p>A3 – Not applicable.</p> <p>There are no non-habitable buildings, outbuildings or class 10b structures within a Riverine Inundation Hazard Area as part of the proposal.</p>
<p>Clause E15.7.5 - Riverine, coastal investigation area, low, medium high inundation hazard area</p> <p>A1 – 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).</p>	<p>A1 – Not applicable.</p> <p>There is no landfill or solid walls greater than 5m length and 0.5m high in the area affected by overland flows, as the private road networks within the site are designed to capture and divert overland flows away from solid walls.</p>
<p>A2 – No acceptable solution (requires assessment against performance criteria)</p>	<p>A2 – Not Applicable.</p> <p>The proposal does not involve or rely upon any mitigation measures.</p>
<p>A3 – A land application area for onsite wastewater management must comply with all of the following:</p> <p>(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;</p> <p>(b) vertical separation distance from the water table must be no less than 1.5 m.</p>	<p>A3 – Not Applicable.</p> <p>No onsite wastewater management is proposed.</p>
<p>Clause E15.7.6 - Development Dependent on a Coastal Location</p> <p>A1 - An extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway must be no more than 20% of the size of the facility existing at the effective date.</p>	<p>A1 – Not applicable.</p> <p>The proposal does not include development dependent on a coastal location.</p>
<p>A2 - No acceptable solution.</p>	<p>A2 – Not Applicable.</p> <p>The proposal does not involve any dredging or reclamation.</p>
<p>A3 - No Acceptable Solution for coastal protection works initiated by the private sector.</p>	<p>A3 – Not Applicable.</p> <p>The proposal does not involve any coastal protection works.</p>

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

2314
Alfreds Garden ILUs (Independent living units)

Christian Homes Tasmania
Lot 555 Alfreds Garden, Kingston TAS 7050

project information

Designer	
Company :	Circa Morris-Nunn Chua Architects
Certified Architect :	Ganche Chua - CC 2142 T
Address :	DL Atrium, 27 Hunter Street Hobart, TAS 7000
Location	
Title Reference :	CT 187563/555
Volume / Folio :	9364894
Climate Zone :	7
Wind Speed :	N2
Soil Class :	Class P
BAL :	Varies - BAL 12.5, BAL 19, BAL 29 (refer Bushfire report)
Corrosion :	n/a
Alpine Area :	n/a
Planning	
Planning Scheme :	Kingborough Interim Planning Scheme
Zone :	11.0 Inner Residential
Codes :	Biodiversity Protection Areas; Bushfire Prone Areas; F1.0 Specific Area Plan

Use

Existing :	Empty land with informal vehicle and pedestrian tracks; access to TasWater pump station and stormwater detention pond
Proposed :	Independent living units (Class 1a residential) and community hub (Class 9b community)

Site

Existing Site Area :	4,816 ha / 48,160 m ²
Proposed Site Area :	4,797 ha / 47,970 m ²
Total Floor Area :	5470 m ²
Site Coverage :	Refer site diagrams

Development

Duplex :	22 duplexes/ containing 44 units (typical duplex NFA 240m ²)
Community Hub :	1 (NFA 190m ²)

Parking

Resident :	44
Visitor :	15

drawing schedule

No.	Title	REV	Transmital Date
DA00	Cover	08	11/9/2025
DA01	Context Plan	08	11/9/2025
DA02	Existing/Demolition Site Plan	08	11/9/2025
DA03	Site Plan	08	11/9/2025
DA04	Lower Site Plan A	08	11/9/2025
DA05	Lower Site Plan B	07	11/9/2025
DA06	Upper Site Plan A	07	11/9/2025
DA07	Upper Site Plan B	07	11/9/2025
DA08	Elevations	06	11/9/2025
DA09	Elevations	06	11/9/2025
DA10	Elevations	06	11/9/2025
DA11	Elevations	06	11/9/2025
DA12	Elevations	06	11/9/2025
DA13	Typical Duplex	05	11/9/2025
DA14	Proposed Community Hub	06	11/9/2025
DA15	Shading Diagrams	02	15/8/2025
DA16	Shading Diagrams	02	15/8/2025
DA17	Boundary Adjustment Plan	02	4/9/2025,

site diagrams



artists impression



material schedule

WFD1 Atrium Masonry Cord Brick Smooth (col: Ebony) or equivalent	WFD2 Atrium Masonry Cord Brick Smooth (col: Steel) or equivalent	WFD3 Hardwood Timber Cladding, clear sealer	WFD4 Bowral Bricks, Bond 76 (col: Capital Red) or equivalent	WFD5 Fibre cement lightweight panels, stained to match brickwork	Timber Battens Hardwood Timber Battens
WFD6 Colorbond Standing Seam Roofing (col: Woodland Grey)	WFD7 Colorbond Standing Seam Roofing (col: Windbreak)	WFD8 Colorbond Standing Seam Roofing (col: Manor Red)			

Kingborough Council
Development Application: DA-2025-23
Plan Reference No.: P10
Date Received: 11/09/2025
Date placed on Public Exhibition: 13/09/2025

issue			
Issue ID	Rev ID	Description	Date
02	02	RF1	15/9/2025
03	03	RF1	17/10/2025
04	04	RF1	24/7/2025
05	05	RF1	15/9/2025
06	06	RF1	25/9/2025
07	07	RF1	4/9/2025
08	08	RF1	11/9/2025

original drawing size A1

Alfreds Garden ILUs
Christian Homes Tasmania
Lot 555 Alfreds Garden,
Kingston
7050

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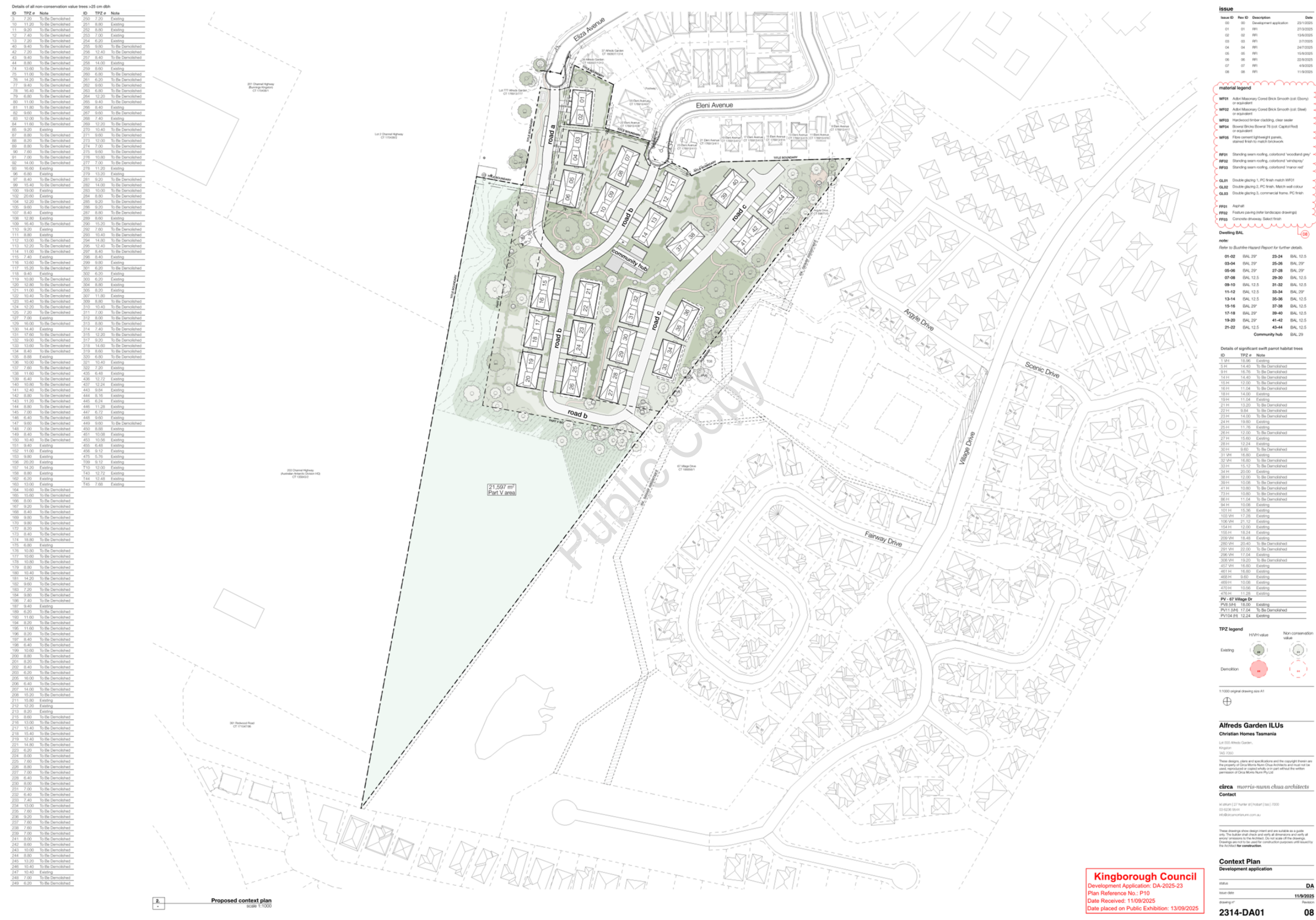
circa morris-nunn chua architects
Contact

DL Atrium (27 Hunter St) Hobart TAS 7000
03 6236 9644
info@circamorrisnunchua.com.au

These drawings show design intent and are suitable as a guide only. The builder shall check and verify all dimensions and verify all errors/omissions to the architect. Do not scale off the drawings. Drawings are not to be used for construction purposes until issued by the architect for construction.

Cover
Development application

status	DA
issue date	11/9/2025
drawing nr	Revision
2314-DA00	08



Details of all non-conservation value trees >25 cm dbh		
ID	TPZ #	Note
2	2.20	To Be Demolished
10	11.20	To Be Demolished
11	9.20	To Be Demolished
12	7.40	To Be Demolished
13	7.20	To Be Demolished
40	9.40	To Be Demolished
42	7.20	To Be Demolished
43	9.40	To Be Demolished
44	8.80	To Be Demolished
74	11.00	To Be Demolished
75	11.00	To Be Demolished
76	14.20	To Be Demolished
77	9.40	To Be Demolished
78	10.40	To Be Demolished
79	6.80	To Be Demolished
80	11.00	To Be Demolished
81	11.80	To Be Demolished
82	9.60	To Be Demolished
84	12.00	To Be Demolished
88	11.60	To Be Demolished
89	9.20	Existing
87	8.80	To Be Demolished
88	8.20	To Be Demolished
89	8.80	To Be Demolished
90	7.60	To Be Demolished
91	7.20	To Be Demolished
92	14.00	To Be Demolished
93	10.00	Existing
96	6.80	Existing
97	8.40	To Be Demolished
98	10.40	To Be Demolished
100	10.00	Existing
102	20.60	Existing
104	12.20	To Be Demolished
105	9.60	To Be Demolished
107	8.40	Existing
108	12.80	Existing
109	10.40	To Be Demolished
110	9.20	Existing
111	8.80	Existing
112	13.00	To Be Demolished
113	12.20	To Be Demolished
114	11.00	To Be Demolished
115	7.40	Existing
116	13.60	To Be Demolished
117	13.20	To Be Demolished
118	9.40	Existing
119	10.80	To Be Demolished
120	12.80	To Be Demolished
121	11.00	To Be Demolished
122	10.40	To Be Demolished
123	10.40	To Be Demolished
124	12.20	To Be Demolished
125	7.20	To Be Demolished
127	7.00	Existing
129	10.00	To Be Demolished
130	14.40	Existing
131	17.60	To Be Demolished
132	10.00	To Be Demolished
133	13.60	To Be Demolished
134	8.40	To Be Demolished
135	8.88	Existing
136	10.00	To Be Demolished
137	7.60	To Be Demolished
138	11.60	To Be Demolished
139	6.40	To Be Demolished
140	10.80	To Be Demolished
141	12.40	To Be Demolished
142	8.80	To Be Demolished
143	11.20	To Be Demolished
144	8.80	To Be Demolished
145	7.00	To Be Demolished
146	6.40	To Be Demolished
147	9.60	To Be Demolished
148	7.00	To Be Demolished
149	8.40	To Be Demolished
150	10.40	To Be Demolished
151	9.40	Existing
152	11.00	Existing
153	9.80	Existing
156	20.20	Existing
157	14.20	Existing
158	8.80	Existing
160	6.20	Existing
163	13.00	Existing
164	10.00	To Be Demolished
165	15.60	To Be Demolished
166	8.00	To Be Demolished
167	9.20	To Be Demolished
168	8.40	To Be Demolished
169	9.80	To Be Demolished
170	9.80	To Be Demolished
172	8.20	To Be Demolished
173	8.40	To Be Demolished
174	10.80	To Be Demolished
175	6.80	Existing
176	10.80	To Be Demolished
177	10.00	To Be Demolished
178	10.80	To Be Demolished
179	8.80	To Be Demolished
180	10.40	To Be Demolished
181	14.20	To Be Demolished
182	9.60	To Be Demolished
183	7.20	To Be Demolished
184	9.40	To Be Demolished
186	7.40	To Be Demolished
187	9.40	Existing
189	6.20	To Be Demolished
193	11.60	To Be Demolished
194	8.20	To Be Demolished
195	11.60	To Be Demolished
196	8.20	To Be Demolished
197	8.40	To Be Demolished
198	6.40	To Be Demolished
199	10.60	To Be Demolished
200	8.80	To Be Demolished
201	8.20	To Be Demolished
202	8.40	To Be Demolished
203	6.20	To Be Demolished
205	10.00	To Be Demolished
206	6.40	To Be Demolished
207	14.00	To Be Demolished
208	13.20	To Be Demolished
211	15.80	Existing
212	12.20	Existing
213	8.20	Existing
218	8.60	To Be Demolished
216	13.00	To Be Demolished
217	13.40	To Be Demolished
218	15.40	To Be Demolished
219	12.40	To Be Demolished
221	14.80	To Be Demolished
223	6.20	To Be Demolished
224	8.00	To Be Demolished
225	7.60	To Be Demolished
226	8.80	To Be Demolished
227	7.00	To Be Demolished
228	6.40	To Be Demolished
230	8.00	To Be Demolished
231	7.00	To Be Demolished
232	6.40	To Be Demolished
233	7.40	To Be Demolished
234	13.00	To Be Demolished
235	7.60	To Be Demolished
236	9.20	To Be Demolished
237	7.80	To Be Demolished
238	7.60	To Be Demolished
239	7.00	To Be Demolished
241	8.00	To Be Demolished
242	8.60	To Be Demolished
243	10.00	To Be Demolished
244	8.80	To Be Demolished
245	13.20	To Be Demolished
246	10.40	To Be Demolished
247	10.40	Existing
248	7.00	To Be Demolished
249	6.20	To Be Demolished

- material legend**
- WF01 Adobe Masonry Coved Brick Smooth (not Ebony) or equivalent
 - WF02 Adobe Masonry Coved Brick Smooth (not Ebony) or equivalent
 - WF03 Hardwood timber cladding, clear sealer
 - WF04 Board Batten General 75 (not Capital Road) or equivalent
 - WF05 Fibre cement lightweight panels, stained finish to match landscape
 - RF01 Standing seam roofing, coloured 'woodland grey'
 - RF02 Standing seam roofing, coloured 'woodland grey'
 - RF03 Standing seam roofing, coloured 'imperial red'
 - GL01 Double glazing 1, PC finish match WF01
 - GL02 Double glazing 2, PC finish match WF01
 - GL03 Double glazing 3, commercial frame, PC finish
 - FF01 Asphalt
 - FF02 Feature paving (refer landscape drawings)
 - FF03 Concrete driveway, Select finish

Dwelling BAL

Refer to Bushfire Hazard Report for further details.

01-02	BAL 29*	23-24	BAL 12.5
03-04	BAL 29*	25-26	BAL 29*
05-06	BAL 29*	27-28	BAL 29*
07-08	BAL 12.5	29-30	BAL 12.5
09-10	BAL 12.5	31-32	BAL 12.5
11-12	BAL 12.5	33-34	BAL 29*
13-14	BAL 12.5	35-36	BAL 12.5
15-16	BAL 29*	37-38	BAL 12.5
17-18	BAL 29*	39-40	BAL 12.5
19-20	BAL 29*	41-42	BAL 12.5
21-22	BAL 12.5	43-44	BAL 12.5

Community Hub BAL 29

Details of significant swift perched habitat trees

ID	TPZ #	Note
1 UN	18.88	Existing
2 UN	14.40	To Be Demolished
3 UN	16.76	To Be Demolished
14 UN	14.40	To Be Demolished
15 UN	21.20	To Be Demolished
16 UN	11.04	To Be Demolished
18 UN	14.00	Existing
19 UN	11.04	Existing
21 UN	13.20	To Be Demolished
22 UN	8.84	To Be Demolished
23 UN	4.00	To Be Demolished
24 UN	19.60	Existing
25 UN	11.76	Existing
26 UN	12.20	To Be Demolished
27 UN	15.60	Existing
28 UN	12.24	Existing
30 UN	6.60	To Be Demolished
31 UN	16.80	Existing
32 UN	16.80	To Be Demolished
33 UN	15.12	To Be Demolished
34 UN	20.00	Existing
38 UN	12.00	To Be Demolished
39 UN	10.08	To Be Demolished
41 UN	10.80	To Be Demolished
42 UN	10.80	To Be Demolished
43 UN	11.04	To Be Demolished
44 UN	10.08	Existing
101 UN	15.36	Existing
102 UN	17.28	Existing
106 UN	21.12	Existing
104 UN	12.00	Existing
105 UN	18.24	Existing
109 UN	18.48	Existing
200 UN	20.40	To Be Demolished
201 UN	22.00	To Be Demolished
206 UN	17.04	Existing
308 UN	18.20	To Be Demolished
402 UN	16.80	Existing
403 UN	16.80	Existing
408 UN	8.60	Existing
409 UN	10.08	Existing
410 UN	10.08	Existing
418 UN	11.28	Existing

PV - 67 Village Dr

PV6 UN	18.00	Existing
PV11 UN	17.04	To Be Demolished
PV104 UN	12.24	Existing



Alfreds Garden ILUs
Christian Homes Tasmania
Kingston
500 7000

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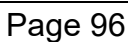
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Context Plan
Development application

status	DA
issue date	11/9/2025
drawing n°	Revision
2314-DA01	08

Kingborough Council
Development Application: DA-2025-23
Plan Reference No.: P10
Date Received: 11/09/2025
Date placed on Public Exhibition: 13/09/2025



ID	TPZ #	Note	ID	TPZ #	Note
1	7.20	To Be Demolished	250	7.20	Existing
2	11.20	To Be Demolished	251	8.80	Existing
3	9.20	To Be Demolished	252	8.80	Existing
4	7.40	To Be Demolished	253	7.00	Existing
5	7.20	To Be Demolished	254	6.20	Existing
6	9.40	To Be Demolished	255	9.80	To Be Demolished
7	7.20	To Be Demolished	256	12.40	To Be Demolished
8	9.40	To Be Demolished	257	8.40	To Be Demolished
9	8.80	To Be Demolished	258	14.00	Existing
10	11.00	To Be Demolished	259	8.80	Existing
11	11.00	To Be Demolished	260	8.80	To Be Demolished
12	14.20	To Be Demolished	261	6.20	To Be Demolished
13	9.40	To Be Demolished	262	8.80	To Be Demolished
14	10.40	To Be Demolished	263	6.80	To Be Demolished
15	6.80	To Be Demolished	264	12.20	To Be Demolished
16	11.00	To Be Demolished	265	8.40	To Be Demolished
17	11.80	To Be Demolished	266	8.40	Existing
18	9.60	To Be Demolished	267	9.60	To Be Demolished
19	12.00	To Be Demolished	268	7.40	Existing
20	11.60	To Be Demolished	269	12.20	To Be Demolished
21	9.20	Existing	270	10.40	To Be Demolished
22	8.80	To Be Demolished	271	8.80	To Be Demolished
23	8.20	To Be Demolished	272	12.00	To Be Demolished
24	8.80	To Be Demolished	273	12.00	To Be Demolished
25	7.00	To Be Demolished	274	7.00	To Be Demolished
26	7.00	To Be Demolished	275	8.80	To Be Demolished
27	7.00	To Be Demolished	276	10.20	To Be Demolished
28	14.00	To Be Demolished	277	7.00	To Be Demolished
29	10.00	Existing	278	11.20	Existing
30	6.80	Existing	279	13.20	Existing
31	8.40	To Be Demolished	280	8.20	To Be Demolished
32	10.40	To Be Demolished	281	8.20	To Be Demolished
33	10.00	Existing	282	14.00	To Be Demolished
34	10.00	Existing	283	10.00	To Be Demolished
35	20.00	Existing	284	8.80	To Be Demolished
36	12.20	To Be Demolished	285	8.20	To Be Demolished
37	9.60	To Be Demolished	286	8.20	To Be Demolished
38	8.40	Existing	287	8.80	To Be Demolished
39	10.80	Existing	288	8.60	Existing
40	10.40	To Be Demolished	289	15.20	To Be Demolished
41	9.20	Existing	290	7.60	To Be Demolished
42	11.80	Existing	291	10.40	To Be Demolished
43	13.00	To Be Demolished	292	14.80	To Be Demolished
44	12.20	To Be Demolished	293	10.40	To Be Demolished
45	7.40	Existing	294	14.80	To Be Demolished
46	11.00	To Be Demolished	295	10.40	To Be Demolished
47	7.40	Existing	296	8.40	To Be Demolished
48	13.00	To Be Demolished	297	8.80	Existing
49	8.40	Existing	298	6.20	Existing
50	10.80	To Be Demolished	299	15.20	To Be Demolished
51	9.20	Existing	300	7.60	To Be Demolished
52	11.80	Existing	301	10.40	To Be Demolished
53	13.00	To Be Demolished	302	14.80	To Be Demolished
54	12.20	To Be Demolished	303	10.40	To Be Demolished
55	7.40	Existing	304	8.80	Existing
56	11.00	To Be Demolished	305	8.20	Existing
57	10.40	To Be Demolished	306	11.80	Existing
58	10.40	To Be Demolished	307	8.80	To Be Demolished
59	12.20	To Be Demolished	308	10.40	To Be Demolished
60	12.20	To Be Demolished	309	10.40	To Be Demolished
61	7.20	To Be Demolished	310	8.80	To Be Demolished
62	10.00	To Be Demolished	311	7.00	To Be Demolished
63	14.40	Existing	312	8.00	To Be Demolished
64	13.00	To Be Demolished	313	8.80	To Be Demolished
65	14.40	Existing	314	7.40	To Be Demolished
66	13.00	To Be Demolished	315	12.20	To Be Demolished
67	13.00	To Be Demolished	316	9.20	To Be Demolished
68	8.40	To Be Demolished	317	9.20	To Be Demolished
69	8.80	Existing	318	14.80	To Be Demolished
70	8.80	Existing	319	8.60	To Be Demolished
71	10.00	To Be Demolished	320	8.80	To Be Demolished
72	10.00	To Be Demolished	321	10.40	Existing
73	7.60	To Be Demolished	322	7.20	Existing
74	11.80	To Be Demolished	323	6.40	Existing
75	6.40	To Be Demolished	324	6.40	Existing
76	10.80	To Be Demolished	325	12.72	Existing
77	12.40	To Be Demolished	326	12.24	Existing
78	12.40	To Be Demolished	327	9.80	Existing
79	8.80	To Be Demolished	328	8.16	Existing
80	8.80	To Be Demolished	329	6.24	Existing
81	8.80	To Be Demolished	330	11.28	Existing
82	7.00	To Be Demolished	331	6.72	Existing
83	6.40	To Be Demolished	332	9.60	Existing
84	9.60	To Be Demolished	333	9.60	To Be Demolished
85	7.00	To Be Demolished	334	9.60	To Be Demolished
86	8.40	To Be Demolished	335	10.08	Existing
87	10.40	To Be Demolished	336	10.08	Existing
88	9.40	Existing	337	10.08	Existing
89	9.40	Existing	338	6.48	Existing
90	11.00	Existing	339	8.12	Existing
91	9.80	Existing	340	5.76	Existing
92	20.20	Existing	341	9.12	Existing
93	14.20	Existing	342	12.00	Existing
94	8.80	Existing	343	12.72	Existing
95	6.20	Existing	344	10.48	Existing
96	13.00	Existing	345	7.68	Existing
97	10.00	To Be Demolished			
98	15.60	To Be Demolished			
99	8.00	To Be Demolished			
100	9.20	To Be Demolished			
101	8.40	To Be Demolished			
102	9.80	To Be Demolished			
103	9.80	To Be Demolished			
104	8.20	To Be Demolished			
105	11.60	To Be Demolished			
106	8.20	To Be Demolished			
107	8.20	To Be Demolished			
108	8.20	To Be Demolished			
109	10.60	To Be Demolished			
110	8.80	To Be Demolished			
111	8.20	To Be Demolished			
112	8.20	To Be Demolished			
113	14.80	To Be Demolished			
114	10.40	To Be Demolished			
115	6.20	To Be Demolished			
116	6.20	To Be Demolished			
117	8.40	To Be Demolished			
118	8.40	To Be Demolished			
119	8.40	To Be Demolished			
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245	8.40	To Be Demolished			
246	8.40	To Be Demolished			
247	8.40	To Be Demolished			
248	8.40	To Be Demolished			
249	8.40	To Be Demolished			
250	8.40	To Be Demolished			

2 Proposed site plan RFI Aug
scale 1:500



ISSUE	Issue ID	Rev ID	Description	Date
	03	00	Development application	29/10/2025
	01	01	RFI	27/09/2025
	02	02	RFI	15/09/2025
	03	03	RFI	3/10/2025
	04	04	RFI	24/10/2025
	05	05	RFI	15/09/2025
	06	06	RFI	22/09/2025
	07	07	RFI	4/0

ID	TPZ #	Note	ID	TPZ #	Note
1	7.20	To Be Demolished	250	7.20	Existing
2	11.20	To Be Demolished	251	8.80	Existing
3	9.20	To Be Demolished	252	8.80	Existing
4	7.40	To Be Demolished	253	7.20	Existing
5	7.20	To Be Demolished	254	6.20	Existing
6	9.40	To Be Demolished	255	9.80	To Be Demolished
7	7.20	To Be Demolished	256	12.40	To Be Demolished
8	9.40	To Be Demolished	257	8.40	To Be Demolished
9	8.80	To Be Demolished	258	14.00	Existing
10	11.00	To Be Demolished	259	8.80	Existing
11	11.00	To Be Demolished	260	6.80	To Be Demolished
12	14.20	To Be Demolished	261	6.20	To Be Demolished
13	9.40	To Be Demolished	262	9.80	To Be Demolished
14	10.40	To Be Demolished	263	6.80	To Be Demolished
15	6.80	To Be Demolished	264	12.20	To Be Demolished
16	11.00	To Be Demolished	265	9.40	To Be Demolished
17	11.00	To Be Demolished	266	8.40	Existing
18	9.80	To Be Demolished	267	9.80	To Be Demolished
19	12.00	To Be Demolished	268	7.40	Existing
20	11.00	To Be Demolished	269	12.20	To Be Demolished
21	9.20	Existing	270	10.40	To Be Demolished
22	8.80	To Be Demolished	271	9.80	To Be Demolished
23	8.20	To Be Demolished	272	12.20	To Be Demolished
24	8.80	To Be Demolished	273	7.00	To Be Demolished
25	7.00	To Be Demolished	274	7.00	To Be Demolished
26	7.00	To Be Demolished	275	9.80	To Be Demolished
27	7.00	To Be Demolished	276	10.80	To Be Demolished
28	14.00	To Be Demolished	277	7.00	To Be Demolished
29	16.00	Existing	278	11.20	Existing
30	6.80	Existing	279	13.20	Existing
31	8.40	To Be Demolished	280	9.20	To Be Demolished
32	10.40	To Be Demolished	281	14.00	To Be Demolished
33	10.00	Existing	282	10.00	To Be Demolished
34	20.00	Existing	283	10.00	To Be Demolished
35	12.20	To Be Demolished	284	8.80	To Be Demolished
36	9.80	To Be Demolished	285	9.20	To Be Demolished
37	10.00	To Be Demolished	286	9.20	To Be Demolished
38	8.40	Existing	287	8.80	To Be Demolished
39	10.40	Existing	288	8.80	Existing
40	10.40	To Be Demolished	289	15.20	To Be Demolished
41	9.20	Existing	290	7.00	To Be Demolished
42	11.00	Existing	291	10.40	To Be Demolished
43	13.00	To Be Demolished	292	14.80	To Be Demolished
44	12.20	To Be Demolished	293	12.40	To Be Demolished
45	11.00	To Be Demolished	294	8.40	To Be Demolished
46	7.40	Existing	295	8.40	Existing
47	13.00	To Be Demolished	296	9.80	Existing
48	11.20	To Be Demolished	297	10.20	To Be Demolished
49	9.40	Existing	298	6.20	Existing
50	10.80	To Be Demolished	299	10.40	Existing
51	10.80	To Be Demolished	300	8.80	To Be Demolished
52	12.80	To Be Demolished	301	8.20	To Be Demolished
53	11.00	To Be Demolished	302	8.20	Existing
54	10.40	To Be Demolished	303	6.20	Existing
55	10.40	To Be Demolished	304	8.80	Existing
56	11.00	To Be Demolished	305	8.20	Existing
57	10.40	To Be Demolished	306	11.80	Existing
58	10.40	To Be Demolished	307	8.80	To Be Demolished
59	12.20	To Be Demolished	308	10.40	To Be Demolished
60	7.20	To Be Demolished	309	10.40	To Be Demolished
61	12.20	To Be Demolished	310	10.40	To Be Demolished
62	7.20	To Be Demolished	311	7.00	To Be Demolished
63	7.20	To Be Demolished	312	8.80	To Be Demolished
64	7.00	Existing	313	9.80	To Be Demolished
65	10.00	To Be Demolished	314	7.40	To Be Demolished
66	14.40	Existing	315	12.20	To Be Demolished
67	13.60	To Be Demolished	316	11.20	To Be Demolished
68	13.00	To Be Demolished	317	9.20	To Be Demolished
69	13.00	To Be Demolished	318	14.80	To Be Demolished
70	8.40	To Be Demolished	319	8.80	To Be Demolished
71	8.88	Existing	320	6.80	To Be Demolished
72	10.00	To Be Demolished	321	10.40	Existing
73	7.00	To Be Demolished	322	7.20	Existing
74	11.00	To Be Demolished	323	6.40	Existing
75	6.40	To Be Demolished	324	6.40	Existing
76	10.80	To Be Demolished	325	12.22	Existing
77	12.40	To Be Demolished	326	12.24	Existing
78	12.40	To Be Demolished	327	9.80	Existing
79	12.40	To Be Demolished	328	9.80	Existing
80	8.80	To Be Demolished	329	6.16	Existing
81	11.20	To Be Demolished	330	6.24	Existing
82	8.80	To Be Demolished	331	11.28	Existing
83	8.80	To Be Demolished	332	6.72	Existing
84	8.80	To Be Demolished	333	9.80	Existing
85	7.00	To Be Demolished	334	9.80	Existing
86	6.40	To Be Demolished	335	9.80	Existing
87	9.80	To Be Demolished	336	11.28	Existing
88	7.00	To Be Demolished	337	11.28	Existing
89	8.40	To Be Demolished	338	12.24	Existing
90	10.40	To Be Demolished	339	12.24	Existing
91	10.40	To Be Demolished	340	12.24	Existing
92	9.40	Existing	341	12.24	Existing
93	9.40	Existing	342	12.24	Existing
94	11.00	Existing	343	12.24	Existing
95	9.80	Existing	344	12.24	Existing
96	9.80	Existing	345	12.24	Existing
97	20.20	Existing	346	12.24	Existing
98	15.20	Existing	347	12.24	Existing
99	8.80	Existing	348	12.24	Existing
100	6.20	Existing	349	12.24	Existing
101	13.00	Existing	350	12.24	Existing
102	10.00	To Be Demolished	351	12.24	Existing
103	15.00	To Be Demolished	352	12.24	Existing
104	8.00	To Be Demolished	353	12.24	Existing
105	9.20	To Be Demolished	354	12.24	Existing
106	8.40	To Be Demolished	355	12.24	Existing
107	9.80	To Be Demolished	356	12.24	Existing
108	9.80	To Be Demolished	357	12.24	Existing
109	9.80	To Be Demolished	358	12.24	Existing
110	9.80	To Be Demolished	359	12.24	Existing
111	8.20	To Be Demolished	360	12.24	Existing
112	8.40	To Be Demolished	361	12.24	Existing
113	6.20	To Be Demolished	362	12.24	Existing
114	10.00	To Be Demolished	363	12.24	Existing
115	10.00	To Be Demolished	364	12.24	Existing
116	15.80	Existing	365	12.24	Existing
117	12.20	Existing	366	12.24	Existing
118	8.20	Existing	367	12.24	Existing
119	8.80	To Be Demolished	368	12.24	Existing
120	13.00	To Be Demolished	369	12.24	Existing
121	13.40	To Be Demolished	370	12.24	Existing
122	15.40	To Be Demolished	371	12.24	Existing
123	10.40	To Be Demolished	372	12.24	Existing
124	14.80	To Be Demolished	373	12.24	Existing
125	14.80	To Be Demolished	374	12.24	Existing
126	6.20	To Be Demolished	375	12.24	Existing
127	7.00	To Be Demolished	376	12.24	Existing
128	7.00	To Be Demolished	377	12.24	Existing
129	6.40	To Be Demolished	378	12.24	Existing
130	8.00	To Be Demolished	379	12.24	Existing
131	7.00	To Be Demolished	380	12.24	Existing
132	7.00	To Be Demolished	381	12.24	Existing
133	7.00	To Be Demolished	382	12.24	Existing
134	7.00	To Be Demolished	383	12.24	Existing
135	7.00	To Be Demolished	384	12.24	Existing
136	7.00	To Be Demolished	385	12.24	Existing
137	7.00	To Be Demolished	386	12.24	Existing
138	7.00	To Be Demolished	387	12.24	Existing
139	7.00	To Be Demolished	388	12.24	Existing
140	7.00	To Be Demolished	389	12.24	Existing
141	7.00	To Be Demolished	390	12.24	Existing
142	7.00	To Be Demolished	391	12.24	Existing
143	7.00	To Be Demolished	392	12.24	Existing
144	7.00	To Be Demolished	393	12.24	Existing
145	7.00	To Be Demolished	394	12.24	Existing
146	7.00	To Be Demolished	395	12.24	Existing
147	7.00	To Be Demolished	396	12.24	Existing
148	7.00	To Be Demolished	397	12.24	Existing
149	7.00	To Be Demolished	398	12.24	Existing
150	7.00	To Be Demolished	399	12.24	Existing
151	7.00	To Be Demolished	400	12.24	Existing
152	7.00	To Be Demolished	401	12.24	Existing
153	7.00	To Be Demolished	402	12.24	Existing
154	7.00	To Be Demolished	403	12.24	Existing
155	7.00	To Be Demolished	404	12.24	Existing
156	7.00	To Be Demolished	405	12.24	Existing
157	7.00	To Be Demolished	406	12.24	Existing
158	7.00	To Be Demolished	407	12.24	Existing
159	7.00	To Be Demolished	408	12.24	Existing
160	7.00	To Be Demolished	409	12.24	Existing
161	7.00	To Be Demolished	410	12.24	Existing
162	7.00	To Be Demolished	411	12.24	Existing
163	7.00	To Be Demolished	412	12.24	Existing
164	7.00	To Be Demolished	413	12.24	Existing
165	7.00	To Be Demolished	414	12.24	Existing
166	7.00	To Be Demolished	415	12.24	Existing
167	7.00	To Be Demolished	416	12.24	Existing
168	7.00	To Be Demolished	417	12.24	Existing
169	7.00	To Be Demolished	418	12.24	Existing
170	7.00	To Be Demolished	419	12.24	Existing
171	7.00	To Be Demolished	420	12.24	Existing
172	7.00	To Be Demolished	421	12.24	Existing
173	7.00	To Be Demolished	422	12.24	Existing
174	7.00	To Be Demolished	423	12.24	Existing
175	7.00	To Be Demolished	424	12.24	Existing
176	7.00	To Be Demolished	425	12.24	Existing
177	7.00	To Be Demolished	426	12.24	Existing
178	7.00	To Be Demolished	427	12.24	Existing
179	7.00	To Be Demolished	428	12.24	Existing
180	7.00	To Be Demolished	429	12.24	Existing
181	7.00	To Be Demolished	430	12.24	Existing
182	7.00	To Be Demolished	431	12.24	Existing
183	7.00	To Be Demolished	432	12.24	Existing
184	7.00	To Be Demolished	433	12.24	Existing
185	7.00	To Be Demolished	434	12.24	Existing
186	7.00	To Be Demolished	435	12.24	Existing
187	7.00	To Be Demolished	436	12.24	Existing
188	7.00	To Be Demolished	437	12.24	Existing
189	7.00	To Be Demolished	438	12.24	Existing
190	7.00	To Be Demolished	439	12.24	Existing
191	7.00	To Be Demolished	440	12.24	Existing
192	7.00	To Be Demolished	441	12.24	Existing
193	7.00	To Be Demolished	442	12.24	Existing
194	7.00	To Be Demolished	443	12.24	Existing
195	7.00	To Be Demolished	444	12.24	Existing
196	7.00	To Be Demolished	445	12.24	Existing
197	7.00	To Be Demolished	446	12.24	Existing
198	7.00	To Be Demolished	447	12.24	Existing
199	7.00	To Be Demolished	448	12.24	Existing
200	7.00	To Be Demolished	449	12.24	Existing
201	7.00	To Be Demolished	450	12.24	Existing
202	7.00	To Be Demolished	451	12.24	Existing
203	7.00	To Be Demolished	452	12.24	Existing
204	7.00	To Be Demolished	453	12.24	Existing
205	7.00	To Be Demolished	454	12.24	Existing
206	7.00	To Be Demolished	455	12.24	Existing
207	7.00	To Be Demolished	456	12.24	Existing
208	7.00	To Be Demolished	457	12.24	Existing
209	7.00	To Be Demolished	458	12.24	Existing
210	7.00	To Be Demolished	459	12.24	Existing
211	7.00	To Be Demolished	460	12.24	Existing
212	7.00	To Be Demolished	461	12.24	Existing
213	7.00	To Be Demolished	462	12.24	Existing
214	7.00	To Be Demolished	463	12.24	Existing
215	7.00	To Be Demolished	464	12.24	Existing
216	7.00	To Be Demolished	465	12.24	Existing
217	7.00	To Be Demolished	466	12.24	Existing
218	7.00	To Be Demolished	467	12.24	Existing
219	7.00	To Be Demolished	468	12.24	Existing
220	7.00	To Be Demolished	469	12.24	Existing
221	7.00	To Be Demolished	470	12.24	Existing
222	7.00	To Be Demolished	471	12.24	Existing
223	7.00	To Be Demolished	472	12.24	Existing
224	7.00	To Be Demolished	473	12.24	Existing
225	7.00	To Be Demolished	474	12.24	Existing
226	7.00	To Be Demolished	475	12.24	Existing
227	7.00	To Be Demolished	476	12.24	Existing
228</					

