

Kingborough



COUNCIL MEETING AGENDA

NOTICE is hereby given that an Ordinary meeting of the Kingborough Council will be held in the Kingborough Civic Centre, 15 Channel Highway, Kingston on
Monday, 15 June 2026 at 5.30pm

Kingborough Councillors 2022 - 2026



**Acting Mayor
Councillor Christian Street**



Councillor Aldo Antolli



Councillor David Bain



Councillor Gideon Cordover



Councillor Kaspar Deane



Councillor Flora Fox



Councillor Amanda Midgley



Councillor Mark Richardson

QUALIFIED PERSONS

In accordance with Section 65 of the *Local Government Act 1993*, I confirm that the reports contained in Council Meeting Agenda No. 11 to be held on Monday, 15 June 2026 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, 9 June 2026

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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.

<p>How to Ask a Question:</p>	<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>
<p>Purpose of Question Time:</p>	<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.
<p>Written Questions (Questions on Notice):</p>	<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."
<p>Verbal Questions (Questions Without Notice):</p>	<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.
<p>Rules for Asking Questions:</p>	<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, 15 June 2026 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:

Acting Mayor Councillor C Street
Councillor A Antolli
Councillor D Bain
Councillor K Deane
Councillor F Fox
Councillor A Midgley
Councillor M Richardson

3 APOLOGIES

4 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the open session of the Council Meeting No.10 held on 1 June 2026 be confirmed as a true record.

5 WORKSHOPS HELD SINCE LAST COUNCIL MEETING

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*.

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.

8 QUESTIONS WITHOUT NOTICE FROM THE PUBLIC

9 QUESTIONS ON NOTICE FROM THE PUBLIC

9.1 DEBT

At the Council meeting on 1 June 2026, **Will Perry** asked the following questions without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

What is Council's total debt position today? What are the debt servicing costs per annum, and how does that compare to when this group of Councillors took office in October 2022?

Officer's Response:

Council's borrowings are currently \$10.922M with \$3M having been retired during the year. Interest costs are budgeted at \$670,000 but will be less than this due to the lower debt balance. At 30 June 2022 borrowings were \$22.323M and interest costs for the year ended 30 June 2023 were \$98,000. The majority of council's loans at that time were interest free for five years pursuant to a state government interest free loan program. The interest free period has since expired.

Will Perry asked the following questions without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

Excluding the Audit Panel, when was the last time Council had its business structure and financial performance independently reviewed? At what point does Council consider its financial performance to be a problem requiring urgent action, and what would that action look like?

Officer's Response:

Over the years Council's Audit Panel has commissioned several financial sustainability reviews with the last performed in 2025 with the findings reported to Audit Panel at its meeting in February 2025.

Council is conscious that it continues to record underlying operating deficits. In other words, ongoing costs, both cash and non-cash, are more than ongoing revenue. However, there is no financial crisis nor question around viability. Council's cash position is adequate to meet its commitments.

Council has been and continues to work toward eliminating these operating deficits. As an example, Council rate increases over the past two years, have been significant, notwithstanding council acknowledges the impacts upon ratepayers.

The preparation of the 2026/27 Budget has been shaped by a complex and evolving financial environment. Council continues to receive strong feedback from the community seeking enhanced services, improved infrastructure, and greater responsiveness. At the same time, rising costs across materials, labour, and service delivery - reflected in a Hobart Consumer Price Index of 5.1% (March) - are placing increasing pressure on Council's financial capacity. Balancing these competing demands, while maintaining community affordability, and eliminating the operating deficit, remains a central challenge.

As part of the Budget preparation a comprehensive and focused review of its cost base has been undertaken. This has examined expenditure to identify efficiencies and savings. Details are provided in the Budget report. In parallel, fees and charges have also undergone a targeted review, incorporating benchmarking against comparable councils and assessing appropriate levels of cost recovery to ensure a fair and sustainable approach. Alongside cost discipline, Council is exploring appropriate and equitable revenue generation opportunities. This includes a new differential general rate for short stay accommodation properties. Reflecting the commercial nature of these properties, and consistent with approaches adopted by some other councils, this measure aims to ensure a fairer contribution toward the infrastructure and services that support this activity. Council is proposing an increase in the general rate of 50% for these properties. Council is also proposing a higher rate increase apply to commercial and industrial properties.

The ongoing review of costs, combined with targeted investment and revenue measures, represents a clear commitment to improving long-term financial sustainability and Council is mindful there is more work to be done.

The finance report tabled at the May 18 council meeting forecast an underlying operating deficit for the year of \$1.237M. Council entered the year budgeting for an underlying operating deficit of \$2.524M. If the final end of year result is an underlying operating deficit this will be the ninth deficit in eleven years.

David Spinks, Director People & Finance

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.

Public Copy

OPEN SESSION ADJOURNS

PLANNING AUTHORITY IN SESSION

12 OFFICERS REPORTS TO PLANNING AUTHORITY

12.1 DA-2025-263 - DEVELOPMENT APPLICATION FOR MANAGER'S RESIDENCE AT 1 LUMEAH ROAD, ADVENTURE BAY

File Number: DA-2025-263
Author: Camilo Miranda, Environmental Planner
Authoriser: Deleeze Chetcuti, Director Environment, Development & Community Services

Applicant:	Rex & Risk Ventures Pty Ltd
Owner:	Rex & Risk Ventures Pty Ltd
Subject Site:	1 Lumeah Road, Adventure Bay (CT 12532/1)
Proposal:	Visitor accommodation (manager's unit)
Planning Scheme:	Kingborough Interim Planning Scheme 2015 <i>Assessment is based on KIPS2015 and provisions of PD8 (which commenced 22 Feb 2022)</i>
Zoning:	Low Density Residential
Codes:	E6.0 Parking and Access E7.0 Stormwater Management E10.0 Biodiversity Code E23.0 On-Site Wastewater Management E25.0 Local Development Code
Use Class/Category:	Visitor Accommodation
Discretions:	<ul style="list-style-type: none"> • Planning Directive No. 6: CI 3.1 (e) Visitor Accommodation Use (P1) • CI 12.4.1 Non-dwelling development (P1) • E7.7.1 Stormwater drainage and disposal (P1) • E23.8.1 Development Standards for Non-Residential Development (P1)
Public Notification:	Public advertising was undertaken between 9 May 2026 and 22 May 2026 in accordance with section 57 of the <i>Land Use Planning and Approvals Act 1993</i>
Section 52(1B) Owner consent requirements:	The development is wholly contained within land in private ownership, no further consents required.
Representations:	Four (4) objections
Recommendation:	Approval, subject to conditions

1. PROPOSAL

1.1 Description of Proposal

The application seeks approval for the demolition of an existing timber outbuilding located on the south-western portion of the site and the construction of a manager's residence ancillary to the existing visitor accommodation use on the site. The proposal also includes associated works comprising a reconfigured parking layout with an accessible car parking space and an extension to the existing onsite wastewater treatment system.

Manager's Residence

The proposed manager's residence is to be constructed using a modified shipping container module, designed as a single-level building at the north-west elevation, although will be elevated above the ground on stilts at the southern / south-eastern end of the site in response to the topography. External finishes will primarily consist of corrugated iron (Colorbond) and weatherboard cladding, with wall colours in brown and Monument. The roof will be a low-pitched (maximum 5 degrees) alloy-coated steel (BMT Custom Orb) finished in Monument.

The residence will have a total gross floor area of 70.4m² and a maximum height of 6.42 m above natural ground level. It is proposed to be located in the south-western corner of the site, with setbacks of approximately 1.5m from the western boundary, a minimum of 1m from the southern (rear) boundary, and 1m from the eastern side boundary. The building extends beyond the prescribed building envelope.

Architecturally, the dwelling is articulated into three distinct forms, creating an irregular footprint and allowing separation between building elements and boundary interfaces. Internally, the residence will comprise two bedrooms, each with an ensuite, and an open-plan living and kitchen area. A deck is proposed adjoining the living space, incorporating a 1.7m high privacy screen above finished floor level. Windows along the western and southern elevations will feature a minimum sill height of 1.7m above finished floor level to maintain privacy.

Parking Layout

The proposal includes the reconfiguration of the existing parking layout to provide 45-degree angled parking spaces designed in accordance 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*. One space will be designated as an accessible (DDA-compliant) parking space in accordance with AS/NZS 2890.6.

Each parking space will be serviced by a small solar-powered LED light located at the head of the bay to improve visibility and safety.

Wastewater Treatment System

The site currently contains an OzziKleen RP10 Aerated Wastewater Treatment System. To accommodate the increased wastewater load generated by the proposed manager's residence, an extension to the system is proposed.

This will include the installation of a new absorption bed at the front of the site to supplement the existing system. An *Onsite Wastewater Report* prepared by GES (March 2026) confirms that the proposed upgrade is capable of managing the additional load and complies with the relevant requirements of the *Kingborough Interim Planning Scheme 2015* (the Scheme).

The report identifies a design loading rate of 40L/m²/day, requiring a minimum absorption area of 48m². In response, the proposal includes:

- Installation of a new RP10 treatment unit
- A new distribution line
- A new absorption bed measuring 12m x 4m x 0.6m located at the front of the site

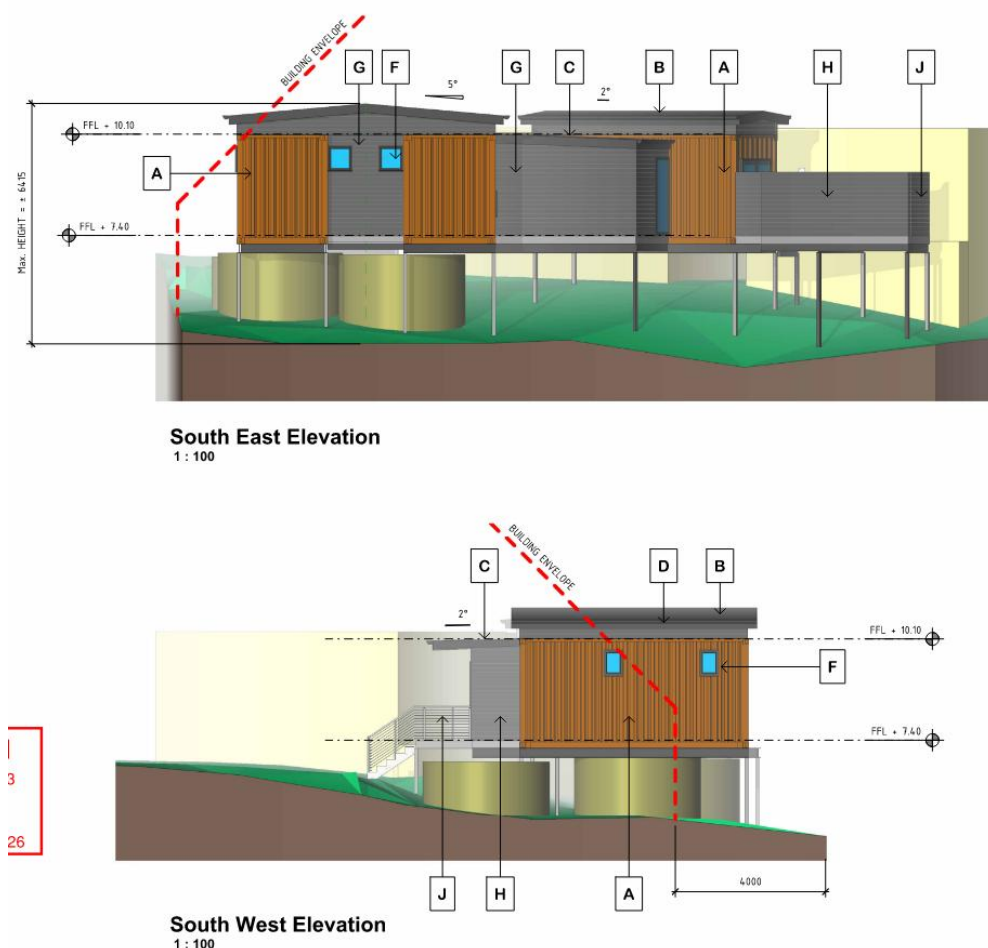


Figure 3: Proposed elevations - South East and South West (source: Stuart Bowling Building Design)

1.2 Description of Site

The site is described as “43 Degrees”, 1 Lumeah Road, Adventure Bay (the site) being Lot 1 on CT 12532. The site has an area of 1,323m² and an irregular shape. Its primary frontage is to Adventure Bay, and its secondary frontage is to Lumeah Road from where it is accessed. The site is approximately 400m south of the Two-Tree Beach, and 350m north of Adventure Bay township.