Details of all non-conservation value trees >25 cm dbh		
ID	TPZ #	Note
1	7.20	To Be Demolished
2	11.20	To Be Demolished
11	9.20	To Be Demolished
12	7.40	To Be Demolished
13	7.20	To Be Demolished
40	9.40	To Be Demolished
43	9.40	To Be Demolished
44	8.80	To Be Demolished
74	11.00	To Be Demolished
75	11.00	To Be Demolished
76	14.20	To Be Demolished
77	9.40	To Be Demolished
78	10.40	To Be Demolished
79	6.80	To Be Demolished
80	11.00	To Be Demolished
81	11.80	To Be Demolished
82	9.60	To Be Demolished
83	12.00	To Be Demolished
84	11.60	To Be Demolished
85	9.20	Existing
87	8.80	To Be Demolished
88	8.20	To Be Demolished
89	8.80	To Be Demolished
90	7.00	To Be Demolished
91	7.00	To Be Demolished
92	14.00	To Be Demolished
93	16.00	Existing
96	6.80	Existing
97	8.40	To Be Demolished
98	10.40	To Be Demolished
100	10.00	Existing
102	20.00	Existing
104	12.20	To Be Demolished
105	9.60	To Be Demolished
107	8.40	Existing
108	12.80	Existing
109	10.40	To Be Demolished
110	9.20	Existing
111	8.80	Existing
112	13.00	To Be Demolished
113	12.20	To Be Demolished
114	11.00	To Be Demolished
115	7.40	Existing
116	13.00	To Be Demolished
117	15.20	To Be Demolished
118	9.40	Existing
119	10.80	To Be Demolished
120	12.80	To Be Demolished
121	11.00	To Be Demolished
122	10.40	To Be Demolished
123	10.40	To Be Demolished
124	12.20	To Be Demolished
125	7.20	To Be Demolished
127	7.00	Existing
128	10.00	To Be Demolished
130	14.40	Existing
131	17.60	To Be Demolished
132	10.00	To Be Demolished
133	13.00	To Be Demolished
134	8.40	To Be Demolished
135	8.80	Existing
136	10.00	To Be Demolished
137	7.60	To Be Demolished
138	11.60	To Be Demolished
139	6.40	To Be Demolished
140	10.80	To Be Demolished
141	12.40	To Be Demolished
142	8.80	To Be Demolished
143	11.20	To Be Demolished
144	8.80	To Be Demolished
145	7.00	To Be Demolished
146	6.40	To Be Demolished
147	9.60	To Be Demolished
148	7.00	To Be Demolished
149	8.40	To Be Demolished
150	10.40	To Be Demolished
151	9.40	Existing
152	11.00	Existing
153	9.60	Existing
156	20.20	Existing
157	14.20	Existing
158	8.80	Existing
160	6.20	Existing
163	13.00	Existing
164	10.00	To Be Demolished
165	15.00	To Be Demolished
166	8.00	To Be Demolished
167	9.20	To Be Demolished
168	8.40	To Be Demolished
169	9.00	To Be Demolished
170	9.80	To Be Demolished
172	8.20	To Be Demolished
173	8.40	To Be Demolished
174	10.80	To Be Demolished
175	6.80	Existing
176	10.80	To Be Demolished
177	10.00	To Be Demolished
178	10.80	To Be Demolished
179	8.80	To Be Demolished
180	10.40	To Be Demolished
181	14.20	To Be Demolished
182	9.60	To Be Demolished
183	7.20	To Be Demolished
184	9.80	To Be Demolished
186	7.40	To Be Demolished
187	9.40	Existing
188	6.20	To Be Demolished
189	11.60	To Be Demolished
194	8.20	To Be Demolished
195	11.60	To Be Demolished
196	8.20	To Be Demolished
197	8.40	To Be Demolished
198	6.40	To Be Demolished
199	10.00	To Be Demolished
200	8.80	To Be Demolished
201	8.20	To Be Demolished
202	8.40	To Be Demolished
203	6.20	To Be Demolished
205	10.00	To Be Demolished
206	6.40	To Be Demolished
207	14.00	To Be Demolished
208	10.20	To Be Demolished
211	15.80	Existing
212	12.20	Existing
213	8.20	Existing
216	8.60	To Be Demolished
218	13.00	To Be Demolished
217	13.40	To Be Demolished
218	15.40	To Be Demolished
219	12.40	To Be Demolished
221	14.80	To Be Demolished
223	6.20	To Be Demolished
224	8.00	To Be Demolished
225	7.00	To Be Demolished
226	8.80	To Be Demolished
227	7.00	To Be Demolished
228	6.40	To Be Demolished
230	8.00	To Be Demolished
231	7.00	To Be Demolished
232	6.40	To Be Demolished
233	7.40	To Be Demolished
234	13.00	To Be Demolished
235	7.00	To Be Demolished
236	9.20	To Be Demolished
237	7.80	To Be Demolished
238	7.00	To Be Demolished
239	7.00	To Be Demolished
241	8.00	To Be Demolished
242	8.00	To Be Demolished
243	10.00	To Be Demolished
244	8.80	To Be Demolished
245	13.20	To Be Demolished
246	10.40	To Be Demolished
247	10.40	Existing
248	7.00	To Be Demolished
249	6.20	To Be Demolished

Lower site plan B
scale 1:200



ISSUE			
Issue ID	Rev ID	Description	Date
00		Development application	23/10/2025
01	01	PP1	23/10/2025
02	02	PP1	13/09/2025
03	03	PP1	07/09/2025
05	04	PP1	15/09/2025
06	05	PP1	20/09/2025
07	06	PP1	09/09/2025
08	07	PP1	11/09/2025

- material legend**
- WP01 Adobe Masonry (Cord Brick Smooth look Ebony) or equivalent
 - WP02 Adobe Masonry (Cord Brick Smooth look Steel) or equivalent
 - WP03 Hardwood timber cladding, clear sealer
 - WP04 Board Batten (General 75 look 'Capitol' Red) or equivalent
 - WP05 Fibre cement lightweight panels, stained finish to match brickwork
 - RP01 Standing seam roofing, coloured 'woodland grey'
 - RP02 Standing seam roofing, coloured 'wildfire'
 - RP03 Standing seam roofing, coloured 'timber and'
 - GL01 Double glazing 1, PC finish match WP01
 - GL02 Double glazing 2, PC finish, Match wall colour
 - GL03 Double glazing 3, commercial frame, PC finish
 - FF01 Asphalt
 - FF02 Feature paving refer landscape drawings
 - FF03 Concrete driveway. Select from

note:
Refer to Bushfire Hazard Report for further details.

01-02	BAL 29P	23-24	BAL 12.5
03-04	BAL 29P	25-26	BAL 29P
05-06	BAL 29P	27-28	BAL 29P
07-08	BAL 12.5	29-30	BAL 12.5
09-10	BAL 12.5	31-32	BAL 12.5
11-12	BAL 12.5	33-34	BAL 29P
13-14	BAL 12.5	35-36	BAL 12.5
15-16	BAL 29P	37-38	BAL 12.5
17-18	BAL 29P	39-40	BAL 12.5
19-20	BAL 29P	41-42	BAL 12.5
21-22	BAL 12.5	43-44	BAL 12.5

Community hub BAL 29

Details of significant with permit habitat trees

ID	TPZ #	Note
1 VH	18.80	Existing
5 H	14.40	To Be Demolished
9 H	16.70	To Be Demolished
14 H	14.40	To Be Demolished
15 H	21.00	To Be Demolished
16 H	11.04	To Be Demolished
18 H	14.00	Existing
19 H	11.04	Existing
21 H	13.20	To Be Demolished
22 H	8.84	To Be Demolished
23 H	4.60	To Be Demolished
24 H	19.60	Existing
25 H	11.76	Existing
26 H	21.20	To Be Demolished
27 H	15.60	Existing
28 H	12.24	Existing
30 H	2.60	To Be Demolished
31 VH	16.80	Existing
32 VH	16.80	To Be Demolished
33 H	15.12	To Be Demolished
34 H	20.00	Existing
38 H	12.00	To Be Demolished
39 H	10.08	To Be Demolished
41 H	10.80	To Be Demolished
73 H	10.80	To Be Demolished
85 H	11.64	To Be Demolished
90 H	10.08	Existing
101 H	15.36	Existing
102 VH	17.76	Existing
106 VH	21.12	Existing
104 H	12.00	Existing
105 H	18.24	Existing
209 VH	18.48	Existing
280 VH	20.40	To Be Demolished
291 VH	22.00	To Be Demolished
296 VH	17.04	Existing
308 VH	18.20	To Be Demolished
457 VH	16.80	Existing
461 H	16.80	Existing
468 H	8.60	Existing
469 H	10.08	Existing
470 H	10.08	Existing
476 H	11.28	Existing

TPZ legend

H/VH value	Non conservation value
Existing	Existing
Demolition	Demolition

1:200 original drawing size A1

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Christian Homes Tasmania
Lot 550 Alfreds Garden,
Kingston
5051 TAS
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Lower Site Plan B
Development application

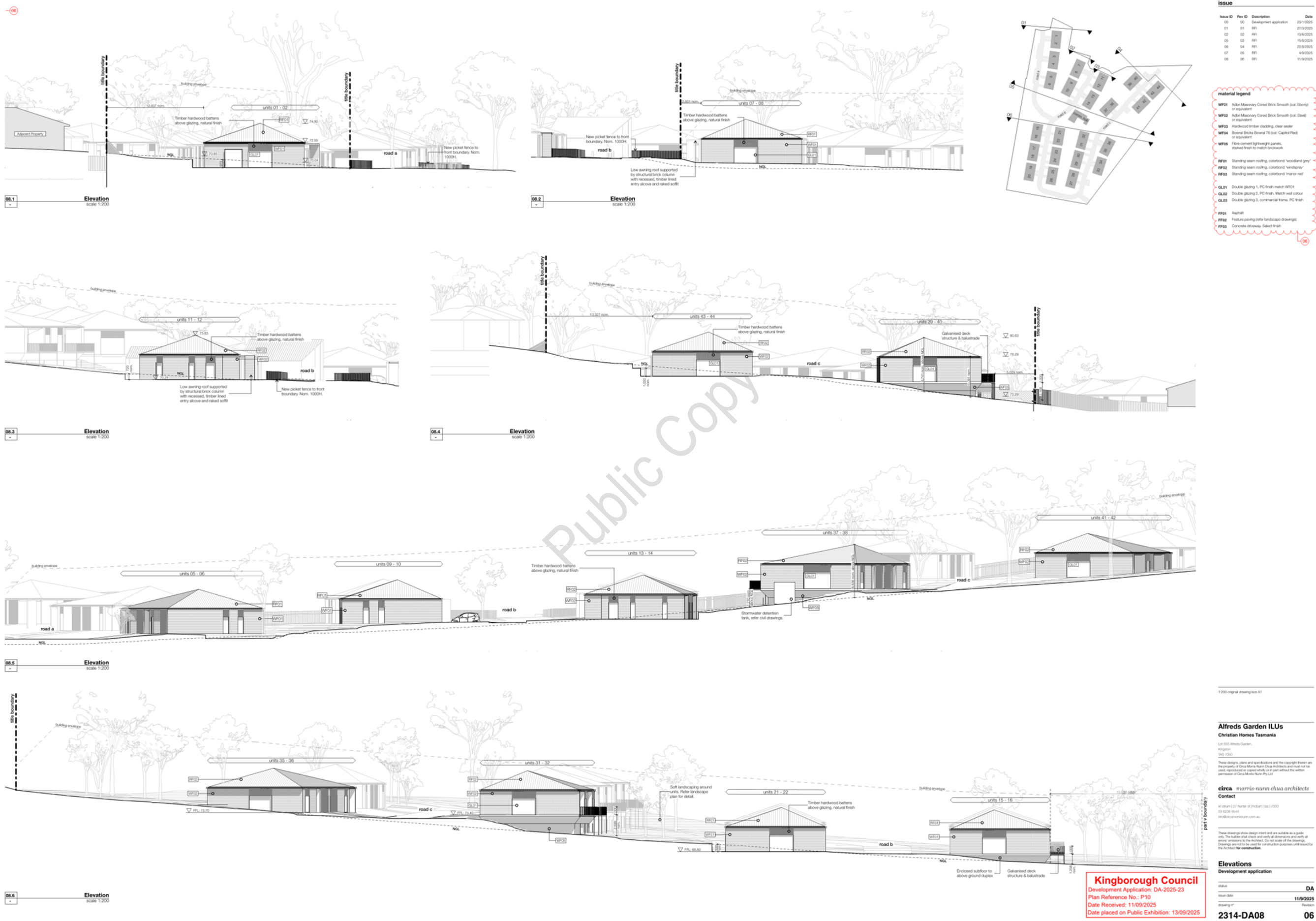
status	DA
Issue ID	11/9/2025
drawing n°	Revision
2314-DA05	07

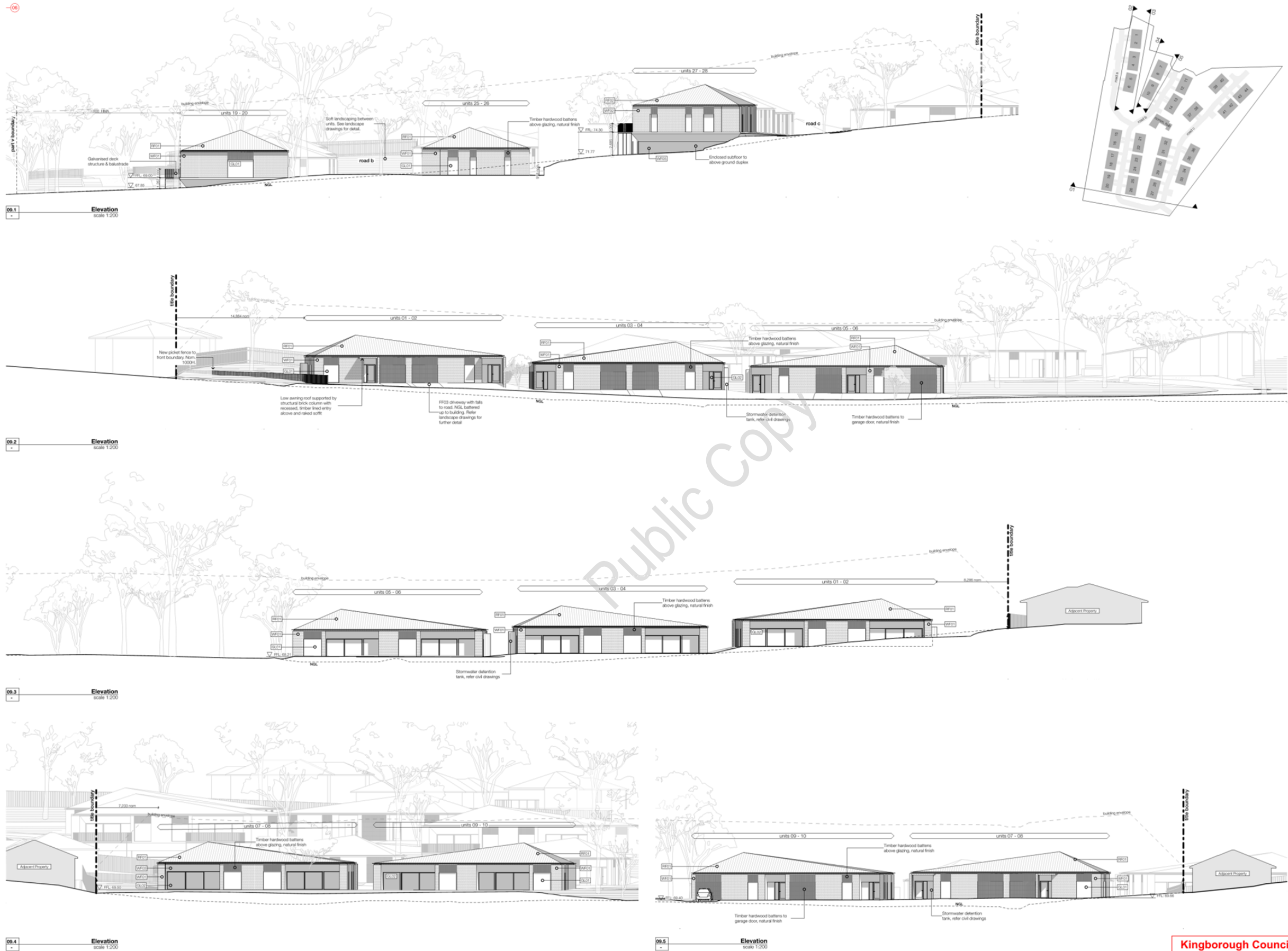
Kingborough Council
Development Application: DA-2025-23
Plan Reference No.: P10
Date Received: 11/09/2025
Date placed on Public Exhibition: 13/09/2025





status	DA
issue date	11/9/2025
drawing n°	Revision
2314-DA07	07





Issue			
Issue ID	Rev ID	Description	Date
01	01	Development application	25/1/2025
02	01	RFI	20/3/2025
03	02	RFI	13/6/2025
04	03	RFI	15/9/2025
05	04	RFI	25/9/2025
06	05	RFI	4/9/2025
07	06	RFI	11/9/2025

Material legend	
WP01	Asphalt Mastic Coat Brick Smooth (not: Stone) or equivalent
WP02	Asphalt Mastic Coat Brick Smooth (not: Stone) or equivalent
WP03	Hardwood timber cladding, clear sealer
WP04	Downs Bricks Besser 75 (not: Capital Red) or equivalent
WP05	Fibre cement lightweight panels, stained finish to match brickwork
RF01	Standing seam roofing, colorbond 'woodland grey' or equivalent
RF02	Standing seam roofing, colorbond 'landscaping' or equivalent
RF03	Standing seam roofing, colorbond 'iron ore' or equivalent
GL01	Double glazing 1, PC finish, match WP01
GL02	Double glazing 2, PC finish, Match wall colour
GL03	Double glazing 3, commercial frame, PC finish
FF01	Asphalt
FF02	Fibre paving inter landscape drawings
FF03	Concrete driveway, Select finish

1:200 original drawing size A1

Alfreds Garden ILUs
Christian Homes Tasmania
Lot 550 Alfreds Garden,
Kingston
5051 TAS

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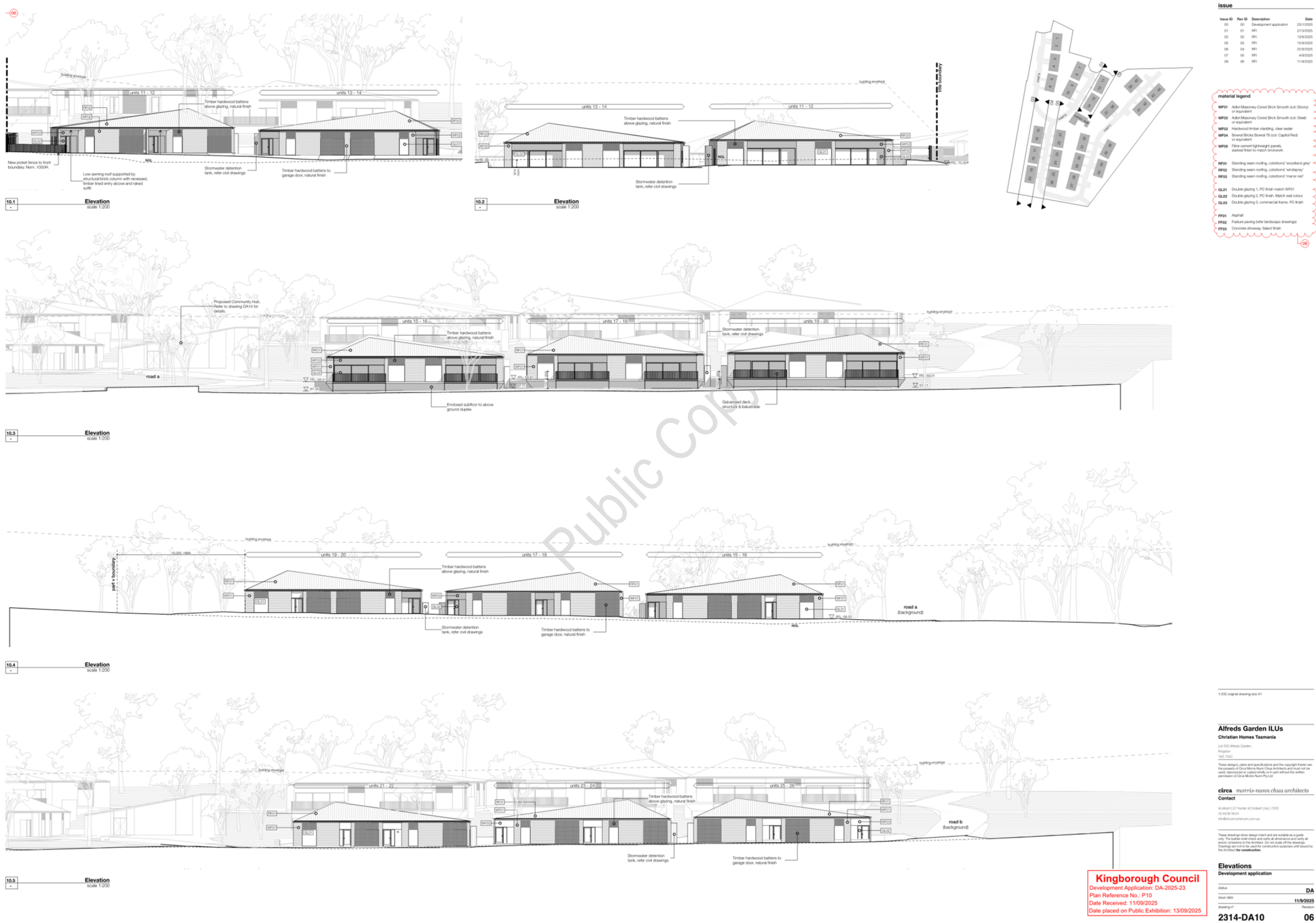
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Elevations
Development application

Status	DA
Issue date	11/9/2025
Drawing no	2314-DA09
Revision	06

Kingborough Council
Development Application: DA-2025-23
Plan Reference No.: P10
Date Received: 11/09/2025
Date placed on Public Exhibition: 13/09/2025





Issue			
Issue ID	Rev ID	Description	Date
01	01	Development application	25/10/2025
02	02	Rev	25/10/2025
03	03	Rev	13/09/2025
04	04	Rev	15/09/2025
05	05	Rev	25/09/2025
06	06	Rev	4/09/2025
07	07	Rev	11/09/2025

Material legend	
WF01	Asphalt Mastic Coat (Black Smooth) (not: Stone) or equivalent
WF02	Asphalt Mastic Coat (Black Smooth) (not: Stone) or equivalent
WF03	Hardwood timber cladding, clear sealer
WF04	Downward Bricks (Boral 76) (not: Capital Red) or equivalent
WF05	Fibre cement lightweight panels, stained finish to match brickwork
RF01	Standing seam roofing, colorbond 'woodland grey' or equivalent
RF02	Standing seam roofing, colorbond 'landscaping' or equivalent
RF03	Standing seam roofing, colorbond 'transit roof' or equivalent
GL01	Double glazing 1, PC finish, match WF01
GL02	Double glazing 2, PC finish, Match wall colour
GL03	Double glazing 3, commercial frame, PC finish
FF01	Asphalt
FF02	Fibre cement paving (refer landscape drawings)
FF03	Concrete driveway, Select finish

1:200 original drawing size A1

Alfreds Garden ILUs
Christian Homes Tasmania

Lot 555 Alfreds Garden,
Kingston
3602 TAS
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Elevations
Development application

Issue	Rev	Date
01	01	25/10/2025
02	02	13/09/2025
03	03	15/09/2025
04	04	25/09/2025
05	05	4/09/2025
06	06	11/09/2025

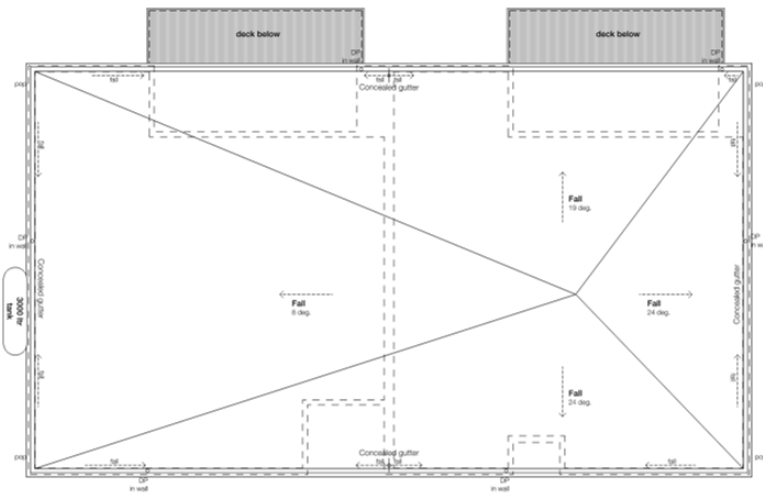
Kingborough Council
Development Application: DA-2025-23
Plan Reference No.: P10
Date Received: 11/09/2025
Date placed on Public Exhibition: 13/09/2025

2314-DA11 06

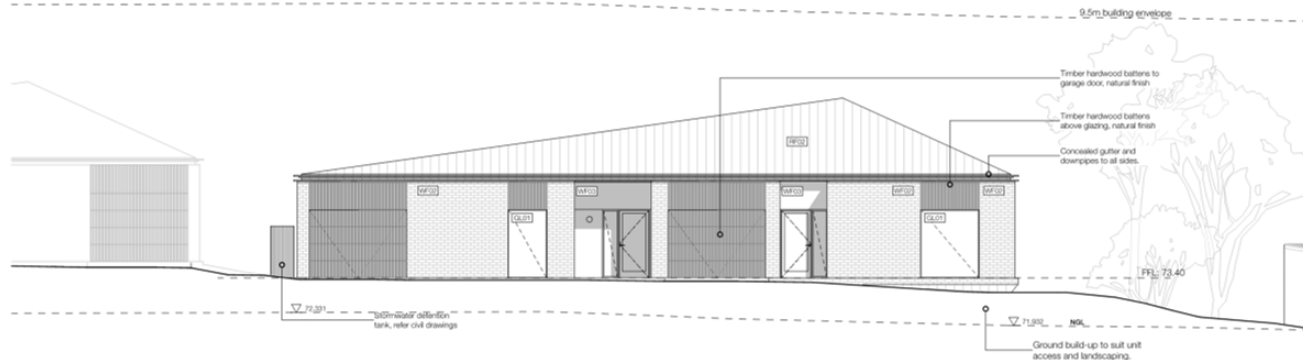




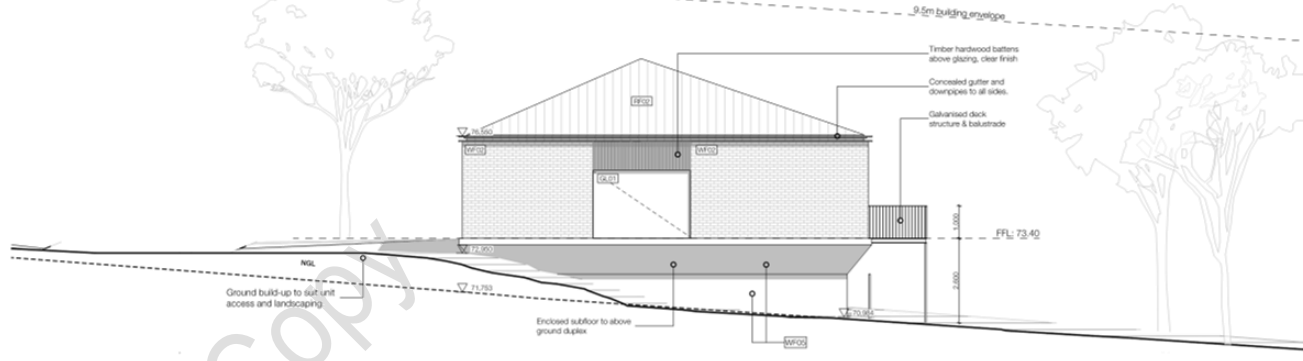
1. Typical Duplex Plan (U31-U32)
Scale 1:100



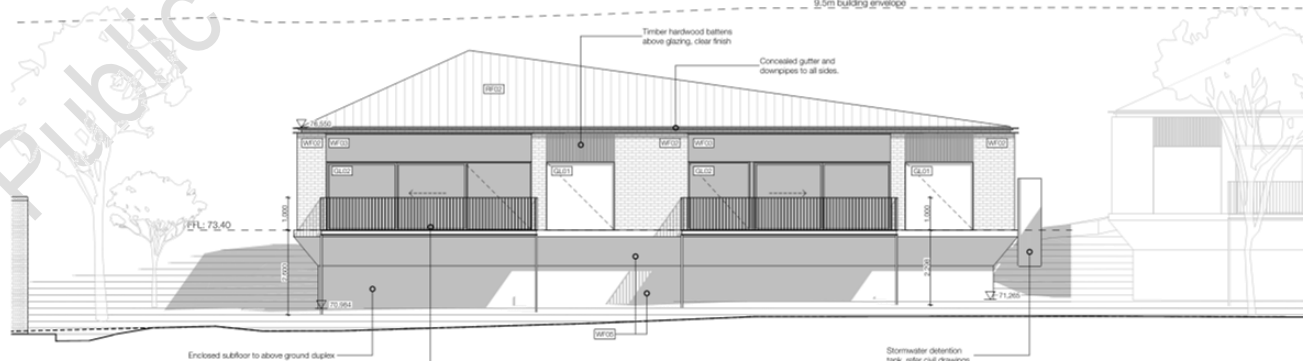
Typical Duplex Roof Plan
Scale 1:100



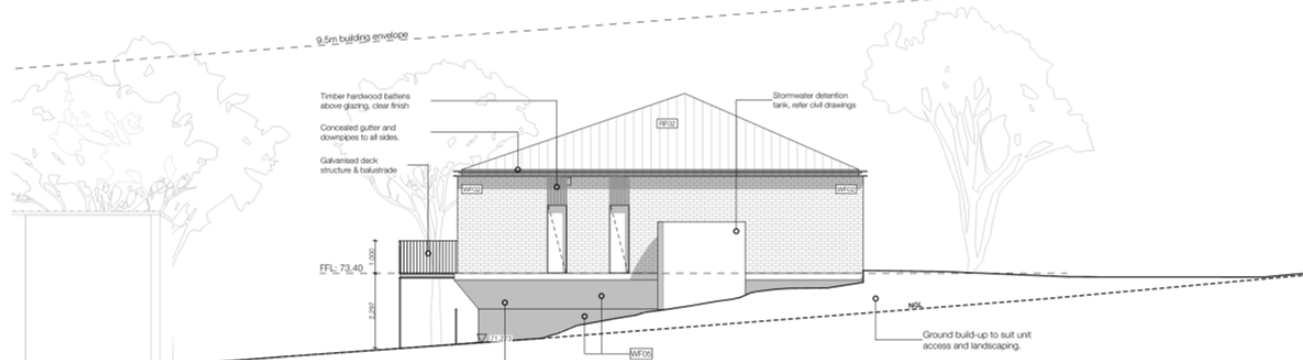
13.1 Elevation
Scale 1:100



13.2 Elevation
Scale 1:100



13.3 Elevation
Scale 1:100



13.4 Elevation
Scale 1:100

ISSUE

Issue ID	Rev ID	Description	Date
01	01	Development application	25/10/2025
02	01	REV	25/10/2025
03	01	REV	13/09/2025
04	01	REV	25/10/2025
05	01	REV	11/09/2025

MATERIAL LEGEND

WP01	Asph/Flt Masonry (Corred Brick Smooth (ext. Eaves) or equivalent)
WP02	Asph/Flt Masonry (Corred Brick Smooth (ext. Eaves) or equivalent)
WP03	Hardwood timber cladding, clear finish
WP04	Downward Bricks (Besser 75) (ext. Capital Road) or equivalent
WP05	Fibre cement lightweight panels, stained finish to match brickwork
RP01	Standing seam roofing, colorbond 'woodland grey' or equivalent
RP02	Standing seam roofing, colorbond 'landscaping' or equivalent
RP03	Standing seam roofing, colorbond 'iron ore' or equivalent
GL01	Double glazing 1, PC finish match WP01
GL02	Double glazing 2, PC finish Match wall colour
GL03	Double glazing 3, commercial frame, PC finish
FF01	Asphalt
FF02	Gravel paving (refer landscape drawings)
FF03	Concrete driveway. Select finish

1:100 original drawing size A1

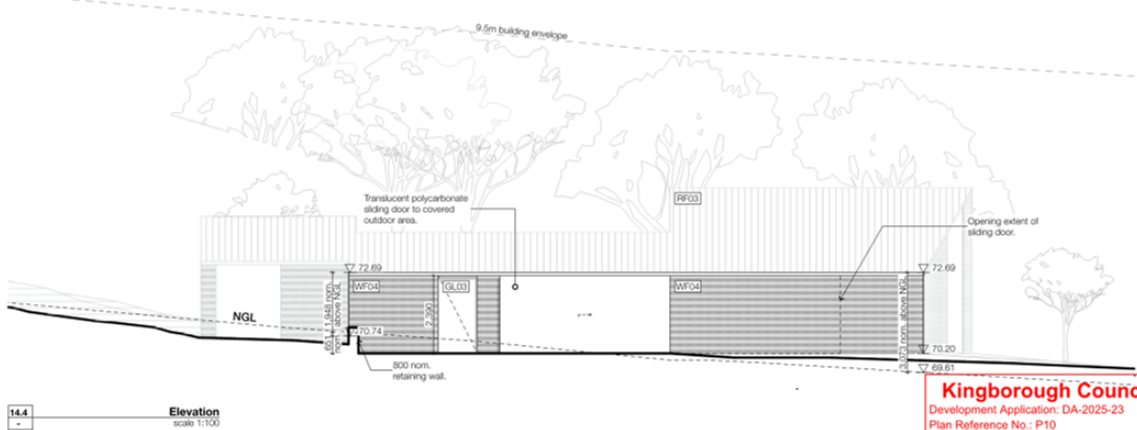
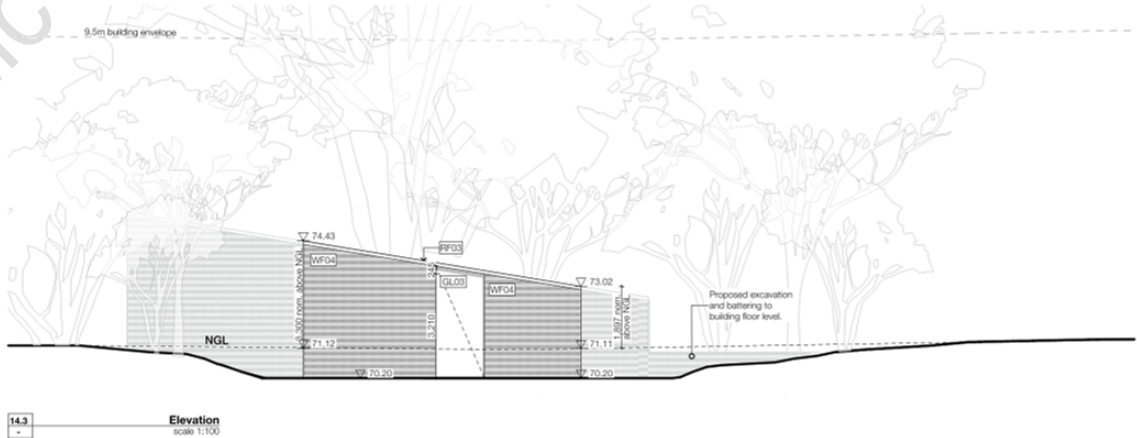
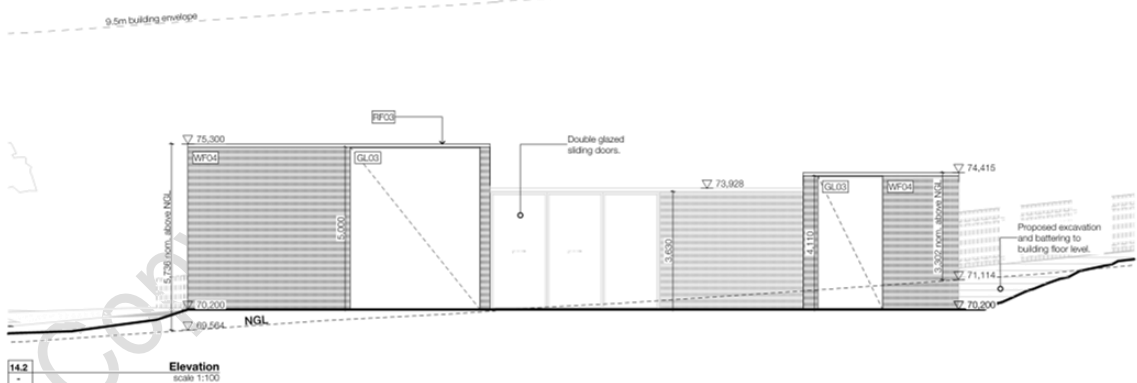
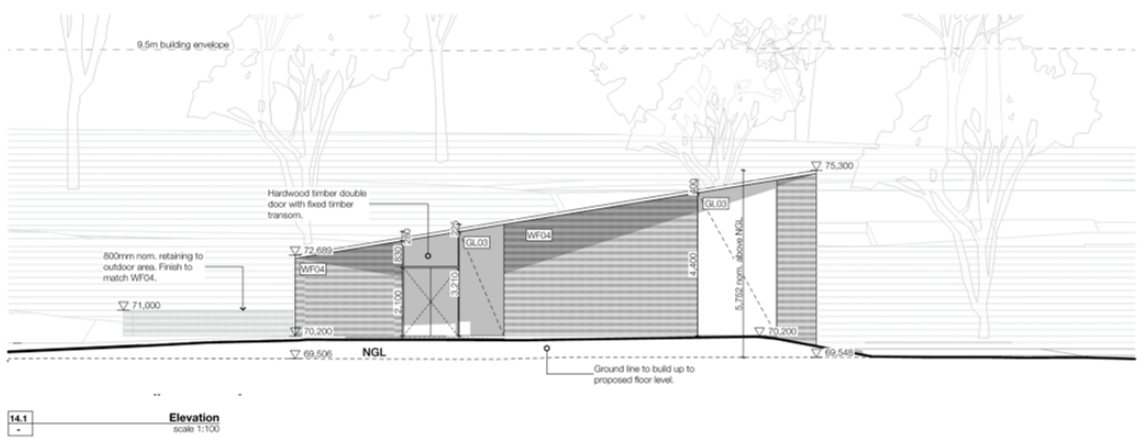
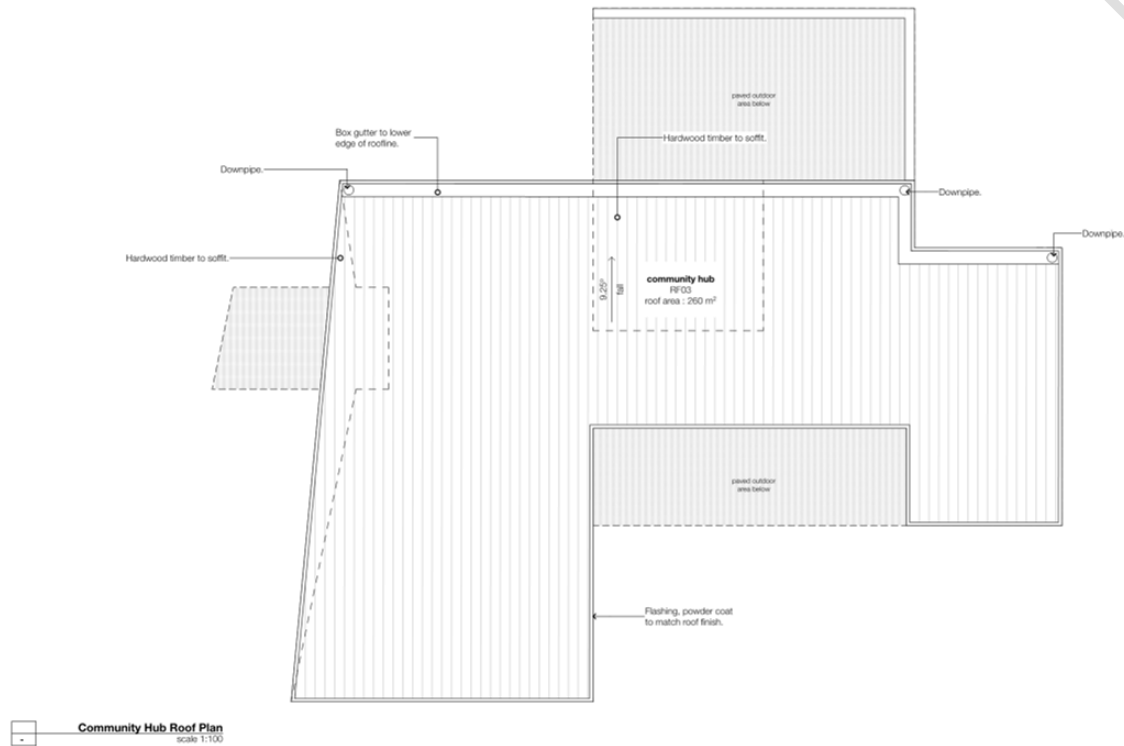
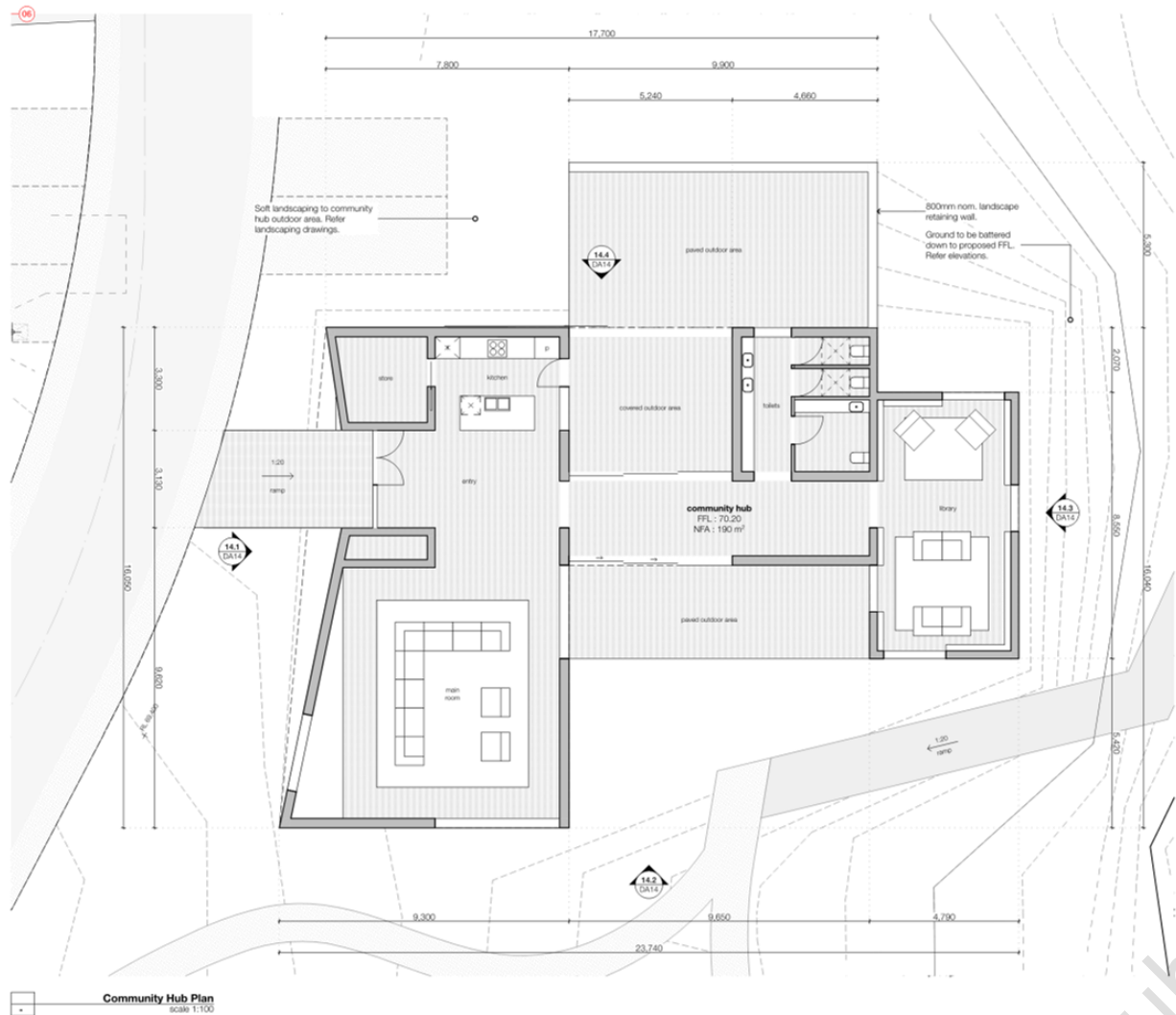
Alfreds Garden ILUs
Christian Homes Tasmania
Lot 550 Alfreds Garden,
Kingston
5052 TAS
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Typical Duplex
Development application

status	DA
issue date	11/9/2025
drawing no	2314-DA13
revision	05

Kingborough Council
Development Application: DA-2025-23
Plan Reference No.: P10
Date Received: 11/09/2025
Date placed on Public Exhibition: 13/09/2025



Issue			
Issue ID	Rev ID	Description	Date
01	01	Development application	25/10/2025
02	02	Rev	25/10/2025
03	03	Rev	15/09/2025
04	04	Rev	25/10/2025
05	05	Rev	4/09/2025
06	06	Rev	11/09/2025

Material legend	
WF01	Asph/Flt Masonry Gable Brick Smooth (ext. cladding) or equivalent
WF02	Asph/Flt Masonry Gable Brick Smooth (ext. cladding) or equivalent
WF03	Hardwood timber cladding, clear seal
WF04	Downward Facing 75 brick Capital Red or equivalent
WF05	Fire cement lightweight panels, stained finish to match brickwork
RF01	Standing seam roofing, colorbond 'woodland grey' or equivalent
RF02	Standing seam roofing, colorbond 'landscaping' or equivalent
RF03	Standing seam roofing, colorbond 'transit roof' or equivalent
GL01	Double glazing 1, PC finish match WF01
GL02	Double glazing 2, PC finish match WF01
GL03	Double glazing 3, commercial frame, PC finish
FF01	Asphalt
FF02	Gravel paving (refer landscape drawings)
FF03	Concrete driveway, Stained finish

1:100 original drawing size A1

Alfreds Garden ILUs
Christian Homes Tasmania
Lot 555 Alfreds Garden,
Kingston
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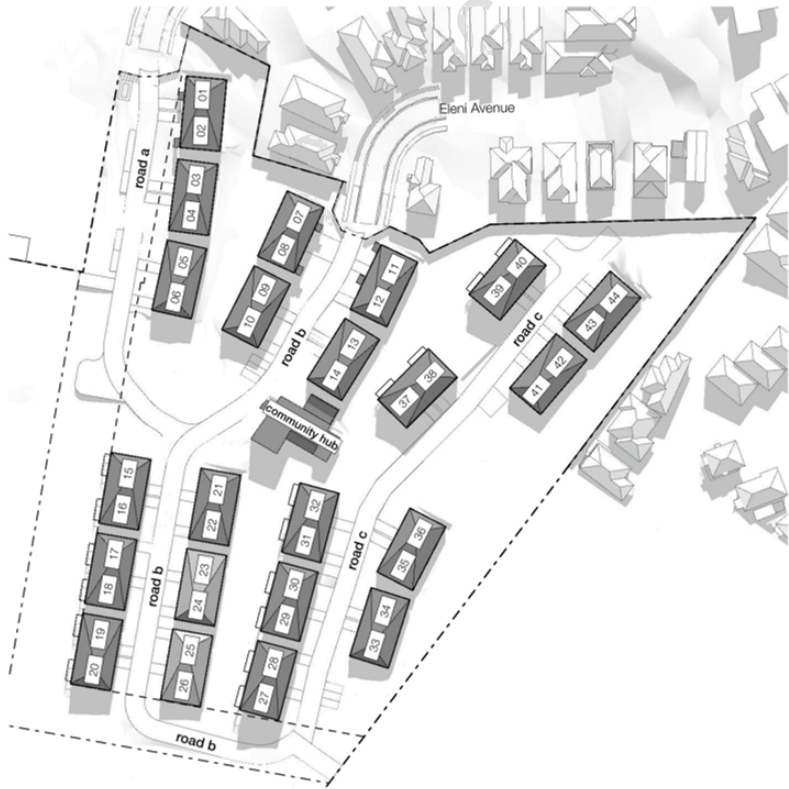
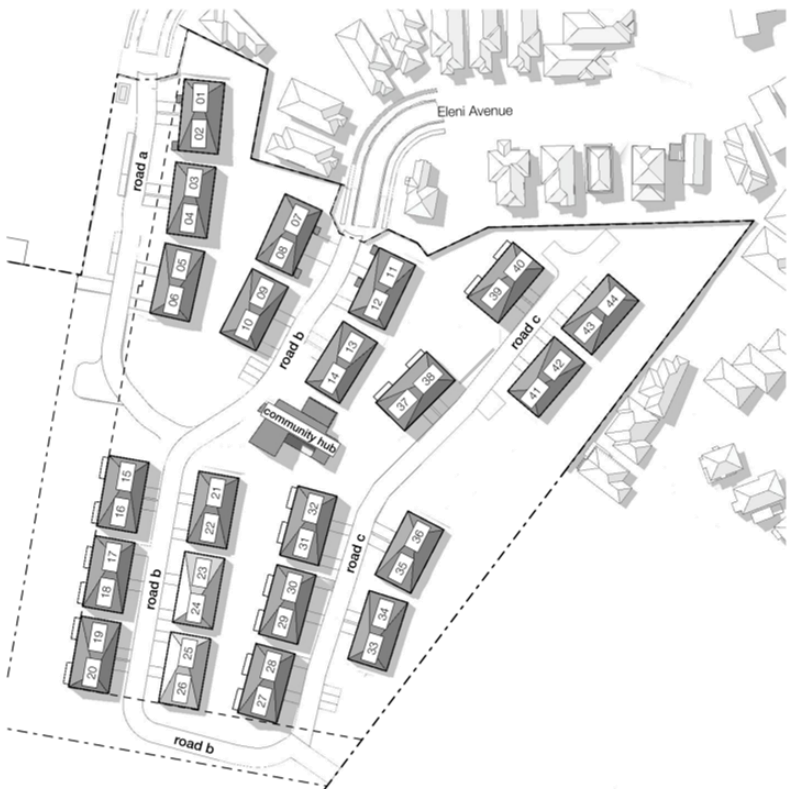
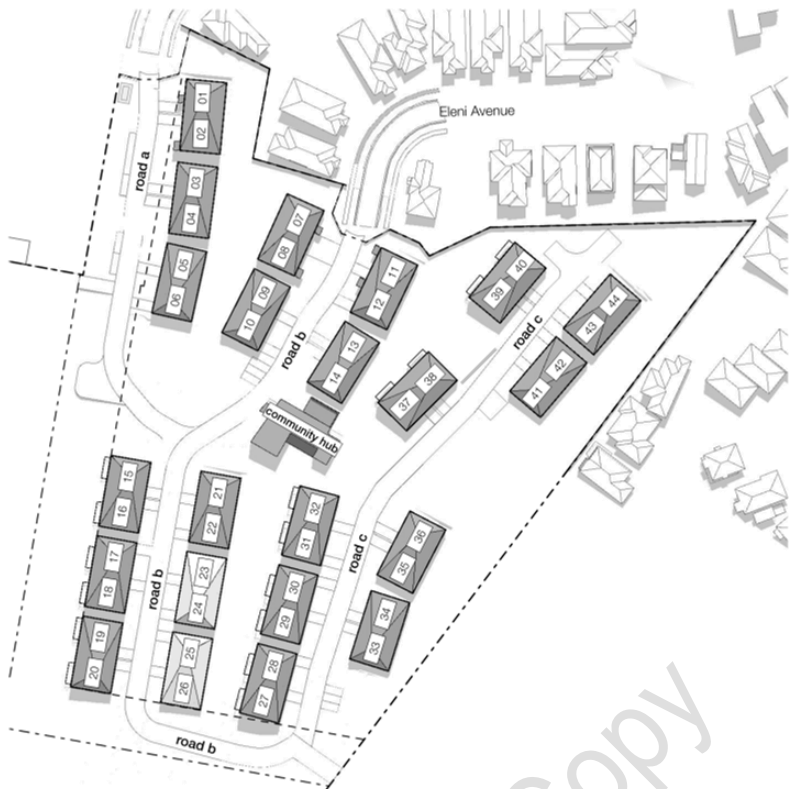
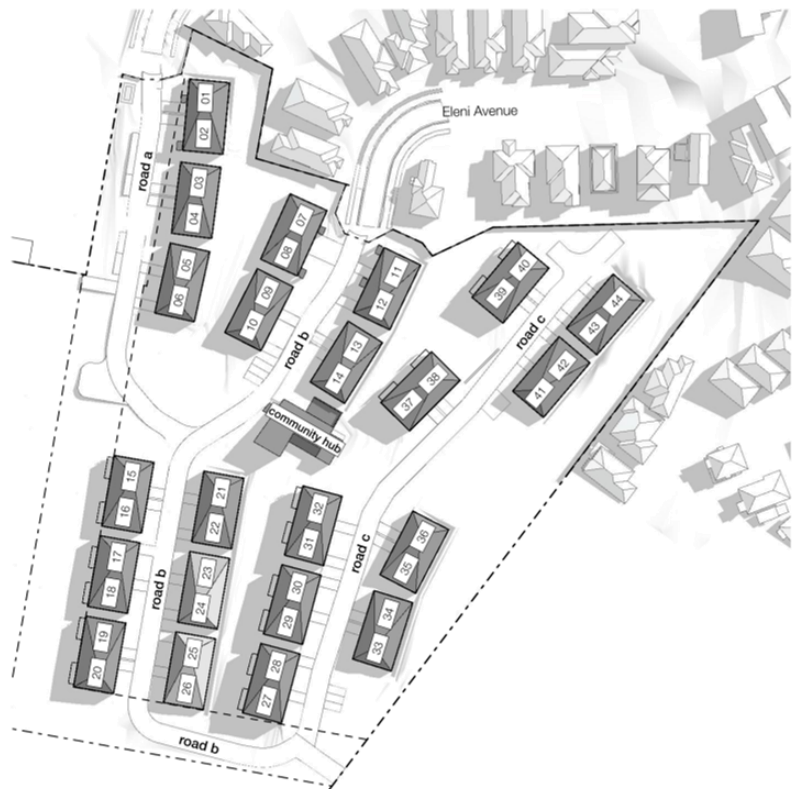
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Proposed Community Hub
Development application

Status	DA
Issue ID	11/09/2025
Revision	
Drawing ID	2314-DA14
Revision	06

Kingborough Council
Development Application: DA-2025-23
Plan Reference No.: P10
Date Received: 11/09/2025
Date placed on Public Exhibition: 13/09/2025



Issue			
Issue ID	Rev ID	Description	Date
00	00	Development application	25/10/2025
01	01	RPI	20/3/2025
05	02	RPI	15/9/2025

1:1500 original drawing size A1

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Lot 550 Alfreds Garden,
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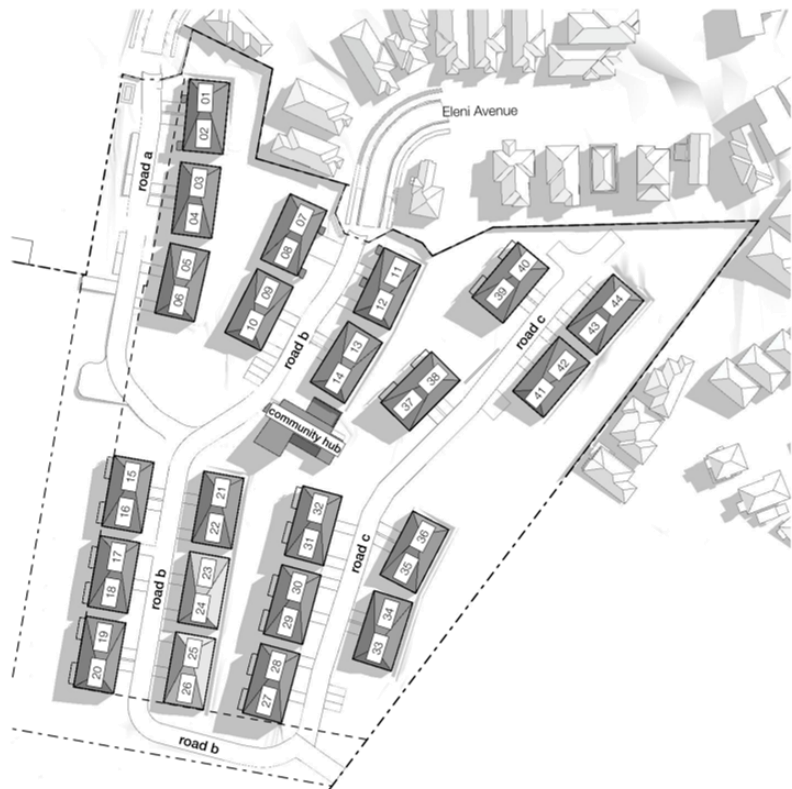
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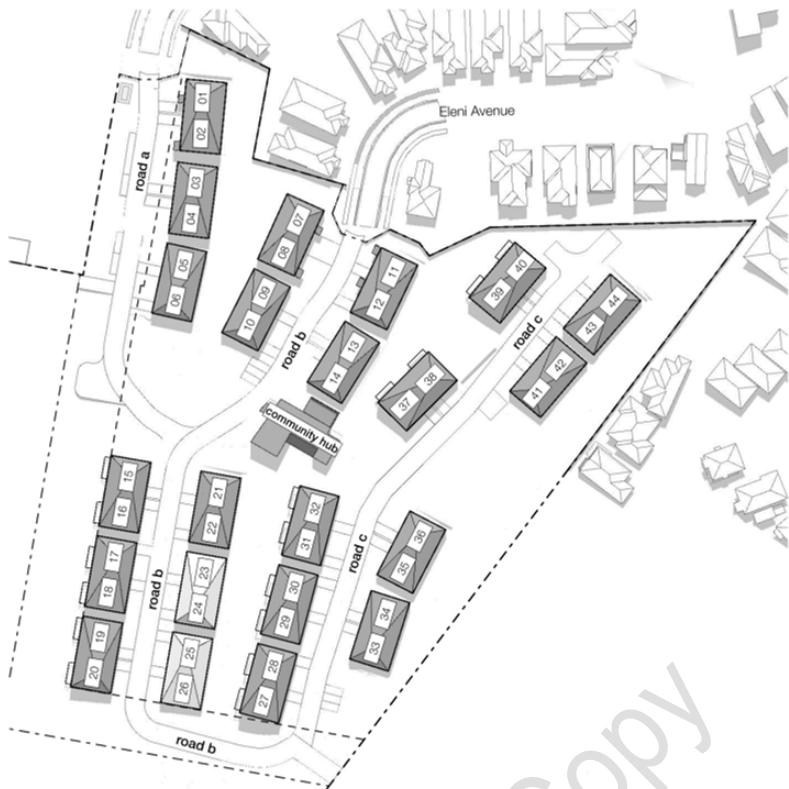
Shading Diagrams
Development application

Issue	DA
Issue Date	11/9/2025
Drawing nr	Revision
2314-DA15	02

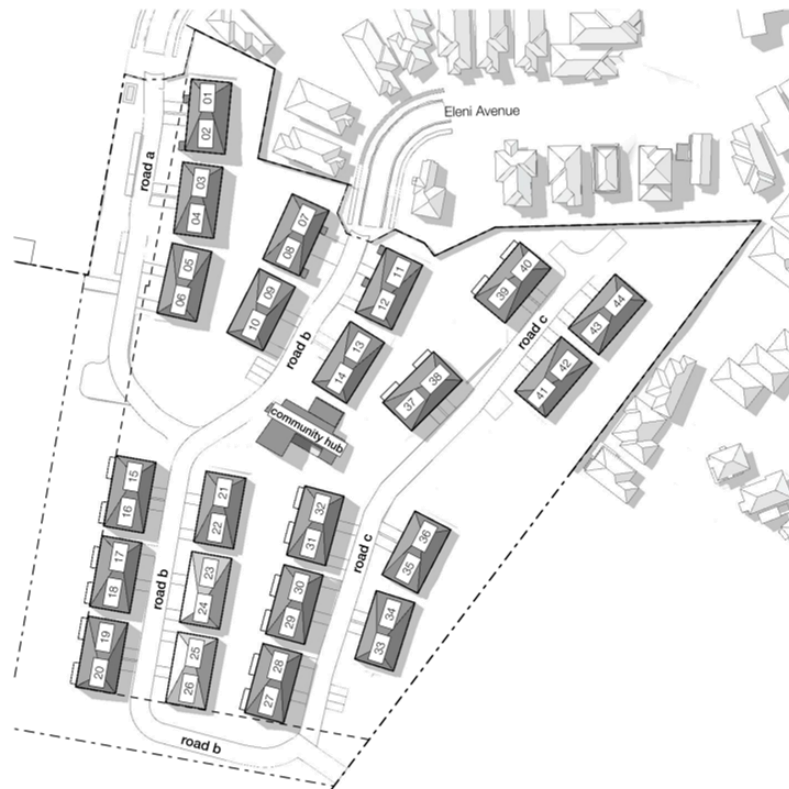
Kingborough Council
Development Application: DA-2025-23
Plan Reference No.: P10
Date Received: 11/09/2025
Date placed on Public Exhibition: 13/09/2025



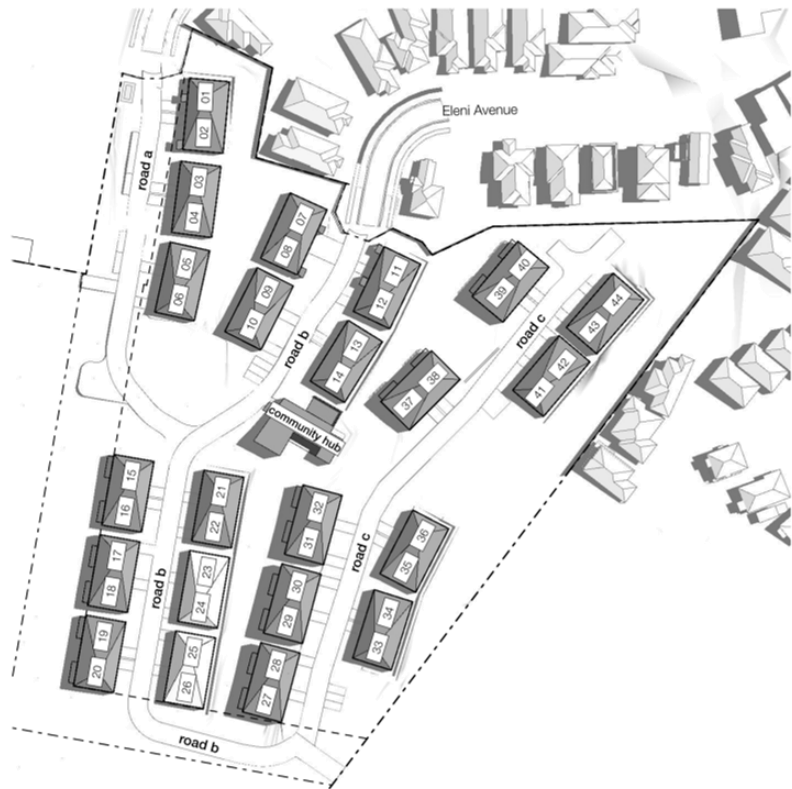
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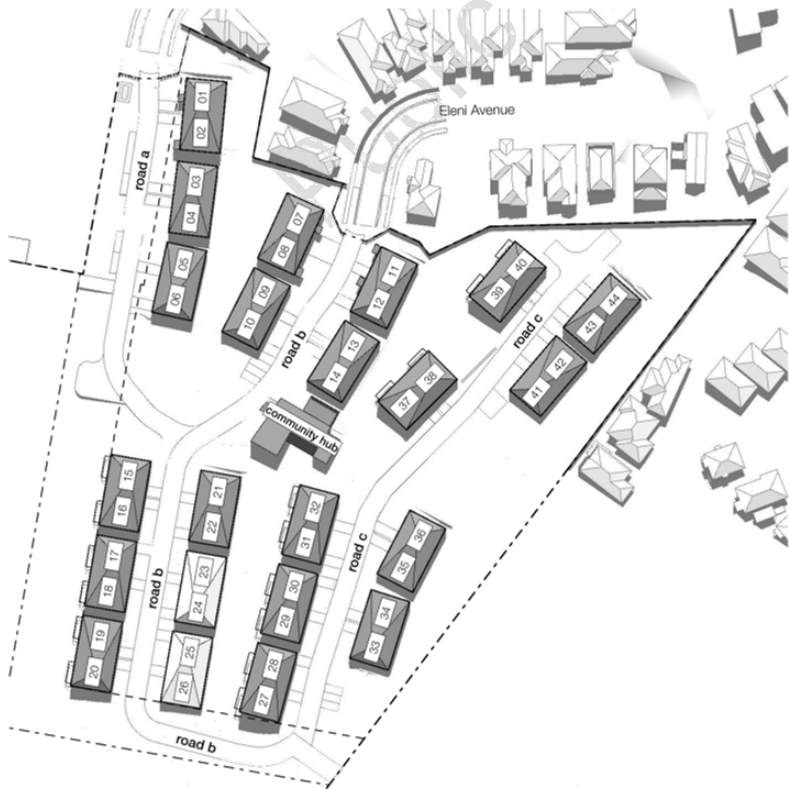
21 September 1200



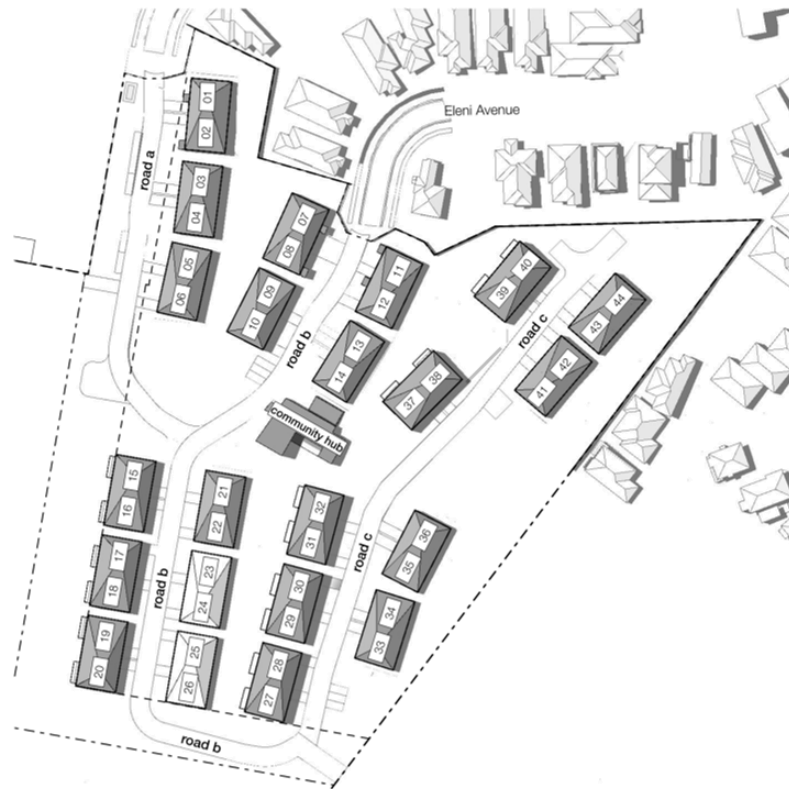
21 September 1500



21 December 0900



21 December 1200



21 December 1500

Issue			
Issue ID	Rev ID	Description	Date
00	00	Development application	25/10/2025
01	01	RPI	20/10/2025
05	02	RPI	15/9/2025

1:1000 original drawing size A1

Alfreds Garden ILUs
Christian Homes Tasmania
Lot 550 Alfreds Garden,
Kingston
5051 TAS