It is zoned Low Density Residential, and contains five (5) visitor accommodation units, a small timber outbuilding, six perpendicular carparking spaces, associated stormwater tanks and wastewater system.

The site is mostly cleared with some *Acacia melanoxylon* (Blackwoods) at the front and some exotic vegetation at the centre and rear of the property. It is noted that aerial imagery shows some trees at the rear of the property, however these have been removed in accordance with tree application TREE2025-16 (see background section of this report). A mature *Eucalyptus globulus* (Blue Gum) with a Diameter at Standard Height (DSH) of approximately 1.7m stands on the adjoining lot to the west of the site. The site has an altitude range of 4 – 6m above sea level sloping down towards the south and east.

Neighbouring properties are also zoned Low Density Residential with residential development. Some of the surrounding properties are vacant or have historical outbuildings/studio.



Figure 4 Aerial imagery of the site showing the five (5) visitor accommodation units, existing timber outbuilding (southwest), and vegetation on the lot (Source, Spectrum 2024).

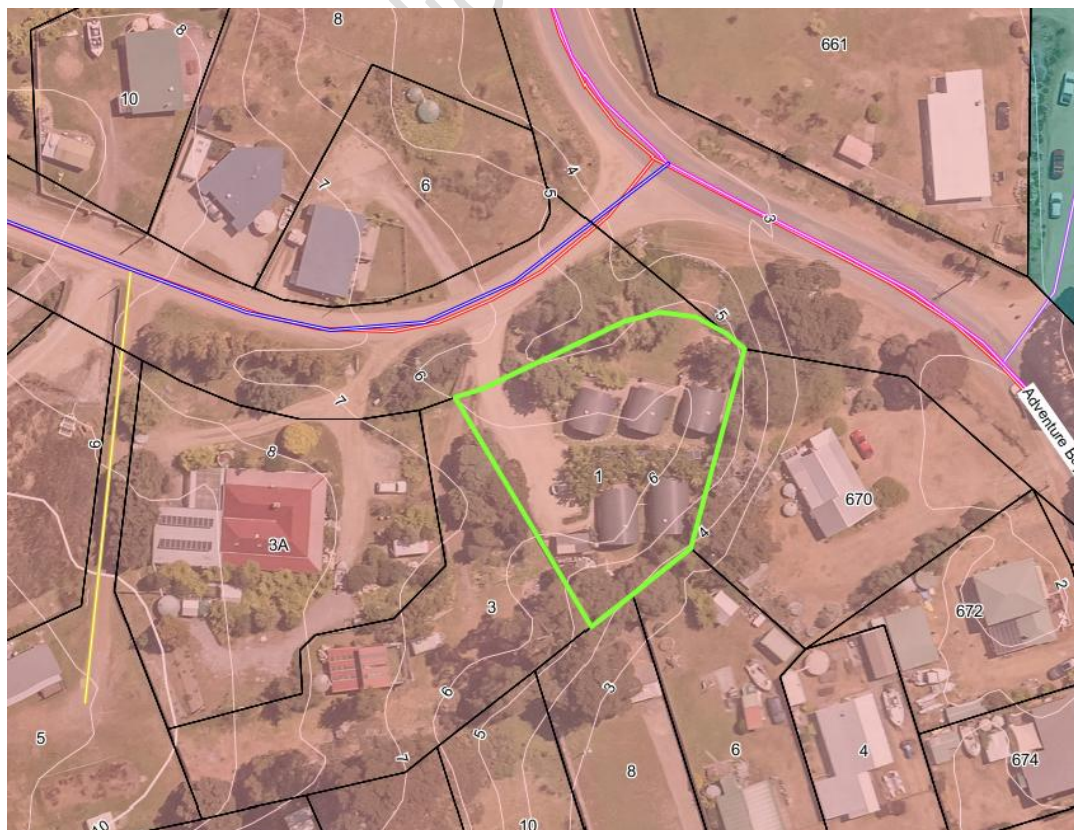


Figure 5 Aerial imagery of the site and surrounding properties showing the contours (Source, Spectrum 2024)

1.3 Background

The subject site was subject to the following development and associated building applications:

DA-2000-72 – Outbuilding/studio

In March 2000, a matter was referred to a Planning Committee meeting concerning an unauthorised building that had been erected on the subject site. As the owners had made no substantive attempt to regularise the development at that time, the Committee resolved to instruct Council’s solicitor to investigate and pursue further action.

Prior to this instruction being issued, the owner submitted documentation that was accepted as a Development Application for an outbuilding/studio.

The application was assessed under the *Bruny Planning Scheme 1986*, under which the property was zoned Village. The proposal sought approval for an outbuilding ancillary to the existing dwelling. The building was noted to straddle the boundary between Certificates of Title 12532/2 and 12532/3.

The application was subsequently approved on 8 May 2000. Condition 6 of the planning permit required that an adherence order be completed to amalgamate the two titles involved in the application prior to the issue of any building permit.

On 9 March 2004, an application to adhere CT 12532/2 and CT 12532/3 was lodged with Council. It was determined that the proposed adherence would not adversely impact adjoining property owners and was consistent with both the *Bruny Planning Scheme 1986* and the permit issued for DA-2000-72.

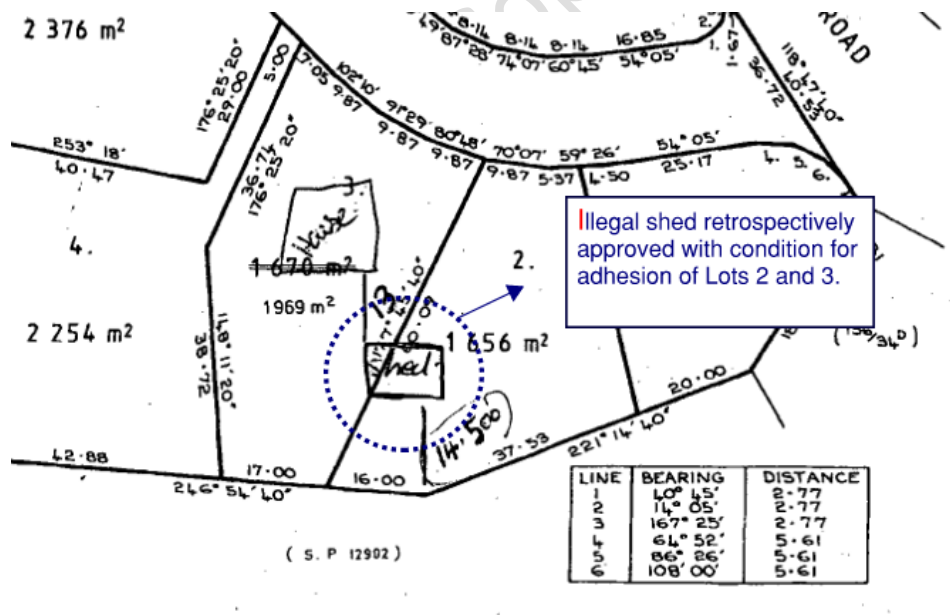


Figure 6 Extract of the approved site plan under DA-2000-72 indicating the illegal shed over the boundary of the two properties.

DAS-2003-131 – Boundary adjustment (REFUSED)

Following the issue of DA-2000-72, development application was subsequently lodged to adjust the boundaries between CT 12532/1, CT 12532/2, and CT 12532/3. The intention of the proposal was to incorporate the shed within Lot 2, reduce the size of Lots 1 and 2, and increase the size of Lot 3 (which contains the existing youth hostel). This application was submitted as an alternative means of addressing Condition 6 of DA-2000-72, prior to the lodgement of the required adherence order.

The application was refused on the following grounds:

- Lots 1 and 2 would be unsuitable for servicing by standard septic tank systems with absorption trenches;
- Both lots would be reduced below the minimum area of 1,500m² required where subdivision is conditioned to install an aerated wastewater treatment system (AWTS);
- The existing wastewater system servicing the youth hostel was substandard and did not comply with Australian/New Zealand Standard AS/NZS 1547:2000. Upgrading would be required and would likely necessitate a larger lot size than the proposed 2,562m²; and
- The proposal was inconsistent with Permit DA-2000-72, issued on 17 May 2000, which required the adhesion of Lots 2 and 3.

The refusal was appealed by the applicant on 29 January 2004; however, the appellant subsequently advised of their intention to withdraw the appeal on 2 March 2004.

As noted above, on 9 March 2004 an application for an adhesion order to amalgamate Lots 2 and 3 was lodged with Council. The adhesion order was subsequently sealed by Council on 23 March 2004.

DA-2010-75 – Dwelling

An application for a dwelling on the subject site was approved on 31 March 2010; however, the approval was not acted upon.

DA-2012-36 – Three Accommodation units

An application was approved on 5 April 2012 at the subject site for three visitor accommodation units. The units are joined by an attached deck and have a similar floor plan, approximately 30m², including living/sleeping area and ensuite bathroom. The development relies on onsite wastewater management approved under a Special Plumbing Application (SPP-33-2012 which includes an AWTS with a 3m by 25m transpiration bed). The three units were built under BA-156-2012.

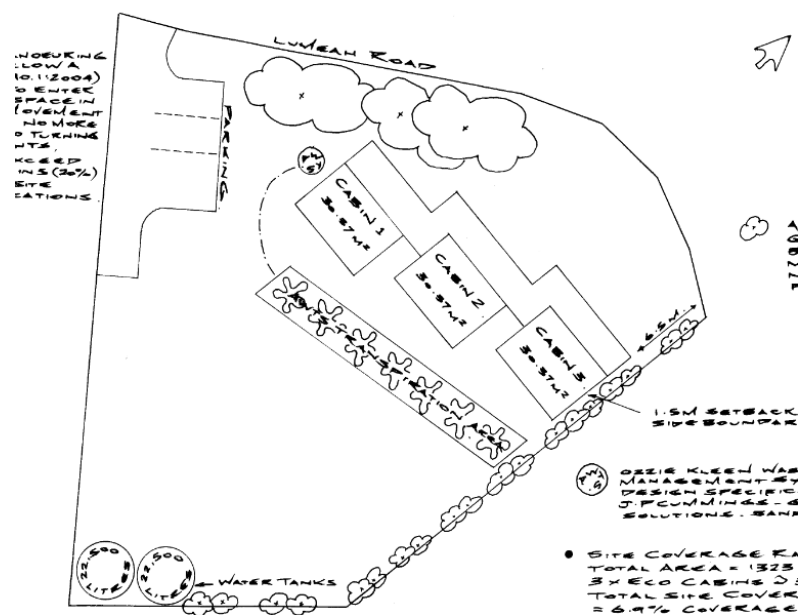


Figure 7 Extract of approved plans under DA-2012-36 showing the site plan

DA-2012-317 – Manager’s residence and shed

An application was approved by Council for a Manager’s residence and storage shed at the subject site for Visitor Accommodation use. The shed provides storage and parking. The Manager’s residence was approved as a single bedroom with a floor area of 91.5m². The proposed Manager’s residence would be connected to the onsite wastewater treatment system. The application was approved on 17 December 2012; however, it was not acted upon.