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Contact

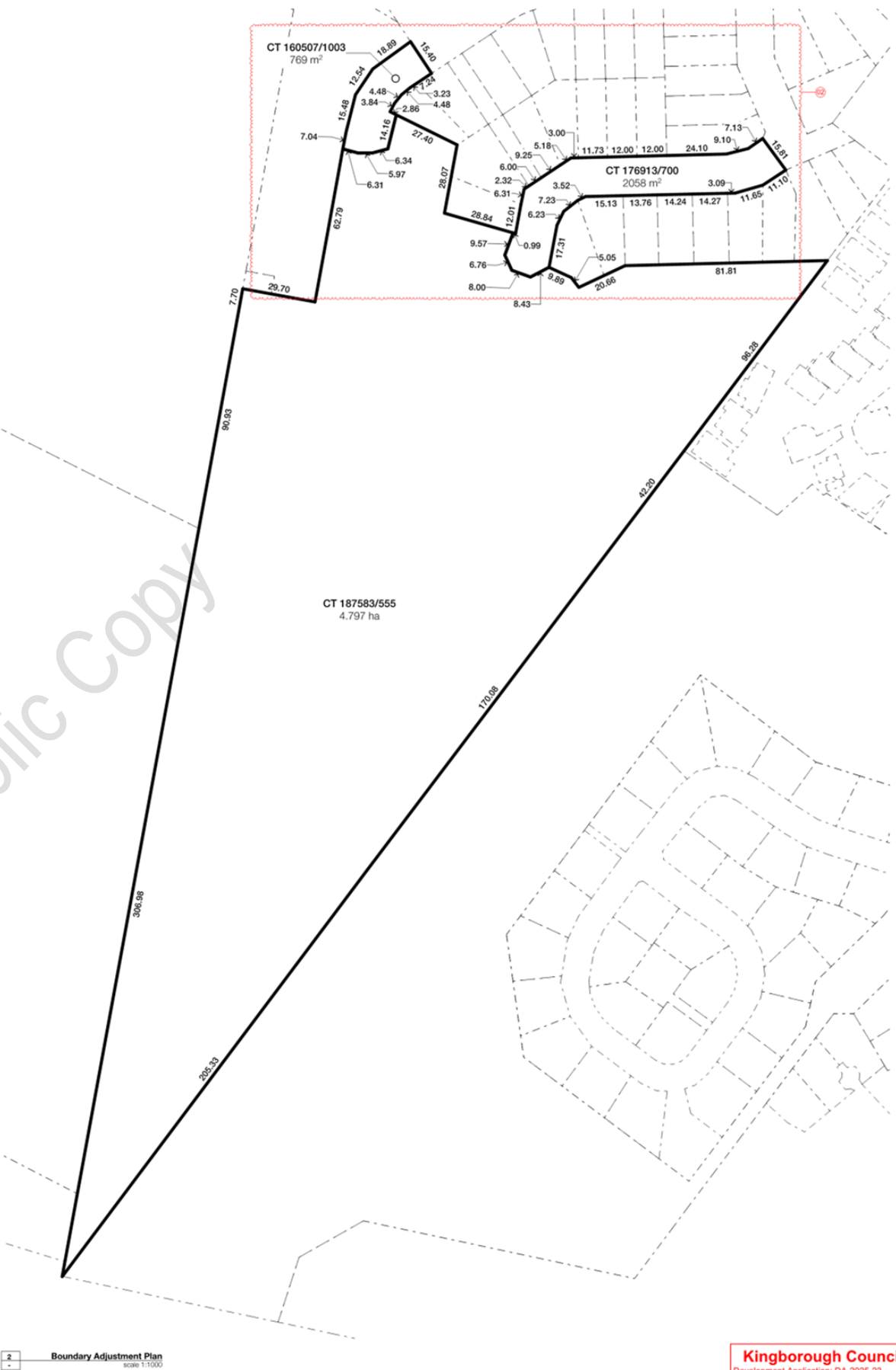
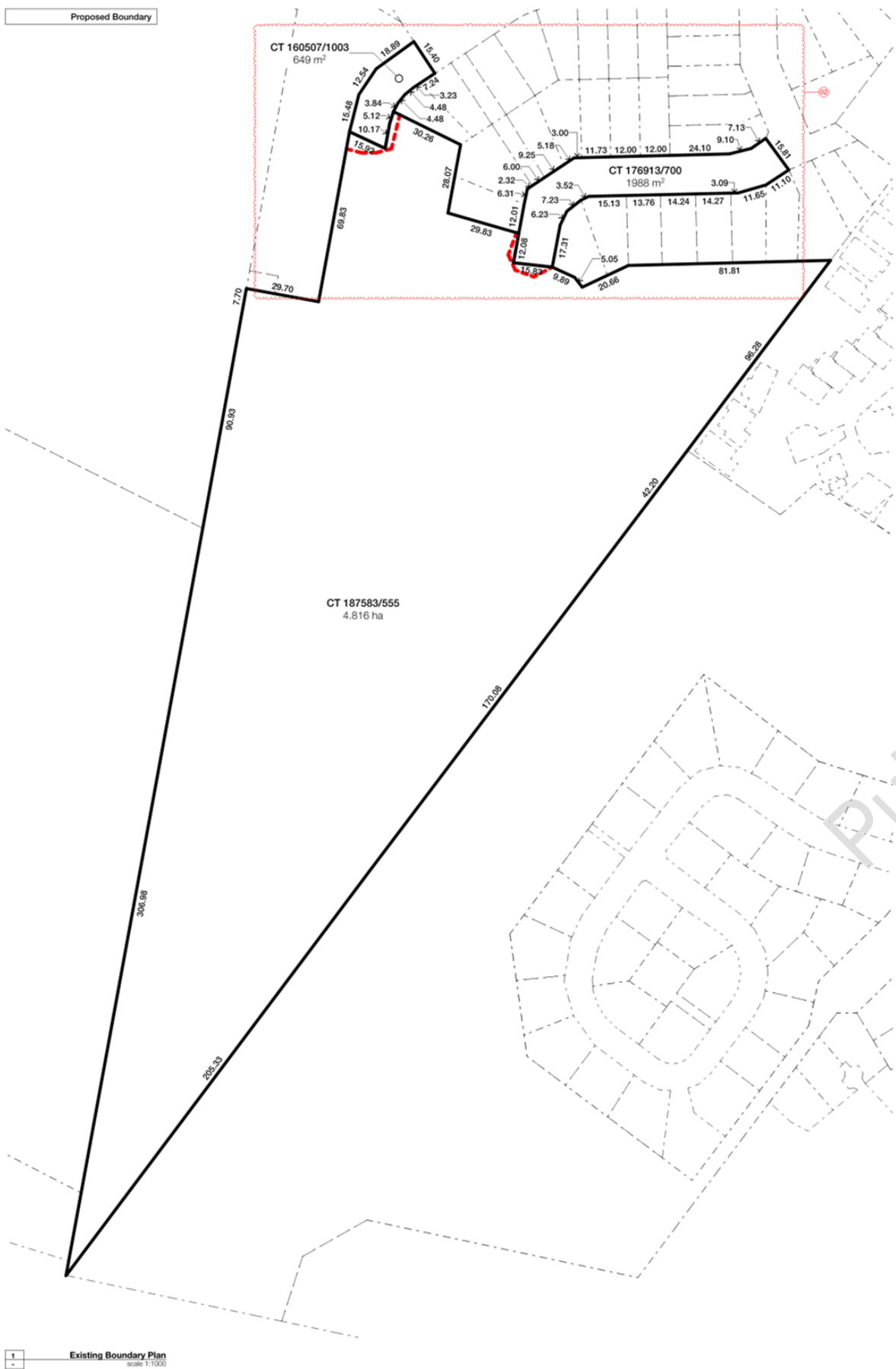
44 prum (27 Number 11 Hobart) TAS 7000
03 9236 5644
info@circaarchitects.com.au

These drawings show design intent and are suitable as a guide only. The builder shall check and verify all dimensions and verify all errors/omissions to the architect. Do not scale off the drawings. Drawings are not to be used for construction purposes until issued by the architect for construction.

Shading Diagrams
Development application

status	DA
issue date	11/9/2025
drawing nr	2314-DA16
revision	02

Kingborough Council
Development Application: DA-2025-23
Plan Reference No.: P10
Date Received: 11/09/2025
Date placed on Public Exhibition: 13/09/2025



ISSUE			
Issue ID	Rev ID	Description	Date
06	01	PFI	20/10/2025
07	02	RVI	19/10/2025

original drawing size A1

Alfreds Garden ILUs
Christian Homes Tasmania
Lot 550 Alfreds Garden,
Kingston
5051 TAS

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Boundary Adjustment Plan
Development application

Status	DA
Issue Date	11/9/2025
Drawing No	2314-DA17
Revision	02

Kingborough Council
Development Application: DA-2025-23
Plan Reference No.: P10
Date Received: 11/09/2025
Date placed on Public Exhibition: 13/09/2025



Submission to Planning Authority Notice

Application details

Council Planning Permit No.	DA-2025-23
Council notice date	17/02/2025
TasWater Reference No.	TWDA 2025/00141-KIN
Date of response	09/09/2025
TasWater Contact	Phil Papps
Phone No.	0474 931 272

Response issued to

Council name	KINGBOROUGH COUNCIL
Contact details	kc@kingborough.tas.gov.au
Development details	
Address	Lot 555 ALFREDS GARDEN & 67 VILLAGE DRIVE, KINGSTON
Property ID (PID)	9779060 & 9548905
Description of development	44 Independent Living Units, Communal Building and Boundary Adjustment

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Circa Morris-Nunn Chua Architects	Building-Plans / 2314-DA00-04	06	22/08/2025
Circa Morris-Nunn Chua Architects	Building-Plans / 2314-DA05-07	05	22/08/2025
Circa Morris-Nunn Chua Architects	Boundary Adjustment Plan / 2314-DA17	01	22/08/2025
Gandy & Roberts	Civil Plans / C200-C202, C500, C501 & C600	J	12/08/2025

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008* (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connection(s) and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.

Tasmanian Water & Sewerage Corporation Pty Ltd
GPO Box 1393 Hobart, TAS 7001
development@taswater.com.au
ABN: 47 162 220 653

Page 1 of 5



3. 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.

ASSET CREATION & INFRASTRUCTURE WORKS (Sewer Diversion)

4. Prior to applying for a Certificate for Certifiable Work/Engineering Design Approval, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.
5. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) / Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
6. Prior to applying for a Permit to Construct new TasWater infrastructure the developer must obtain from TasWater Engineering Design Approval. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.
7. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
8. Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.
9. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
10. Prior to the issue of a Certificate of Water and Sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
11. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
12. At practical completion of the water and sewerage works and prior to applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made.
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.



- d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

13. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.
14. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
15. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
16. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

17. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
18. Pipeline easements to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions and requirements.

56W CONSENT

19. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within two metres of TasWater infrastructure.



DEVELOPER CHARGES

20. 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 \$44,627.80 to TasWater for water infrastructure for 25.4 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.
21. 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 \$56,224.00 to TasWater for sewerage infrastructure for 32.0 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.
22. In the event Council approves a staging plan, prior to TasWater issuing a Certificate(s) for Certifiable Work (Building and/or Plumbing) for each stage, the developer must pay the developer charges commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

DEVELOPMENT ASSESSMENT FEES

23. The applicant or landowner as the case may be, must pay a development assessment fee of \$1,353.71 and a Consent to Register a Legal Document fee of \$265.98 to TasWater, as approved by the Economic Regulator and the fees 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>

Important Notice Regarding Plumbing Plans and Associated Costs

The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.

TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.

Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.

Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

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 strata 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) within our Sub-Metering Policy and Water Metering Guidelines.

Water Servicing

Total boundary heads (HGL), not pressures, at the proposed connection point with the reservoir set to 1/3rd full are:

Location	H.G.L. Peak hour	H.G.L. Peak day + 10 l/s fire flow
A3371996	135	130

These are heads within the TasWater network, so they do not account for losses in customer piping and fittings. This result is based on a sound but imperfect knowledge of conditions on the field and those who use this information should allow an appropriate margin of error in their design.

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 permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- 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.

56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;

- Existing pipe depth and proposed finished surface levels over the pipe;
- The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- A note on the plan indicating how the pipe location and depth were ascertained.
- The location of the property service connection and sewer inspection opening (IO).

Declaration

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

OPEN SESSION RESUMES

13 PETITIONS STILL BEING ACTIONED

A report on the petition headed 'Installation of Footpaths and Upgrades on Cleburne Street, Kingston' will be provided at a future meeting of Council.

14 PETITIONS RECEIVED IN LAST PERIOD

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

15 NOTICES OF MOTION

15.1 Draft Kingborough Local Provisions Schedule

The following Notice of Motion was submitted by **Cr Glade-Wright**:

RECOMMENDATION

That:

1. The Kingborough Council, as the Planning Authority, acknowledges the concerns of the community relating to the application of the Landscape Conservation Zone in the draft Kingborough Local Provision Schedule of the Tasmanian Planning Scheme.
2. The Kingborough Council, as the Planning Authority, engage a suitably qualified consultant to prepare the response to the Tasmanian Planning Commission's Direction 69 dated 10 October 2025; and subsequently consider the application of Special Area Plans.
3. The draft response prepared by the consultant, be provided to the Planning Authority for a decision; and
4. The Planning Authority delegate responsibility for attending the Tasmanian Planning Commission hearings to the engaged consultant and one member of Council staff, with directions and positions to be reviewed by the Director and/or CEO, who will determine which matters require a decision of the Planning Authority prior to the hearings.

Background

As a result of the community meeting held in Margate recently this motion has been brought forward by councillors in attendance.

Officer's Response

Summary

Council acknowledges the level of community concern regarding the application of the Landscape Conservation Zone. The draft LPS was prepared within the established planning framework and processes, guidelines and directions. The engagement of a suitably qualified consultant to prepare the response to the Tasmanian Planning Commission's Direction 69 would provide additional assurance and support the overall hearings. This approach maintains evidence-based assessment within the statutory framework and would acknowledge any representations received and evidence provided during the hearings.

Engagement of External Expertise

The proposal to engage a suitably qualified consultant to prepare Council's response to the Tasmanian Planning Commission's Direction 69 (dated 10 October 2025) is likely feasible. It is important to note, however, that this will incur substantial unplanned consultant fees, which were not budgeted for in the current financial year. The cost implications will need to be carefully managed and may require reallocation of resources or additional budget approval.

Furthermore, there is uncertainty regarding the availability of suitably skilled consultants in the market who can commence work in the short term and remain available for the duration of the hearings. This may impact Council's ability to meet the Tasmanian Planning Commission's current timelines.

Extension of Time and Hearing Continuity

In order to respond adequately to Direction 69 with the response authored by an independent expert, and allowing for a decision from the Planning Authority, Council will need to formally request an extension of time from the Tasmanian Planning Commission. This will allow for the identification, engagement, and onboarding of appropriate external expertise, alongside presenting the output to the Planning Authority for decision.

Officers note that the use of a consultant to support the hearings process may also affect the continuity of the scheduled hearings process, and Council will need to work closely with the Commission to manage any resulting changes to the hearing schedule.

Specific Area Plans (SAPs)

Officers note that the Commission has not issued any directions regarding Specific Area Plans (SAPs) at this time. Depending on the timing of the Commission's consideration of SAPs, this may influence how Council approaches any supplementary work related to these plans. Officers recommend that Council remain flexible in its approach and consider the SAPs as part of a broader strategic planning response, should the opportunity arise.

Dave Stewart, Chief Executive Officer

16 OFFICERS REPORTS TO COUNCIL

16.1 PROPOSED NEW ROAD NAME - 'GRAY MILL RISE', ADVENTURE BAY

File Number: DAS-2006-16; 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 endorsement from Council for one proposed road name, 'Gray Mill Rise', to be used for a new road developed as part of a subdivision at 25 Lorkins Road, Adventure Bay. The new road will be accessed from Lorkins Road in Adventure Bay (refer to Figure 1 below) servicing ten lots zoned 'Environmental Living'.

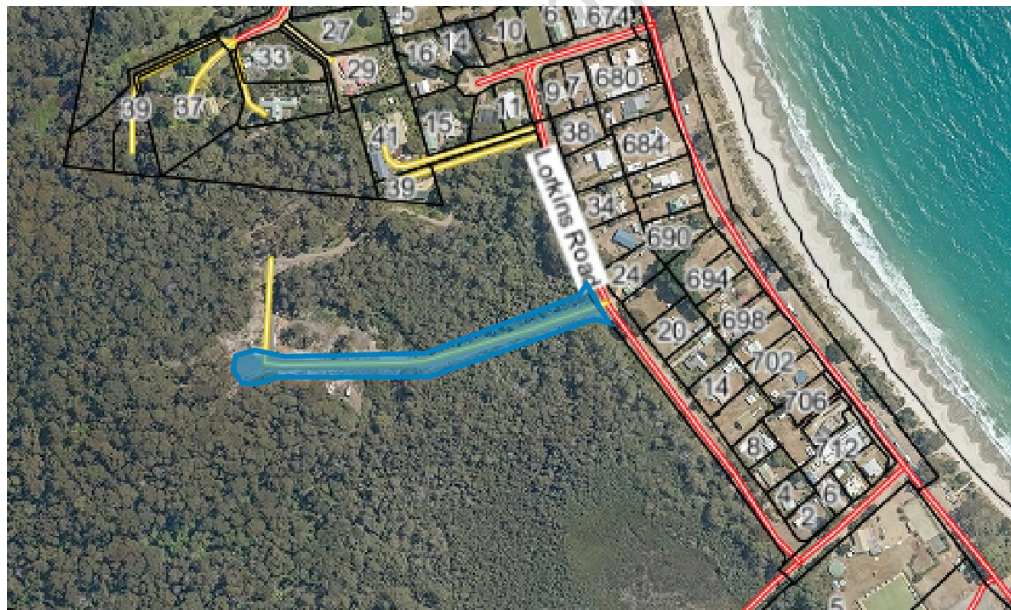


Figure 1 – modified screenshot from internal mapping software (Spectrum Spatial) showing proposed 'Gray Mill Rise' highlighted in blue

2. BACKGROUND

- 2.1 Development of the new road as proposed in application DAS-2006-16 was approved by way of Planning Appeal 294/06 S '*Armatos Pty Ltd v. Kingborough Council*' on 5 May 2009. At the time of application, the land was known as Lot 8 Lumeah Road, Adventure Bay.
- 2.2 The Final Plan of Survey for signing and sealing was received by Council on 17 February 2023. The Developer was invited to propose names for the road within the parameters of road naming under the *Place Names Act 2020*.

- 2.3 The Developer suggested naming the road after a respected member of the conveyancing community, Mr Neville McGuire, however it was deemed unsuitable for use as a personal/commemorative name should only be approved posthumously. Council suggested that the Developer invite Mr McGuire to collaborate on the new road name as an alternative gesture.

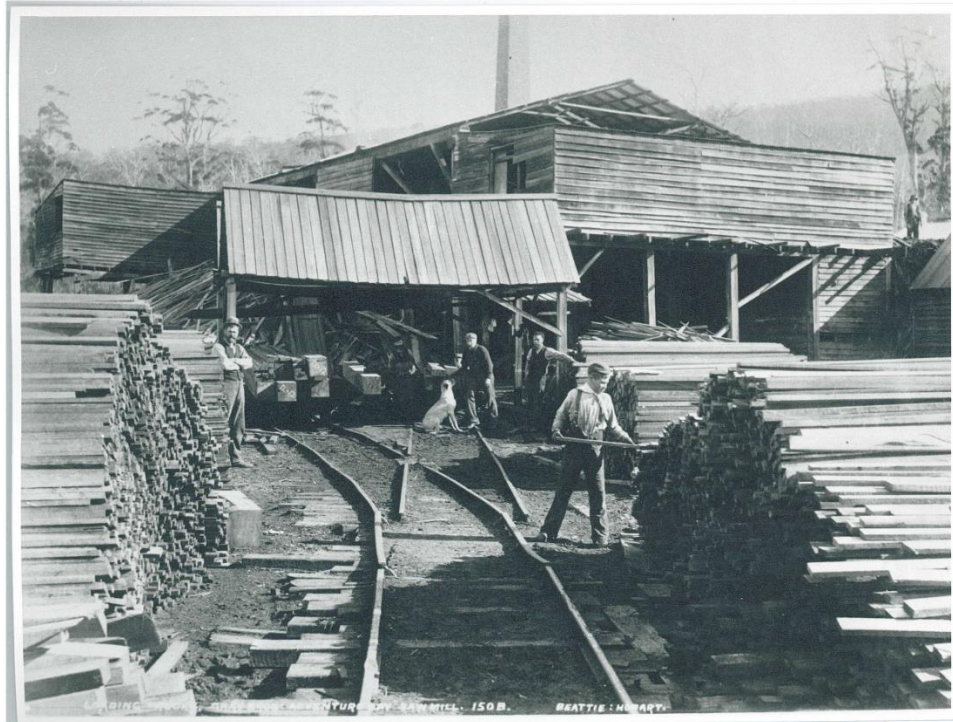
3. STATUTORY REQUIREMENTS

- 3.1 In accordance with the *Place Names Act 2020*, the proposed name 'Gray Mill Rise' has been deemed compliant with the *Tasmania Place Naming Guidelines*.
- 3.2 If the proposed name in this report is endorsed by Council, the name will be submitted via the Placenames Tasmania online portal and subject to the assessment and approval by the Registrar of Placenames. If deemed to be approved under the provisions of the *Place Names Act 2020*, the name will be accepted into the Register and official use of the name can commence.

4. DISCUSSION

- 4.1 Following consultation with Mr McGuire, the Developer suggested that the new road name reference the original owner of the land, Henry George Gray, who had significant association with the Gray Bros. sawmill in Adventure Bay and in Quiet Corner (refer to Attachment 1).
- 4.2 Internal investigation concluded that any one part of 'Henry George Gray' would not form a road name compliant with the *Tasmanian Place Naming Guidelines* due to near duplication within the southern region.
- 4.2.1 'Henry' as in Henry Crescent in New Norfolk; Henry Place in Brighton; Henry Street in Dulcot, West Hobart, Triabunna, Orford, Sorell and Richmond.
- 4.2.2 'George' as in George Avenue in Kingston; George Street in Hamilton, Dulcot, Judbury, Brighton, Granton, New Norfolk, Cygnet, North Hobart, Taranna and Nubeena.
- 4.2.3 'Gray' as in Gray Court in Acton Park; Grays Road in Fern Tree, Gretna and North Bruny.
- 4.3 'Gray Mill' was suggested by Council to the Developer to mitigate this duplication, and to enhance the land's historical significance.
- 4.4 The Developer selected 'Rise' as the road type, which is defined as *a roadway going to a higher place or position* (refer to Attachment 2) and is suitable for the new road. It was further noted that the road type would carry significance to the land, as the land level at this location was utilised during the sawmill's operation to assist in the transport of lumber (refer to Figure 2 below).

timber-5.jpg (2745x2061)



<https://eprints.utas.edu.au/22430/9/timber-5.jpg>

Figure 2 – Photograph ‘LOADING TRUCKS, GRAY BROS ADVENTURE BAY SAWMILL. 150B. BEATTIE: HOBART.’ showing sawmill workers utilising land level to transport lumber (Courtesy of the University of Tasmania Library Special & Rare Collections. Pr/ TIM)

- 4.5 The Developer advised Council to proceed with ‘Gray Mill Rise’ as the proposed name. Internal investigation concluded that there are no instances of duplication with the capacity to cause confusion, and the proposed name is considered to be relevant to and appropriate for the subdivision and road type.

5. FINANCE

- 5.1 There are no financial implications to Council.

6. ENVIRONMENT

- 6.1 There are no environmental implications to Council.

7. COMMUNICATION AND CONSULTATION

- 7.1 Council approached the Developer, who in turn engaged in consultation with a respected member of the conveyancing community, Mr Neville McGuire, to determine an appropriate road name within the parameters of road naming under the *Place Names Act 2020*, as outlined in the Discussion section of this report.

- 7.2 No other external consultation was required under the relevant legislation.

8. RISK

- 8.1 There are no risk implications to Council.

9. CONCLUSION

- 9.1 A new road that has been developed as part of a subdivision in Adventure Bay requires a road name. The name 'Gray Mill Rise' has been proposed by the Developer and has been deemed compliant with the *Tasmanian Place Naming Guidelines* by way of internal investigation.

10. RECOMMENDATION

That Council endorse the road name 'Gray Mill Rise' for use within the subdivision currently located at 25 Lorkins Road, Adventure Bay.

ATTACHMENTS

1. Newspaper Article "Sawmills on Bruny Island" (The Mercury, 22 July 1918)
2. Appendix A of AS/NZS 4819:2011

Public Copy

Mercury (Hobart, Tas. : 1860 - 1954), Monday 22 July 1918, page 4

Attachment 1

SAWMILLS ON BRUNY ISLAND.

Our Alonnah correspondent writes:— The total destruction by fire recently of the large sawmills at Adventure Bay (which had given employment to between twenty and thirty men for upwards of a quarter of a century), quite apart from the possibility of their not being rebuilt, is a serious loss to the timber industry and communal interests of Bruny Island. Taylor's Bay (Lunawanna) was the scene of the first sawmilling venture on Bruny Island, in which the late Mr. de Graves was deeply interested. The late Mr. Gray and another were originally in charge of the mill there, which was accidentally destroyed by fire. A new mill was then erected some little distance from the site of the old one, and Mr. Gray became sole manager. Mr. R. Skinner's box sawmill is the only mill at Lunawanna now, for 28 years ago last November Adventure Bay became the principal sawmilling centre, a reputation it has enjoyed ever since. The establishment of the sawmills at Quiet Corner, Adventure Bay, was due to the laudable enterprise of Messrs. Gray Bros., sons of the late Mr. Gray mentioned above, the machinery and plant of the Taylor's Bay mill being removed to Adventure Bay on the death of their father. Soon after establishing the new firm of Gray Bros., Charles, the elder brother, retired from the concern, leaving Henry sole proprietor, and to his untiring energy and keen business acumen the firm's success in the timber trade was largely due. For many years the mills at Adventure Bay were under the capable management of Mr. Fred. H. Gray, another brother, during whose regime a new 30 h.p. Tangye engine was installed. The Hobart Timber Co. acquired the mill some years ago, and at the time of the recent unfortunate mishap they were under lease, and good timber was still being conveyed to them along the wooden tramline which wended its way into the Bruny bush a distance of about 3½ miles. Messrs. E. J. Dillon's (Alonnah) and R. Skinner's box-timber mills are the only sawmills now in operation on Bruny Island.

22 Jul 1918 - SAWMILLS ON BRUNY ISLAND.

Mercury (Hobart, Tas. : 1860 - 1954), Monday 22 July 1918, page 4

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<https://trove.nla.gov.au/newspaper/rendition/nla.news-article11402128.txt>

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	Bwlk	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	Ftrl	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	Psge	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	Rtt	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 PROPOSED NEW ROAD NAME - 'HARBOUR VIEW RISE', KETTERING

File Number: DAS-2025-4; 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 endorsement from Council for one proposed road name, 'Harbour View Rise', to be used for a new road to be developed as part of a subdivision at 461 Channel Highway, Kettering. The new road will be accessed from Channel Highway in Kettering servicing seven lots zoned 'Low Density Residential (Area A)' (refer to Figure 1 below).

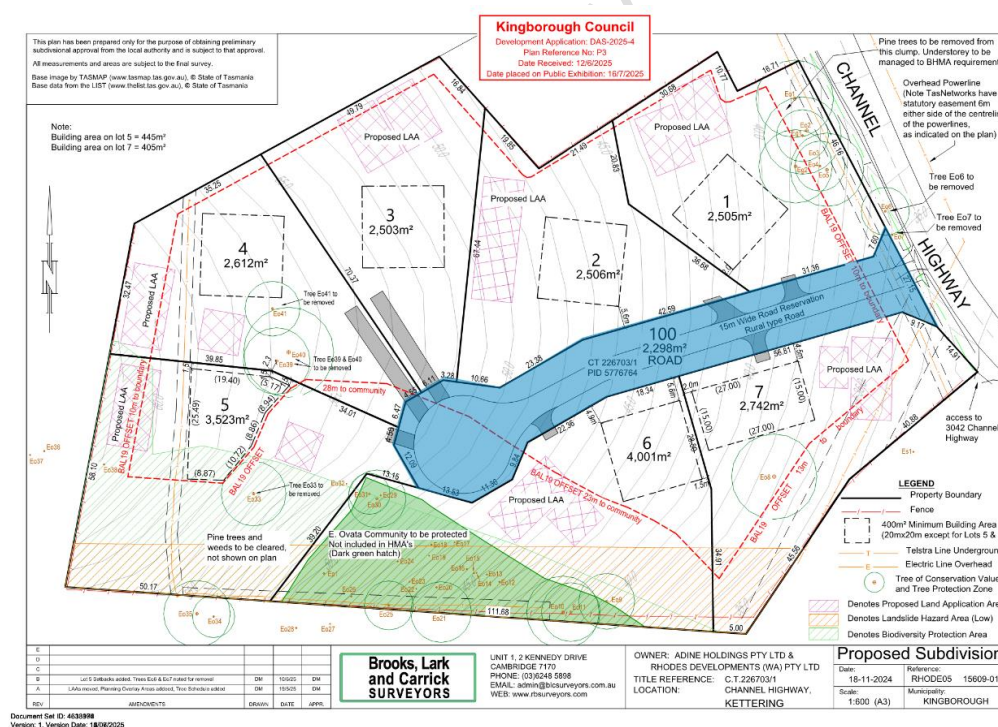


Figure 1 – Extract from advertised plans showing proposed ‘Harbour View Rise’ in blue

2. BACKGROUND

2.1 Development of the new road was approved by Council under subdivision DAS-2025-4 on 11 August 2025.

2.2 Following the issue of the approved planning permit, Council was contacted by an agent acting on behalf of the Developer to propose names for the road within the parameters of road naming under the *Place Names Act 2020*.

- 2.3 The agent provided a list of four proposed names for consideration in order of the Developer's preference. These names were, in their order of preference, 'Harbour View Rise', 'Ocean View Rise', 'Marine Rise' and 'Hillcrest Rise'. Two of the proposed names, 'Ocean View Rise' and 'Hillcrest Rise', were unsuitable because they were not in compliance with the *Tasmanian Place Naming Guidelines* due to near duplication within the municipality (ie. Ocean Esplanade in Blackmans Bay, Hillcrest Road in Margate).
- 2.4 The Developer's first preferred road name 'Harbour View Rise' is in reference to the location of the subject land, which sits on the upper part of Kettering and provides water views over the Oyster Cove marina and harbour (see Figure 2 and Figure 3 below).



Figure 2 - Photo provided by Developer's agent (October 2025) showing view from 461 Channel Highway, Kettering looking northeast over the Oyster Cove marina



Figure 3 – Photo provided by Developer's agent (October 2025) showing view from 461 Channel Highway, Kettering looking southeast over Trial Bay

- 2.5 The Developer's second preferred name, 'Marine Rise', is in reference to the subject land's proximity to the water.

3. STATUTORY REQUIREMENTS

- 3.1 In accordance with the *Place Names Act 2020*, the proposed name 'Harbour View Rise' has been deemed compliant with the *Tasmania Place Naming Guidelines*.
- 3.2 If the proposed name in this report is endorsed by Council, the name will be submitted via the Placenames Tasmania online portal and subject to the assessment and approval by the Registrar of Placenames. If deemed to be approved under the provisions of the *Place Names Act 2020*, the name will be accepted into the Register and official use of the name can commence.

4. DISCUSSION

- 4.1 The Developer's agent confirmed 'Harbour View Rise' as the preferred name for the new road, the significance of which is outlined in the Background section of this report.
- 4.2 The road type 'Rise' is defined as *a roadway going to a higher place or position* (refer to Attachment 1) and is suitable for the new road as it will be developed on an incline.
- 4.3 The Developer's agent advised Council to proceed with 'Harbour View Rise' as the proposed name. Internal investigation concluded that there are no instances of duplication with the capacity to cause confusion, and the proposed name is considered to be relevant to and appropriate for the subdivision and road type.

5. FINANCE

- 5.1 There are no financial implications to Council.

6. ENVIRONMENT

- 6.1 There are no environmental implications to Council.

7. COMMUNICATION AND CONSULTATION

- 7.1 The agent acting on behalf of the Developer approached Council to collaborate on and determine an appropriate road name within the parameters of road naming under the *Place Names Act 2020*, as outlined in the Discussion section of this report.
- 7.2 No other external consultation was required under the relevant legislation.

8. RISK

- 8.1 There are no risk implications to Council.

9. CONCLUSION

- 9.1 A new road being developed as part of a subdivision in Kettering requires a road name. The name 'Harbour View Rise' has been proposed by the Developer's agent and has been deemed compliant with the *Tasmanian Place Naming Guidelines* by way of internal investigation.

10. RECOMMENDATION

That Council endorse the road name 'Harbour View Rise' for use within the subdivision currently located at 461 Channel Highway, Kettering.

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	Bwlk	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	Ftrl	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	Psge	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	Rtt	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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16.3 GLENSYN UNITS - BRUNY ISLAND

File Number: 20.66

Author: Scott Basham, Manager Legal & Property

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

Strategic Plan Reference

Key Priority Area: 2 Deliver quality infrastructure and services.

Strategic Outcome: 2.1 Service provision meets the current and future requirements of residents and visitors.

1. PURPOSE

- 1.1 The purpose of this report is to advise Council on the outcome of the resolution passed on 1 September 2025 in regard to the Glensyn Units on Bruny Island, and to provide a recommendation for further action.

2. BACKGROUND

- 2.1 At its meeting on the 1 September 2025 Council resolved that Council Officers (ref C237/15-2025):

Explore tenanting the vacant unit in the short-term including considering budgetary implications and safety issues;

Explore an alternative management approach for the Glensyn units by engaging with relevant external stakeholders and return a report to Council for consideration.

- 2.2 A current vacancy of one of the Glensyn units (the units) has prompted a review of options for the future of these premises.
- 2.3 This included concurrent activities such as a targeted expression of interest (EOI) campaign directed at community housing providers, the development of building designs tailored to actual needs of elderly residents and safety requirements, engagement of a building surveyor to provide professional advice, and the procurement of a cost estimate for the proposed works.

3. STATUTORY REQUIREMENTS

- 3.1 There are no statutory requirements associated to the report.
- 3.2 It is noted that any procurement would be subject to the provisions of Council endorsed *Purchasing Policy 3.7*.
- 3.3 It is noted that any building work undertaken as part of this report must comply with the requirements of the *Building Act 2016* and the *National Construction Code*, as applicable.

4. DISCUSSION

- 4.1 On 4 September 2025, Council Officers commenced direct engagement with ten community housing providers regarding an EOI for alternative management of the units.
- 4.2 The EOI sought innovative, community-focused proposals from experienced organisations interested in managing or partnering in the future operation of the units.

- 4.3 It was published on Council's website and included background information, site details, the Council resolution, the purpose of the EOI, submission requirements, and instructions for lodging submissions.
- 4.4 Submissions to the EOI were due by 2 October 2025. Despite additional direct engagement with potential providers, no submissions were received.
- 4.5 A scope of works and building designs tailored to actual needs of elderly residents and contemporary safety requirements was completed. The proposed scope of works and design documentation are attached.
- 4.6 A Building Surveyor was engaged to review the proposed scope of works and building design, and to provide advice regarding any necessary approvals.
- 4.7 As the works involve repair and replacement without any structural alterations, the Building Surveyor advised that input from a Reporting Authority is not required.
- 4.8 The works are classified as 'Low Risk' and may be undertaken by a licensed builder. The Building Surveyor's advice is attached.
- 4.9 A cost estimate for the proposed building works was obtained from a licensed builder, totalling approximately \$68,000.

5. FINANCE

- 5.1 If building works are to proceed, the cost estimate of approximately \$68,000 triggers procurement requirements under Council's *Purchasing Policy 3.7*.
- 5.2 In accordance with the Policy, procurement of this value requires at least three written quotations, unless an exemption is granted by the Chief Executive Officer.
- 5.3 These works are not currently funded, and if Council resolves to proceed with the works, provision will need to be made within the 2025/26 Capital Program. This may require deferral of an approved project.

6. ENVIRONMENT

- 6.1 There are no environmental considerations associated to this report.

7. COMMUNICATION AND CONSULTATION

- 7.1 As previously noted, Council has undertaken an EOI process with community housing providers. The Bruny Island Community Health Services Advisory Committee has also been in communication with Council concerning the units.

8. RISK

- 8.1 In addition to financial risk, if Council proceeds with the building works, the current vacancy will remain until the works are completed. This will temporarily reduce the availability of immediate accommodation options for those in need.
- 8.2 Furthermore, while Officers are confident that the works can be completed without delay, this cannot be confirmed until any procurement process has been finalised.
- 8.3 If Council chooses not to undertake the building works, it must acknowledge that the current design and safety features may not meet contemporary standards or be adequately tailored to the needs of elderly residents.

9. CONCLUSION

- 9.1 An EOI process for management of the Glensyn Units has been completed with no submissions received.
- 9.2 Qualified advice has been obtained to determine a scope of works required to bring the recently vacated unit up to a safe standard.
- 9.3 The cost estimate to undertake these works is \$68,000. An adjustment will need to be made to the 2025/26 Capital Program to expedite these works.

10. RECOMMENDATION

That Council Officers commence the process to undertake the proposed building works in accordance with this report, and upon completion, proceed to tenant the currently vacant Glensyn unit.