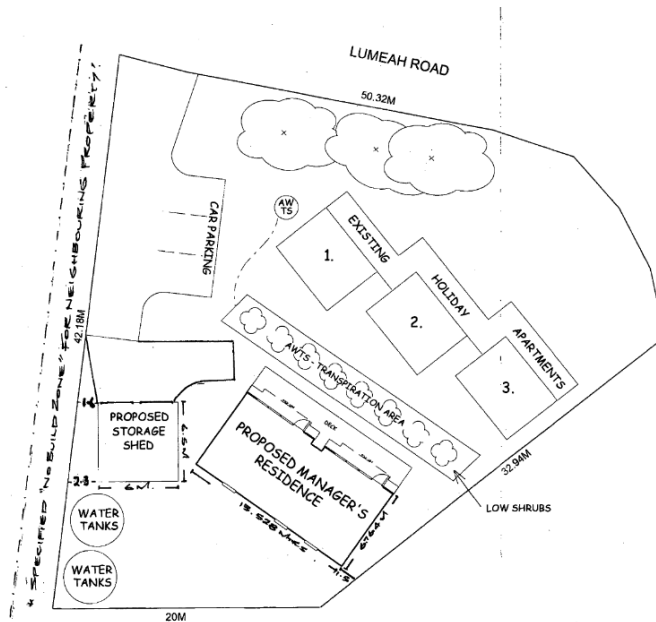


Figure 8 Extract of approved plans showing the new Manager's residence and shed.

Public

DA-2015-136 – 2 Visitor accommodation cabins

An application was lodged with Council on 30 April 2015 seeking approval for two (2) visitor accommodation units at the site. The proposed units would be in addition to the existing three similar units on site. The floor area of each new units is approximately 91m² with a similar layout, including open plan kitchen, living, and sleeping area. The units will have decks attached to the northern side of the units. The wastewater would be directed to the existing onsite wastewater management system. The carpark was proposed to be expanded to provide additional carparking spaces for the proposal. The application was assessed under the Kingborough Planning Scheme 2000 and approved on 9 June 2015 via Planning Authority and Development Committee Decision (PA31/7-15). The cabins were constructed under BA-249-2015.

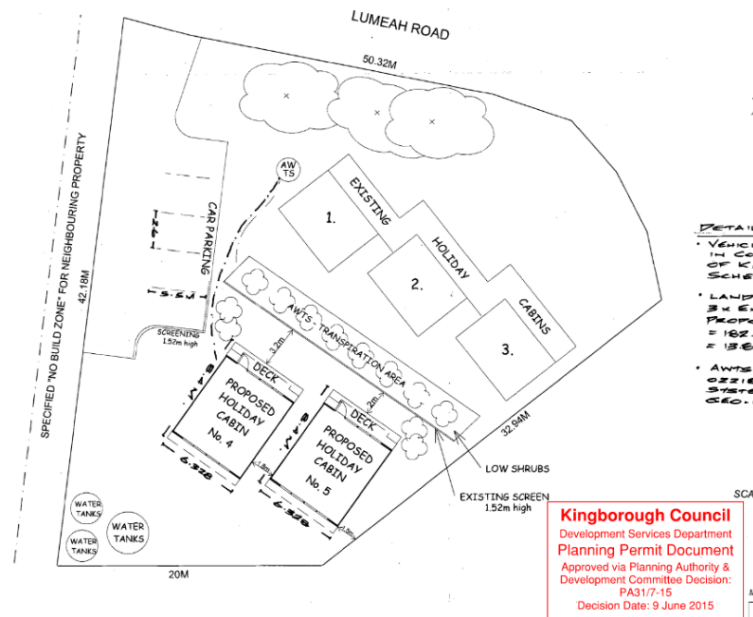


Figure 9 Extract of the approved plans showing the new cabins approved under DA-2015-136

TREE-2015-16

An application to remove two (2) native trees (*Acacia melanoxylon*) one with a circumference of 160cm and other with a circumference of 90cm located close to the existing water tanks and fence at the subject site were lodged with Council (See Figure 10) on 9 April 2015. The application included that the reason to remove the trees were mainly potential personal and property damage.

Council officer advised that the removal of those trees did not require a permit.

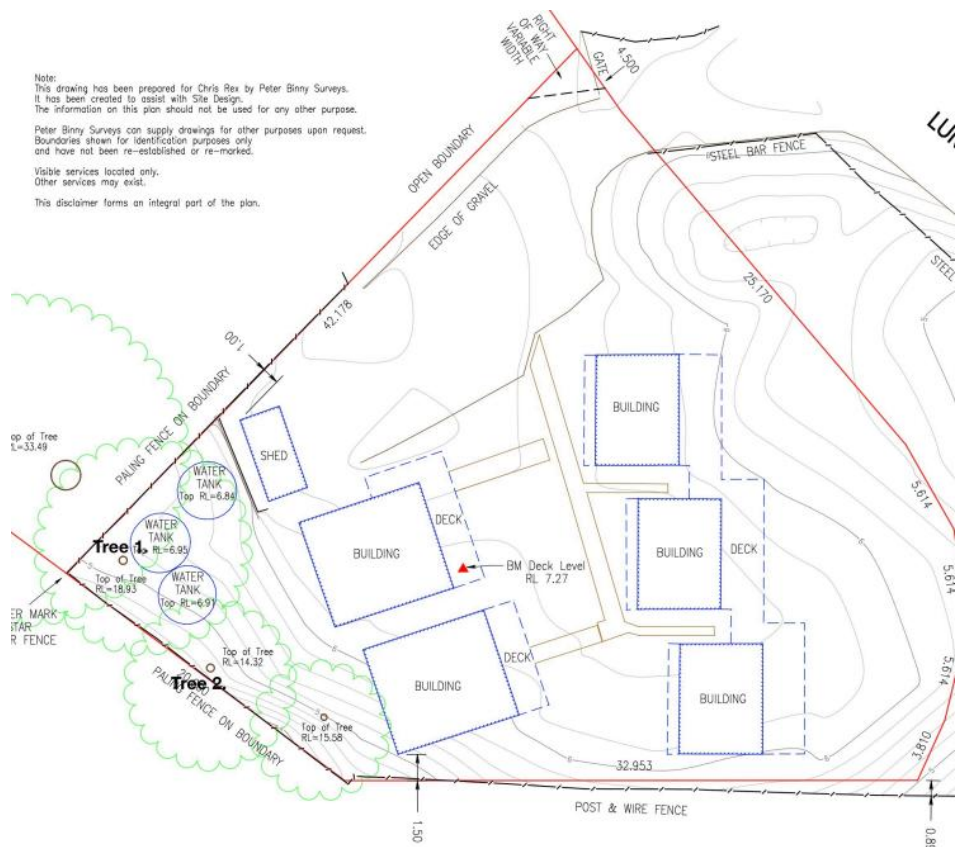


Figure 10 Extract of the survey plan submitted under TREE-2015-16 showing the two trees (Tree 1, and 2) proposed for removal

PA-106-2022

In April 2022 an application to add septic tank and balance tank to existing Ozzi Kleen system was lodged with Council’s Building and Plumbing Department. The application was confirmed as Low-Risk Plumbing Work. No planning input were required to determine the status of the application.

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:

Low Density Residential Zone

Zone Purpose Statements

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

- 12.1.1.1 *To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.*
- 12.1.1.2 *To provide for non-residential uses that are compatible with residential amenity.*
- 12.1.1.3 *To avoid land use conflict with adjacent Rural Resource or Significant Agricultural zoned land by providing for adequate buffer areas.*

12.1.1.4 *To provide for existing low density residential areas that usually do not have reticulated services and have limited further subdivision potential.*

Clause 12.1.2 – Local Area Objectives

1. *Adventure Bay is to be maintained as a relatively small residential and holiday village with future buildings designed to suit the low-key character of Bruny Island.*

Clause 14.1.3 – Desired Future Character Statements

(a) *Future development within Adventure Bay should enhance residential amenity and encourage a higher quality of accommodation.*

Comment:

The proposal complies with the above-mentioned statements and objectives as demonstrated in the assessment section below since:

- The proposal is for a non-residential use that is compatible with the residential amenity.
- The proposal is not close to any Rural Resource or Significant Agricultural zoned land, so it does not result in land use conflict with agricultural uses or non-sensitive uses.
- The proposal is aligned with the Local Area Objective for Adventure Bay since the proposed manager's residence is not expected to intensify the existing visitor accommodation use. With a total gross floor area of 70.4m², the manager's residence is considered relatively small in size and, with colours with a Light Reflectance Value of less than 40 percent, is expected to suit the low-key character of Bruny Island.
- The proposed manager's residence is expected to improve the quality of accommodation without impacting unreasonably the residential amenity.
- Notwithstanding the above, in accordance with the decision of the Tasmanian Civil and Administrative Tribunal in *Mount Wellington Cableway Company Pty Ltd v Hobart City Council and Others* (2022) TASCAT 128 (3 November 2022), it is noted that the zone purpose statements do not provide a basis for the refusal of a discretionary use unless specifically called up in the performance criteria of a relevant use standard.

2.3 Statutory Planning

The proposed development is appropriately categorised as *Visitor Accommodation*, as it is considered to be directly associated with, and a subservient component of, the existing Visitor Accommodation use on the site. In accordance with Clause 8.2.2, the development is therefore required to be classified within the same use class.

The proposed manager's residence is considered to contribute to and support the operation of the visitor accommodation use and is therefore appropriately classified within the Visitor Accommodation use class.

Visitor Accommodation is a *Permitted* use within the Low-Density Residential Zone under the Kingborough Interim Planning Scheme 2015 and Planning Directive No. 6 – Exemptions and Standards for Visitor Accommodation in Planning Schemes.

Notwithstanding its *Permitted* status, the proposal relies on Performance Criteria to demonstrate compliance with the applicable Scheme provisions. Accordingly, pursuant to Clause 8.8.1(b), the application is to be determined *Discretionary*.

2.4 Use and Development Standards

The proposal satisfies the relevant Acceptable Solutions of the Planning Directive No. 6 and the Scheme (see checklist in Attachment 1), with the exception of the following:

Planning Directive No. 6

Clause 3.1(e)

Acceptable Solution A1
Visitor accommodation must: (a) accommodate guests in existing habitable buildings; and (b) have a gross floor area of not more than 200m ² per lot.
Performance Criteria P1
Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to: (a) the privacy of adjoining properties; (b) any likely increase in noise to adjoining properties; (c) the scale of the use and its compatibility with the surrounding character and uses within the area; (d) retaining the primary residential function of an area; (e) the impact on the safety and efficiency of the local road network; and (f) any impact on the owners and users rights of way.
Proposal
The proposal involves the construction of a new manager’s residence and will not be in an existing building. In addition, the gross floor area on the lot will exceed 200m ² and therefore does not comply with the permitted standard and must be assessed against the corresponding Performance Criteria.

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

Privacy

The proposed manager’s residence will be located in the most southern portion of the site. As evident in **Figure 4** and **Figure 5** above, the surrounding properties are located on large lots and the closest dwelling is sited approximately 30 m from the shared boundary. There several large trees existing between the site and adjoining neighbours, none of which are proposed to be removed as part of this development, which will offer a level of screening. In addition the only windows facing the affected boundaries are:

- Two (2) small windows on the south-west elevation to one (1) of the bedrooms (with a setback of 1.5 m to the shared boundary. Both of these windows have a sill height of 1.8 m above Finished Floor Level (FFL) restricting overlooking potential over the shared boundary.
- Two (2) small windows on the south-east elevation to both bedrooms. Both windows have a sill height of 1.8 m above (FFL) restricting overlooking potential over the shared boundary.
- A kitchen window sited approximately 3 m from the shared boundary. This window is orientated to the east to overlook the water; and
- A deck sited 1 m from the south-eastern shared boundary. This deck will have a 1.7 m privacy screen installed to restrict overlooking of the adjoining property.

For the reasons above, it is considered that the proposed manager’s residence will not unduly impact the privacy of any adjoining neighbouring and can comply with P1(a).