ATTACHMENTS

- 1. **Scope of works**
- 2. **Design documentation**
- 3. **Building Surveyor advice**

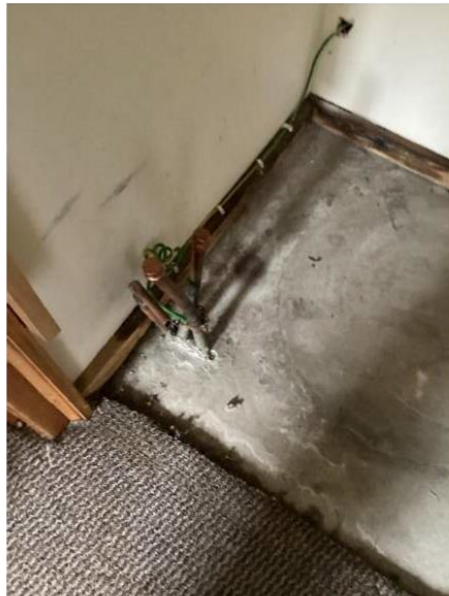
Public Copy



KITCHEN.

*Remove all kitchen cabinets, cupboard, benchtops, sink /fixtures, stove/oven.

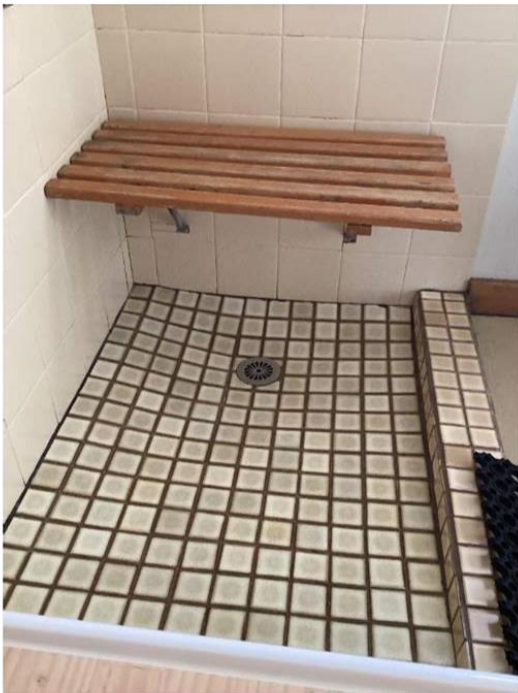
Replace with new cabinet carcasses doors and drawers, 3x overhead cupboards, laminate benchtop, sink and fixtures, freestanding 600mm oven, new Vinyl floor coverings, re-shelving of kitchen pantry. Acrylic/tile splashback above benchtop.



Pantry requires new shelving
and Door

Dysfunctional plumbing to be
hidden/made safe.







BATHROOM.

*Remove- Bath, shower/plinth, tiles and laundry trough, handrails and fixtures as required.

* Level floor in shower or replace with a shower base to make compliant.

*Apply new waterproofing & panelling as required

* New WC and sink

* Install shower screen with entrance via old bath location, ensure all plumbing fixtures and handrails DDA Compliant.

*New laundry trough & plumbing installation.

* Install new Tastic heat lamp w-Extraction fan.

*New Vinyl floor coverings.

PAINTING

Living space, bedroom, kitchen & bathroom: -

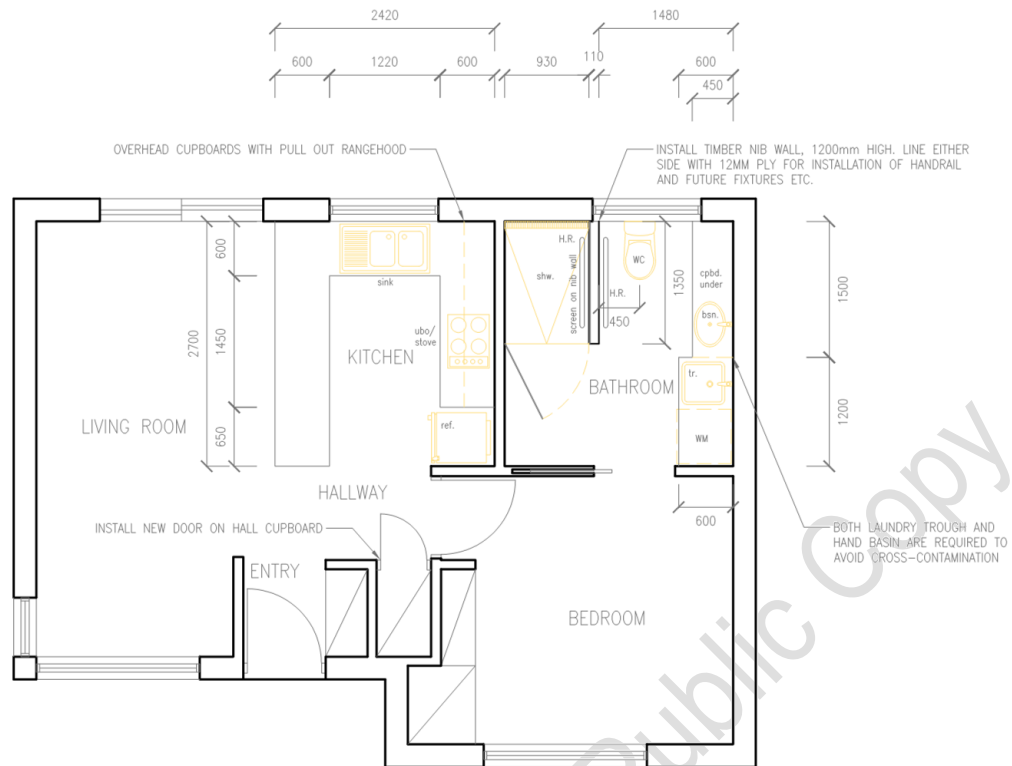
*Walls, ceilings, skirts, windowsills & doors

FLOOR COVERINGS

*All carpets to be commercially cleaned.

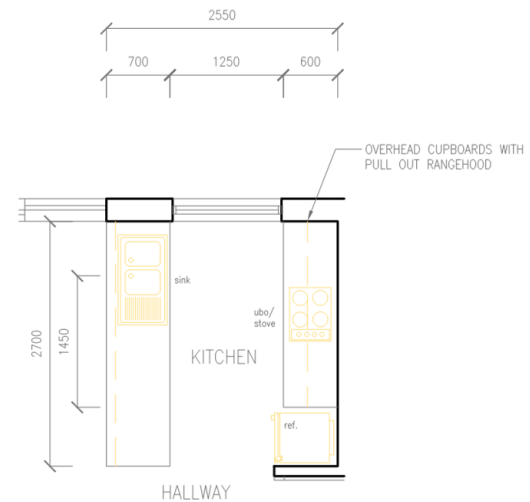
WINDOWS/DOORS

*All windows and doors to be functional and cleaned.



PROPOSED FLOOR PLAN – OPTION 1




SCALE 1:50



PROPOSED FLOOR PLAN – KITCHEN OPT. 2

SCALE 1:50

DRAWING DETAILS: 5: Governance and Property Management John-Paul Hoot/Off Facilities (Briny Island) Altona/Glassport Units/Garnsey Units (see section_202500016.dwg)

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			<div> m</div>		<div>16/09/25</div> <div>DATE</div>		<div></div> <div>Kingborough</div> <div>19 SCHOOL ROAD, ALONNAH, BRUNY ISLAND</div> <div>INTERNAL ALTERATIONS</div> <div>PROPOSED FLOOR PLANS</div>		<div>SD02</div>	
No. _____ DESCRIPTION _____ DATE _____ INITIAL _____			COORDINATE SYSTEM _____ HEIGHT DATUM _____		DIRECTOR _____		GLENSYN UNITS			
REVISIONS			A3 ORIGINAL DO NOT SCALE		ENGINEERING SERVICES		19 SCHOOL ROAD, ALONNAH, BRUNY ISLAND			



John-Paul Ibbott of Kingborough Council
15 Channel Highway
Kingston, TAS 7050

24 September 2025

**Re: Determination of building work category –
Glensyn Units, 19 School Road, Alonnah, TAS 7150**

Dear John-Paul,


Thanks for your information on 19 School Road, Alonnah, and your request for advice regarding the approvals required for the proposed building work. Our advice is based on the information given to us, namely the scope of works document (received 15 September 2025) and preliminary sketches no. SD01 and SD02 (existing, demolition and proposed; dated 11 September 2025).

The premises, Glensyn Units, comprises 4 x Class 1a dwellings and is owned by Kingborough Council and used for affordable housing. One of these dwellings is proposed to undergo refurbishment, which will involve the following:

- demolition and replacement of kitchen joinery and fittings,
- demolition and replacement of bathroom/laundry joinery, fixtures and fittings (except for the bath, which will be removed and not replaced),
- new floor finishes, and
- repainting throughout.

The proposed building work involves repair and replacement, which is considered building work under s. 4 of the *Building Act 2016* (TAS) and Schedule 1 (Part 1(1)) of the *Occupational Licensing (Building Services Work) Regulations 2016* (TAS). The building work must therefore be carried out in accordance with the *Building Act 2016* and the National Construction Code, including the work in the wet areas.

Liability limited by a scheme approved under Professional Standards Legislation

PUDDING LANE BUILDING SURVEYORS ABN: 15 623 416 722	PO Box 174 North Hobart, TAS 7002	E: admin@puddingln.com.au T: 03 6295 5563	
BS Advice – Glensyn Units, 19 School Rd, Alonnah –			Page 1 of 2



The proposed building work does not involve any structural elements, does not require input from a Reporting Authority, and does not affect any essential building services. There are no changes proposed to any window or door openings, and there is no change of use to the existing spaces. Accordingly, the work can be carried out by a licensed builder as Low Risk Building work, in accordance with item 2.0.2 of the *Director's Determination – Categories of Building and Demolition Work 2021 V1.4*.

The building work must be in accordance with the National Construction Code, which means both a washbasin and a laundry trough must be provided: both are separately required for personal hygiene and for the sanitary disposal of wastewater, respectively (NCC 2022 Volume 2: H4P3(1 & 2) and Housing Provisions 2022: 10.4.1(1) and explanatory information).

The dwelling is not undergoing a change of use, so has existing use rights and is not required to be upgraded. This means the Livable Housing Provisions currently adopted in Tasmania are not triggered, but the owner may nevertheless wish to consider these provisions given their duty of care to the intended occupants. The adopted provisions pertain to the width of the entry door, level access to the shower, and reinforcement in sanitary facility walls for future grabrails (*ABCB Livable Housing Design Standard 2022: Parts 2, 5 & 6*).

We trust this will assist your decisions in proceeding and please feel free to contact us if you wish to discuss this advice or have any further queries.

Yours faithfully,

Danielle Warfe
Building surveyor
Pudding Lane Building Surveyors

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Pudding Lane's liability is limited by a scheme approved under Professional Standards Legislation.

15.4 FINANCIAL REPORT - SEPTEMBER 2025

File Number: 10.47

Author: Sacha Clark, Systems Officer

Authoriser: Anthony Lovell, Manager Finance

Strategic Plan Reference

Key Priority Area: 2 Deliver quality infrastructure and services.

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

1. PURPOSE

- 1.1 The purpose of this report is to provide the September 2025 financial report information to Council for review.

2. BACKGROUND

- 2.1 The attached report has been prepared based on current information with estimates being used where final information is not available.

3. STATUTORY REQUIREMENTS

- 3.1 There are no specific requirements under the *Local Government Act 1993* regarding financial reporting, however good practice would indicate that a monthly financial report is required to enable adequate governance of financial information.

4. DISCUSSION

Operating Revenue and Expenditure

- 4.1 The Summary Operating Statement contains several variances to the original budget. Revenue is favourable to budget and expenditure slightly over budget. The following are the major variances and explanations:

REVENUE

- Statutory Fees and Fines are \$250,000 over budget mainly due to a large development application received in mid-August and the payment of fees associated with another large development. A forecast revision of \$240,000 has been made to reflect this income.
- User Fees are \$130,000 over budget, with \$90,000 of this attributed directly to Kingborough Sports Centre, where fitness centre memberships, kiosk sales and stadium rental are over budget. Memberships at the Sports Centre continued to increase following the renovations of the gym and improved class options. KSC results will continue to be monitored for forecast revisions. Hall rentals are over budget by \$16,000 mainly due to an increase in rental income for Blackmans Bay and Sandfly Halls. Room hire at The Hub is also over budget by \$13,000 due to some large bookings.
- Grants Recurrent income is \$395,000 over budget due to the receipt of unbudgeted grants – including the rollover of grants from 2024/2025 (\$209,000), and receipt of

the 4th Instalment of the AFL Precinct Master Plan grant (\$151,000). A forecast adjustment of \$360,000 has been made.

- Reimbursements are over budget by \$51,000 due to the larger than expected first rates remissions claim received in September. A forecast revision has been made to reflect this, along with a corresponding rates remission expenditure forecast revision, for the expenditure increase.
- Interest income is \$68,000 over budget due to higher interest received on investments and will be monitored for a forecast revision.

EXPENDITURE

- Materials and Services are \$89,000 under budget, due primarily to timing differences in relation to when expenditure is made against the budget, as well as costs associated with the spending of grant funding. Hobart City Deal funding (\$91,500) was budgeted to be spent but is yet to be, as is Council's contribution to Southern SES (\$18,000). These costs will be incurred in the coming months. A forecast adjustment of \$360,000 has been made to match the rolled over and unbudgeted grant income which will be spent this financial year.
 - Other expenses are \$148,000 over budget. This is mainly due to state rates remissions being over budget by \$160,000 which is higher than anticipated, but variable in nature. A forecast revision of \$51,000 has been made, along with a matching income forecast revision to account for the receipt of these remissions.
 - Depreciation is \$77,000 under budget. This favourable variance has arisen as there has been no capitalisation of capital works in projects for the year to date. It is anticipated depreciation will increase as capitalisation occurs.
- 4.2 Council's cash and investments amount to \$15.8M at the end of the month, which is a decrease of \$2.4M compared to the August balance. Borrowings of \$13.92M offset this amount.
- 4.3 The September Year to Date Capital Expenditure report is included, with the initial budget approved by Council. Engineering Services Department are reviewing these budgets and adjustments will be presented to Council at a future meeting.

5. FINANCE

- 5.1 The year-to-date underlying result is \$863,000 favourable to budget, but this is influenced by some timing variances. Net forecast revisions of \$240,000 have been made.
- 5.2 The initial full year Budgeted Underlying Loss of \$2.524M has been decreased to a Forecast Underlying Loss of \$2.284M.

6. ENVIRONMENT

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

7. COMMUNICATION AND CONSULTATION

- 7.1 The financial results for September 2025 are available for public scrutiny in the Council meeting agenda.

8. RISK

- 8.1 Council is forecasting an underlying deficit for the full year slightly better than the budget figure.

9. RECOMMENDATION

That Council endorses the attached Financial Report as at 30 September 2025.

ATTACHMENTS

- 1. Financial Report - September 2025**
- 2. Capital Report - September 2025**

Public Copy



FINANCIAL REPORT

FOR THE PERIOD

1ST JULY, 2025

TO

30TH SEPTEMBER, 2025

SUBMITTED TO COUNCIL

20TH OCTOBER, 2025

KINGBOROUGH COUNCIL - September 2025

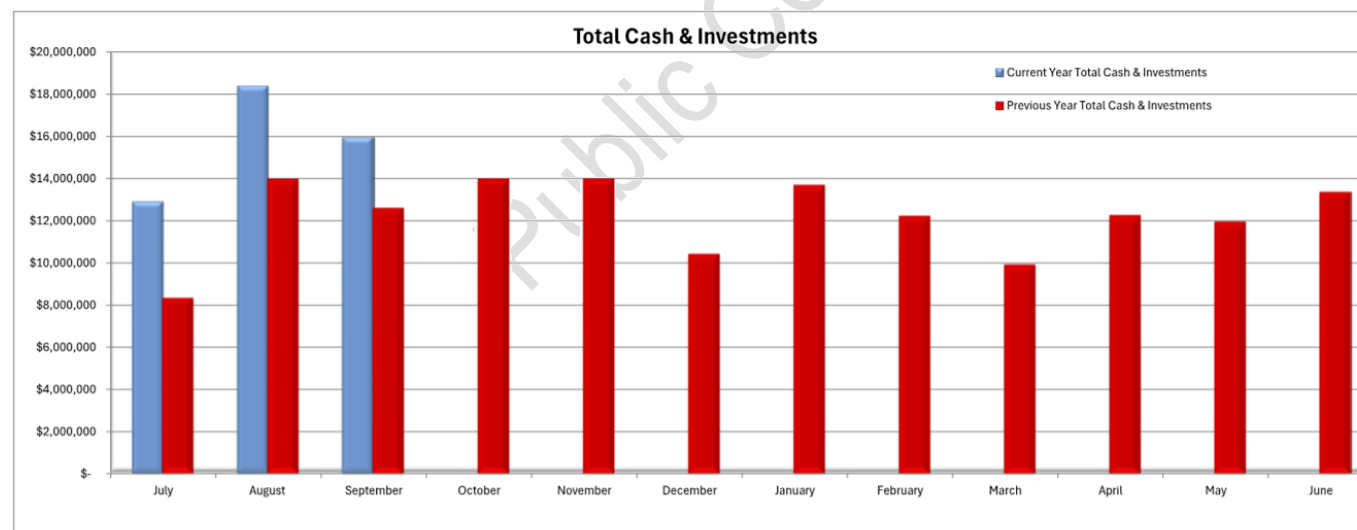
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KINGBOROUGH COUNCIL - September 2025

CASH BALANCES

Balance Type	July	August	September	October	November	December	January	February	March	April	May	June
Reserves	\$ 6,098,571	\$ 6,106,269	\$ 7,151,939	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Held in Trust	\$ 1,875,177	\$ 1,875,177	\$ 1,875,177									
Unexpended Capital Works*	\$ 1,101,378	\$ 1,835,630	\$ 1,875,584									
Current Year Total Committed Cash	\$ 9,075,126	\$ 9,817,076	\$ 10,902,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Previous Year Total Committed Cash	\$ 6,343,173	\$ 7,734,433	\$ 8,368,823	\$ 8,941,184	\$ 9,199,835	\$ 9,515,684	\$ 11,220,222	\$ 13,719,395	\$ 14,682,747	\$ 15,823,077	\$ 16,954,631	\$ 18,784,766
Uncommitted Funds	\$ 3,770,241	\$ 8,539,189	\$ 4,982,892	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current Year Total Cash	\$ 12,845,367	\$ 18,356,265	\$ 15,885,592	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Previous Year Total Cash	\$ 8,277,781	\$ 13,944,576	\$ 12,546,242	\$ 13,959,674	\$ 13,967,891	\$ 10,363,898	\$ 13,640,312	\$ 12,172,242	\$ 9,869,835	\$ 12,205,764	\$ 11,903,341	\$ 13,304,652

*Unexpended Capital Works excludes Kingston Park expenditure



KINGBOROUGH COUNCIL - September 2025

CASH, INVESTMENTS & BORROWINGS

CASH ACCOUNTS	Interest Rate	Maturity Date	July	August	September	October	November	December	January	February	March	April	May	June
CBA - Overdraft Account	3.70%	Ongoing	\$ 952,664	\$ 5,492,681	\$ 4,168,410									
CBA - Applications Account	3.70%	Ongoing	\$ 425,866	\$ 678,319	\$ 135,869									
CBA - AR Account	3.70%	Ongoing	\$ 433,497	\$ 1,114,908	\$ 445,453									
CBA - Business Online Saver	3.85%	Ongoing	\$ 7,427,622	\$ 7,453,016	\$ -									
Total Cash			\$ 9,239,650	\$ 14,738,924	\$ 4,749,733	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INVESTMENTS														
Mystate 4 TD	4.00%	02-Jan-26			\$ 2,000,000									
Westpac 2 TD	4.13%	03-Mar-26			\$ 2,000,000									
Westpac 3 TD	4.06%	01-Dec-25			\$ 1,000,000									
Tascorp HT - At Call	3.60%	Managed Trust	\$ 1,227,989	\$ 1,231,844	\$ 2,739,928									
Tascorp CG - 45 Day Wdl term on funds	3.75%	Managed Trust	\$ 2,377,729	\$ 2,385,497	\$ 3,395,932									
Total Investments			\$ 3,605,718	\$ 3,617,342	\$ 11,135,860	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current Year Total Cash & Investments			\$ 12,845,367	\$ 18,356,265	\$ 15,885,592	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Previous Year Cash & Investments			\$ 8,277,781	\$ 13,944,576	\$ 12,546,242	\$ 13,959,674	\$ 13,967,891	\$ 10,363,898	\$ 13,640,312	\$ 12,172,242	\$ 9,869,835	\$ 12,205,764	\$ 11,903,341	\$ 13,304,652
Borrowings														
Tascorp	4.88%	27-Jun-27	\$2,400,000	\$2,400,000	\$2,400,000									
Tascorp	5.25%	21-Jan-27	\$2,100,000	\$2,100,000	\$2,100,000									
Tascorp	4.70%	19-Feb-26	\$9,422,500	\$9,422,500	\$9,422,500									
			\$ 13,922,500	\$ 13,922,500	\$ 13,922,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

KINGBOROUGH COUNCIL - September 2025

RESERVES

Accounts	July	August	September	October	November	December	January	February	March	April	May	June
Boronia Hill Reserve	\$ 10,733	\$ 10,733	\$ 10,733									
Car Parking	\$ 56,512	\$ 56,512	\$ 56,512									
Infrastructure Replacement Reserve	\$ 2,000,000	\$ 2,000,000	\$ 3,000,000									
Hall Equipment Replacement	\$ 76,300	\$ 76,300	\$ 76,300									
IT Equipment Replacement	\$ 330,823	\$ 330,823	\$ 330,823									
KSC Equipment Replacement	\$ 120,686	\$ 120,686	\$ 120,686									
KWS Replacement Reserve	\$ 500,000	\$ 500,000	\$ 500,000									
Office Equipment Replacement	\$ 71,969	\$ 71,969	\$ 71,969									
Plant & Equipment Replacement	\$ 1,903,207	\$ 1,903,207	\$ 1,903,207									
Public Open Space Reserve	\$ 311,956	\$ 311,956	\$ 355,106									
Kingborough Environmental Reserve	\$ 716,386	\$ 724,084	\$ 726,604									
Current Year Total Reserve	\$ 6,098,571	\$ 6,106,269	\$ 7,151,939	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Previous Year Total Reserve	\$ 3,213,968	\$ 3,214,557	\$ 3,250,054	\$ 3,265,371	\$ 3,275,427	\$ 3,257,630	\$ 3,340,947	\$ 4,362,437	\$ 4,336,388	\$ 4,368,138	\$ 4,346,819	\$ 6,088,548

KINGBOROUGH COUNCIL - September 2025 YTD

PUBLIC OPEN SPACE FUNDS

Opening Balance 01/09/2025		\$	311,956
<u>Add Contributions Received</u>			
Date	Details		
24/09/2025	Contribution: Gordon, DAS#2024-12, Receipt #2398294	\$	12,500
16/09/2025	Contribution: Kingston Beach, DAS#2013-8, Receipt #2396482	\$	11,900
23/09/2025	Contribution: Kingston, DAS#2023-11, Receipt #2398260	\$	18,750
Closing Balance 30/09/2025			<u>\$ 355,106</u>
Public Open Space Uncommitted Balance			<u><u>\$ 355,106</u></u>

KINGBOROUGH COUNCIL - September 2025

FORECAST CHANGES TO BUDGET NOTES

RECONCILIATION OF ORIGINAL TO FORECAST BUDGET	
BUDGET UNDERLYING RESULT	(2,524,453)
Forecast Changes:	
Statutory Fees & Fines – Planning Application Fees associated with large developments including AFL High Performance Centre	240,000
Grants Recurrent - Adjustment for carried forward grant revenue, & 4th Instalment AFL Master Plan Grant	360,338
Reimbursements - Adjusted inline with Remission expenses	51,000
Materials & Services - Adjustment for Grant Expenditure	(360,338)
Other Expenses – Rates Remissions greater than expected	(51,000)
FORECAST UNDERLYING RESULT	(2,284,453)

The Underlying Surplus/(Deficit) is the measure which is accepted as the primary local government operating result measure. It removes capital income, and other one off or non-recurring items, to derive a result (surplus or deficit) which is considered more representative of ongoing or recurring operations and thus sustainability.

KINGBOROUGH COUNCIL - September 2025

Summary Operating Statement All

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	43,510,019	43,554,869	(44,850)	43,781,269	43,781,269	0
Income Levies	2,234,231	2,224,471	9,760	2,224,471	2,224,471	0
Statutory Fees & Fines	780,638	530,820	249,818	1,874,800	2,114,800	240,000
User Fees	633,934	503,670	130,264	1,930,900	1,930,900	0
Grants Recurrent	809,858	414,582	395,276	3,394,000	3,754,338	360,338
Contributions - Cash	59,116	57,510	1,606	230,000	230,000	0
Reimbursements	1,329,832	1,278,280	51,552	1,286,000	1,337,000	51,000
Other Income	150,647	131,710	18,937	540,950	540,950	0
Internal Charges Income	54,999	54,990	9	220,000	220,000	0
Total Income	49,563,274	48,750,902	812,372	55,482,390	56,133,728	651,338
Expenses						
Employee Costs	5,093,458	5,093,800	342	21,494,389	21,494,389	0
Expenses Levies	0	0	0	2,224,471	2,224,471	0
Loan Interest	154,059	167,490	13,431	670,000	670,000	0
Materials and Services	3,660,706	3,749,643	88,937	14,007,833	14,368,171	(360,338)
Other Expenses	2,844,693	2,696,203	(148,489)	4,884,749	4,935,749	(51,000)
Internal Charges Expense	54,999	54,990	(9)	220,000	220,000	0
Total Expenses	11,807,915	11,762,126	(45,790)	43,501,443	43,912,781	(411,338)
Net Operating Surplus/(Deficit) before:	37,755,359	36,988,776	766,583	11,980,947	12,220,947	240,000
Carrying Amount of Assets Retired	0	0	0	550,000	550,000	0
Depreciation	4,192,966	4,270,240	77,274	16,945,000	16,945,000	0
(Profit)/Loss on Disposal of Assets	(13,393)	0	13,393	0	0	0
Net Operating Surplus/(Deficit) before:	33,575,786	32,718,536	857,250	(5,514,053)	(5,274,053)	240,000
Interest	162,122	94,260	67,862	377,000	377,000	0
Dividends	338,800	400,400	(61,600)	1,601,600	1,601,600	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	200,000	200,000	0
Investment Copping	0	0	0	811,000	811,000	0
NET UNDERLYING SURPLUS/(DEFICIT)	34,076,708	33,213,196	863,512	(2,524,453)	(2,284,453)	240,000
NON UNDERLYING SURPLUS TRANSACTIONS						
Grants Capital	1,757,967	1,570,888	187,079	2,900,633	2,900,633	0
Contributions - Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	1,000,000	1,000,000	0
NET SURPLUS/(DEFICIT)	35,834,675	34,784,084	1,050,591	1,376,180	1,616,180	240,000

KINGBOROUGH COUNCIL - September 2025

Summary Operating Statement Governance

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	34,981,548	34,997,996	(16,448)	35,224,396	35,224,396	0
Income Levies	2,234,231	2,224,471	9,760	2,224,471	2,224,471	0
Statutory Fees & Fines	0	0	0	0	0	0
User Fees	26,350	26,340	10	105,400	105,400	0
Grants Recurrent	414,582	414,582	0	3,394,000	3,483,338	89,338
Contributions - Cash	43,150	37,500	5,650	150,000	150,000	0
Reimbursements	1,329,832	1,278,280	51,552	1,286,000	1,337,000	51,000
Other Income	34,130	30,240	3,890	121,000	121,000	0
Internal Charges Income	0	0	0	0	0	0
Total Income	39,063,823	39,009,409	54,414	42,505,267	42,645,605	140,338
Expenses						
Employee Costs	112,003	249,420	137,417	1,093,492	1,093,492	0
Expenses Levies	0	0	0	2,224,471	2,224,471	0
Loan Interest	0	0	0	0	0	0
Materials and Services	36,684	132,840	96,156	216,800	216,800	0
Other Expenses	1,708,011	1,551,049	(156,962)	2,619,005	2,670,005	(51,000)
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	1,899,847	1,933,309	33,462	6,153,768	6,204,768	51,000
Net Operating Surplus/(Deficit) before:	37,163,976	37,076,100	87,876	36,351,499	36,440,837	89,338
Carrying Amount of Assets Retired	0	0	0	550,000	550,000	0
Depreciation	300	240	(60)	1,000	1,000	0
Loss/(Profit) on Disposal of Assets	(13,393)	0	13,393	0	0	0
Net Operating Surplus/(Deficit) before:	37,177,069	37,075,860	101,209	35,800,499	35,889,837	89,338
Interest	0	0	0	0	0	0
Dividends	338,800	400,400	(61,600)	1,601,600	1,601,600	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	200,000	200,000	0
Investment Copping	0	0	0	811,000	811,000	0
NET OPERATING SURPLUS/(DEFICIT)	37,515,869	37,476,260	39,609	38,413,099	38,502,437	89,338
Grants Capital	1,757,967	1,570,888	187,079	2,900,633	2,900,633	0
Contributions - Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	1,000,000	1,000,000	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	39,273,836	39,047,148	226,688	42,313,732	42,403,070	89,338

KINGBOROUGH COUNCIL - September 2025

Summary Operating Statement Business Services

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	0	0	0	0	0	0
Income Levies	0	0	0	0	0	0
Statutory Fees & Fines	70,939	68,760	2,179	275,000	275,000	0
User Fees	0	0	0	0	0	0
Grants Recurrent	0	0	0	0	0	0
Contributions - Cash	0	0	0	0	0	0
Reimbursements	0	0	0	0	0	0
Other Income	15,482	38,030	(22,548)	152,000	152,000	0
Internal Charges Income	37,500	37,500	0	150,000	150,000	0
Total Income	123,921	144,290	(20,369)	577,000	577,000	0
Expenses						
Employee Costs	625,789	718,020	92,231	3,135,746	3,135,746	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	154,059	167,490	13,431	670,000	670,000	0
Materials and Services	559,791	590,120	30,329	1,277,664	1,277,664	0
Other Expenses	832,340	849,410	17,070	1,433,500	1,433,500	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	2,171,979	2,325,040	153,061	6,516,910	6,516,910	0
Net Operating Surplus/(Deficit) before:	(2,048,057)	(2,180,750)	132,693	(5,939,910)	(5,939,910)	0
Depreciation	33,900	43,600	9,700	173,000	173,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(2,081,957)	(2,224,350)	142,393	(6,112,910)	(6,112,910)	0
Interest	162,122	94,260	67,862	377,000	377,000	0
Dividends	0	0	0	0	0	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	0	0	0
Investment Copping	0	0	0	0	0	0
NET OPERATING SURPLUS/(DEFICIT)	(1,919,835)	(2,130,090)	210,255	(5,735,910)	(5,735,910)	0
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	(1,919,835)	(2,130,090)	210,255	(5,735,910)	(5,735,910)	0

KINGBOROUGH COUNCIL - September 2025

Summary Operating Statement Governance & Property Services

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	0	0	0	0	0	0
Income Levies	0	0	0	0	0	0
Statutory Fees & Fines	178,687	175,500	3,187	453,500	453,500	0
User Fees	532,352	429,810	102,542	1,635,500	1,635,500	0
Grants Recurrent	0	0	0	0	0	0
Contributions - Cash	0	0	0	0	0	0
Reimbursements	0	0	0	0	0	0
Other Income	35,592	24,720	10,872	99,000	99,000	0
Internal Charges Income	0	0	0	0	0	0
Total Income	746,631	609,030	137,601	2,146,000	2,146,000	0
Expenses						
Employee Costs	1,100,924	1,056,630	(44,294)	4,611,274	4,611,274	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	417,261	431,925	14,664	1,839,256	1,839,256	0
Other Expenses	63,314	59,850	(3,464)	213,400	213,400	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	1,581,500	1,548,405	(33,095)	6,663,930	6,663,930	0
Net Operating Surplus/(Deficit) before:	(834,869)	(939,375)	104,506	(4,517,930)	(4,517,930)	0
Depreciation	453,669	444,100	(9,569)	1,762,000	1,762,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(1,288,538)	(1,383,475)	94,937	(6,279,930)	(6,279,930)	0
Interest	0	0	0	0	0	0
Dividends	0	0	0	0	0	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	0	0	0
Investment Copping	0	0	0	0	0	0
NET OPERATING SURPLUS/(DEFICIT)	(1,288,538)	(1,383,475)	94,937	(6,279,930)	(6,279,930)	0
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	(1,288,538)	(1,383,475)	94,937	(6,279,930)	(6,279,930)	0

KINGBOROUGH COUNCIL - September 2025

Summary Operating Statement Environment, Development & Community Services

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	0	0	0	0	0	0
Income Levies	0	0	0	0	0	0
Statutory Fees & Fines	531,012	286,560	244,452	1,146,300	1,386,300	240,000
User Fees	37,688	23,280	14,408	93,000	93,000	0
Grants Recurrent	105,924	0	105,924	0	0	0
Contributions - Cash	15,966	20,010	(4,044)	80,000	80,000	0
Reimbursements	0	0	0	0	0	0
Other Income	15,636	11,100	4,536	58,300	58,300	0
Internal Charges Income	0	0	0	0	0	0
Total Income	706,226	340,950	365,276	1,377,600	1,617,600	240,000
Expenses						
Employee Costs	1,515,927	1,563,840	47,913	6,835,317	6,835,317	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	176,780	351,245	174,465	1,254,980	1,254,980	0
Other Expenses	87,848	103,100	15,252	302,400	302,400	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	1,796,521	2,018,185	221,664	8,392,697	8,392,697	0
Net Operating Surplus/(Deficit) before:	(1,090,294)	(1,677,235)	586,941	(7,015,097)	(6,775,097)	240,000
Depreciation	61,323	57,700	(3,623)	232,000	232,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(1,151,617)	(1,734,935)	583,318	(7,247,097)	(7,007,097)	240,000
Interest	0	0	0	0	0	0
Dividends	0	0	0	0	0	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	0	0	0
Investment Copping	0	0	0	0	0	0
NET OPERATING SURPLUS/(DEFICIT)	(1,151,617)	(1,734,935)	583,318	(7,247,097)	(7,007,097)	240,000
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	(1,151,617)	(1,734,935)	583,318	(7,247,097)	(7,007,097)	240,000

KINGBOROUGH COUNCIL - September 2025

Summary Operating Statement Infrastructure Services

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	8,528,471	8,556,873	(28,402)	8,556,873	8,556,873	0
Income Levies	0	0	0	0	0	0
Statutory Fees & Fines	0	0	0	0	0	0
User Fees	37,543	24,240	13,303	97,000	97,000	0
Grants Recurrent	289,352	0	289,352	0	271,000	271,000
Contributions - Cash	0	0	0	0	0	0
Reimbursements	0	0	0	0	0	0
Other Income	49,807	27,620	22,187	110,650	110,650	0
Internal Charges Income	17,499	17,490	9	70,000	70,000	0
Total Income	8,922,672	8,647,223	275,449	8,876,523	9,147,523	271,000
Expenses						
Employee Costs	1,738,816	1,505,890	(232,926)	5,818,561	5,818,561	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	2,470,191	2,243,513	(226,679)	9,419,133	9,419,133	0
Other Expenses	153,179	132,794	(20,385)	316,444	316,444	0
Internal Charges Expense	54,999	54,990	(9)	220,000	220,000	0
Total Expenses	4,417,185	3,937,187	(479,998)	15,774,138	15,774,138	0
Net Operating Surplus/(Deficit) before:	4,505,487	4,710,037	(204,549)	(6,897,615)	(6,626,615)	271,000
Depreciation	3,643,774	3,724,600	80,826	14,777,000	14,777,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	861,714	985,437	(123,723)	(21,674,615)	(21,403,615)	271,000
Interest	0	0	0	0	0	0
Dividends	0	0	0	0	0	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	0	0	0
Investment Copping	0	0	0	0	0	0
NET OPERATING SURPLUS/(DEFICIT)	861,714	985,437	(123,723)	(21,674,615)	(21,403,615)	271,000
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	861,714	985,437	(123,723)	(21,674,615)	(21,403,615)	271,000

KINGBOROUGH COUNCIL - September 2025

Governance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
RATES AND FIRE LEVIES						
General Rate	34,981,548	34,997,996	(16,448)	34,981,548	35,224,396	(242,848)
Fire Levy - General Land	437,688	437,299	389	437,688	437,299	389
Fire Levy - Permanent Brigade	543,732	541,271	2,461	543,732	541,271	2,461
Fire Levy - Volunteer Brigade	1,252,811	1,245,901	6,910	1,252,811	1,245,901	6,910
TOTAL RATES AND LEVIES	37,215,779	37,222,467	(6,688)	37,215,779	37,448,867	(233,088)
USER FEES						
KWS Corporate Support	26,350	26,340	10	26,350	105,400	(79,050)
TOTAL USER FEES	26,350	26,340	10	26,350	105,400	(79,050)
GRANTS RECURRENT						
Grants - Federal	414,582	414,582	0	414,582	6,200,000	(5,785,419)
Grants - State	0	0	0	0	294,000	(294,000)
TOTAL RECURRENT GRANTS	414,582	414,582	0	414,582	6,494,000	(6,079,419)
GRANTS CAPITAL						
Grants - Federal Capital	0	1,570,888	(1,570,888)	0	2,900,633	(2,900,633)
Grants - State Capital	1,757,967	0	1,757,967	1,757,967	0	1,757,967
TOTAL CAPITAL GRANTS	1,757,967	1,570,888	187,079	1,757,967	2,900,633	(1,142,666)
OTHER INCOME						
Contributions - Public Open Space	43,150	37,500	5,650	43,150	150,000	(106,850)
Contributions - Non Monetary Assets	0	0	0	0	1,000,000	(1,000,000)
Interest On Overdue Rates	33,472	30,000	3,472	33,472	120,000	(86,528)
Investment Copping	0	0	0	0	811,000	(811,000)
Pensioner Rate Remission (State Govt)	1,329,832	1,278,280	51,552	1,329,832	1,286,000	43,832
Proceeds of Sale of Assets	13,393	0	13,393	13,393	200,000	(186,607)
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	0	200,000	(200,000)
Sundry Receipts	658	240	418	658	1,000	(342)
Tas Water Dividend	338,800	400,400	(61,600)	338,800	1,601,600	(1,262,800)
TOTAL OTHER INCOME	1,759,306	1,746,420	12,886	1,759,306	5,369,600	(3,610,294)
TOTAL INCOME	41,173,983	40,980,697	193,287	41,173,983	52,318,500	(11,144,517)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	112,003	249,420	137,417	112,398	1,093,492	981,094
MATERIALS AND SERVICES						
Consultancy Services	0	7,890	7,890	8,376	31,500	23,124
Derwent Estuary Monitoring	29,981	30,000	19	29,981	30,000	19
Hobart City Deal	0	91,500	91,500	0	91,500	91,500
Internal Audit Fees	3,530	0	(3,530)	3,530	50,000	46,470

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KINGBOROUGH COUNCIL - September 2025

Governance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
Plant and Vehicles Costs	3,071	3,240	169	3,071	13,000	9,929
Telephone	102	210	108	102	800	698
TOTAL MATERIALS AND SERVICES	36,684	132,840	96,156	45,059	216,800	171,741
OTHER EXPENSES						
Advertising & Marketing	0	1,260	1,260	136	5,000	4,864
Audit Committee (Sitting Fees)	3,582	3,510	(72)	3,582	14,000	10,418
Binding & Printing	0	900	900	0	5,300	5,300
Business Improvement Projects	0	50,010	50,010	0	200,000	200,000
Citizenship Ceremonies and Awards	965	930	(35)	1,111	5,700	4,589
Council Elections	0	0	0	0	38,000	38,000
Council Functions	68	1,740	1,672	99	7,000	6,901
Councillors Allowances	120,315	117,750	(2,565)	120,315	491,466	371,151
Councillors Conferences	247	1,740	1,493	247	7,000	6,753
Councillors Expenses	617	990	373	617	4,000	3,383
Councillors Expenses - Mayoral Vehicle	855	510	(345)	855	2,000	1,145
Councillors P.A. Insurance	5,953	500	(5,453)	5,953	500	(5,453)
Donations	2,710	3,000	290	2,710	12,000	9,290
Insurance Claim	3,570	0	(3,570)	3,570	0	(3,570)
K Comm Enterprise Centre	35,000	35,000	0	35,000	35,000	0
Land Tax	0	0	0	0	547,000	547,000
Legal Fees	6,832	2,490	(4,342)	6,832	10,000	3,168
Mayoral Donations	160	990	831	160	4,000	3,841
Operational Savings to be Identified	0	(50,010)	(50,010)	0	(200,000)	(200,000)
Rate Remissions - Council Other	22,631	24,000	1,369	22,631	24,000	1,369
Rate Remissions - Government	1,409,861	1,181,000	(228,861)	1,409,861	1,217,000	(192,861)
Rate Remissions - Fire Pensioner	1,893	69,000	67,107	1,893	69,000	67,107
Staff Functions	0	690	690	0	5,000	5,000
Southern Council Network	0	0	0	0	9,500	9,500
Southern Council Network	14,000	15,000	1,000	14,000	15,000	1,000
Subscriptions - LGAT	77,539	77,539	(0)	77,539	77,539	(0)
Subscriptions - Other	520	2,000	1,480	723	2,000	1,277
Sundry	694	510	(184)	694	2,000	1,306
Tourism	0	10,000	10,000	0	10,000	10,000
TOTAL OTHER EXPENSES	1,708,011	1,551,049	(156,962)	1,708,528	2,619,005	910,477
FIRE LEVIES EXPENSE						
Fire Levy - General Land	0	0	0	0	437,299	437,299
Fire Levy - Permanent Brigade	0	0	0	0	541,271	541,271
Fire Levy - Volunteer Brigade	0	0	0	0	1,245,901	1,245,901
TOTAL FIRE LEVIES EXPENSE	0	0	0	0	2,224,471	2,224,471
TRANSFERS EXPENSE						
Public Open Space	43,150	0	(43,150)	43,150	0	(43,150)
TOTAL TRANSFERS EXPENSE	43,150	0	(43,150)	43,150	0	(43,150)

KINGBOROUGH COUNCIL - September 2025

Governance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
CARRYING AMOUNT OF ASSETS RETIRED	0	0	0	0	750,000	750,000
DEPRECIATION	300	240	(60)	300	1,000	700
TOTAL EXPENSES	1,900,147	1,933,549	33,402	1,909,435	6,904,768	4,995,333
TOTAL SURPLUS/ DEFICIT	39,273,836	39,047,148	226,688	39,264,548	45,413,732	(6,149,184)

KINGBOROUGH COUNCIL - September 2025

Finance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
STATUTORY FEES AND FINES						
Charges - Certificates	70,939	68,760	2,179	70,939	275,000	(204,061)
TOTAL FEES AND FINES	70,939	68,760	2,179	70,939	275,000	(204,061)
OTHER INCOME						
Bruny Island PO Commissions	14,521	14,760	(239)	14,521	59,000	(44,479)
Commissions	769	510	259	769	2,000	(1,231)
Fire Levy	0	22,250	(22,250)	0	89,000	(89,000)
Interest - Bank & Investments	162,122	94,260	67,862	162,122	377,000	(214,878)
Sundry Receipts	1	510	(509)	1	2,000	(1,999)
TOTAL OTHER INCOME	177,413	132,290	45,123	177,413	529,000	(351,587)
ONCOSTS						
Oncost Recovery - Garbage Rates	37,500	37,500	0	37,500	150,000	(112,500)
TOTAL ONCOSTS	37,500	37,500	0	37,500	150,000	(112,500)
TOTAL INCOME	285,852	238,550	47,302	285,852	954,000	(668,148)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	307,622	350,040	42,418	307,703	1,529,754	1,222,051
MATERIALS AND SERVICES						
Consultants	203	2,760	2,557	810	11,000	10,190
Contractors	0	1,740	1,740	0	7,000	7,000
New Equipment & Furniture	0	240	240	-107	1,000	1,107
Plant and Vehicles Costs	4,794	5,640	846	4,794	22,500	17,706
Stationery	4,354	3,750	(604)	4,354	15,000	10,646
Telephone	1,487	510	(977)	1,487	2,000	513
TOTAL MATERIALS AND SERVICES	10,837	14,640	3,803	11,338	58,500	47,162
OTHER EXPENSES						
Advertising & Marketing	0	0	0	0	1,000	1,000
Audit Fees (External)	0	17,500	17,500	0	70,000	70,000
Bank Charges	31,919	27,510	(4,409)	31,919	110,000	78,081
Bruny Post Office Expenses	6,232	7,740	1,508	9,292	31,000	21,708
Collection Costs & Commissions	3,758	3,750	(8)	3,758	15,000	11,242
Fringe Benefits Tax	0	20,750	20,750	0	83,000	83,000
Insurance - Councillors & Officers Liability (Fidelity)	35,576	42,000	6,424	35,576	42,000	6,424
Insurance - Industrial Special Risk	370,287	324,000	(46,287)	370,287	324,000	(46,287)
Insurance - Public Liability	265,671	289,000	23,329	265,671	289,000	23,329

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KINGBOROUGH COUNCIL - September 2025

Finance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
Legal Fees & Retainers	0	3,750	3,750	0	15,000	15,000
Minor Cash Discrepancies	5	0	(5)	5	0	(5)
Printing - Finance	2,812	1,260	(1,552)	2,812	5,000	2,188
Printing - Rates	776	2,490	1,714	776	10,000	9,224
Postage	1,620	5,250	3,630	1,620	21,000	19,380
Postage - Rates	4,930	16,000	11,070	4,930	64,000	59,070
Sundry	0	240	240	0	1,000	1,000
Valuation Fees	9,700	24,990	15,290	9,700	100,000	90,300
TOTAL OTHER EXPENSES	733,285	786,230	52,945	736,345	1,181,000	444,655
DEPRECIATION	150	0	(150)	150	0	(150)
LOAN INTEREST	154,059	167,490	13,431	154,059	670,000	515,941
TOTAL EXPENSES	1,205,954	1,318,400	112,446	1,209,596	3,439,254	2,229,658
TOTAL SURPLUS/ DEFICIT	(920,102)	(1,079,850)	159,748	(923,744)	(2,485,254)	1,561,510

KINGBOROUGH COUNCIL - September 2025

Digital Experience - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
OTHER INCOME						
Sundry Receipts	191	0	191	191	0	191
TOTAL OTHER INCOME	191	0	191	191	0	191
TOTAL INCOME	191	0	191	191	0	191
EXPENSES						
TOTAL EMPLOYEE BENEFITS	215,721	237,570	21,849	215,721	1,038,793	823,072
MATERIALS AND SERVICES						
Computer - Printing & Consumables	986	2,490	1,504	1,097	10,000	8,903
Consultant Business Analyst	120	0	(120)	10,120	125,000	114,881
Hardware Maintenance Infrastructure Services	101,346	100,000	(1,346)	211,199	119,435	(91,764)
Software Maintenance Subscriptions & Licences	383,656	376,000	(7,656)	539,299	669,519	130,220
Digital Imagery Capture Geospatial Services	42,059	42,000	(59)	42,059	75,202	33,143
IT Contract Managed Services	6,822	11,760	4,938	48,159	47,000	(1,159)
New Equipment & Furniture	0	1,500	1,500	145	6,000	5,855
Plant and Vehicle Costs	1,890	2,490	600	1,890	10,000	8,110
Telephone	11,977	27,990	16,013	18,906	112,000	93,094
TOTAL MATERIALS AND SERVICES	548,855	564,230	15,375	872,874	1,174,156	301,282
OTHER EXPENSES						
Records Storage	5,458	9,390	3,932	34,000	37,500	3,500
Sundry	11	90	79	11	300	289
TOTAL OTHER EXPENSES	5,468	9,480	4,012	34,011	37,800	3,789
DEPRECIATION	33,600	43,600	10,000	33,600	173,000	139,400
TOTAL EXPENSES	803,644	854,880	51,236	1,156,206	2,423,749	1,267,543
TOTAL SURPLUS/ DEFICIT	(803,453)	(854,880)	51,427	(1,156,015)	(2,423,749)	1,267,734

KINGBOROUGH COUNCIL - September 2025

People & Safety - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
EXPENSES						
TOTAL EMPLOYEE BENEFITS	101,996	125,400	23,404	102,004	547,199	445,195
MATERIALS AND SERVICES						
Consultants	4,862	7,500	2,638	55,962	30,000	(25,962)
New Equipment & Furniture	970	510	(460)	970	2,000	1,030
Plant and Vehicles Costs	1,253	3,120	1,867	1,253	12,500	11,247
Telephone	131	120	(11)	131	508	377
TOTAL MATERIALS AND SERVICES	7,215	11,250	4,035	58,315	45,008	(13,307)
OTHER EXPENSES						
Employee Assistance Service	15,750	3,000	(12,750)	15,750	12,000	(3,750)
Legal Fees & Technical Advice	9,325	26,250	16,926	9,325	105,000	95,676
Postage	0	150	150	0	600	600
Printing	0	150	150	0	600	600
Risk Management	30,794	8,640	(22,154)	33,311	34,500	1,189
Staff Corporate Training	450	5,010	4,560	1,324	20,000	18,676
Staff Recruitment Costs (General)	20,539	11,250	(9,289)	20,014	45,000	24,986
Staff Tea & Coffee	10,040	3,510	(6,530)	10,040	14,000	3,960
Sundry	22	750	728	22	3,000	2,978
TOTAL OTHER EXPENSES	86,920	58,710	(28,210)	89,786	234,700	144,914
DEPRECIATION	150	0	(150)	150	0	(150)
TOTAL EXPENSES	196,281	195,360	(921)	250,255	826,907	576,652
TOTAL SURPLUS/ DEFICIT	(196,281)	(195,360)	(921)	(250,255)	(826,907)	576,652

KINGBOROUGH COUNCIL - September 2025

Communications - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
EXPENSES						
TOTAL EMPLOYEE BENEFITS	66,772	70,380	3,608	66,772	307,635	240,863
MATERIALS AND SERVICES						
Consultancy Services	0	2,490	2,490	0	10,000	10,000
New Equipment & Furniture	558	240	(318)	558	1,000	442
Plant & Vehicle Costs	61	300	239	61	1,200	1,139
Telephone	65	90	25	65	300	235
TOTAL MATERIALS AND SERVICES	684	3,120	2,436	684	12,500	11,816
OTHER EXPENSES						
Advertising & Marketing	4,883	5,010	127	5,265	20,000	14,735
Community Consultation	110	1,260	1,151	110	5,000	4,891
Subscriptions Other	960	1,000	40	960	1,000	40
Sundry	0	240	240	0	1,000	1,000
TOTAL OTHER EXPENSES	5,952	7,510	1,558	6,335	27,000	20,665
DEPRECIATION	150	240	90	150	1,000	850
TOTAL EXPENSES	73,559	81,250	7,691	73,941	348,135	273,344
TOTAL SURPLUS/ DEFICIT	(73,559)	(81,250)	7,691	(73,941)	(348,135)	274,194

KINGBOROUGH COUNCIL - September 2025

Compliance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
STATUTORY FEES AND FINES						
By-Laws & Other Fees & Fines	609	5,010	(4,401)	609	20,000	(19,391)
Pound Fees - Dogs	758	1,260	(502)	758	5,000	(4,242)
Dog Registration Fees	122,947	129,600	(6,653)	122,947	270,000	(147,053)
Licenses - Fees & Fines	10,570	8,250	2,320	10,570	33,000	(22,430)
Parking - Fees & Fines	42,794	27,510	15,284	42,794	110,000	(67,206)
Recovered Legal Fees & Collection Costs	680	3,750	(3,070)	680	15,000	(14,320)
TOTAL FEES AND FINES	178,359	175,380	2,979	178,359	453,000	(274,641)
OTHER INCOME						
Sundry Receipts	0	240	(240)	0	1,000	(1,000)
TOTAL OTHER INCOME	0	240	(240)	0	1,000	(1,000)
TRANSFERS						
Transfers Income	0	(21,000)	21,000	0	(42,000)	42,000
TOTAL TRANSFERS	0	(21,000)	21,000	0	(42,000)	42,000
TOTAL INCOME	178,359	154,620	23,739	178,359	412,000	(233,641)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	401,674	385,620	(16,054)	403,186	1,685,444	1,282,258
MATERIALS AND SERVICES						
Contractors	300	510	210	300	2,000	1,700
Fire Hazard Inspection & Abatement	0	375	375	0	1,500	1,500
New Equipment & Furniture - Compliance	0	630	630	0	2,500	2,500
New Equipment & Furniture - Customer Service	0	870	870	100	3,500	3,400
Plant and Vehicles Costs (Internal)	14,193	9,990	(4,203)	14,193	40,000	25,807
Telephone	429	990	561	429	4,000	3,571
TOTAL MATERIALS AND SERVICES	14,922	13,365	(1,557)	15,022	53,500	38,478
OTHER EXPENSES						
Advertising & Marketing - Animal Control	3,773	1,890	(1,883)	3,773	7,500	3,727
Collection Costs	375	1,260	885	375	5,000	4,625
Dog Disposal (Dogs Home Tas)	955	1,260	305	3,818	5,000	1,182
Dog Signage	0	240	240	717	1,000	283
Feed for Animals	191	240	49	191	1,000	809
Legal Fees & Retainers	5,369	13,740	8,371	5,369	55,000	49,631
Postage - Animal Notices	0	1,740	1,740	0	7,000	7,000
Pound Maintenance & Upgrade	56	390	334	56	1,500	1,444
Refund Fees & Charges	210	240	30	210	1,000	790
Sundry	4,742	1,890	(2,852)	4,742	7,500	2,758
TOTAL OTHER EXPENSES	15,672	22,890	7,218	19,252	91,500	72,248
TOTAL EXPENSES	432,268	421,875	(10,393)	437,460	1,830,444	1,392,984
TOTAL SURPLUS/ DEFICIT	(253,909)	(267,255)	13,346	(259,101)	(1,418,444)	(1,159,343)

KINGBOROUGH COUNCIL - September 2025

Kingborough Sports Centre - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
USER FEES						
Fitness Centre - Casual	3,393	4,460	(1,067)	3,393	16,500	(13,107)
Fitness Centre - Jack Jumpers	1,057	510	547	1,057	2,000	(943)
Fitness Centre - Membership	200,853	132,300	68,553	200,853	490,000	(289,147)
Fitness Centre - Programs	6,317	5,940	377	6,317	22,000	(15,683)
Fitness Centre - School Bookings	1,677	2,700	(1,023)	1,677	10,000	(8,323)
Rental - 3rd Floor (Martial Arts Etc)	5,103	6,750	(1,647)	5,103	25,000	(19,897)
Rental - Gymnastics Centre	7,375	7,250	125	7,375	29,000	(21,625)
Rental - Indoor Cricket Centre	3,914	4,220	(306)	3,914	15,600	(11,686)
Rental - Jack Jumpers Office	3,170	2,490	680	3,170	10,000	(6,830)
Rental - KSC General	0	1,080	(1,080)	0	4,000	(4,000)
Rental - Other Buildings	529	0	529	529	1,000	(471)
Rental - Telstra Tower	6,810	6,600	210	6,810	6,600	210
Sports Centre - Childminding	3	2,160	(2,157)	3	8,000	(7,997)
Sports Centre - Equipment Hire & Sales	0	90	(90)	0	300	(300)
Sports Centre - Kiosk Sales	99,645	87,750	11,895	99,645	325,000	(225,355)
Sports Centre - School Bookings	2,570	7,560	(4,990)	2,570	28,000	(25,430)
Sports Centre - Squash	5,561	5,400	161	5,561	20,000	(14,439)
Sports Centre - Stadium Basketball	56,492	35,100	21,392	56,492	130,000	(73,508)
Sports Centre - Stadium Jack Jumpers	8,817	8,910	(93)	8,817	33,000	(24,183)
Sports Centre - Stadium Netball	17,995	17,550	445	17,995	65,000	(47,005)
Sports Centre - Stadium Other	22,214	27,000	(4,786)	22,214	100,000	(77,786)
Sports Centre - Table Tennis	5,345	2,840	2,505	5,345	10,500	(5,155)
TOTAL USER FEES	458,840	368,660	90,180	458,840	1,351,500	(892,660)
OTHER INCOME						
KSC Advertising	0	990	(990)	0	4,000	(4,000)
Charges Recovered	10,816	7,740	3,076	10,816	31,000	(20,184)
Charges Recovered - KHS	9,719	9,990	(271)	9,719	40,000	(30,281)
Sponsorship	0	510	(510)	0	2,000	(2,000)
TOTAL OTHER INCOME	20,535	19,230	1,305	20,535	77,000	(56,465)
TOTAL INCOME	479,375	387,890	91,485	479,375	1,428,500	(949,125)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	249,903	245,550	(4,353)	250,297	1,069,279	818,982
SPORTS CENTRE EXPENSES						
Advertising & Marketing	95	120	25	95	500	405
Building Maintenance	11,372	22,890	11,518	6,506	91,500	84,994
Cleaning	24,688	22,740	(1,948)	123,488	91,000	(32,488)

KINGBOROUGH COUNCIL - September 2025

Kingborough Sports Centre - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
Equipment Maintenance	1,303	2,010	707	1,395	8,000	6,605
Hire Equipment Replacement	0	390	390	0	1,500	1,500
Kiosk Purchases	48,035	39,990	(8,045)	48,035	160,000	111,965
Licenses and Subscriptions	3,904	8,720	4,816	5,094	12,000	6,906
Light & Power	14,613	15,240	627	14,613	61,000	46,387
New Equipment & Furniture	0	750	750	115	3,000	2,885
Plant and Vehicles Costs (Internal)	2,888	990	(1,898)	2,888	4,000	1,112
Purchase Sports Goods	0	120	120	0	500	500
Refund Fees & Charges	0	390	390	0	1,500	1,500
Stationery	180	120	(60)	180	500	320
Sundry	23	630	607	101	2,500	2,399
Telephone	1,463	510	(953)	1,463	2,000	537
Waste Disposal	1,992	1,890	(102)	1,992	7,500	5,508
Water & Sewerage	20,694	27,500	6,806	20,694	110,000	89,306
SPORTS CENTRE TOTAL EXPENSES	131,248	145,000	13,752	226,658	557,000	330,342
FITNESS CENTRE EXPENSES						
Advertising & Marketing	0	120	120	0	500	500
Cleaning	2,188	3,750	1,562	2,188	15,000	12,812
Equipment Maintenance	320	630	310	320	2,500	2,180
Leased Equipment	9,322	5,010	(4,312)	13,247	20,000	6,754
New Equipment & Furniture	512	390	(122)	620	1,500	880
Refund Fees & Charges	424	120	(304)	424	500	76
Subscriptions	0	240	240	0	1,000	1,000
Sundry	320	390	70	320	1,500	1,180
TOTAL FITNESS CENTRE EXPENSES	13,087	10,650	(2,437)	17,119	42,500	25,381
DEPRECIATION	228,512	220,800	(7,712)	228,512	876,000	647,489
TOTAL EXPENSES	622,749	622,000	(749)	722,586	2,544,779	1,822,193
TOTAL SURPLUS/ DEFICIT	(143,374)	(234,110)	90,736	(243,210)	(1,116,279)	873,069

KINGBOROUGH COUNCIL - September 2025

Property Management - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
STATUTORY FEES AND FINES						
By-Laws & Other Fees & Fines	328	120	208	328	500	(172)
TOTAL FEES AND FINES	328	120	208	328	500	172
USER FEES						
Fees - Burial Plots	4,915	1,890	3,025	4,915	7,600	(2,685)
Fees - Taroona Beach	1,190	0	1,190	1,190	0	1,190
Lease - Depot Bus Parking	0	0	0	0	39,000	(39,000)
Rental - 98 Beach Road Kingston	6,390	6,330	60	6,390	25,300	(18,910)
Rental - Adventure Bay East Cove Jetty	1,890	2,010	(120)	1,890	7,980	(6,090)
Rental - Blackmans Bay Hall	9,881	5,010	4,871	9,881	20,000	(10,119)
Rental - Bruny Other Halls	519	490	29	519	1,600	(1,081)
Rental - Dennes Point Hall	4,461	4,380	81	4,461	17,500	(13,039)
Rental - Dru Pt Bicentennial Park	1,475	1,530	(55)	1,475	6,100	(4,625)
Rental - General Halls & Buildings	1,842	1,050	792	1,842	4,250	(2,408)
Rental - Glensyn Units	4,294	3,750	544	4,294	15,000	(10,706)
Rental - Kettering South	307	240	67	307	1,000	(693)
Rental - Kingston Beach Hall	11,719	10,500	1,219	11,719	42,000	(30,281)
Rental - Kingston Tennis Club	0	180	(180)	0	660	(660)
Rental - Margate Hall	2,998	2,490	508	2,998	10,000	(7,002)
Rental - Sandfly Hall	2,504	870	1,634	2,504	3,500	(996)
Rental - Taroona Fire Station	3,498	1,560	1,938	3,498	6,200	(2,702)
Rental - Taroona Tennis Club	774	180	594	774	660	114
Rental - Twin Oval Pavilion	772	600	172	772	2,400	(1,628)
TOTAL USER FEES	59,430	43,060	16,370	59,430	210,750	(151,320)
OTHER INCOME						
Charges Rcovered	15,057	5,010	10,047	15,057	20,000	(4,943)
Sundry Receipts	0	240	(240)	0	1,000	(1,000)
TOTAL OTHER INCOME	15,057	5,250	9,807	15,057	21,000	(5,943)
TOTAL INCOME	74,815	48,430	26,385	74,815	232,250	(157,435)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	189,588	183,510	(6,078)	189,595	802,195	612,600
PROPERTY MANAGEMENT ACTIVITIES						
CCTV Maintenance	0	5,010	5,010	0	20,000	20,000
Civic Centre & Beach House Cleaning	13,048	20,880	7,832	68,426	83,500	15,074
Consultancy Services	1,901	2,490	590	1,901	10,000	8,100
Fire Alarm Monitoring and Call Outs	0	510	510	0	2,000	2,000

KINGBOROUGH COUNCIL - September 2025

Property Management - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
Light & Power	30,322	27,000	(3,322)	30,322	108,000	77,678
New Equipment & Furniture	0	390	390	0	1,500	1,500
Plant and Vehicles Costs - Internal	4,483	3,000	(1,483)	4,483	12,000	7,517
Property Security	5,129	15,300	10,171	4,466	61,200	56,734
Property Surveys	3,498	3,000	(498)	3,498	12,000	8,502
Recreational Planning	11,501	2,490	(9,011)	14,506	10,000	(4,506)
Telephone	548	390	(158)	548	1,600	1,052
Urban Design	2,285	7,500	5,215	10,254	30,000	19,746
Valuations	0	2,490	2,490	0	10,000	10,000
Water & Sewerage	23,239	18,750	(4,489)	23,239	75,000	51,761
TOTAL PROPERTY MANAGEMENT ACTIVITIES	95,953	109,200	13,247	161,641	436,800	275,159
OTHER EXPENSES						
Advertising & Marketing	1,852	750	(1,102)	1,852	3,000	1,148
Community Consultation	0	750	750	0	3,000	3,000
Legal Fees	445	5,010	4,565	445	20,000	19,555
Procurement Expenses	14,716	6,240	(8,476)	14,716	25,000	10,284
Refund Fees & Charges	500	240	(260)	500	1,000	500
Sundry	0	600	600	0	2,400	2,400
TOTAL OTHER EXPENSES	17,513	13,590	(3,923)	17,513	54,400	36,887
DEPRECIATION	224,858	223,060	(1,798)	224,858	885,000	660,143
TOTAL EXPENSES	527,912	529,360	1,448	593,607	2,178,395	1,584,788
TOTAL SURPLUS/ DEFICIT	(453,097)	(480,930)	27,833	(518,792)	(1,946,145)	1,427,353

KINGBOROUGH COUNCIL - September 2025

Turf Maintenance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
USER FEES						
Rental - Alonnah Oval	0	120	(120)	0	500	(500)
Rental - Gormley Park	531	630	(99)	531	2,500	(1,969)
Rental - Kelvedon Oval	1,136	630	506	1,136	2,500	(1,364)
Rental - Kettering Oval	455	0	455	455	1,000	(545)
Rental - Kingston Beach Oval	225	1,000	(775)	225	4,000	(3,775)
Rental - Leslie Vale Oval	0	180	(180)	0	750	(750)
Rental - Lightwood Ovals	1,599	2,875	(1,276)	1,599	11,500	(9,901)
Rental - Margate Oval	227	375	(148)	227	1,500	(1,273)
Rental - Sandfly Oval	0	240	(240)	0	1,000	(1,000)
Rental - Sherburd Park Oval	909	875	34	909	3,500	(2,591)
Rental - Snug Oval	533	875	(342)	533	3,500	(2,967)
Rental - Twin Oval (1) AFL Ground	3,465	4,140	(675)	3,465	16,500	(13,035)
Rental - Twin Oval (2) Cricket Ground	4,775	5,760	(985)	4,775	23,000	(18,225)
Rental - Woodbridge Oval	227	390	(163)	227	1,500	(1,273)
TOTAL USER FEES	14,082	18,090	(4,008)	14,082	73,250	(59,168)
GRANTS						
OTHER INCOME						
Salary Oncost Recovery	90,769	79,140	11,629	90,769	342,881	(252,112)
TOTAL OTHER INCOME	90,769	79,140	11,629	90,769	342,881	(252,112)
TOTAL INCOME	104,851	97,230	7,621	104,851	416,131	(311,280)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	130,746	100,350	(30,396)	133,649	438,058	304,409
TURF ACTIVITIES						
Alonnah Oval	2,946	3,090	144	2,946	14,000	11,054
Gormley park	21,263	16,260	(5,003)	22,463	74,000	51,537
Kelvedon Oval	17,934	12,540	(5,394)	19,634	57,000	37,366
Kettering Oval	16,980	8,790	(8,190)	16,980	40,000	23,020
Kingston Beach Oval	34,734	17,610	(17,124)	35,054	80,000	44,946
KSC Sports Precinct	22,637	46,650	24,013	22,550	212,000	189,450
Leslie Vale Oval	1,526	2,430	904	1,526	11,000	9,474
Lightwood Park Oval 1	21,651	20,040	(1,611)	21,651	91,000	69,349
Lightwood Park Oval 2	14,850	9,870	(4,980)	15,170	45,000	29,830
Lightwood Park Oval 3	4,916	11,220	6,304	4,916	51,000	46,084
Margate Oval	11,450	12,540	1,090	11,800	57,000	45,200

KINGBOROUGH COUNCIL - September 2025

Turf Maintenance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
Non ground specific	4,252	1,320	(2,932)	4,252	6,000	1,748
Sandfly Oval	4,016	6,150	2,134	4,016	28,000	23,984
Sherburd Park	16,694	14,940	(1,754)	16,694	68,000	51,306
Snug Oval	15,400	12,540	(2,860)	15,400	57,000	41,600
Twin Oval 1 (AFL)	38,448	33,870	(4,578)	38,448	154,000	115,552
Twin Oval 2 (Cricket)	61,861	58,980	(2,881)	62,356	268,000	205,644
Woodbridge Oval	7,380	7,500	120	7,380	34,000	26,620
TOTAL TURF ACTIVITIES	318,937	296,340	(22,597)	323,235	1,347,000	1,023,765
MATERIALS AND SERVICES						
New Equipment & Furniture	0	240	240	0	1,000	1,000
Plant and Vehicles Costs - Internal	8,783	6,240	(2,543)	8,783	25,000	16,217
Telephone	656	120	(536)	656	500	(156)
Water & Sewerage	9,996	13,750	3,754	9,996	55,000	45,004
TOTAL MATERIALS AND SERVICES	19,435	20,350	915	19,435	81,500	62,065
OTHER EXPENSES						
Sundry	181	120	(61)	181	500	319
TOTAL OTHER EXPENSES	181	120	(61)	181	500	319
DEPRECIATION	150	0	(150)	150	0	(150)
TOTAL EXPENSES	469,450	417,160	(52,290)	476,650	1,867,058	1,390,408
TOTAL SURPLUS/ DEFICIT	(364,598)	(319,930)	(44,668)	-371,799	(1,450,927)	1,079,128

KINGBOROUGH COUNCIL - September 2025

Community Hub - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
USER FEES						
Lease Income - Commercial Tenancy	0	8,250	(8,250)	0	33,000	(33,000)
Venue Hire Income - Multi Purpose Hall	21,350	8,760	12,590	21,350	35,000	(13,650)
Venue Hire Income - Meeting Rooms	14,260	5,010	9,250	14,260	20,000	(5,740)
TOTAL USER FEES	35,610	22,020	13,590	35,610	88,000	(52,390)
TOTAL INCOME	35,610	22,020	13,590	35,610	88,000	(52,390)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	50,329	53,880	3,551	50,435	234,534	184,099
MATERIALS AND SERVICES						
Building Maintenance	6,085	6,240	155	7,195	25,000	17,805
Cleaning Costs	9,966	8,760	(1,206)	48,086	35,000	(13,086)
Contractors - Technical	360	1,500	1,140	360	6,000	5,640
Equipment Maintenance	165	510	345	165	2,000	1,835
Fire Alarm Monitoring & Call Outs	1,282	750	(532)	1,282	3,000	1,718
Light & Power	6,118	12,500	6,382	6,118	50,000	43,882
New Equipment & Furniture	696	1,500	804	696	6,000	5,304
Plant Maintenance	0	240	240	0	1,000	1,000
Plant & Vehicle Costs Internal	0	120	120	0	500	500
Replacement Hire Equipment	0	240	240	0	1,000	1,000
Security Monitoring	0	750	750	0	3,000	3,000
Stationery	0	510	510	0	2,000	2,000
Telephone - Charges	275	330	55	275	1,300	1,025
Waste Disposal	630	750	120	630	3,000	2,370
Water & Sewerage	2,484	2,375	(109)	2,484	9,500	7,016
TOTAL MATERIALS AND SERVICES	28,061	37,075	9,014	67,290	148,300	81,010
OTHER EXPENSES						
Advertising & Marketing	1,851	2,490	639	2,273	10,000	7,727
Refund Fees & Charges	308	0	(308)	308	0	(308)
Sundry	477	1,260	783	477	5,000	4,523
TOTAL OTHER EXPENSES	2,636	3,750	1,114	3,058	15,000	11,942
DEPRECIATION	56,823	54,700	(2,123)	56,823	217,000	160,177
TOTAL EXPENSES	137,848	149,405	11,557	177,606	614,834	437,228
TOTAL SURPLUS/ DEFICIT	(102,238)	(127,385)	25,147	(141,996)	(526,834)	384,838

KINGBOROUGH COUNCIL - September 2025

Community Resilience - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
GRANTS						
Evacuation and Recovery Centre Equipment Purchases	8,280	0	8,280	8,280	0	8,280
Regional Resources and Equipment DPAC	28,451	0	28,451	28,451	0	28,451
TOTAL GRANTS	36,731	0	36,731	36,731	0	36,731
TOTAL INCOME	36,731	0	36,731	36,731	0	36,731
EXPENSES						
TOTAL EMPLOYEE BENEFITS	45,301	46,950	1,649	45,307	205,193	159,886
EMERGENCY MANAGEMENT ACTIVITIES						
Bruny SES	30	2,760	2,730	30	11,000	10,970
Emergency Management Committee	15	2,490	2,475	15	10,000	9,985
Evacuation & Recovery Centre Equipment Purchases	4,271	0	(4,271)	4,271	0	(4,271)
Regional Resources and Equipment DPAC	10,067	0	(10,067)	24,919	0	(24,919)
Resilience Program	2,414	5,010	2,596	13,578	20,000	6,422
Southern SES	22	18,000	17,978	22	18,000	17,978
Sparkling Conversations Program	0	5,000	5,000	0	20,000	20,000
TOTAL EMERGENCY MANAGEMENT ACTIVITIES	16,819	33,260	16,441	42,835	79,000	36,165
OTHER EXPENSES						
Plant & Vehicle Costs - Internal	57	240	183	57	1,000	943
New Equipment & Furniture	0	120	120	0	500	500
Sundry	0	510	510	0	2,000	2,000
Telephone	231	240	9	231	1,000	769
TOTAL OTHER EXPENSES	288	1,110	822	288	4,500	4,212
TOTAL EXPENSES	62,407	81,320	18,913	88,430	288,693	200,263
TOTAL SURPLUS/ DEFICIT	(25,676)	(81,320)	55,644	(51,699)	(288,693)	236,994