Increase in noise:

It is expected that the manager’s residence will improve substantially the operation and management of the existing use including any management required if there were to be a noise complaint(s). As the proposal does not intensify the existing use, there will be no increase in noise. Council’s

Environmental Health Officers have advised that any increase of noise due to the proposal will not be different to the noise common of a residential development. For these reasons, it is considered that the proposed manager’s residence can comply with P1(b).

The scale of the use and its compatibility with the surrounding character and uses within the area:

As outlined in this report, the surrounding area is characterised predominantly by residential and visitor accommodation uses located within the low-lying coastal setting of Adventure Bay.

The proposed manager’s residence is modest in scale, comprising a two-bedroom dwelling, and will not result in an intensification of the existing Visitor Accommodation use on the site. The development is of a scale and form consistent with typical residential development in the locality.

Having regard to the above, the manager’s residence is considered compatible with the established character of the area and the surrounding mix of residential and visitor accommodation uses and can comply with P1(c).

Retaining the primary residential function of an area

The primary residential function of the area will remain unaffected by the proposed development. The proposal will add a manager’s residence to an existing Visitor Accommodation development. This will assist in ensuring the existing use does not impact surrounding residential uses by providing continual supervision and response over any future guest or neighbour complaints. For these reasons, it is considered that the proposed manager’s residence will retain the primary residential function of an area can comply with P1(d).

The impact on the safety and efficiency of the local road network:

The site offers six (6) parking spaces which are compliant with the Parking and Access Code of the Scheme.

Additionally, Council’s Development Engineer has calculated the traffic movements in accordance with the RTA (Roads and Traffic Authority NSW) – Guide to Traffic Generating Developments (2002) (now adopted by Transport for NSW). Visitor Accommodation Use is typically assessed under the RTA using proxy land uses - most commonly motels/serviced accommodation, because the guide does not always list “visitor accommodation” as a separate category. From the RTA guideline visitor accommodation will result in a maximum of three (3) trips per day per cabin. Council’s Development Engineer has, however calculated the vehicle movement resulting from the proposal as generating 6 to 8 trips per day, and advised that the traffic from the development is not expected to create any adverse safety or efficiency concerns on the local road network. For these reasons, it is considered that the proposed manager’s residence can comply with P1(e).

Any impact on the owners and users right of way:

The proposal will not affect any owners and users right of way and can comply with P1(f).

Low Density Residential Zone

Clause 12.4.1 Non-dwelling development

Objective
To ensure that all non-dwelling development is sympathetic to the form and scale of residential development and does not significantly affect the amenity of nearby residential properties.
Acceptable Solution A1

<p>Non-dwelling development must comply with the following acceptable solutions as if it were a dwelling:</p> <p>(a) 12.4.2 A1 and A3; (b) 12.4.3 A1 (a) and (b); (c) 12.4.7 A1. (d) 12.4.2 A4</p>
<p>Performance Criteria P1</p>
<p>Non-dwelling development must comply with the related performance criteria as if it were a dwelling.</p>
<p>Proposal</p>
<p>The proposal complies with Acceptable Solution (b), which relates to site coverage and impervious surfaces. Acceptable Solution (c) is not applicable in this instance which relates to fencing, as no fencing is proposed. However, the proposed building is located outside the nominated building envelope and encroaches within the Notional Root Zone of a high conservation value tree. Accordingly, the proposal does not satisfy Acceptable Solutions (a) and (d). As the proposal does not comply with Acceptable Solutions (a) and (d), it must be assessed against the relevant Performance Criteria. Therefore, an assessment against Clauses 12.4.2 P1 and P3, and 12.4.2 P4 is required.</p>

Clause 12.4.2 P1

P1 requires that any dwelling must:

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

The proposed manager’s residence is considered to satisfy this Performance Criteria for the following reasons:

- In relation to P1(a), the siting of the dwelling responds to the physical constraints of the site, including topography and existing site infrastructure. The layout has been designed to accommodate these constraints while maintaining a practical and functional relationship with the existing visitor accommodation use. While the building sits outside the preferred building envelope, its position reflects a reasonable response to site conditions rather than a departure from the prevailing development pattern.
- In relation to P1(b), the proposal is not expected to adversely impact the streetscape. The development is modest in scale, single-storey in form, and incorporates design measures to minimise visual prominence, including low-pitched roof forms, articulated building elements, and the use of muted colours. The building’s siting and orientation also limit its visibility from the street ensuring that it does not dominate or detract from the established character of the area.
- The surrounding locality is characterised by a mix of residential dwellings and visitor accommodation buildings with varied siting and setback arrangements, often influenced by topography and site constraints. In this context, the proposed development is considered to be consistent with the existing pattern of development and will integrate adequately into the streetscape.

Having regard to the above, the proposed dwelling is compatible with the relationship of existing buildings to the road and will not adversely affect the streetscape. Accordingly, the proposal satisfies the requirements of Performance Criteria P1.

Clause 12.4.2 P3

P3 requires that the siting and scale of a dwelling must:

(a) *not cause unreasonable loss of amenity by:*

(i) *reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*

(ii) *overshadowing the private open space of a dwelling on an adjoining lot; or*

(iii) *overshadowing of an adjoining vacant lot; or*

iv) *visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and*

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

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

Overshadowing / Loss of sunlight

- The application was accompanied by shadow diagrams illustrating the shadow projection of the proposed building on 21 June between 9:00am and 4:00pm. These diagrams demonstrate that the projected shadow will not extend to any habitable building on adjoining properties. Accordingly, the proposal will not result in a reduction of sunlight to habitable rooms of dwellings on adjoining lots.
- The adjoining property at 3 Lumeah Road (CT 158559/1) contains a studio located approximately 28m from the common boundary to the west of the proposed development. The shadow diagrams indicate that shadowing from the proposed building will not extend to the studio or any area capable of functioning as private open space. As such, no unreasonable amenity impacts are anticipated.
- The property to the south-east at 6 Endeavour Place (CT 12902/23) contains an approved three-bedroom dwelling located approximately 34m from the shared boundary. While the approved plans do not explicitly identify an area of private open space (POS), for the purposes of this assessment, POS is reasonably inferred as the area proximate to the dwelling capable of meeting the planning scheme's requirements. This area is located approximately 28m from the rear boundary of the subject site. Shadow diagrams indicate that this area would only be affected by shadowing between 3:00pm and 4:00pm. On this basis, the proposal is not considered to result in an unreasonable loss of amenity through overshadowing of POS.
- The adjoining property to the south at 8 Endeavour Place (CT 12902/24) is currently vacant. The shadow diagrams demonstrate that shadowing will be limited to the north-eastern corner of the site between 12:00pm and 3:00pm. The affected area comprises less than 10% of the lot and would not constrain the future development of a dwelling with compliant private open space. Accordingly, the proposal is not considered to result in unreasonable overshadowing of this lot.

Overall, it is considered that the proposed development satisfies the relevant Performance Criteria, as it will not result in unreasonable loss of solar access or amenity for adjoining properties.

Visual Impact and Amenity

The proposed building is located outside the designated building envelope and, as such, its potential visual impacts when viewed from adjoining properties must be carefully considered.

Visual impact is generally assessed as a function of **visual sensitivity** and **visual effect**. Residential properties are typically attributed a higher degree of visual sensitivity due to the duration and regularity of views, compared to non-residential uses or views from public spaces. For the purposes of this assessment, consideration has been focused on the adjoining properties to the south and south-east at 6 and 8 Endeavour Place.

Visual effect is assessed having regard to both **visual quantity** and **visual quality**. Visual quantity relates to the scale and extent of the development within a viewer's field of vision. In this instance, the visual quantity is considered to be low. The adjoining property at 8 Endeavour Place is currently vacant and therefore does not contain established viewing areas. At 6 Endeavour Place, the dwelling has limited openings facing the shared boundary, with only a kitchen window oriented toward the subject site. The primary outlook from this dwelling is directed eastward to maximise coastal views. Accordingly, views of the proposed development would be limited and largely confined to the peripheral field of vision.

Visual quality considers the compatibility of the development with the intended character of the area, including the degree of visual contrast and the extent to which the proposal integrates with its surroundings. The applicant has provided justification noting that the building is of modest scale, with a limited floor area, single-storey form, and a low-pitched (near-flat) roof designed to minimise visual prominence. The design also incorporates articulated building elements to reduce perceived bulk.

The proposal has been amended during the application process to further mitigate visual impacts. These amendments include reducing roof heights, lowering the finished floor level, breaking up the overall building form, and utilising dark, muted colours to enhance visual integration with the surrounding landscape.

Having regard to the above, the proposed manager's residence is considered to be of a scale, bulk, and form that is visually compatible with the established character of the area, which comprises a mix of residential and visitor accommodation development.

On balance, while some visibility from adjoining properties is acknowledged, the proposal is not considered to result in an unreasonable loss of amenity due to visual impacts.

Accordingly, it is considered that the proposal satisfies the relevant Performance Criteria, as it will not give rise to unreasonable visual impacts associated with the apparent scale, bulk, or proportions of the development when viewed from adjoining land.

Separation between dwellings on adjoining lots

The proposed manager's residence is to have a minimum setback of 1m from the rear. Properties on the surrounding area have buildings (dwellings including outbuildings) with setbacks in the range from 0 – 3m. Example of these properties are:



672 Adventure Bay Road. Outbuildings with setbacks less than 1m from the rear and side boundaries.



4 Endeavour Place. Setbacks from outbuildings are less than 1m from rear and side boundaries. The existing dwelling has a setback of less than 1m from the side boundary.



654 Adventure Bay Road. Outbuilding with a setback between 2m and 3m from the rear boundary



5 Lumeah Road. Outbuildings with setbacks between 0 and 3m from the rear boundary.

Accordingly, it is considered that the proposal satisfies the relevant Performance Criteria, as the proposed setbacks are compatible with the prevailing in the surrounding area.

Clause 12.4.2 P4

P4 requires that buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.

The proposed variation can be supported pursuant to this Performance Criteria as a qualified arborist (Charlie’s Tree Service, February 2026) has assessed and provided tree protection measures to implement during construction and works to ensure the Very High Conservation Value tree is retained.

A condition is recommended to include in any planning permit requiring tree protection fencing and mitigation measures to be implemented prior, during and after construction.

E7.0 Stormwater Management Code

Clause E7.7.1 Stormwater Drainage and Disposal

Objective
To ensure that stormwater quality and quantity is managed appropriately.
Acceptable Solution A1
Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.
Performance Criteria P1
Stormwater from new impervious surfaces must be managed by any of the following: (a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles; (b) collected for re-use on the site; (c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council.
Proposal
As there is no public stormwater infrastructure in the area, the proposal is unable to meet the Acceptable Solutions and relies on assessment against the Performance Criteria.

The proposed variation can be supported pursuant to this Performance Criteria as, in the absence of any public stormwater infrastructure, the stormwater from the new impervious surfaces is proposed to be collected in existing on-site water tanks for reuse on the site.

E23.0 On-site Wastewater Management Code

Clause E23.8.1 – Development Standards for Non-Residential Development

Objective
To ensure sustainable onsite wastewater management for non-residential development.
Acceptable Solution A1
A land application area for non-residential development must comply with the following: (a) if including bedrooms, (such as visitor accommodation), the size of the land application areas must comply with Table E.23.1; (b) if other development, design flow rates must be no less than the rates provided in the following table: <ul style="list-style-type: none"> - Wastewater Flow Design - Fixture: Allowance per person per day: - Closet Pan: 50L

<ul style="list-style-type: none"> - Urinals 25L - Washbasin: 10L - Shower: 30L - Bath: 30L - Laundry: 30L
Performance Criteria P1
The land application area is of sufficient size to comply with the requirements of AS/NZ1547.
Proposal
The proposed land application area (LAA) does not comply with Table E23.1. Therefore, the proposal relies on assessment against the Performance Criteria.

Council’s Environmental Health officer has assessed the proposal and has confirmed that variation can be supported pursuant to this Performance Criteria of the Code since the Onsite Wastewater Assessment (GES, last version, March 2026) shows that the wastewater management system is compliant with AS/NZ1547.