KINGBOROUGH COUNCIL - September 2025

Community Services - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
GRANTS						
Kingborough Together – DPAC	11,918	0	11,918	11,918	0	11,918
Get Ready for Work - TCF	22,275	0	22,275	22,275	0	22,275
TOTAL GRANTS	34,193	0	34,193	34,193	0	34,193
USER FEES						
Arts Hub Rental & Commission	2,078	0	2,078	2,078	0	2,078
TOTAL USER FEES	2,078	0	2,078	2,078	0	2,078
OTHER INCOME						
Programs & Events Charges	11,645	7,500	4,145	11,645	30,000	(18,355)
Volunteer Program	1,404	1,500	(96)	1,404	6,000	(4,596)
TOTAL OTHER INCOME	13,049	9,000	4,049	13,049	36,000	(22,951)
TOTAL INCOME	49,320	9,000	40,320	49,320	36,000	13,320
EXPENSES						
TOTAL EMPLOYEE BENEFITS	94,379	103,530	9,151	94,816	452,813	357,997
ARTS ACTIVITIES						
MATERIALS & SERVICES						
Contractors	2,432	3,750	1,318	2,922	15,000	12,078
Materials	589	1,260	671	589	5,000	4,411
TOTAL MATERIALS AND SERVICES	3,021	5,010	1,989	3,511	20,000	16,489
OTHER EXPENSES						
Channel Folk Museum	14,000	14,000	0	14,000	14,000	0
Display Art Acquisition	894	0	(894)	894	15,000	14,106
Kingborough Creative Awards	4,259	1,260	(2,999)	5,739	5,000	(739)
Refund Fees & Charges	44	0	(44)	44	0	(44)
Youth Art Prize	0	1,500	1,500	250	7,000	6,750
TOTAL OTHER EXPENSES	19,197	16,760	(2,437)	20,927	41,000	20,073
TOTAL ARTS ACTIVITIES	22,218	21,770	(448)	24,438	61,000	36,562
COMMUNITY SERVICES ACTIVITIES						
Aboriginal Engagement & Partnership	0	10,000	10,000	0	40,000	40,000
Council Community Grants	2,625	15,000	12,375	2,625	30,000	27,375
Community Events Program Love Living Locally	8,415	5,010	(3,405)	12,329	20,000	7,671
Community Projects (Non specified)	1,456	6,240	4,784	4,458	25,000	20,542
Event Support (Outside Workforce)	0	1,260	1,260	0	5,000	5,000
Graffiti Removal (Community Assistance)	0	2,490	2,490	0	10,000	10,000

KINGBOROUGH COUNCIL - September 2025

Community Services - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
Grant Expenses						
Get Ready for Work - TCF	6,207	9,330	3,123	8,347	37,280	28,933
Health & Wellbeing Strategy (Dept Health Grant)	342	0	(342)	890	0	(890)
Kids Allowed Program	0	510	510	0	2,000	2,000
Kingston Beach Matting	0	0	0	0	5,000	5,000
Multicultural Projects	5,010	0	(5,010)	5,474	10,000	4,526
Positive Ageing	2,710	2,370	(340)	4,157	9,500	5,343
School Holiday Program	4,690	4,290	(400)	11,692	17,200	5,508
Salvaged Art Competition	0	0	0	(43)	0	43
Volunteer Program	1,250	3,240	1,990	1,250	13,000	11,750
Youth Development	6,228	3,750	(2,478)	6,482	15,000	8,518
Youth Outreach	307	2,040	1,733	307	8,200	7,893
TOTAL COMMUNITY SERVICES ACTIVITIES	39,242	65,530	26,288	57,969	247,180	189,211
COMMUNITY SERVICES OTHER EXPENSES						
Advertising & Marketing	514	990	476	589	4,000	3,411
Consultancy Services	0	1,380	1,380	0	5,500	5,500
New Equipment & Furniture	0	450	450	(0)	1,800	1,800
Plant & Vehicle Costs - Internal	3,159	1,500	(1,659)	3,159	6,000	2,841
Telephone - Charges	102	990	888	102	4,000	3,898
TOTAL COMMUNITY SERVICES OTHER EXPENSES	3,774	5,310	1,536	3,850	21,300	17,450
DEPRECIATION	300	240	(60)	300	1,000	700
TOTAL EXPENSES	159,913	196,380	36,467	181,372	783,293	601,921
TOTAL SURPLUS/ DEFICIT	(110,593)	(187,380)	76,787	(132,053)	(747,293)	615,240

KINGBOROUGH COUNCIL - September 2025

Environmental Health - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
STATUTORY FEES AND FINES						
Fees - Approvals	8,134	5,010	3,124	8,134	20,000	(11,866)
Fees - Immunisation	108	4,500	(4,392)	108	18,000	(17,892)
Licenses - Fees & Fines	18,735	13,740	4,995	18,735	55,000	(36,265)
Fees - Sampling	1,191	1,500	(309)	1,191	6,000	(4,809)
TOTAL FEES AND FINES	28,168	24,750	3,418	28,168	99,000	(70,832)
OTHER INCOME						
Sharps Collection	0	510	(510)	0	2,000	(2,000)
Sundry Receipts	651	0	651	651	0	651
TOTAL OTHER INCOME	651	510	141	651	2,000	(1,349)
TOTAL INCOME	28,819	25,260	3,559	28,819	101,000	(72,181)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	178,622	188,100	9,478	181,220	820,847	639,626
MATERIALS AND SERVICES						
Blackmans Bay Sth Water Quality Investigation	0	11,250	11,250	0	45,000	45,000
New Equipment & Furniture	2,000	750	(1,250)	2,000	3,000	1,000
Plant and Vehicles Costs (Internal)	4,213	4,500	287	4,213	18,000	13,787
Telephone	289	1,260	971	289	5,000	4,711
TOTAL MATERIALS AND SERVICES	6,502	17,760	11,258	6,502	71,000	64,498
OTHER EXPENSES						
Analysis Costs	529	2,490	1,961	529	10,000	9,471
Immunisation Costs	1,121	2,490	1,369	1,412	10,000	8,588
Legal Fees & Technical Advice	0	1,260	1,260	0	5,000	5,000
Refund Fees & Charges	220	510	290	220	2,000	1,780
Public Health & Education	1,523	2,250	727	1,523	9,000	7,477
Sundry	0	240	240	0	1,000	1,000
TOTAL OTHER EXPENSES	3,393	9,240	5,847	3,683	37,000	33,317
DEPRECIATION	450	240	(210)	450	1,000	550
TOTAL EXPENSES	188,967	215,340	26,373	191,856	929,847	737,990
TOTAL SURPLUS/ DEFICIT	(160,148)	(190,080)	29,932	(163,037)	(828,847)	665,809

KINGBOROUGH COUNCIL - September 2025

Natural Areas & Biodiversity - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
CONTRIBUTIONS						
Kingborough Environmental Fund	15,966	20,010	(4,044)	15,966	80,000	(64,034)
TOTAL CONTRIBUTIONS	15,966	20,010	(4,044)	15,966	80,000	(64,034)
GRANTS						
OTHER INCOME						
Strategic Weed Control (State Growth)	0	0	0	0	14,000	(14,000)
TOTAL OTHER INCOME	0	0	0	0	14,000	(14,000)
TOTAL INCOME	50,966	20,010	30,956	50,966	94,000	(43,034)
EXPENSES						
Reserve Management	575	0	(575)	575	0	(575)
TOTAL EMPLOYEE BENEFITS	228,330	226,830	(1,500)	229,224	992,400	763,176
NAB ACTIVITIES						
Climate Change Adaptation Projects:						
Coastal Assets Prioritisation Project	0	3,240	3,240	0	13,000	13,000
Coastal Hazards Monitoring - Key sites	0	2,490	2,490	0	10,000	10,000
Coastal Hazards Assessments - Key sites	0	990	990	0	4,000	4,000
Groundwater Program	0	1,260	1,260	8,872	5,000	(3,872)
Snug Climate Change Adaption Options - DPfEM	4,911	0	(4,911)	4,911	0	(4,911)
Climate Change Mitigation Actions:						
Alternative energy projects Council sites (Solar)	0	3,750	3,750	0	15,000	15,000
Emissions Reduction Plan - development & engagement	0	5,010	5,010	7,020	20,000	12,980
GHG emissions monitoring and reporting	0	1,260	1,260	0	5,000	5,000
Waste to Landfill Reduction Plan Projects	0	2,010	2,010	0	8,000	8,000
Other Projects:						
Aboriginal Trainee Land Management Officer	0	40,000	40,000	0	40,000	40,000
Bushland Reserves Signage	0	1,290	1,290	0	5,200	5,200
Coastal Reserve Management	0	2,490	2,490	0	10,000	10,000
Council Reserves Bushfire Management	0	38,760	38,760	0	155,000	155,000
Environmental Education Program	222	2,580	2,358	292	10,300	10,008
Kingborough Cat Control Project	2,890	3,000	110	3,465	12,000	8,535
Kingborough Environmental Fund	1,782	22,500	20,718	14,785	90,000	75,215
Kingston Wetlands Maintenance	0	3,750	3,750	0	15,000	15,000
Landcare Group Support Program	5,302	3,630	(1,672)	5,960	14,500	8,540
Reserve Management	996	5,010	4,014	996	20,000	19,004
Revegetation Program	1,792	5,010	3,218	1,865	20,000	18,135

KINGBOROUGH COUNCIL - September 2025

Natural Areas & Biodiversity - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
Strategic Weed Control (State Growth)	0	3,510	3,510	0	14,000	14,000
Ten Lives Cat Control Funding Centre Contribution	0	15,000	15,000	0	15,000	15,000
Tree Management	800	510	(290)	800	2,000	1,200
Waterway Management	0	5,010	5,010	0	20,000	20,000
Weed Control	2,325	13,740	11,415	26,427	55,000	28,573
Wildlife Programs	2,166	1,500	(666)	2,166	6,000	3,834
TOTAL NRM ACTIVITIES	23,187	187,300	164,113	77,558	584,000	506,442
OTHER EXPENSES						
New Equipment & Furniture	0	240	240	0	1,000	1,000
Plant and Vehicles Costs - Internal	6,585	3,000	(3,585)	6,585	12,000	5,415
Sundry	93	240	147	93	1,000	907
Telephone	360	240	(120)	360	1,000	640
TOTAL OTHER EXPENSES	7,038	3,720	(3,318)	7,038	15,000	7,962
DEPRECIATION	1,050	0	(1,050)	1,050	3,000	1,950
TRANSFERS EXPENSE	15,966	0	(15,966)	15,966	0	(15,966)
TOTAL EXPENSES	275,571	417,850	142,279	330,836	1,594,400	1,263,564
TOTAL SURPLUS/ DEFICIT	(224,605)	(397,840)	173,235	(279,870)	(1,500,400)	1,220,530

KINGBOROUGH COUNCIL - September 2025

Building & Plumbing Services - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
STATUTORY FEES & FINES						
Building Fees	54,614	43,740	10,874	54,614	175,000	(120,386)
Building Fees - Expired Permits	4,446	3,000	1,446	4,446	12,000	(7,554)
Plumbing Fees	101,009	85,500	15,509	101,009	342,000	(240,991)
Plumbing Fees - Expired Permits	1,248	2,070	(822)	1,248	8,300	(7,052)
TOTAL STATUTORY FEES & FINES	161,317	134,310	27,007	161,317	537,300	(375,983)
OTHER INCOME						
Sundry Receipts	1,936	1,590	346	1,936	6,300	(4,364)
TOTAL OTHER INCOME	1,936	1,590	346	1,936	6,300	(4,364)
TOTAL INCOME	163,253	135,900	27,353	163,253	543,600	(380,347)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	214,743	248,730	33,987	214,900	1,088,232	873,332
MATERIALS AND SERVICES						
Consultancy Services	0	1,260	1,260	0	5,000	5,000
New Equipment & Furniture	0	240	240	0	1,000	1,000
Plant and Vehicles Costs - Internal	11,426	9,000	(2,426)	11,426	36,000	24,574
Telephone	196	420	224	196	1,700	1,504
TOTAL MATERIALS AND SERVICES	11,622	10,920	(702)	11,622	43,700	32,078
OTHER EXPENSES						
Legal Fees & Retainers	0	1,500	1,500	0	6,000	6,000
Sundry	605	360	(245)	605	1,400	795
TOTAL OTHER EXPENSES	605	2,100	1,495	605	8,400	7,795
TOTAL EXPENSES	226,969	261,750	34,781	227,126	1,140,332	913,206
TOTAL SURPLUS/ DEFICIT	(63,717)	(125,850)	62,133	(63,874)	(596,732)	532,858

KINGBOROUGH COUNCIL - September 2025

Town Planning - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
STATUTORY FEES & FINES						
Charges - Public Notification	36,643	26,250	10,393	36,643	105,000	(68,357)
Fees - Development/Use Application	206,410	68,760	137,650	206,410	275,000	(68,590)
Fees - Post Approval	98,475	32,490	65,985	98,475	130,000	(31,525)
TOTAL STATUTORY FEES & FINES	341,528	127,500	214,028	341,528	510,000	(168,472)
USER FEES						
Fees - Other	0	1,260	(1,260)	0	5,000	(5,000)
TOTAL USER FEES	0	1,260	(1,260)	0	5,000	(5,000)
TOTAL INCOME	341,528	128,760	212,768	341,528	515,000	(173,472)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	704,224	695,820	(8,404)	704,886	3,041,298	2,336,412
MATERIALS AND SERVICES						
Consultancy Services	44,903	9,990	(34,913)	49,243	40,000	(9,243)
New Equipment & Furniture	2,200	510	(1,690)	2,200	2,000	(200)
Planning Scheme Review & Maintenance	5,177	7,500	2,323	5,177	30,000	24,823
Plant and Vehicles Costs - Internal	4,965	4,500	(465)	4,965	18,000	13,035
Telephone	102	510	408	102	2,000	1,898
TOTAL MATERIALS AND SERVICES	57,346	23,010	(34,336)	61,686	92,000	30,314
OTHER EXPENSES						
Legal Fees & Retainers	29,305	15,000	(14,305)	29,305	60,000	30,696
Statutory Advertising - Developer	11,952	16,260	4,308	17,113	65,000	47,887
Subscriptions	0	240	240	0	1,000	1,000
Sundry	641	750	109	641	3,000	2,359
TOTAL OTHER EXPENSES	41,898	32,490	(9,408)	47,059	130,000	82,941
DEPRECIATION	2,700	2,520	(180)	2,700	10,000	7,300
TOTAL EXPENSES	806,168	753,840	(52,328)	816,331	3,273,298	2,456,967
TOTAL SURPLUS/ DEFICIT	(464,640)	(625,080)	160,440	(474,803)	(2,758,298)	2,283,495

KINGBOROUGH COUNCIL - September 2025

Building Maintenance - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
OTHER INCOME						
Salary Oncosts Recovery	56,763	32,830	23,933	56,763	121,907	(65,144)
TOTAL OTHER INCOME	56,763	32,830	23,933	56,763	121,907	(65,144)
TOTAL INCOME	56,763	32,830	23,933	56,763	121,907	(65,144)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	46,950	39,610	(7,340)	46,954	172,776	125,822
BUILDING ACTIVITIES						
After Hours Call Outs	3,460	3,540	80	3,460	15,000	11,540
BBQ Maintenance - General	0	1,170	1,170	0	5,000	5,000
Building Maintenance - General	59,211	40,170	(19,041)	59,504	170,000	110,496
Electrical	26,331	20,010	(6,321)	24,685	80,000	55,315
Floors	0	17,490	17,490	0	70,000	70,000
Graffiti Removal	1,577	4,710	3,133	1,577	20,000	18,423
HVAC Maintenance Civic Centre	0	2,370	2,370	0	10,000	10,000
Inspections	11,833	9,450	(2,383)	7,793	40,000	32,207
Inspections - Fire & Electrical Compliance	18,003	11,250	(6,753)	41,597	45,000	3,403
Painting	2,843	35,460	32,617	2,843	150,000	147,157
Plumbing	11,218	17,730	6,512	12,877	75,000	62,123
Public Toilet Cleaning	96,077	87,510	(8,567)	98,277	350,000	251,723
Roof & Gutter	48	8,280	8,232	(1,252)	35,000	36,252
Security	26,571	90	(26,481)	26,571	300	(26,271)
Septic Tank Pumping	22,590	35,010	12,420	68,687	140,000	71,313
Septic Tank Maintenance	43	5,010	4,967	43	20,000	19,957
Vandalism	18,995	2,370	(16,625)	18,995	10,000	(8,995)
Water Supply Delivery	350	5,010	4,660	8,029	20,000	11,971
Window Maintenance	268	1,650	1,382	268	7,000	6,732
TOTAL BUILDING ACTIVITIES	299,418	308,280	8,862	373,954	1,262,300	888,346
OTHER EXPENSES						
Insurance Claims	26,775	0	(26,775)	33,695	0	(33,695)
New Equipment & Furniture	0	120	120	0	500	500
Plant and Vehicles Costs - Internal	5,626	5,130	(496)	5,626	20,500	14,874
Sundry	0	60	60	0	200	200
Telephone	196	240	44	196	1,000	804
TOTAL OTHER EXPENSES	32,597	5,550	(27,047)	39,517	22,200	(17,317)
TOTAL EXPENSES	378,965	353,440	(25,525)	460,425	1,457,276	996,851
TOTAL SURPLUS/ DEFICIT	(322,202)	(320,610)	(1,592)	(403,662)	(1,335,369)	(1,061,994)

KINGBOROUGH COUNCIL - September 2025

Engineering - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
AFL Precinct Master Plan	271,458	0	271,458	271,458	0	271,458
TOTAL GRANTS	271,458	0	271,458	271,458	0	271,458
USER FEES						
Fees - Other	23,813	10,500	13,313	23,813	42,000	(18,187)
TOTAL FEES AND FINES	23,813	10,500	13,313	23,813	42,000	(18,187)
ONCOSTS						
Oncost Recovery - Capital Works Program	0	0	0	0	820,000	(820,000)
Salary Oncost Recovery - Capital Works	94,654	95,550	(896)	94,654	414,104	(319,450)
TOTAL ONCOSTS	94,654	95,550	(896)	94,654	1,234,104	(1,139,450)
TOTAL INCOME	389,925	106,050	283,875	389,925	1,276,104	(886,179)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	605,632	462,750	(142,882)	606,007	2,025,063	1,419,056
MATERIALS AND SERVICES						
AFL High Performance Centre	237,381	0	(237,381)	273,266	0	(273,266)
Consultancy Services	17,495	5,010	(12,485)	115,274	20,000	(95,274)
Equipment Maintenance	31	510	479	31	2,000	1,969
Flood Monitoring	187	6,510	6,323	187	26,000	25,813
New Equipment & Furniture	0	240	240	(0)	1,000	1,000
Pipeline Camera Inspections	0	6,240	6,240	2,699	25,000	22,301
Plant and Vehicles Costs (Internal)	11,637	14,010	2,373	11,637	56,000	44,363
Road condition assessment	6,750	9,990	3,240	6,750	40,000	33,250
Street Light & Power	67,013	90,968	23,955	67,013	311,000	243,987
Street Light Repairs	2,655	2,490	(165)	11,785	10,000	(1,785)
Telephone	524	2,250	1,726	524	9,000	8,476
TOTAL MATERIALS AND SERVICES	343,673	138,218	(205,455)	489,167	500,000	10,833
OTHER EXPENSES						
Advertising & Marketing	115	240	125	115	1,000	885
DBYD Costs	1,862	2,490	628	1,862	10,000	8,138
Legal Fees & Retainers	0	240	240	0	1,000	1,000
Margate/Huntingfield Shared Path Contribution	0	11,250	11,250	0	45,000	45,000
Road Safety Program	2,696	7,500	4,804	2,696	30,000	27,304
Subscriptions	2,080	510	(1,570)	2,080	2,000	(80)
Sundry	7,145	0	(7,145)	7,145	0	(7,145)
TOTAL OTHER EXPENSES	13,898	22,230	8,332	13,898	89,000	75,102
DEPRECIATION	4,800	4,280	(520)	4,800	17,000	12,200
TOTAL EXPENSES	968,003	627,478	(340,526)	1,113,872	2,631,063	1,517,191
TOTAL SURPLUS/ DEFICIT	(578,078)	(521,428)	(56,650)	(723,947)	(1,354,959)	631,012

KINGBOROUGH COUNCIL - September 2025

Plant - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
ONCOST RECOVERY						
Hire Charges - Internal Plant & Vehicles	438,351	549,990	(111,639)	438,351	2,200,000	(1,761,649)
Plant & Vehicle Cost Recovery	910	780	130	910	3,380	(2,470)
TOTAL PLANT COST RECOVERY	439,261	550,770	(111,509)	439,261	2,203,380	(1,764,119)
OTHER INCOME						
Reimbursements - Fuel Tax Credits	9,865	9,990	(125)	9,865	40,000	(30,135)
TOTAL OTHER INCOME	9,865	9,990	(125)	9,865	40,000	(30,135)
TOTAL INCOME	449,126	560,760	(111,634)	449,126	2,243,380	(1,794,254)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	72,348	68,340	(4,008)	72,352	299,108	226,756
MATERIALS AND SERVICES						
Disposal Charges	898	1,260	362	898	5,000	4,102
Fuel - EV Charging Costs	1,037	510	(527)	1,037	2,000	963
Fuel and Oil	78,172	114,990	36,818	78,978	460,000	381,022
GPS Vehicle Tracker	311	1,380	1,070	1,449	5,500	4,051
Mechanical Workshop Equipment	1,367	2,130	763	1,367	8,500	7,133
Minor Equipment Purchases	0	990	990	0	4,000	4,000
Motor Vehicle Registration	0	0	0	5,413	99,000	93,587
Parts	68,549	32,490	(36,059)	68,550	130,000	61,450
Plant Hire	0	0	0	0	2,000	2,000
Plant & Vehicle Cost - Internal	17,619	12,000	(5,619)	17,619	48,000	30,381
Regulatory Expenses	0	750	750	0	3,000	3,000
Servicing & Repairs - External	53,155	39,990	(13,165)	56,673	160,000	103,327
Servicing & Repairs - Inhouse	817	0	(817)	215	0	(215)
Tyres and Tubes	12,927	17,010	4,083	21,545	68,000	46,455
Workshop Consumables	1,304	1,260	(44)	1,095	5,000	3,905
TOTAL MATERIALS AND SERVICES	236,156	224,760	(11,396)	254,837	1,000,000	745,163
OTHER EXPENSES						
Insurance - Motor Vehicle	76,151	65,344	(10,807)	76,151	65,344	(10,807)
Insurance Claims	1,819	1,260	(559)	1,819	5,000	3,181
Radio Licences Licence Repairs & Maintenance	0	5,760	5,760	0	23,000	23,000
Sundry	121	510	389	1,121	2,000	879
TOTAL OTHER EXPENSES	78,091	72,874	(5,217)	79,091	95,344	16,253
DEPRECIATION	259,200	254,330	(4,870)	259,200	1,009,000	749,800
TOTAL EXPENSES	645,795	620,304	(25,491)	665,479	2,403,452	1,737,973
TOTAL SURPLUS/ DEFICIT	(196,669)	(59,544)	(137,125)	(216,354)	(160,072)	(56,282)

KINGBOROUGH COUNCIL - September 2025

Private Works - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
OTHER INCOME						
Private Works Income	14,940	17,630	(2,690)	14,940	70,500	(55,560)
TOTAL OTHER INCOME	14,940	17,630	(2,690)	14,940	70,500	(55,560)
TOTAL INCOME	14,940	17,630	(2,690)	14,940	70,500	(55,560)
EXPENSES						
PRIVATE WORKS ACTIVITIES						
Reurring						
KWS - Cost Recovery	9,104	17,630	8,526	9,104	70,500	61,396
KWS Bruny Tip - Cost Recovery	65	0	(65)	65	0	(65)
KWS Public Place Bins - Cost Recovery	1,436	0	(1,436)	1,436	0	(1,436)
Other Works	7,042	0	(7,042)	7,042	0	(7,042)
TOTAL PRIVATE WORKS ACTIVITIES	17,647	17,630	(17)	17,647	70,500	52,853
TOTAL EXPENSES	17,647	17,630	(17)	17,647	70,500	52,853
TOTAL SURPLUS/ DEFICIT	(2,707)	0	(2,707)	(2,707)	0	2,707

KINGBOROUGH COUNCIL - September 2025

Parks & Reserves - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
OTHER INCOME						
Sundry Receipts	2,350	0	2,350	2,350	0	2,350
TOTAL OTHER INCOME	2,350	0	2,350	2,350	0	2,350
ONCOSTS						
Oncost Recovery	185,211	273,590	(88,379)	185,211	1,016,160	(830,949)
TOTAL ONCOSTS	185,211	273,590	(88,379)	185,211	1,016,160	(830,949)
TOTAL INCOME	187,561	273,590	(86,029)	187,561	1,016,160	(828,599)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	260,088	215,450	(44,638)	260,122	867,556	607,434
RESERVE ACTIVITIES						
After Hours Callout	1,062	1,680	618	1,062	7,000	5,938
Dead Animal removal	15	0	(15)	15	0	(15)
Event Support	450	960	510	450	4,000	3,550
Garden Maintenance	107,715	118,830	11,115	109,074	500,000	390,926
Graffiti Removal	2,785	7,170	4,385	2,785	30,000	27,215
Illegal Dumping of Rubbish	1,337	1,200	(137)	1,337	5,000	3,663
Irrigation Systems - Instal & Maint.	4,640	11,910	7,270	4,790	50,000	45,210
KWS Maintenance	0	2,760	2,760	0	11,000	11,000
Litter Bins	201	1,770	1,569	201	7,500	7,299
Litter Collection	32,231	14,280	(17,951)	32,231	60,000	27,769
Maintenance of Cemeteries	1,317	2,010	693	1,317	8,500	7,183
Memorial Seating	0	570	570	0	2,500	2,500
Minor Playground Repairs	39,443	42,810	3,367	47,004	180,000	132,996
Mowing	54,016	68,940	14,924	54,102	290,000	235,898
Playground Inspections	8,723	14,280	5,557	8,723	60,000	51,277
Reserve/Park Miscellaneous	47,068	39,240	(7,828)	47,338	165,000	117,662
Signs	0	1,890	1,890	0	8,000	8,000
Slashing	5,104	4,850	(254)	5,104	34,013	28,909
Storm Damage	1,264	720	(544)	1,264	3,000	1,736
Street Furniture Maintenance	1,011	24,990	23,979	1,011	105,000	103,989
Track Maintenance	54,975	76,050	21,075	54,975	320,000	265,025
Traffic Management	0	120	120	0	500	500
Traffic Management Contractor	0	750	750	0	3,000	3,000
Tree Inspections	4,768	3,750	(1,018)	5,288	15,000	9,712
Tree Maintenance	55,683	83,220	27,537	61,259	350,000	288,741
Tree Stump Grinding	650	3,540	2,890	650	15,000	14,350

KINGBOROUGH COUNCIL - September 2025

Parks & Reserves - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
Vandalism	3,003	1,200	(1,803)	3,003	5,000	1,997
Weed Spraying (Internal)	11,892	3,580	(8,312)	11,892	25,018	13,126
TOTAL RESERVE ACTIVITIES	492,076	604,380	112,304	510,313	2,564,031	2,053,718
OTHER EXPENSES						
Plant & Vehicle Internal	4,866	8,430	3,564	4,866	33,700	28,834
Sundry	0	30	30	0	100	100
Telephone - Charges	364	2,490	2,126	364	10,000	9,636
Water & Sewerage	17,188	21,225	4,037	17,188	84,900	67,712
TOTAL OTHER EXPENSES	22,418	32,175	9,757	22,418	128,700	106,282
DEPRECIATION	409,691	422,960	13,270	409,691	1,678,000	1,268,310
TOTAL EXPENSES	1,184,273	1,274,965	90,692	1,202,544	5,238,287	4,035,743
TOTAL SURPLUS/ DEFICIT	(996,712)	(1,001,375)	4,663	(1,014,983)	(4,222,127)	3,207,144

KINGBOROUGH COUNCIL - September 2025

Stormwater - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
RATES						
Rates - Stormwater Charge	1,842,714	1,839,900	2,814	1,842,714	1,839,900	2,814
TOTAL RATES	1,842,714	1,839,900	2,814	1,842,714	1,839,900	2,814
TOTAL INCOME	1,842,714	1,839,900	2,814	1,842,714	1,839,900	2,814
EXPENSES						
TOTAL EMPLOYEE BENEFITS	22,714	20,010	(2,704)	22,714	41,000	18,286
STORMWATER ACTIVITIES						
After Hours Callout	0	480	480	0	2,000	2,000
Cleaning Gross Pollutant Traps	3,683	12,180	8,497	3,682	50,000	46,318
Drainage Easements	2,846	1,710	(1,136)	2,846	7,000	4,154
House Connections	0	2,910	2,910	0	12,000	12,000
Inspections & Site Checks	11,505	10,230	(1,275)	11,505	42,000	30,495
Manhole/Pit Maintenance	11,661	18,270	6,609	11,121	75,000	63,879
Pipe Cleaning	5,051	9,750	4,699	5,078	40,000	34,922
Pipe Repairs	3,612	6,090	2,478	3,612	25,000	21,388
Pit Cleaning	7,412	11,190	3,778	7,412	46,000	38,588
Rain Garden Maintenance - New Developments	0	9,750	9,750	0	40,000	40,000
TOTAL STORMWATER ACTIVITIES	45,770	82,560	36,790	45,257	339,000	293,743
OTHER EXPENSES						
Sundry	0	30	30	0	100	100
Telephone - Charges	65	60	(5)	66	200	134
TOTAL OTHER EXPENSES	65	90	25	66	300	234
DEPRECIATION	627,809	609,960	(17,849)	627,809	2,420,000	1,792,192
TOTAL EXPENSES	696,358	712,620	16,262	695,845	2,800,300	2,104,455
TOTAL SURPLUS/ DEFICIT	1,146,356	1,127,280	19,076	1,146,868	(960,400)	2,107,268

KINGBOROUGH COUNCIL - September 2025

Transport - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
ONCOSTS						
Oncost Recovery	237,994	255,060	(17,066)	237,994	1,105,224	(867,230)
TOTAL ONCOSTS	237,994	255,060	(17,066)	237,994	1,105,224	(867,230)
TOTAL INCOME	237,994	255,060	(17,066)	237,994	1,105,224	(867,230)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	338,026	371,260	33,234	341,564	1,377,002	1,035,438
ROAD ACTIVITIES						
After Hours Callout	6,882	8,250	1,368	6,882	34,500	27,618
Carpark Maintenance	9,350	5,100	(4,250)	10,148	17,000	6,852
Culvert Cleaning	5,669	18,520	12,851	5,669	83,320	77,651
Culvert Maintenance	31,198	13,340	(17,858)	37,096	60,000	22,904
Dead Animal Removal	9,573	10,740	1,167	26,488	45,000	18,512
Footpath Cleaning	264	0	(264)	264	20,000	19,736
Footpath Grinding	0	3,060	3,060	0	10,800	10,800
Footpath Inspection	2,799	8,000	5,201	2,799	40,000	37,201
Footpath Repair - Bitumen	5,088	9,260	4,172	6,026	32,501	26,475
Footpath Repair - Concrete	15,090	24,000	8,910	18,435	120,000	101,565
Footpath Vegetation Clearing	10,876	11,910	1,034	11,327	50,000	38,673
Graffiti Removal	131	1,920	1,789	131	8,000	7,869
Guide Posts	962	3,600	2,638	962	15,000	14,038
Illegal Dumping of Rubbish	4,878	3,600	(1,278)	4,878	15,000	10,122
KWS Site Maintenance	974	1,200	226	974	5,000	4,026
Linemarking	1,796	0	(1,796)	1,909	25,000	23,091
Pedestrian Crossing Maintenance	0	930	930	0	4,000	4,000
Quarry Rehabilitation	48	0	(48)	48	0	(48)
Retaining Wall Sherburd St	13,766	0	(13,766)	14,629	16,500	1,871
Road Inspections	3,609	4,800	1,191	3,609	20,000	16,391
Roundabout/Traffic Island Maintenance	0	1,200	1,200	0	5,000	5,000
Roadside Guard Rails/Handrails	6,593	3,600	(2,993)	7,549	15,000	7,451
Roadside Slashing	722	0	(722)	722	160,000	159,278
Sealed - Asphalt Corrections	1,622	0	(1,622)	1,830	42,000	40,170
Sealed - Box Outs	3,558	0	(3,558)	10,237	49,998	39,761
Sealed - Crack Sealing	0	0	0	0	25,000	25,000
Sealed - Edge Break Repairs	13,664	4,000	(9,664)	19,964	32,000	12,036
Sealed - Mills & Fills	6,212	27,000	20,788	7,755	216,000	208,245
Sealed - Mills & Fills Contractor	0	60,000	60,000	0	240,000	240,000
Sealed - Pothole Repairs	10,201	18,220	8,019	16,651	85,000	68,349
Sealed - Shoulder Reinstatement	70,040	7,510	(62,530)	70,040	60,000	(10,040)

KINGBOROUGH COUNCIL - September 2025

Transport - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
Sealed - Shoulder Grading	311	11,910	11,599	311	50,000	49,689
Sealed - Spray Sealing	1,247	0	(1,247)	9,747	50,000	40,253
Signage Replacement/maintenance	25,291	19,080	(6,211)	28,249	80,000	51,751
Storm Damage General	7,526	4,800	(2,726)	7,962	20,000	12,038
Sweeping	31,548	32,190	642	31,548	135,000	103,452
Table Drain Maintenance	136,017	100,000	(36,017)	139,967	450,000	310,033
Traffic Counters	957	570	(387)	957	2,280	1,323
Traffic Management Contractor	184,840	135,000	(49,840)	196,853	540,000	343,147
Tree Removal & Maintenance	40,865	47,640	6,775	94,232	200,000	105,768
Unsealed - Maintenance Grading	181,695	154,800	(26,895)	193,614	650,000	456,386
Unsealed - Pothole Patching	36,801	42,870	6,069	36,801	180,000	143,199
Unsealed - Major Road Repairs	36,574	9,510	(27,064)	42,001	40,000	(2,001)
Urban Kerb & Gutter Maintenance	0	6,660	6,660	0	28,100	28,100
Weed Spraying	0	11,250	11,250	0	45,000	45,000
TOTAL ROAD ACTIVITIES	919,237	826,040	(93,197)	1,069,263	4,021,999	2,952,736
BRIDGE ACTIVITIES						
Bridge Brush Cutting	0	720	720	0	3,000	3,000
Bridge Deck Cleaning	1,040	930	(110)	1,040	4,000	5,000
Bridge Diving Contractor	0	630	630	0	2,500	5,000
Bridge General Maintenance	7,830	5,970	(1,860)	7,830	25,000	17,170
Bridge Inspections	3,730	9,510	5,780	3,730	40,000	36,270
Bridge Traffic Mgt Contractor	0	330	330	0	1,500	1,500
Bridge Weed Spraying	0	290	290	0	2,000	2,000
Boat Ramps	3,551	2,850	(701)	3,706	12,000	8,294
Jetties Maintenance	3,897	6,180	2,283	9,547	25,950	16,403
TOTAL BRIDGE ACTIVITIES	20,048	27,410	7,362	25,852	115,950	94,637
OTHER EXPENSES						
Plant & Vehicle Costs (Internal)	4,942	3,750	(1,192)	4,942	15,000	10,058
Sundry Expenses	0	0	0	1,444	0	(1,444)
Telephone - Charges	298	1,260	962	298	5,000	4,702
TOTAL OTHER EXPENSES	5,240	5,010	(230)	6,684	20,000	13,316
DEPRECIATION						
Depreciation Roads	2,211,228	2,411,910	200,682	2,211,228	9,569,000	7,357,772
Depreciation Bridges	109,784	0	(109,784)	109,784	0	(109,784)
TOTAL DEPRECIATION	2,321,012	2,411,910	90,899	2,321,012	9,569,000	7,247,989
TOTAL EXPENSES	3,603,562	3,641,630	38,068	3,764,375	15,103,951	11,344,116
TOTAL SURPLUS/ DEFICIT	(3,365,568)	(3,386,570)	21,002	(3,526,380)	(13,998,727)	10,476,886