2.5 Public Consultation and Representations

2.5.1 The application was advertised in accordance with the requirements of s.57 of the *Land Use Planning and Approvals Act 1993* (from 9 May 2026 to 22 May 2026). Four (4) representations were received during the public exhibition period. The following issues were raised by the representors: *Issue – Loss of Residential Amenity (visual impact and overshadowing)*

Representations raised concerns regarding potential impacts on residential amenity, including visual bulk, building height, setbacks, consistency with the character of the area, overshadowing, and perceived precedent arising from reduced boundary setbacks.

Planner response

The siting of the proposed building responds to site constraints, including the location of existing development, topography, lot configuration, and requirements for on-site wastewater management. While it is acknowledged that the building will be visible from properties to the south and south-east due to the site’s elevation, the relevant planning consideration is whether any resultant loss of amenity is unreasonable.

The proposed building is modest in scale, comprising a single-storey structure with a floor area of 70.4m² and a low-pitched roof. Its design incorporates measures to reduce visual impact, including articulation of building form, muted colours, and siting as close as practicable to existing infrastructure. Separation distances of approximately 31m to adjoining dwellings provide a reasonable visual buffer. Furthermore, neighbouring dwellings are primarily oriented eastward toward water views, limiting direct outlook toward the proposal. Loss of private views is not a determinative planning consideration.

In terms of character, the surrounding area includes development with varied setbacks, including buildings located between 0m and 3m from boundaries. The proposed setback of 1m is consistent with this established pattern and does not appear out of character.

With respect to overshadowing, the submitted shadow diagrams demonstrate that any impacts are limited, affecting only small portions (less than 10%) of adjoining properties prior to 3:00pm, and are not considered unreasonable.

Finally, while the proposal does not meet the Acceptable Solutions relating to building envelope setbacks, the Scheme expressly allows for departures where compliance with the relevant Performance Criteria can be demonstrated. As outlined in this report, the proposal satisfies the

applicable Performance Criteria and therefore complies with the Scheme. Accordingly, the planning controls are not being disregarded.

2.5.2 Issue – Overdevelopment of the Site

Representations raised concerns that the proposal would result in overdevelopment of the site, including increased pressure on local infrastructure, access, and a concentration of buildings toward the rear of the lot.

Planner response:

While the addition of a manager's residence to a site already containing five (5) visitor accommodation units may give rise to perceptions of overdevelopment, the proposal has been assessed against the relevant provisions of the Planning Scheme and is not considered to result in unsustainable development or unreasonable impacts on adjoining properties.

The proposal complies with the site coverage requirements, remaining below the 25% maximum specified under Acceptable Solution 12.4.3 A1. The scale and footprint of the proposed manager's residence are modest relative to the overall size of the lot

The application also includes upgrades to the on-site wastewater system to accommodate the additional demand associated with the two-bedroom manager's residence. The system has been assessed as compliant with the On-site Wastewater Management Code (E23.0), indicating that the site can adequately accommodate the proposed level of development.

Although there are multiple buildings on the site, these are generally small in scale and dispersed such that the overall intensity of development remains proportionate to the site area.

Having regard to the above, the proposal is not considered to constitute overdevelopment of the site.

2.5.3 Issue – Car Parking Provision and Potential Traffic Conflicts

Representations raised concerns regarding the adequacy of on-site car parking and the potential for traffic congestion and parking conflicts associated with the proposal.

Planner response

The required number of parking spaces is prescribed under Table E6.1 of the Parking and Access Code. Visitor Accommodation requires one (1) parking space per unit. The existing development comprises five (5) visitor accommodation units and is serviced by six (6) parking spaces, resulting in a surplus of one (1) space.

The proposed manager's residence requires one (1) additional parking space, which can be accommodated within the existing on-site provision. Accordingly, the total required parking for the site is six (6) spaces, including one accessible (DDA-compliant) space, and no additional parking is required.

To meet accessible parking requirements, the parking layout has been revised to incorporate 45-degree parking spaces. Council's Development Engineer has reviewed the amended layout and confirmed compliance with the Parking and Access Code (E6.0) and Australian Standard AS/NZS 2890.1:2004 – *Parking Facilities (Off-street parking)*.

In addition, the Development Engineer has advised that the manager's residence will not materially increase traffic generation or adversely impact the safety or efficiency of the local road network.

The proposal complies with the applicable Acceptable Solutions of the Parking and Access Code.

2.5.4 Issue – Potential Impact on Retention of Neighbouring Tree

One representation raised concerns regarding potential impacts on the viability of a neighbouring tree, particularly in relation to root damage from excavation and construction activities.

Planner response

The application was accompanied by an arborist report prepared by a suitably qualified arborist (Charlie's Tree Service, February 2026). The report includes an assessment of the proposed development and outlines specific tree protection measures, including the appointment of a project arborist, to ensure the ongoing health and retention of the identified Very High Conservation Value tree.

In addition, the design of the proposed manager's residence, including its footing system, has been developed in consultation with an engineer and the project arborist to minimise impacts within the Notional Root Zone.

While the concerns raised in the representation are acknowledged, no contrary technical evidence has been provided. In this context, the Planning Authority relies on the findings of the submitted arborist report, which classifies the encroachment as minor and concludes that standard tree protection measures are sufficient to maintain the tree's viability.

To further mitigate potential impacts, it is recommended that any permit include conditions requiring the implementation of tree protection measures, including fencing and arborist supervision, prior to and during construction.

Accordingly, the proposal is not considered to result in an unreasonable risk to the health or structural stability of the tree.

2.5.5 Issue – Capacity of the Wastewater System

Representations raised concerns regarding the adequacy of the proposed on-site wastewater system, including the size of the land application area (LAA) and the ability of the site to accommodate additional wastewater load.

Planner response

The application was accompanied by an On-site Wastewater Management Report (GES, March 2026), which acknowledges the increased wastewater load associated with the proposed development. The report recommends upgrading the existing system by supplementing the current absorption bed with an additional absorption bed located toward the front of the site.

The proposal provides for retention of the existing 69m² absorption bed and the installation of a new 48m² absorption bed, resulting in a combined land application area of 117m². This exceeds the minimum area of 42m² required under AS/NZS 1547, having regard to the calculated wastewater load and site conditions.

The application was referred to Council's Environmental Health Officer, who reviewed the submitted documentation and confirmed that the proposed wastewater system complies with the requirements of the On-site Wastewater Management Code (E23.0) and the relevant Australian Standard (AS/NZS 1547). The Environmental Health Officer also confirmed compliance with the applicable setback requirements under Clause E.23.10.1.

While concerns have been raised regarding the adequacy of the system, these are not supported by technical evidence. In contrast, the submitted wastewater report and Council's assessment demonstrate that the proposed system is appropriately designed to accommodate the expected load.

Accordingly, the proposal is considered to provide a compliant and adequate wastewater solution and does not give rise to unreasonable environmental or amenity impacts.

2.5.6 Issue – Stormwater Management and Potential Overflow Impacts

Representations raised concerns regarding the adequacy of stormwater management, including potential overflow, drainage from the proposed deck, and the suitability of existing infrastructure such as water tanks.

Planner response

Stormwater generated by the proposed development is to be collected in existing on-site water tanks for reuse, consistent with the requirements of the Stormwater Management Code (E7.0) of the Planning Scheme. The applicant has advised that harvested water is actively reused on site for the visitor accommodation use, to the extent that supplementary water is required at times, indicating that the system operates below capacity rather than in excess.

The Planning Scheme does not require the installation of new or upgraded stormwater infrastructure solely due to the addition of roofed areas where compliance with the relevant Code provisions can be demonstrated. In this instance, the proposal meets the applicable requirements of the Stormwater Management Code, and there is no statutory basis to require additional tanks or alternative infrastructure.

With respect to runoff from the proposed deck, stormwater will be managed within the overall on-site system and does not give rise to any identified adverse impacts on adjoining properties.

Concerns relating to the structural integrity of existing water tanks and the appropriateness of constructing above them are noted; however, these matters fall within the scope of building regulation and engineering certification rather than planning. They will be appropriately addressed through the building approval process.

On balance, the proposal is not considered to result in unreasonable stormwater impacts or increased risk of overflow affecting adjoining properties.

2.6 Other Matters

Weed management

In accordance with clause 8.11.3, a condition should be included in any permit issued requiring implementation of best practice hygiene measures.

3. CONCLUSION

The application has been assessed against the relevant provisions of Planning Directive No. 6, the Low Density Residential Zone, and applicable Codes of the Kingborough Interim Planning Scheme 2015. The proposal has demonstrated compliance with the applicable Acceptable Solutions and, where reliance on Performance Criteria is required, it has been shown that the development satisfies the relevant outcomes. Accordingly, the application is recommended for approval, subject to appropriate conditions.

4. RECOMMENDATION

That the visitor accommodation (manager's unit) at 1 Lumeah Road, Adventure Bay 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-2025-263 and Council Plan Reference No. P3 submitted on 30 April 2026 (Endorsed Plans).

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. No felling, lopping, ringbarking or otherwise injuring or destroying of native vegetation or individual trees is to take place without the prior written permission of Council or in accordance with a further permit or otherwise as provided for in the Planning Scheme or otherwise in accordance with law.
3. The building is approved for manager's residence only in accordance with the Endorsed Plans; no other use of the building is approved under this development application. The building must not be used for any other use unless in accordance with the relevant legislation and with Council's approval.
4. All native vegetation identified for retention in the Endorsed Plans and the arborist report (Charlie's Tree Service, February 2026) must be appropriately protected during and after construction in accordance with all the recommendations in the Arboriculture Impact Assessment and AS 4970-2025. 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 demolition, excavations, placement of fill, delivery of building/construction materials and/or temporary buildings):

- (a) Appointing a Project Arborist.
- (b) Conducting a site briefing between the Project Arborist and the project manager and site supervisor or equivalent for the development, including provision of the Tree Protection Plan (TPP).
- (c) The works and development within the tree protection zone is to be limited to foot traffic only, with the aid of wheelbarrows to transport goods and material.
- (d) Installing tree protection fencing in accordance with the arborist assessment (Charlie's Tree Services, February 2026) and condition 5.
- (e) Obtaining evidence of satisfactory installation of this fencing prior to the commencement of any on-site works and making this available to Council upon request.

B. During Construction:

- (a) Maintaining ground and tree protection measures required above for the duration of the construction.
- (b) Ensuring the Project Arborist conducts a site audit during construction to check compliance against the tree protection plan and permit conditions.

C. Post Construction:

- (a) Adhering to the following tree management measures post construction for all areas within the tree protection zone but outside the footprint of the approved works:
 - (i) the existing soil level must not be altered around the tree protection zone of the trees (including the disposal of fill, placement of materials or the scalping of the soil);
 - (ii) the tree protection zone must be free from the storage of fill, contaminants or other materials;
 - (iii) machinery and vehicles are not permitted to access the tree protection zone; and

(iv) development and associated works are not permitted unless otherwise approved by Council in writing or otherwise in accordance with the law.

5. Tree protection fencing required under condition 4 must:

(a) Be located on the outer edge of works as shown on the Endorsed Plans and outside tree protection zones of retained trees to the extent feasible to allow the works to be completed.

(b) Exclude the following from the tree 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.

6. Guests must park within the designated car parking area for the subject site.

7. The on-site wastewater system, including the absorption trenches and associated works, must be located as per the Endorsed Plan.

For Advice: Documentation submitted for plumbing approval must demonstrate compliance with these requirements.

8. Erosion/siltation infiltration control measures must be applied during construction works to the satisfaction of the Director Engineering Services.

9. The stormwater runoff from all concrete, paved, or otherwise sealed areas must be contained within the property or discharged to a Council approved discharge point. All works in relation to the discharge of stormwater must be completed to the satisfaction and approval of the Director Engineering Services.

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

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

ADVICE

- A. In accordance with section 53(5) of the *Land Use Planning and Approvals Act 1993* this permit lapses after a period of two years from the date on which it is granted if the use or development in respect of which it is granted is not substantially commenced within that period.
- B. The approval in this permit is under the *Land Use Planning and Approvals Act 1993* and does not provide any approvals under other Acts including, but not limited to *Building Act 2016*, *Urban Drainage Act 2013*, *Food Act 2003* or Council by-laws.
- If your development involves demolition, new buildings or alterations to buildings (including plumbing works or onsite wastewater treatment) it is likely that you will be required to get approvals under the *Building Act 2016*. Change of use, including visitor accommodation, may also require approval under the *Building Act 2016*. Advice should be sought from Council's Building Department or an independent building surveyor to establish any requirements.
- C. The developer should obtain a Plumbing Permit for the development prior to commencing construction.
- D. A drainage design plan at a scale of 1:200, designed by a qualified Hydraulic Designer, showing the location of the proposed sewer and stormwater house connection drains; including the pipe sizes, pits and driveway drainage, must be submitted with the application for Plumbing Permit.
- E. The developer must obtain from Council a Plumbing Permit for an upgrade of the existing onsite wastewater management system, in accordance with the wastewater design by Geo-Environmental Solutions (dated March 2026).

ATTACHMENTS

1. **Title documentation**
2. **Assessment checklist**
3. **Proposed development plans**



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 12532	FOLIO 1
EDITION 6	DATE OF ISSUE 26-Nov-2021

SEARCH DATE : 23-Jul-2025

SEARCH TIME : 02.42 PM

DESCRIPTION OF LAND

Parish of SOUTH BRUNY, Land District of BUCKINGHAM
 Lot 1 on Sealed Plan [12532](#)
 Derivation : Part of lot 38165 Gtd. to A.W. and T.D. Lorkin.
 Part of Lot 2470 Gtd. to F.A. Downing. Part of lot 10600 Gtd.
 to C.E. Gray and Anor. Part of Lot 13362 Gtd. to H.G. Gray.
 Prior CT [3816/24](#)

SCHEDULE 1

[M923305](#) TRANSFER to REX & RISK VENTURES PTY LTD Registered
 26-Nov-2021 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP [12532](#) FENCING COVENANT in Schedule of Easements
[M358180](#) BURDENING EASEMENT: a right of carriageway
 (appurtenant to Lot 1 on [SP158559](#)) over the Right of
 Way Variable Width on [SP12532](#)
 140008 BOUNDARY FENCES CONDITION in Transfer
[A252935](#) FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



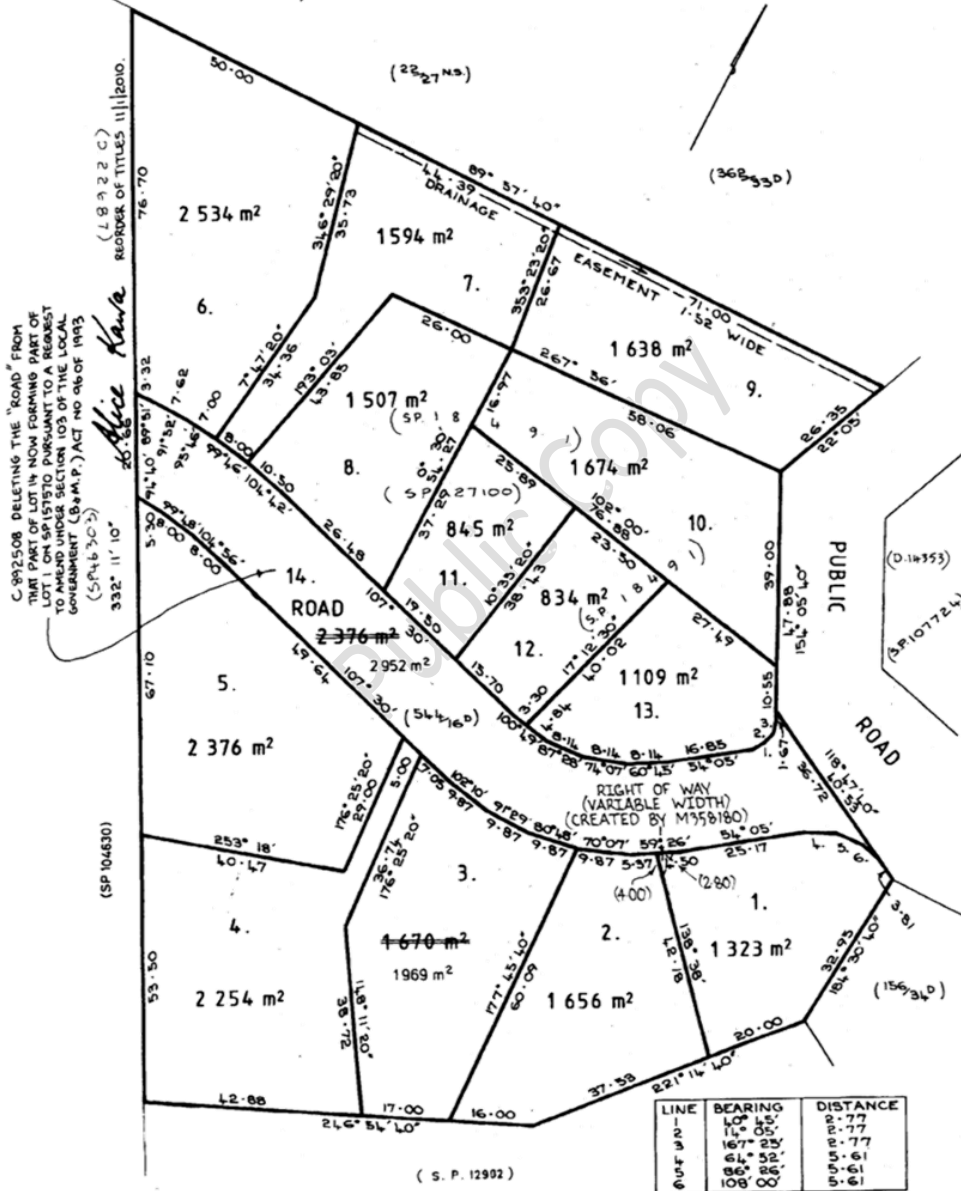
FOLIO PLAN
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Owner: A.W. & T.D. Lorkin	PLAN OF SURVEY by Surveyor: Nicholas Griggs	Registered Number: S.P. 12532
Title Reference: C.T. 2406-82 & 3815-92 (6244) E	LAND DISTRICT OF BUCKINGHAM PARISH OF SOUTH BRUNY	Effective from: 8 FEB 1980
Created: Part of Lot 2470, gtd. to A.A. Downing, Part of Lot 10600 (& A/s) gtd. to C.E. Gray & Anr., & Part of Lot 13362, gtd. to H.G. Gray & Anr.	Scale 1:600	<i>Nicholas Griggs</i> Surveyor of Titles

Whole of Lot 38165 (3020m²) gtd. to Allen William & Thelma Dorothy Lorkin. Measurements are in Metres





SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS

PLAN NO. S.P 12532

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easement shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easement shewn on the plan is indicated by arrows.

This is the Schedule of Easements attached to the plan of Lots 1 - 13 being the whole of the land comprised in Certificate of Title Registered Volume 2406 Folio 82.

COVENANT. The owners of Lots 1 - 13 inclusive on the Plan covenant with the Vendors that the Vendors ALLEN WILLIAM LORKIN and THELMA DOROTHY LORKIN shall not be required to fence.

DATED this 2nd day of November 1978

SIGNED by the said ALLEN WILLIAM LORKIN and THELMA DOROTHY LORKIN as the registered Proprietors of the land contained in Certificate of Title Volume 2406 Folio 82.

Handwritten signatures of Allen William Lorkin and Thelma Dorothy Lorkin

in the presence of:

Handwritten signatures of witnesses: H. Green, Solicitor, Hobart.

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

as Mortgagee by virtue of Mortgage Registered No. A503156

Handwritten signature and stamp of Bank of Queensland, Mortgage

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

By its Attorney

Handwritten signature and stamp of General Manager



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



12538

Public Copy

Certified correct for the purposes of the Real Property Act 1862, as amended.

H. Cuss.

Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of ALLEN WILLIAM LORKIN & THELMA (Insert Subdivider's Full Name)

DOROTHY LORKIN affecting land in

Certificate of Title Registered Volume 2406 Folio 82 (Insert Title Reference)

Sealed by *Alison...* on *12.3.19* 19 78

[Signature]
Council Clerk/Town Clerk

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DEVELOPMENT APPLICATION NUMBER: DA-2025-263

Assessment Checklist for Development Applications for Non-Dwelling/Non-Residential Use and/or Development within the Low Density Residential Zone

Application No: DA-2025-263	Description: Visitor accommodation (manager's unit)
Applicant: Rex & Risk Ventures Pty Ltd	Owner: Rex & Risk Ventures Pty Ltd
Location: 1 Lumeah Road, Adventure Bay	

Use Status

Use Class	Visitor Accommodation
Use Status	Permitted

Planning Directive No. 6

Clause	Compliance/Comments
<p>Use Standards for Visitor Accommodation</p> <p>A1 - Visitor Accommodation must:</p> <p>(a) accommodate guests in existing habitable buildings; and</p> <p>(b) have a gross floor area of not more than 200m² per lot.</p>	<p>A1(a) – Does not comply The proposal is for a new building.</p> <p>A1(b) – Does not comply. The existing cabins have a total floor area of approximately 180m². The proposal is for a manager's residence (70.4m²). The proposed total floor area is approximately 250m².</p> <p>The proposed development relies on Performance Criteria.</p>
<p>A1 - Visitor Accommodation is not for a lot, as defined in the <i>Strata Titles Act 1998</i>, that is part of a strata scheme where another lot within that strata scheme is used for a residential use.</p>	<p>A2 – Complies. The subject property is not part of a strata scheme.</p>

Low Density Residential Zone Provisions (non-dwelling/non-residential use and/or development)

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

Clause	Compliance/Comments
12.3 Use Standards	

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<p>Clause 12.3.1 - Non-Residential Use</p> <p>A1 - Hours of operation must be within:</p> <p>(a) 8.00 am to 6.00 pm Mondays to Fridays inclusive;</p> <p>(b) 9.00 am to 12.00 noon Saturdays;</p> <p>(c) nil Sundays and Public Holidays;</p> <p>except for office and administrative tasks or visitor accommodation.</p>	<p>A1 – N/A</p> <p>The proposal is for Visitor Accommodation.</p>
<p>A2 - Noise emissions measured at the boundary of the site must not exceed the following:</p> <p>(a) 55 dB(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 to 8.00 am;</p> <p>(c) 65dB(A) (LAm_{ax}) at any time.</p>	<p>A2 – Complies - Given the proposed use as a proposed manager's residence. It is expected that any noise impacts are unlikely. Council's Environmental Health Officers confirmed that the noise emissions would not be different to the existing situation.</p>
<p>A3 - External lighting 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 into adjoining private land.</p>	<p>A3 – Complies</p> <p>No changes are proposed to the existing external lighting associated with the visitor accommodation. The development includes only minimal additional lighting in the form of low-level LED solar lights located at ground level at the head of each existing car parking space. These lights are minor in scale, do not operate as security lighting, and are not expected to result in light spill or unreasonable emission to adjoining private land. Existing lighting will continue to operate in accordance with the applicable standards.</p>
<p>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:</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 on Sundays and Public Holidays.</p>	<p>A4 – Complies</p> <p>The only commercial vehicle movements associated with the site are limited to private waste collection, which occurs once or twice per week. These movements already occur within the hours prescribed under the Acceptable Solutions. The proposed manager's residence will not generate any additional commercial vehicle movements. Accordingly, the development is consistent with the requirements of the standard.</p>