KINGBOROUGH COUNCIL - September 2025

Waste Management - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
RATES						
Rates - Green Waste Collection	1,121,397	1,127,078	(5,681)	1,121,397	1,127,078	(5,681)
Rates - Garbage Collection	4,019,787	4,037,663	(17,877)	4,019,787	4,037,663	(17,877)
Rates - Recycling Collection	1,544,574	1,552,232	(7,658)	1,544,574	1,552,232	(7,658)
TOTAL CONTRIBUTIONS	6,685,757	6,716,973	(31,216)	6,685,757	6,716,973	(31,216)
USER FEES						
Waste Charges Other	2,724	2,490	234	2,724	10,000	(7,276)
Waste Management Charges Bruny	11,006	11,250	(244)	11,006	45,000	(33,994)
TOTAL USER FEES	13,731	13,740	(9)	13,731	55,000	(41,269)
CONTRIBUTIONS						
GRANTS						
Regional Hazardous Household Waste Facility	17,894	0	17,894	17,894	0	17,894
TOTAL GRANTS	17,894	0	17,894	17,894	0	17,894
OTHER INCOME						
Container Refund Scheme	21,152	0	21,152	21,152	0	21,152
TOTAL OTHER INCOME	21,152	0	21,152	21,152	0	21,152
TRANSFERS						
Transfers Income	0	21,000	(21,000)	0	42,000	(42,000)
TOTAL TRANSFERS	0	21,000	(21,000)	0	42,000	(42,000)
TOTAL INCOME	6,738,534	6,751,713	(13,179)	6,738,534	6,813,973	(75,439)
EXPENSES						
WASTE ACTIVITIES						
Barretta Transfer Station -Building Maint.	88	2,100	2,012	88	8,400	8,312
Barretta/Bruny Transfer Station - Site Maint.	0	2,100	2,100	0	8,400	8,400
Bin Transfer Bruny to Barretta	38,158	47,490	9,332	38,158	190,000	151,842
Bruny Building Maintenance	0	600	600	0	2,400	2,400
Bruny Transfer Station Operations	42,238	42,240	2	42,238	169,000	126,762
Bruny Island Disposal Costs	6,339	18,750	12,411	6,339	75,000	68,661
Compostable Dog Waste Bags	14,828	10,500	(4,328)	14,828	42,000	27,172
Environmental Costs Barretta Monitoring	101,124	54,750	(46,374)	101,124	219,000	117,876
Free Greenwaste WE - Barretta/Bruny Charges	0	0	0	0	22,000	22,000
Kerbside Collection Garbage	251,901	263,010	11,109	251,901	1,052,000	800,099
Kerbside Processing Gate Fee Garbage	296,840	282,420	(14,420)	296,840	1,129,700	832,860
Kerbside Collection Green Waste	133,019	143,790	10,771	133,019	575,200	442,181
Kerbside Green Waste Processing Gate Fee	72,322	76,350	4,028	72,322	305,370	233,048
Kerbside Collection Recycling	134,618	142,710	8,092	134,618	570,800	436,182
Kerbside Processing Gate Fee Recycling	97,833	116,550	18,717	97,833	466,200	368,367

KINGBOROUGH COUNCIL - September 2025

Waste Management - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
Litter Collection - Public Bins Mainland	79,397	78,750	(647)	79,397	315,000	235,603
Litter Collection - Public Bins Bruny	63,266	62,760	(506)	63,266	251,000	187,734
Light & Power	810	780	(30)	810	3,100	2,290
Regional Hazardous Household Waste Facility	4,720	0	(4,720)	4,720	0	(4,720)
Waste Management Officer - Reimbursement	25,000	24,990	(10)	25,000	100,000	75,000
TOTAL WASTE ACTIVITIES	1,362,502	1,370,640	8,138	1,362,502	5,504,570	4,142,068
OTHER EXPENSES						
Southern Waste Regional Initiatives	0	0	0	0	15,000	15,000
TasWaste South (Member Contribution)	11,200	11,200	0	11,200	11,200	0
Waste Management Strategy	0	24,990	24,990	0	100,000	100,000
TOTAL OTHER EXPENSES	11,200	36,190	24,990	11,200	126,200	115,000
INTERNAL CHARGES EXPENSE						
Oncosts - Administration	37,500	37,500	0	37,500	150,000	112,500
Oncosts - Works	17,499	17,490	(9)	17,499	70,000	52,501
TOTAL INTERNAL CHARGES EXPENSE	54,999	54,990	(9)	54,999	220,000	165,001
DEPRECIATION	20,814	20,660	(154)	20,814	82,000	61,186
TOTAL EXPENSES	1,449,515	1,482,480	32,965	1,449,515	5,932,770	4,483,255
TOTAL SURPLUS/ DEFICIT	5,289,018	5,269,233	19,785	5,289,018	881,203	4,407,815

KINGBOROUGH COUNCIL - September 2025

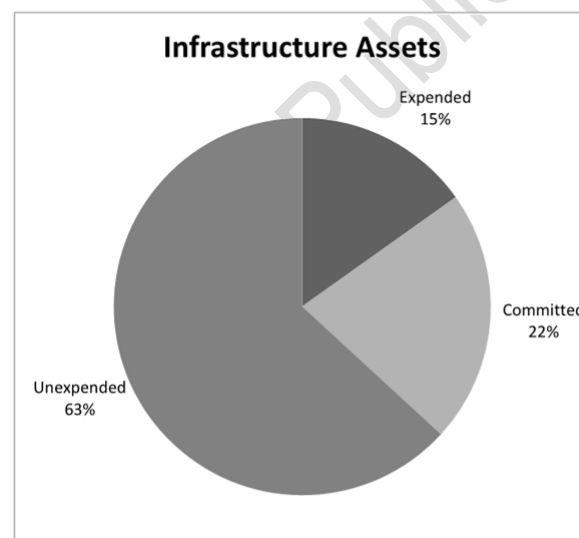
Works - Operating Income/Expenses

	YTD Actuals	YTD Budget	YTD Variance	YTD Actuals incl Commit	Annual Budget	Variance
INCOME						
CONTRIBUTIONS						
OTHER INCOME						
Oncost Recovery - Kerbside Garbage	17,499	17,490	9	17,499	70,000	(52,501)
Sundry Receipts	1,500	0	1,500	1,500	150	1,350
TOTAL OTHER INCOME	18,999	17,490	1,509	18,999	70,150	(51,151)
TOTAL INCOME	18,999	17,490	1,509	18,999	70,150	(51,151)
EXPENSES						
TOTAL EMPLOYEE BENEFITS	96,179	108,600	12,421	96,339	472,514	376,175
Building Maintenance	6,148	5,010	(1,138)	4,948	20,000	15,052
Cleaning	3,798	5,250	1,452	21,945	21,000	(945)
Equipment Maintenance	0	240	240	0	1,000	1,000
Fire Alarm Monitoring and Call Outs	0	120	120	0	500	500
Light & Power	3,557	6,990	3,433	3,557	28,000	24,443
New Equipment & Furniture	184	240	56	184	1,000	816
Plant & Vehicles Costs Internal	8,348	5,760	(2,588)	8,348	23,000	14,652
Telephone	585	3,000	2,415	585	12,000	11,415
Water & Sewerage	1,969	1,950	(19)	1,969	7,800	5,831
TOTAL MATERIALS AND SERVICES	24,589	28,560	3,971	41,536	114,300	72,764
OTHER EXPENSES						
Stationery	1,422	630	(792)	1,422	2,500	1,078
Sundry	8,083	750	(7,333)	8,083	3,000	(5,083)
TOTAL OTHER EXPENSES	9,505	1,380	(8,125)	9,505	5,500	(4,005)
DEPRECIATION	450	500	50	450	2,000	1,550
TOTAL EXPENSES	130,723	139,040	8,317	147,831	594,314	446,483
TOTAL SURPLUS/ DEFICIT	(111,724)	(121,550)	9,826	(128,832)	(524,164)	395,332

KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 30/09/2025

EXPENDITURE BY ASSET TYPE

Roads	(246,993)	9,863,489	200,000	10,000	9,826,496	1,403,613	2,486,879	3,890,493	5,936,003
Stormwater	-	3,763,555	-	-	3,763,555	487,368	539,436	1,026,804	2,736,751
Property	972,614	4,057,740	-	85,000	5,115,354	808,746	784,628	1,593,373	3,521,981
Other	179,525	260,000	-	(95,000)	344,525	187,171	319,621	506,792	(162,266)
Sub total	905,147	17,944,784	200,000	-	19,049,931	2,886,898	4,130,564	7,017,462	12,032,468
Kingston Park	(2,000,535)	-	-	-	(2,000,535)	-	-	-	(2,000,535)
City Deal Funding	(1,816,378)	-	-	-	(1,816,378)	-	-	-	(1,816,378)
LRCI 4	-	739,500	-	-	739,500	488,356	171,783	660,138	79,362
Grand Total	(2,911,767)	18,684,284	200,000	-	15,972,517	3,375,254	4,302,346	7,677,600	8,294,917



KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 30/09/2025

					Budget						Actual			
Closed?	Capital Project No.	Description	Department	Renewal, Upgrade, or New	Carry Forward	Annual Budget	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commit- ments	Total	Remaining
1	LOCAL ROADS AND COMMUNITY INFRASTRUCTURE 4													
2	G10095	Total Grant \$939,947 - payable 2024/25 \$563,969 and 2025/26 \$375,978						-	-	-	-	-	-	-
3	No	C03775	KB & Osborne Esp Foreshore Rehab - footpath, pedestrian ramps, etc	New		600,000		-	-	600,000	484,947	171,783	656,729	(56,729)
4	No	C03776	Kingston Beach LATM - Stage 2 Beach Rd	New		115,500		-	-	115,500	3,409	-	3,409	112,091
5	No	C03777	KB & Osborne Esp Foreshore Rehab - Kerb extensions	New		24,000		-	-	24,000	-	-	-	24,000
6														
7					-	739,500	-	-	-	739,500	488,356	171,783	660,138	79,362
8	PROPERTY AND RESERVES													
9	No	C03423	Kingston Beach Foreshore Rehabilitation	Reserves	Renewal	500,000		-	-	500,000	-	-	-	500,000
10	No	C03455	Alamo Close Play Space and Parkland Works	Property	Upgrade	145,000	-	-	-	145,000	-	-	-	145,000
11	No	C03546	Civic Centre HVAC System Upgrade, Design & Install	Property	New	124,657	-	-	-	124,657	44,608	61,932	106,540	18,117
12	No	C03314	Silverwater Park Upgrade	Property	Upgrade	160,000	- to come \$115k	-	-	160,000	308,557	141,818	450,375	(290,375)
13	No	C03610	Mt Royal Park Upgrade	Property	Upgrade	31,000	-	-	-	31,000	57,783	-	57,783	(26,783)
14	No	C03622	Barretta Transfer Station Vehicle Storage Shed	Property	New	346,240		-	-	346,240	18,649	-	18,649	327,591
15	No	C03624	Snug Community Hall Upgrade	Property	Upgrade	1,000	-	-	-	1,000	-	2,914	2,914	(1,914)
16	No	C03632	North West Bay River Trail - Stage 2	Reserves	New	200,000		-	-	200,000	51,722	886	52,608	147,392
17	No	C03634	Kelvedon Park Drainage Upgrade	Reserves	Upgrade	18,836	-	-	-	18,836	-	-	-	18,836
18	No	C03639	Kingston Wetlands Access Upgrade (POS)	Reserves	30% R / 70% U	10,000	-	-	-	10,000	-	-	-	10,000
19	No	C03640	Sherburd Oval cricket net replacement	Reserves	Renewal	100,000		-	-	100,000	778	69,702	70,480	29,520
20	No	C03642	Taroona Bowls & Tennis Club Carpark - Design	Reserves	Renewal			-	-	-	-	-	-	-
21	No	C03704	CC Customer Service area alteration	Property	Renewal	-		-	-	-	-	-	-	-
22	No	C03712	Silverwater Park Toilet Replacement	Property	Renewal	10,000	-	-	-	10,000	27,313	30,000	57,313	(47,313)
23	No	C03713	KSC Main Stadium Fire Detection System Replacement	Property	Renewal	15,000		-	-	15,000	61,551	76,855	138,406	(123,406)
24	No	C03719	Sherberd Park Clubrooms Upgrade	Property	New	454,701	-	-	-	454,701	4,055	-	4,055	450,646
25	No	C03721	Y Space Project Office Renovation	Property	Upgrade	30,000		-	(25,500)	4,500	93	-	93	4,407
26	No	C03724	KSC Lightwood Park 2 Safe Access	Reserves	New	67,000		-	-	67,000	-	-	-	67,000
27	No	C03726	Works Depot Main Gate No 2 Replacement	Reserves	New	-		-	-	-	-	17,100	17,100	(17,100)
28	No	C03729	Adventure Bay Cemetery Columbarium Wall	Reserves	Renewal	7,420	-	-	-	7,420	7,770	2,054	9,824	(2,404)
29	No	C03730	Adventure Bay Exercise Equipment Replacement	Reserves	Renewal	116,000		-	-	116,000	1,141	-	1,141	114,859
30	No	C03731	Taroona Bowls Club Disability Parking - Design	Reserves	80% R / 20% U	20,000		-	-	20,000	-	-	-	20,000
31	No	C03784	Kelvedon Park Ground Lighting	Reserves	Upgrade	150,000		-	85,000	235,000	9,444	222,736	232,180	2,820
32	No	C03789	Dru Point Basketball Court	Reserves	New	150,000		-	-	150,000	-	1,723	1,723	148,277
33	No	C03733	Alonnah Playground Renewal	Playgrounds	Renewal	69,000		-	-	69,000	182	32,300	32,482	36,518
34	No	C03735	Dru Point Timber Play Ship	Playgrounds	Renewal	10,000	-	-	-	10,000	853	55,000	55,853	(45,853)
35	No	C03769	Old Station Rd to Davies Rd Shared Path	Reserves	New	250,000		-	-	250,000	140,302	36,164	176,466	73,534
36	No	C03783	Re-Ashphalting Dennes Point Tennis Court	Property	Renewal	50,000		-	-	50,000	38,431	-	38,431	11,569
37	No	C03785	Margate Hall Disability Access Ramp	Property	New	30,000		-	25,500	55,500	1,300	120	1,420	54,080
38	No	C03786	Blackmans Bay Hall Disability Toilet	Property	New	150,000		-	-	150,000	3,304	3,200	6,504	143,496
39	No	C03787	Kettering Hall Disability Toilet	Property	New	150,000		-	-	150,000	1,020	3,860	4,880	145,120
40	No	C03788	Kingston Beach Disability Toilet	Property	New	88,000		-	-	88,000	-	-	-	88,000
41	No	C03790	Alonnah Hall Emergency Equipment (G10102)	Property	New	10,000		-	-	10,000	10,788	-	10,788	(788)
42	No	C03791	Middleton Hall Emergency Equipment (G10103)	Property	New	10,000		-	-	10,000	7,772	-	7,772	2,228
43	No	C25001	KSC Storage Area Concrete Floor Slab	Property	New	20,000		-	-	20,000	-	-	-	20,000
44	No	C25002	Adventure Bay Community Hall Septic System Upgrade	Property	Upgrade	120,000		-	-	120,000	-	-	-	120,000
45	No	C25003	Woodbridge Community Hall Toilet Demolition	Property	Renewal	90,000		-	-	90,000	-	-	-	90,000
46	No	C25004	Kingston Hub Door Replacement	Property	Renewal	25,000		-	-	25,000	7,839	-	7,839	17,161
47	No	C25005	Margate Oval Changeroom Upgrade - Design Only	Property	Upgrade	36,000		-	-	36,000	-	-	-	36,000
48	No	C25006	Sherburd Oval Changerooms	Property	New	750,000		-	-	750,000	-	-	-	750,000
49	No	C25007	Cottage Road Track Upgrade	Reserves	Upgrade	46,500		-	-	46,500	250	-	250	46,250
50	No	C25008	Blackmans Bay Foreshore Shelter Replacement	Reserves	Renewal	103,000		-	-	103,000	-	-	-	103,000

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						Budget						Actual			
Closed?	Capital Project No.	Description	Department	Renewal, Upgrade, or New	Carry Forward	Annual Budget	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	Remaining	
51	No	C25009	Tracks & Trails Signage Upgrades	Reserves	Upgrade	30,000			-	30,000	-	5,364	5,364	24,636	
52	No	C25010	Hollyhock Dr to Whitewater Creek Connector Track - De	Reserves	New	15,000			-	15,000	1,024	-	1,024	13,976	
53	No	C25011	Snug Foreshore Beach Access - Design Only	Reserves	New	20,000			-	20,000	695	-	695	19,305	
54	No	C25012	Blackmans Bay Community Hall Walkway Lighting	Reserves	New	36,000			-	36,000	-	-	-	36,000	
55	No	C25013	Picnic Table / Bench Seat Replacement	Reserves	Renewal	60,000			-	60,000	-	-	-	60,000	
56	No	C25014	Spring Farm Playground Shade Shelter	Reserves	New	20,000			-	20,000	905	20,900	21,805	(1,805)	
57	No	C25039	Longley Reserve Carpark Upgrade	Reserves	Upgrade	20,000			-	20,000	-	-	-	20,000	
58	No	C25040	Mills Reef Reserve Alonnah Rehabilitation	Reserves	Renewal	165,000			-	165,000	-	-	-	165,000	
59	No	C03793	Electric Vehicle Charging Station (G10115)	Property	New	-			-	-	616	-	616	(616)	
60						972,614	4,057,740	-	-	85,000	5,115,354	808,746	784,628	1,593,373	3,521,981
61	IT														
62	No	C03130	Multi-function devices - CC, Depot, KSC etc	IT	Renewal	-	-	-	-	-	-	-	-	-	-
63	No	C00613	Purchase IT Equipment	IT	New	-	-	-	-	-	18,970	301,861	320,831	(320,831)	
64	No	C03794	AV system for Council Chambers	IT	Renewal	179,525	-	-	-	179,525	156,361	-	156,361	23,165	
65	No	C25036	Dynamics NAV implementation (finance system to Clou	IT	Upgrade	90,000	-	-	-	90,000	-	-	-	90,000	
66	No	C25037	Website transformation	IT	Upgrade	150,000	-	-	-	150,000	11,840	17,760	29,600	120,400	
67	No	C25038	Website booking system implementation	IT	New	20,000	-	-	-	20,000	-	-	-	20,000	
68						-	-	-	-	-	-	-	-	-	-
69						179,525	260,000	-	-	-	439,525	187,171	319,621	506,792	(67,266)
70	DESIGN/SURVEY FOR FUTURE WORKS														
71	Yes	C90003	Design/survey for future works	Design	Renewal	150,000	-	-	-	150,000	-	-	-	150,000	
72	No	C03537	Recreation Street Carpark Rehabilitation	Design	Renewal	-	-	-	-	-	-	-	-	-	
73	No	C03645	Belhaven Avenue (vic.2-16) Design	Design	Renewal	8,000	-	-	-	8,000	14,532	-	14,532	(6,532)	
74	No	C03706	Simpson Bay Boat Ramp - Design	Design	New	83,500	-	-	-	83,500	-	13,160	13,160	70,340	
75						-	241,500	-	-	-	241,500	14,532	13,160	27,692	213,808
76															
77						-	-	-	-	-	-	-	-	-	-
78						-	-	-	-	-	-	-	-	-	-
79						-	-	-	-	-	-	-	-	-	-

KINGBOROUGH COUNCIL
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						Budget					Actual				
	Closed?	Capital Project No.	Description	Department	Renewal, Upgrade, or New	Carry Forward	Annual Budget	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	Remaining
80	ROADS														
81	No	C03499	Wyburton Place and Clare Street Reconstruction	Roads	20% R / 80% U		950,000		-	-	950,000	657	5,938	6,596	943,404
82	No	C03508	Pelverata Road Slope Failure Repair	Roads	New		100,000		-	-	100,000	169,451	15,398	184,849	(84,849)
83	No	C03569	Whitewater Ck pedestrian Underpass Summerleas Rd	Roads	New	(284,508)	-		-	-	(284,508)	1,226	-	1,226	(285,734)
84	No	C03571	Auburn Road Reconstruction	Roads	80% R / 20% U		-		-	-	-	87	-	87	(87)
85	No	C03541	Browns River Pedestrian Bridge Replacement	Roads	Renewal		15,238		-	-	15,238	-	-	-	15,238
86	No	C03572	Browns Road Stg2 (vic1-19) Reconstruction	Roads	80% R / 20% U		2,262,000		-	-	2,262,000	1,619	1,648,438	1,650,057	611,943
87	No	C03574	Taroona Bike Lanes Upgrade	Roads	New		543,000		-	-	543,000	1,179	870	2,049	540,951
88	No	C03577	Kingston Beach Precinct LATM - Stage 1	Roads	Upgrade		70,000		-	-	70,000	139,172	101,176	240,349	(170,349)
89	No	C03644	Crescent Drive shared path	Roads	50% R / 50% N	1,000	-		-	-	1,000	1,895	-	1,895	(895)
90	No	C03342	Pelverata Road (vic 609) Rehabilitation	Roads	Upgrade		680,000		-	-	680,000	608,745	59,793	668,538	11,462
91	No	C03646	Margate Main Street Master Plan	Roads	80% R / 20% U	7,673	-		-	-	7,673	-	-	-	7,673
92	No	C03655	Maranoa Road - Denison Street Black Spot Project (Gra	Roads	Upgrade	(11,793)	-		-	-	(11,793)	35,223	-	35,223	(47,016)
93	No	C03664	Channel Hwy (Vic2216-2236) Snug Footpath	Footpaths	New		425,000		-	-	425,000	218,151	60,306	278,457	146,543
94	No	C03665	Channel Hwy (vic157-197) Kingston Footpath	Footpaths	New	26,000	-		-	-	26,000	-	-	-	26,000
95	No	C03672	North West Bay Bridge Replacement - Design Only	Bridges	Renewal		36,000		-	-	36,000	-	-	-	36,000
96	No	C03737	Stewart Crescent Reconstruction	Roads	60% R / 40% N		26,000		-	-	26,000	10,925	-	10,925	15,075
97	No	C03738	Wells Parade (Illawarra-Suncoast) Reconstruction	Roads	Renewal		11,000		-	-	11,000	9,235	-	9,235	1,765
98	No	C03591	Davies Road Rehabilitation	Roads	Renewal		560,000		-	-	560,000	150,674	333,211	483,885	76,115
99	No	C03739	Snug Tiers Road (vic166) Bridge Approach Sealing	Roads	Renewal		23,000		-	-	23,000	297	24,500	24,797	(1,797)
100	No	C03740	Rowleys Road (vic21) Bridge Approach Sealing	Roads	Upgrade		20,500		-	-	20,500	-	23,000	23,000	(2,500)
101	No	C03741	Church St/Beach Rd Junction Signalisation	Roads	Upgrade		750,000		-	-	750,000	-	-	-	750,000
102	No	C03758	Algonoa Road Shared Path feasibility Study	Roads	New		52,000		-	-	52,000	-	-	-	52,000
103	No	C03773	Whitewater Creek Path (KFC-Underpass) Upgrade	Roads	New		275,000		-	-	275,000	4,434	165,780	170,214	104,786
104	No	C03761	Barretta Re-Use Yard Upgrade	Roads	Upgrade		220,000		-	-	220,000	-	-	-	220,000
105	No	C03774	Sandfly Road Sealed Shoulders	Roads	Upgrade		500,000	200,000	-	-	700,000	2,896	-	2,896	697,104
106	No	C25016	Tyndall Road (Christopher Johnson Pk) Slip Failure	Roads	New		90,000		-	-	90,000	1,030	600	1,630	88,370
107	No	C25022	Burwood Drive (vic69-130) Footpath - Design Only	Roads	New		25,000		-	-	25,000	3,501	-	3,501	21,499
108	No	C25023	Esplanade (vic2-4) Snug Footpath	Roads	New		96,000		-	-	96,000	8,176	-	8,176	87,824
109	No	C25024	Sirius Dr to Park & Ride Footpath - Design Only	Roads	New		25,000		-	-	25,000	443	-	443	24,557
110	No	C25025	Hutchins Street (vic8-10) Footpath Upgrade	Roads	Upgrade		165,500		-	-	165,500	-	-	-	165,500
111	No	C25026	Tinderbox Jetty Dive Platform	Roads	New		40,000		-	-	40,000	-	-	-	40,000
112	No	C03795	Barnes Bay Jetty Light and Safety Ladder	Roads	80% R / 20% N		-	\$10,441 grant to come	-	-	-	10,441	1,709	12,150	(12,150)
113									-	-	-	-	-	-	-
114	Yes	C90006	Access ramps	Roads	New		-		-	-	-	-	-	-	-
115	No	C03736	Redwood Road/Lewan Avenue Access Ramps	Roads	New		24,000		-	-	24,000	9,574	720	10,295	13,705
116	No	C25015	Dollery Dr / Jantina Pl / Corina Pl Access Ramps	Roads	New		24,000		-	-	24,000	-	-	-	24,000
117									-	-	-	-	-	-	-
118	Yes	C90002	2025/26 Resheeting Program	Roads	Renewal		-		-	-	-	-	-	-	-
119	No	C03756	Leslie Road (vic192-436) Resheet	Roads	Renewal	9,635	-		-	-	9,635	-	1,980	1,980	7,655
120	No	C03757	Cloudy Bay Road (vic202-884) Resheet	Roads	Renewal	5,000	-		-	-	5,000	-	-	-	5,000
121	No	C25018	Summerleas Rd (vic429-799) Resheet	Roads	Renewal		326,000		-	-	326,000	-	-	-	326,000
122	No	C25019	Betts Road (vic20-126) Resheet	Roads	Renewal		106,000		-	-	106,000	-	-	-	106,000
123	No	C25020	Talbots Road (vic9-147) Resheet	Roads	Renewal		139,000		-	-	139,000	-	-	-	139,000
124	No	C25021	Resolution Road Resheet	Roads	Renewal		234,000		-	-	234,000	-	-	-	234,000
125									-	-	-	-	-	-	-
126		RS	2025/26 Resealing Program	Roads	Renewal		-		-	-	-	-	-	-	-
127	No	C03700	Hackford Drive (vic15-61) Spray Seal	Roads	Renewal		93,011		-	-	93,011	-	-	-	93,011
128	No	C03747	Fergusson Avenue (vic24-52) Spray Seal	Roads	Renewal		39,000		-	-	39,000	-	800	800	38,200
129	No	C03748	Brook Lane (vic6-16) Spray Seal	Roads	Renewal		41,000		-	-	41,000	-	-	-	41,000
130	No	C03749	Dayspring Drive (vic15-19) Spray Seal	Roads	Renewal		3,000		-	-	3,000	-	-	-	3,000
131	No	C03703	Manuka Road (vic110-122) Spray Seal	Roads	Renewal		12,258		-	-	12,258	-	-	-	12,258

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Closed?	Capital Project No.	Description	Department	Renewal, Upgrade, or New	Budget						Actual			Remaining
					Carry Forward	Annual Budget	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	
132	No	C03751	Bruchs Road (vic38) Spray Seal	Roads	Renewal	5,000	-	-	-	5,000	-	-	-	5,000
133	No	C03752	Corbys Road (vic4) Spray Seal	Roads	Renewal	10,000	-	-	-	10,000	-	-	-	10,000
134	No	C03753	Rada Road (vic5-15) Spray Seal	Roads	Renewal	24,000	-	-	-	24,000	-	-	-	24,000
135	No	C03702	Pelverata Road (vic239-379) Spray Seal	Roads	Renewal	96,682	-	-	-	96,682	-	-	-	96,682
136	No	C03701	Adventure Bay Road reseal	Roads	Renewal	134,800	-	-	-	134,800	48	29,500	29,548	105,252
137	No	C25017	Old Station Rd (vic75-101) Reseal	Roads	Renewal	50,000	-	-	-	50,000	-	-	-	50,000
138	No	C25042	Adventure Bay Footpath	Roads	Upgrade	-	to come \$250k from VRUP	-	5,000	5,000	-	-	-	5,000
139	No	C25043	Huon Road Safety Improvements	Roads	Upgrade	-	to come \$180k from Safer Rural	-	5,000	5,000	-	-	-	5,000
140				Roads	Renewal	-	-	-	-	-	-	-	-	-
141	Yes	C90001	Prep works 2025/26	Roads	Renewal	300,000	-	-	-	300,000	-	-	-	300,000
142				Roads	Renewal	-	-	-	-	-	-	-	-	-
143						-	-	-	-	-	-	-	-	-
144						(246,993)	9,621,989	200,000	-	10,000	9,584,996	1,389,081	2,473,719	3,862,801
145														
146			Other	Upgrade		-	-	-	-	-	-	-	-	-
147			Other	Renewal		-	-	-	-	-	-	-	-	-
148						-	-	-	-	-	-	-	-	-
149						-	-	-	-	-	-	-	-	-
150			STORMWATER											
151	No	C03242	Leslie Road Stormwater Upgrade	Stormwater	New	67,105	-	-	-	67,105	-	215	215	66,890
152	No	C03447	Woodlands-View-Hazell Catchment Invest incl Survey	Stormwater	50% R / 50% N	5,000	-	-	-	5,000	-	-	-	5,000
153	No	C03583	Roslyn Ave / James Ave Stormwater Investigation	Stormwater	50% R / 50% N	5,000	-	-	-	5,000	-	-	-	5,000
154	No	C03252	Willowbend Catchment Investigation	Stormwater	50% R / 50% N	5,000	-	-	-	5,000	-	-	-	5,000
155	No	C03444	Roslyn, Pearsall & Wells Catchment Investigation	Stormwater	50% R / 50% N	5,000	-	-	-	5,000	-	-	-	5,000
156	No	C03544	Illawong to Hinsby Storwater Upgrade	Stormwater	Upgrade	367,000	-	-	-	367,000	316,775	86,455	403,230	(36,230)
157	No	C03585	Atunga Street Stormwater Upgrade - relining	Stormwater	Renewal	12,000	-	-	-	12,000	-	-	-	12,000
158	No	C03592	Old Bernies Road (vic 102) SW Upgrade	Stormwater	Upgrade	17,000	-	-	-	17,000	-	-	-	17,000
159	No	C03674	Suncoast Catchment Investigation	Stormwater	50% R / 50% N	-	-	-	-	-	-	-	-	-
160	No	C03675	KSC Stormwater Strategy - Design Only	Stormwater	50% R / 50% N	100,000	-	-	-	100,000	19,624	-	19,624	80,376
161	No	C03678	Campbell Street SW Upgrade - Design Only	Stormwater	Upgrade	490,250	-	-	-	490,250	16,678	2,500	19,178	471,072
162	No	C03680	Drysdale / Whitewater SW Upgrade	Stormwater	Upgrade	456,100	-	-	-	456,100	-	-	-	456,100
163	No	C03707	Whitewater-Boddy Creek Flood Investigation	Stormwater	Upgrade	37,500	-	-	-	37,500	21,593	1,500	23,093	14,407
164	No	C03762	Sophia Street (vic12) SW Upgrade	Stormwater	Upgrade	45,500	-	-	-	45,500	-	-	-	45,500
165	No	C03763	Baringa / Wandella Road SW Upgrade	Stormwater	Upgrade	425,500	-	-	-	425,500	3,114	870	3,984	421,516
166	No	C03765	Ewing Ave (vic2) SW Upgrade	Stormwater	Upgrade	368,000	-	-	-	368,000	1,739	282,186	283,925	84,075
167	No	C03766	Kelvedon Ave (vic1-3) SW Upgrade	Stormwater	New	75,000	-	-	-	75,000	2,966	74,527	77,494	(2,494)
168	Yes	C03767	Esplanade Middleton Culvert Upgrade	Stormwater	New	-	-	-	-	-	3,121	-	3,121	(3,121)
169	No	C03768	Kingston Beach/Boriona Hill Flood Investigation	Stormwater	50% R / 50% N	60,000	-	-	-	60,000	92	37,500	37,592	22,408
170	No	C03770	O'Connor Dr SW Improvements	Stormwater	Upgrade	14,000	-	-	-	14,000	-	-	-	14,000
171	No	C03772	Stirling Ave (vic22-24) SW Upgrade	Stormwater	Upgrade	95,700	-	-	-	95,700	-	51,984	51,984	43,716
172	No	C03676	Albion Heights SW Upgrade	Stormwater	Upgrade	30,100	-	-	-	30,100	-	-	-	30,100
173	No	C25027	Frosts Rd (vic69-81) Margate SW Upgrade	Stormwater	Upgrade	53,000	-	-	-	53,000	37,561	-	37,561	15,439
174	No	C25028	Burwood Dr (vic98 & vic102) SW Improvements	Stormwater	Upgrade	97,800	-	-	-	97,800	-	-	-	97,800
175	No	C25029	Millers Road (vic13) Middleton SW Upgrade	Stormwater	Upgrade	39,000	-	-	-	39,000	35,594	326	35,920	3,080
176	No	C25030	Pullens Rd (vic40) Woodbridge SW Upgrade	Stormwater	Upgrade	51,000	-	-	-	51,000	-	-	-	51,000
177	No	C25031	Risby Rd (vic49) Middleton SW Upgrade	Stormwater	Upgrade	40,000	-	-	-	40,000	28,511	1,372	29,883	10,117
178	No	C25032	Taranaki Place (vic23-25) Snug SW Upgrade	Stormwater	Upgrade	62,000	-	-	-	62,000	-	-	-	62,000
179	No	C25033	Vinces Saddle Rd (vic208) Lower Longley SW Upgrade	Stormwater	Upgrade	60,000	-	-	-	60,000	-	-	-	60,000
180	No	C25034	Tramway Creek flood modelling	Stormwater	New	90,000	-	-	-	90,000	-	-	-	90,000
181	No	C25035	Gross Pollutant Trap CBD (39899) Rehabilitation	Stormwater	Renewal	500,000	-	-	-	500,000	-	-	-	500,000
182	No	C25041	Snug River flood modelling	Stormwater	New	90,000	-	-	-	90,000	-	-	-	90,000
183						-	-	-	-	-	-	-	-	-

KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 30/09/2025

Closed?	Capital Project No.	Description	Department	Renewal, Upgrade, or New	Budget						Actual			Remaining
					Carry Forward	Annual Budget	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	
184					-	3,763,555	-	-	-	3,763,555	487,368	539,436	1,026,804	2,736,751
185	B00000	Capital Balancing Account	Other						(95,000)	(95,000)	-	-	-	(95,000)
186	OC	On costs on capital project						-		-				-
187														
188		MAJOR PROJECTS												
189		Kingston Park			(2,000,535)	-		-	-	(2,000,535)			-	(2,000,535)
190		City Deal funding			(1,816,378)	-		-	-	(1,816,378)			-	(1,816,378)
191														
192														
193		TOTAL CAPITAL EXPENDITURE			(2,911,767)	18,684,284	200,000	-	-	15,972,517	3,375,254	4,302,346	7,677,600	8,294,917

	Budget	Actual incl Commitments
Renewal	6,540,755	2,500,171
Upgrade	7,637,379	2,972,627
New	4,871,795	1,544,662
	19,049,929	7,017,460
Kingston Park New	(2,000,535)	-
City Deal funding	(1,816,378)	-
LRCI 4	739,500	660,138
	15,972,516	7,677,598
NOTE: Classification is an estimate at the start of a project and may change on completion of job.		

16.5 APPENDICES**RECOMMENDATION**

That the Appendices attached to the Agenda be received and noted.

17 CONFIRMATION OF ITEMS TO BE DEALT WITH IN CLOSED SESSION

RECOMMENDATION

That in accordance with the *Local Government (Meeting Procedures) Regulations 2025* Council, by absolute majority, move into closed session to consider the following items:

Confirmation of Minutes

Regulation 40(6) *At the next closed meeting, the minutes of the previous closed meeting, after any necessary correction, are to be confirmed as the true record by the council or council committee and signed by the chairperson of the closed meeting.*

Applications for Leave of Absence

Regulation 17(2)(i) *applications by councillors for a leave of absence*

Community Hub Commercial Space Lease

Regulation 17(2)(c), and (2)(g) *information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business, and proposals for the council to acquire land or an interest in land or for the disposal of land.*

Rate Rebate - Conservation Covenant

Regulation 17(2)(h)(i) *information that is of a personal and 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	
Community Hub Commercial Space Lease	
Rate Rebate - Conservation Covenant	

CLOSURE

Public Copy