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<p>Clause 12.3.2 - Visitor Accommodation</p> <p>A1 - Visitor accommodation must comply with all of the following:</p> <ul style="list-style-type: none"> (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m². 	<p>A1 – N/A Overridden by Planning Directive 6.</p>
<p>12.4 Development Standards for Buildings and Works</p>	
<p>Clause 12.4.1 – Non-dwelling Development</p> <p>A1 – Non-dwelling development must comply with the following acceptable solutions as if it were a dwelling:</p> <ul style="list-style-type: none"> (a) 12.4.2 A1 and A3; (b) 12.4.3 A1 (a) and (b); (c) 12.4.7 A1. (d) 12.4.2 A4 	<p>A1(a) – Does not comply</p> <p>The proposal complies with Acceptable Solution (b), which relates to site coverage and impervious surfaces.</p> <p>Acceptable Solution (c) is not applicable in this instance which relates to fencing, as no fencing is proposed.</p> <p>However, the proposed building is located outside the nominated building envelope and encroaches within the Notional Root Zone of a high conservation value tree. Accordingly, the proposal does not satisfy Acceptable Solutions (a) and (d). See assessment further down in this checklist.</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) 12.4.2 A2; (b) 12.4.5 A1. 	<p>A2 – N/A - The proposed development does not include any garage or carports.</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>A1 – N/A - The proposed development does not include any outdoor storage areas.</p>

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<p>Clause 12.4.2 - Setbacks and building envelope</p> <p>A1 - Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street. <p>A2 - A garage or carport must have a setback from a frontage of at least:</p> <ul style="list-style-type: none"> (a) 5.5 m, or alternatively 1m behind the façade of the dwelling; or (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage. <p>A3 - A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> (a) be contained within a building envelope (refer to diagrams 12.4.2A, 12.4.2B, 12.4.2C and 12.4.2D) determined by: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m 	<p>A1(a) – Complies - The proposed deck is approximately at 30m from the frontage boundary. Therefore, the proposal meets this Acceptable Solution.</p> <p>A1(b) – N/A - the lot does not have any other frontage.</p> <p>A1(c) – N/A - the lot is not vacant</p> <p>A2 – N/A - The proposed development does not include any garage or carports.</p> <p>A3(a) – Does not comply The proposed manager's residence will be located at a minimum of 1m from the rear boundary, and 1m from the east side boundary. The proposed building will sit within 4m from the rear, and it is unable to meet the Acceptable Solutions provided in (a).</p> <p>A3(b) – Complies. Although it will sit within 1.5m of the side boundary, the proposed has a length of less than 9m or one third of the total length of the relevant boundary, hence it complies with (b).</p> <p>Therefore, the proposal does not comply with the Acceptable Solution</p>
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<p>from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p> <p>(b) only have a setback within 1.5m of a side 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 lot; 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>of Clause 12.4.2 A3(a) and require assessment against the relevant Performance Criteria.</p> <p>A4 – Does not comply</p> <p>There is a high conservation value tree in adjoining property identified as <i>Eucalyptus globulus</i> with DSH of 1.698m. The proposed manager residence will encroach within the NRZ. An arborist assessment (Tree Service, February 2026) has been provided which confirms that the proposal will result in minor encroachment (<10%), and the tree is not to be removed. The proposal will impact in a high conservation value tree.</p> <p>As it is not possible to meet the Acceptable Solutions, assessment against the Performance Criteria is required.</p>
<p>Clause 12.4.3 - Site coverage and private open space</p> <p>A1 – Dwellings must have:</p> <p>(a) a site coverage of not more than 25% (excluding eaves up to 0.6m); and</p> <p>(b) a site area of which at least 25% of the site area is free from impervious surfaces;</p> <p>(c) n/a, only applicable to multiple dwelling.</p>	<p>A1 – Complies</p> <p>Existing roofed area is approximately 180m². The proposed roofed area adds 70m² which will result in a total roofed area of 250m². The site area is 1323m². The site coverage will be approximately 20%. The area free of impervious surfaces will be more than 25%. Therefore, the proposal complies with the Acceptable Solutions of Clause 12.4.3 A1 (a) and (b).</p>
<p>Clause 12.4.5 - Width of openings for garages and carports</p> <p>A1 – A garage or carport within 12 m 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 not exceeding 6m or half the width of the frontage (whichever is the lesser).</p>	<p>A1 – N/A (The proposal does not include any garage or carport)</p>

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<p>Clause 12.4.7 - Frontage fences</p> <p>A1 - A fence (including a free-standing wall) within 4.5 m of a frontage must have a height above natural ground level of not more than:</p> <p>(a) 1.2 m if the fence is solid; or (b) 1.5 m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2 m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).</p>	<p>A1 – N/A (The proposal does not include any frontage fence)</p>
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Code Provisions

Clause	Compliance/Comments
E5.0 Road and Railway Assets Code	
<p>Clause E5.5.1 – Existing road accesses and junctions</p> <p>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.</p>	<p>A1 – N/A</p>
<p>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.</p>	<p>A2 – N/A</p>
<p>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.</p>	<p>A3 – Complies</p> <p>The proposal is in an area subject to a speed limit of 60km/h or less and the number of vehicle movements does not increase by more than 20% or 40 movements per day.</p> <p>Since proposed building is for managers residence it generates only 6-8 vehicle movement per day.</p>
<p>E5.5.2 Exiting level crossings</p> <p>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</p>	<p>A1 – N/A</p>

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<p>greater than 10% or 10 vehicle movements per day, whichever is the greater.</p>	
<p>Clause E5.6.1 - Development adjacent to roads and railways</p> <p>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:</p> <ul style="list-style-type: none"> (a) new buildings; (b) other road or earth works; and (c) building envelopes on new lots. 	<p>A1.1 – N/A (The development is not within 50m of a Category 1 or 2 road, or rail network.)</p>
<p>A1.2 – Buildings, may be:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) the existing building; or (ii) an immediately adjacent building. 	<p>A1.2 – N/A (The development is not within 50m of a Category 1 or 2 road, or rail network.)</p>
<p>Clause E5.6.2 - Road access and junctions</p> <p>A1 – No new access or junction to roads in an area subject to a speed limit of more than 60km/h.</p>	<p>A1 – N/A</p>
<p>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.</p>	<p>A2 – Complies</p> <p>The speed limit is 60km/h or less as its residential area and the access arrangement is single existing access.</p>
<p>Clause E5.6.3 – New level crossings</p> <p>A1 – No acceptable solution (requires assessment against performance criteria)</p>	<p>A1 – N/A (No new level crossing is part of the proposal)</p>
<p>Clause E5.6.4 - Sight distance at accesses, junctions and level crossings</p> <p>A1 – Sight distances at:</p> <ul style="list-style-type: none"> (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia. 	<p>A1 – Complies</p> <p>The design of the <i>existing</i> access meets the standard.</p>

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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>Existing carparking spaces are compliant for the 5 visitor accommodation units plus the manager's residence.</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>Site plan provides with disable parking spaces indicated in it and compliant with the Building Code of Australia.</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 – N/A</p>
<p>Clause E6.6.4 – Number of Bicycle Parking Spaces</p> <p>A1 - The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.</p>	<p>A1 – N/A</p>
<p>Clause E6.7.1 - Number of vehicular accesses</p> <p>A1 – The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.</p>	<p>A1 – Complies</p> <p>There is existing one (1) access point provided for each road frontage.</p>

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<p>Clause E6.7.2 - Design of vehicular accesses</p> <p>A1 – Design of vehicle access points must comply with all of the following:</p> <p>(a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;</p> <p>(b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 “Access Driveways and Circulation Roadways” of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.</p>	<p>A1 – Complies</p> <p>The existing vehicle access point complies with the Australian Standard.</p>
<p>Clause E6.7.3 - Vehicular passing areas along an access</p> <p>A1 – Vehicular passing areas must:</p> <p>(a) be provided if any of the following applies to an access:</p> <p>(i) it serves more than 5 car parking spaces;</p> <p>(ii) is more than 30 m long;</p> <p>(iii) it meets a road serving more than 6000 vehicles per day</p> <p>(b) be 6 m long, 5.5 m wide, and taper to the width of the driveway;</p> <p>(c) it meets a road serving more than 6000 vehicles per day;</p> <p>(d) have the first passing area constructed at the kerb;</p> <p>(e) be at intervals of no more than 30 m along the access.</p>	<p>A1 – Complies</p> <p>Since the parking is in 45-degree angle and required aisle width for the user class 3 is 3.5 m and in provided plans the aisle width complies</p> <p>Also, vehicles can pass each other in the existing crossover as the width and workability there is easier</p>
<p>Clause E6.7.4 - On-site turning</p> <p>A1 – On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following:</p> <p>(a) it serves no more than two dwelling units;</p>	<p>A1 – N/A</p>
<p>Clause E6.7.5 - Layout of parking areas</p> <p>A1 – The layout of car parking spaces, access</p>	<p>A1 – Complies</p> <p>The proposed layout complies with</p>

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<p>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>section 2 “Design of Parking Modules, Circulation Roadways and Ramps” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street</p>
<p>Clause E6.7.6 - Surface treatment of parking areas</p> <p>A1 – Parking spaces and vehicle circulation roadways must be in accordance with all of the following;</p> <p>(a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway;</p> <p>(b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.</p>	<p>A1 – Complies</p> <p>Existing compacted gravel surface.</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 – Complies</p> <p>The proposal includes LED solar lighting on the parking/access area.</p>
<p>Clause E6.7.8 - Landscaping of parking areas</p> <p>A1 – Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.</p>	<p>A1 – N/A (existing landscaping approved under previous development applications)</p>
<p>Clause E6.7.9 – Design of motorcycle parking areas</p> <p>A1 - The design of motorcycle parking areas must comply with all of the following:</p> <p>(a) be located, designed and constructed to comply with section 2.4.7 “Provision for Motorcycles” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;</p> <p>(b) be located within 30 m of the main entrance to the building.</p>	<p>A1 – N/A</p>
<p>Clause E6.7.10 – Design of bicycle parking</p>	<p>A1 – N/A</p>

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<p>facilities</p> <p>A1 - The design of bicycle parking facilities must comply with all the following;</p> <p>(a) be provided in accordance with the requirements of Table E6.2;</p> <p>(b) be located within 30 m of the main entrance to the building.</p>	
<p>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</p>	<p>A2 – N/A</p>
<p>Clause E6.7.11 – Bicycle end of trip facilities</p> <p>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.</p>	<p>A1 – N/A</p>
<p>Clause E6.7.12 – Siting of car parking</p> <p>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.</p>	<p>A1 – N/A</p> <p>The proposal is in the low-density residential zone.</p>
<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 – N/A</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 existing access is in accordance with Council's requirements.</p>

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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 – Does not comply</p> <p>As there is no public stormwater infrastructure in the area, the proposal is unable to meet the Acceptable Solutions and relies on assessment against the Performance Criteria.</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 – N/A</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 – N/A</p>
<p>A4 – A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.</p>	<p>A4 – N/A</p>
E10.0 Biodiversity Code	
<p>While the proposed development is within a Biodiversity Protection Area, no native vegetation subject to the Code will be impacted by the building and works. Therefore, Code E10.0 is not applicable</p>	
E23.0 On-Site Wastewater Management Code	
<p>Clause E23.7.1 - Development standards for residential development</p> <p>A1 – A new dwelling must be provided with a land application area that complies with Table E23.1.</p>	<p>A1 – N/A (The proposal is not for residential development)</p>
<p>A2 – An addition or alteration to an existing dwelling, or change of use to a dwelling, must not encroach onto an existing land application area</p>	<p>A2 – N/A</p>

DEVELOPMENT APPLICATION NUMBER: DA-2025-263

<p>and comply with at least one of the following:</p> <p>(a) not increase the number of bedrooms or otherwise increase the potential volume of wastewater generated onsite;</p> <p>(b) not increase the number of bedrooms or otherwise increase the potential volume of wastewater generated onsite to greater than that allowed for in the design of the existing OWMS;</p> <p>(c) provide a land application area that complies with Table E23.1.</p>	
<p>Clause E.23.8.1 - Development Standards for Non-Residential Development</p> <p>A1 - A land application area for non-residential development must comply with the following:</p> <p>(a) if including bedrooms, (such as visitor accommodation), the size of the land application areas must comply with Table E.23.1;</p> <p>(b) if other development, design flow rates must be no less than the rates provided in the following table:</p> <p>Wastewater Fixture: Flow Design Allowance per person per day:</p> <p>Closet Pan: 50L Urinals 25L Washbasin: 10L Shower: 30L Bath: 30L Laundry: 30L</p>	<p>A1 – Does not comply</p> <p>The proposed LAA does not comply with Table E23.1. Therefore, the proposal relies on assessment against the Performance Criteria.</p>
<p>Clause E.23.9.1 - Development Standards for New Lots</p> <p>A1 - A new lot must have an area no less than: 5,000 m².</p>	<p>A1 – N/A (The proposal does not include the creation of new lots)</p>
<p>A2 - Subdivision is not prohibited by the relevant zone standards.</p>	<p>A2 – N/A (The proposal does not include the creation of new lots)</p>
<p>Clause E.23.9.2 - Development Standards for New Boundaries</p> <p>A1 - A new boundary must have a separation distance from an existing land application area that complies with E.23.10.1 A3.</p>	<p>A1 – N/A (The proposal does not include the creation of new boundaries)</p>

DEVELOPMENT APPLICATION NUMBER: DA-2025-263

<p>Clause E23.10.1 – Land application areas</p> <p>A1 – Horizontal separation distance from a building to a land application area must comply with one of the following:</p> <ul style="list-style-type: none"> (a) be no less than 6m; (b) be no less than: <ul style="list-style-type: none"> (i) 2m from an upslope or level building; (ii) if primary treated effluent be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) if secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a down slope building. 	<p>A1 – Complies</p> <p>LAA has a separation distance of no less than 2m from an upslope or level building, and it is proposed a secondary treatment and subsurface application complaint with (b) (iii).</p>
<p>A2 – Horizontal separation distance from downslope surface water to a land application area must comply with any of the following:</p> <ul style="list-style-type: none"> (a) be no less than 100m; (b) if the site is within a high rainfall area or the site soil category is 4, 5 or 6, be no less than the following: <ul style="list-style-type: none"> (i) if primary treated effluent standard or surface application, 50m plus 7m for every degree of average gradient from downslope surface water; (ii) if secondary treated effluent standard and subsurface application, 50m plus 2m for every degree of average gradient from down slope surface water. (c) if the site is not within a high rainfall area or the site soil category is not 4, 5 or 6, be no less than the following: <ul style="list-style-type: none"> (i) if primary treated effluent 15m plus 7m for every degree of average gradient from downslope surface water; (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient from down slope surface water. 	<p>A2 – Complies</p> <p>Soil has been categorised as Category 2 (Sandy Loam) in the Onsite Wastewater Assessment (GES, March 2026). The proposed is for a secondary treatment system. LAA will be located with a minimum separation distance of 17m of downslope surface water. The proposal complies with (c)(ii).</p>
<p>A3 – Horizontal separation distance from a property boundary to a land application area must comply with either of the following:</p> <ul style="list-style-type: none"> (a) be no less than 40m from a property boundary; (b) be no less than: 	<p>A3 – Complies</p> <p>LAA is located with a minimum separation distance of 1.5m from an upslope or level property boundary and, being secondary treatment, is located with a separation distance of</p>

DEVELOPMENT APPLICATION NUMBER: DA-2025-263

<ul style="list-style-type: none"> (i) 1.5m from an upslope or level property boundary; and (ii) if primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) if secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary. 	<p>2.5 of downslope property boundary.</p>
<p>A4 – Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m.</p>	<p>A4 – Complies No bore or well identified within 50m.</p>
<p>A5 – Vertical separation distance between groundwater and a land application area must be no less than 1.5m.</p>	<p>A5 – Complies</p>
<p>A6 – Vertical separation distance between a limiting layer and a land application area must be no less than 1.5m.</p>	<p>A6 – Complies</p>
<p>A7 – The arrangement of a land application area must comply with both of the following:</p> <ul style="list-style-type: none"> (a) not include areas beneath buildings, driveways or other hard stand areas; (b) have a minimum horizontal dimension of 3m. 	<p>A7 – Complies</p>
<p>E25.0 Local Development Code</p> <p>While the mapping shows that this code applies to the subject site; the lot is not in coastal proximity as defined in the Code (Clause E25.3). Additionally, the proposal is not for residential development. Therefore, the Code does not apply.</p>	

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

Camilo Miranda
PLANNING OFFICER

4 August 2025

Kingborough Council
 Development Application: DA-2025-263
 Plan Reference No: P3
 Date Received: 30/4/2026
 Date placed on Public Exhibition: 9/5/2026

SHEET No. 01 OF 12

REV.	DESCRIPTION	DATE
A.	DEVELOPMENT APPLICATION.	02/07/2025
B.	ADDITIONAL INFORMATION	26/04/2026

Project: **PROPOSED MANAGERS RESIDENCE**
 at No. 1 Lumeah Road
 ADVENTURE BAY, 7150
 for Chris Rox & Robert Risk

Drawing: **SITE PLAN**

DWG. No.: **0207 DA01**
 Scale: **1:200 @ A3**
 Date: **20/04/26**
 Drawn: **S.Bowling**

Stuart Bowling | Building Design
 B. Environmental Design
 Phone: 0418 380 391
 Email: stuart.bowling@outlook.com
 License: CC 7560
 ABN: 34 631 066 725



SURVEY NOTES

THESE DRAWINGS HAVE BEEN CONSTRUCTED USING SURVEY INFORMATION FROM: 'PETER BINNY SURVEYS'.
 Dwg Ref.: 24/063 (Rev. 02 - 22 Nov. 2020).
 Contour Interval: 0.2m

SURVEYOR NOTES:

- THIS DRAWING HAS BEEN PREPARED FOR CHRIS REX BY PETER BINNY SURVEYS.
- IT HAS BEEN CREATED TO ASSIST WITH SITE DESIGN.
- THE INFORMATION ON THIS PLAN SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- PETER BINNY SURVEYS CAN SUPPLY DRAWINGS FOR OTHER PURPOSES UPON REQUEST.
- BOUNDARIES SHOWN FOR IDENTIFICATION PURPOSES ONLY AND HAVE NOT BEEN RE-ESTABLISHED OR RE-MARKED.
- VISIBLE SERVICES LOCATED ONLY.
- OTHER SERVICES MAY EXIST.
- THIS DISCLAIMER FORMS AN INTEGRAL PART OF THE PLAN.

SITE COVERAGE

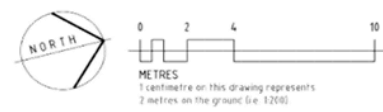
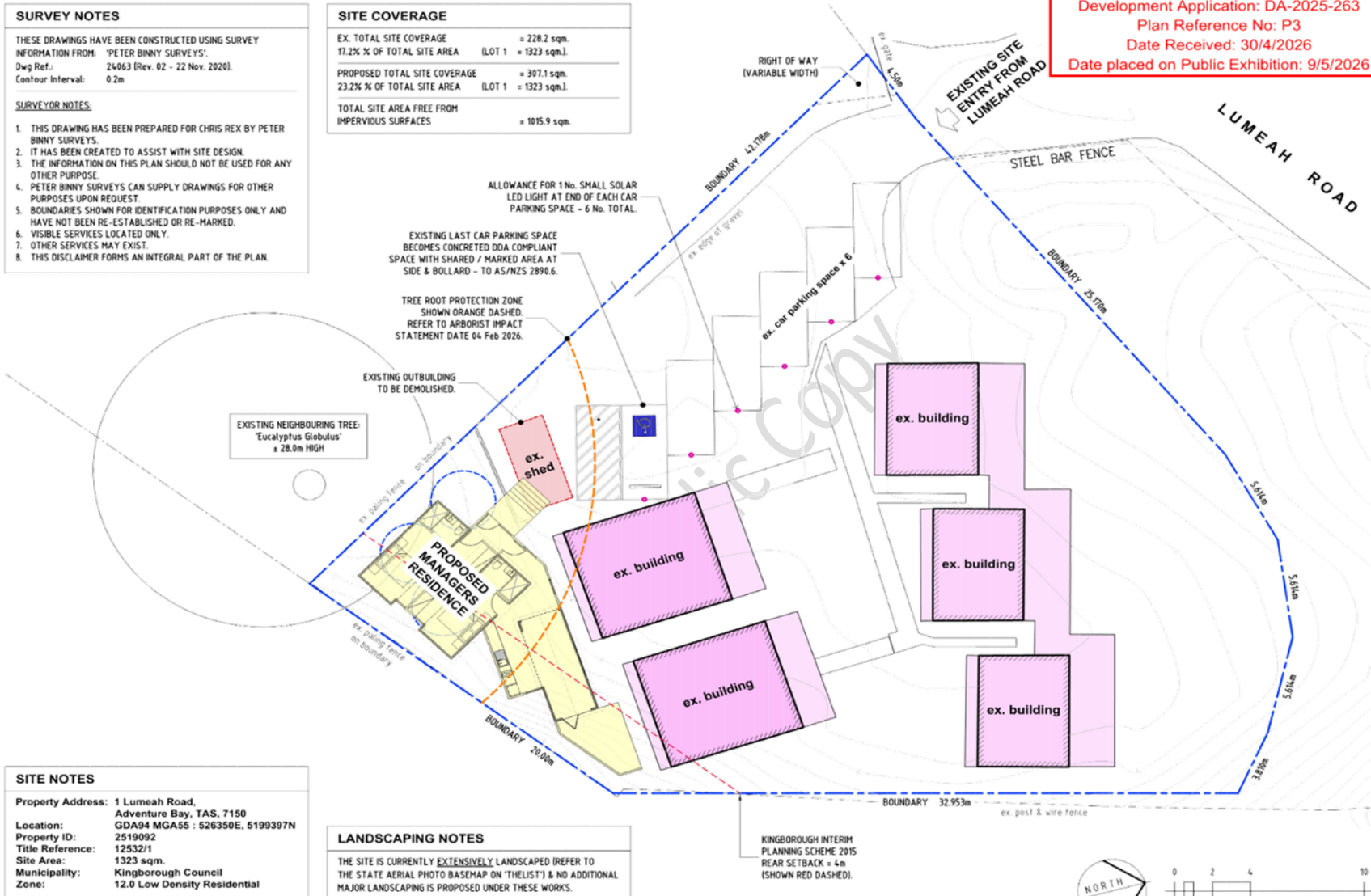
EX. TOTAL SITE COVERAGE	= 228.2 sqm.
17.2% % OF TOTAL SITE AREA (LOT 1 = 1323 sqm.).	
PROPOSED TOTAL SITE COVERAGE	= 307.1 sqm.
23.2% % OF TOTAL SITE AREA (LOT 1 = 1323 sqm.).	
TOTAL SITE AREA FREE FROM IMPERVIOUS SURFACES	= 1015.9 sqm.

SITE NOTES

Property Address: 1 Lumeah Road,
 Adventure Bay, TAS, 7150
 Location: GDA94 MGA55 : 526350E, 5199397N
 Property ID: 2519092
 Title Reference: 12532/1
 Site Area: 1323 sqm.
 Municipality: Kingborough Council
 Zone: 12.0 Low Density Residential

LANDSCAPING NOTES

THE SITE IS CURRENTLY EXTENSIVELY LANDSCAPED (REFER TO THE STATE AERIAL PHOTO BASEMAP ON 'THELIST1') & NO ADDITIONAL MAJOR LANDSCAPING IS PROPOSED UNDER THESE WORKS.



DA01. SITE PLAN 1:200

Document Set ID: 4769882
 Version: 1, Version Date: 09/04/2026

SHEET No. 02 OF 12

		26.04.2026	
B	ADDITIONAL INFORMATION	02.07.2025	
A	DEVELOPMENT APPLICATION		
	REV.	DESCRIPTION	DATE

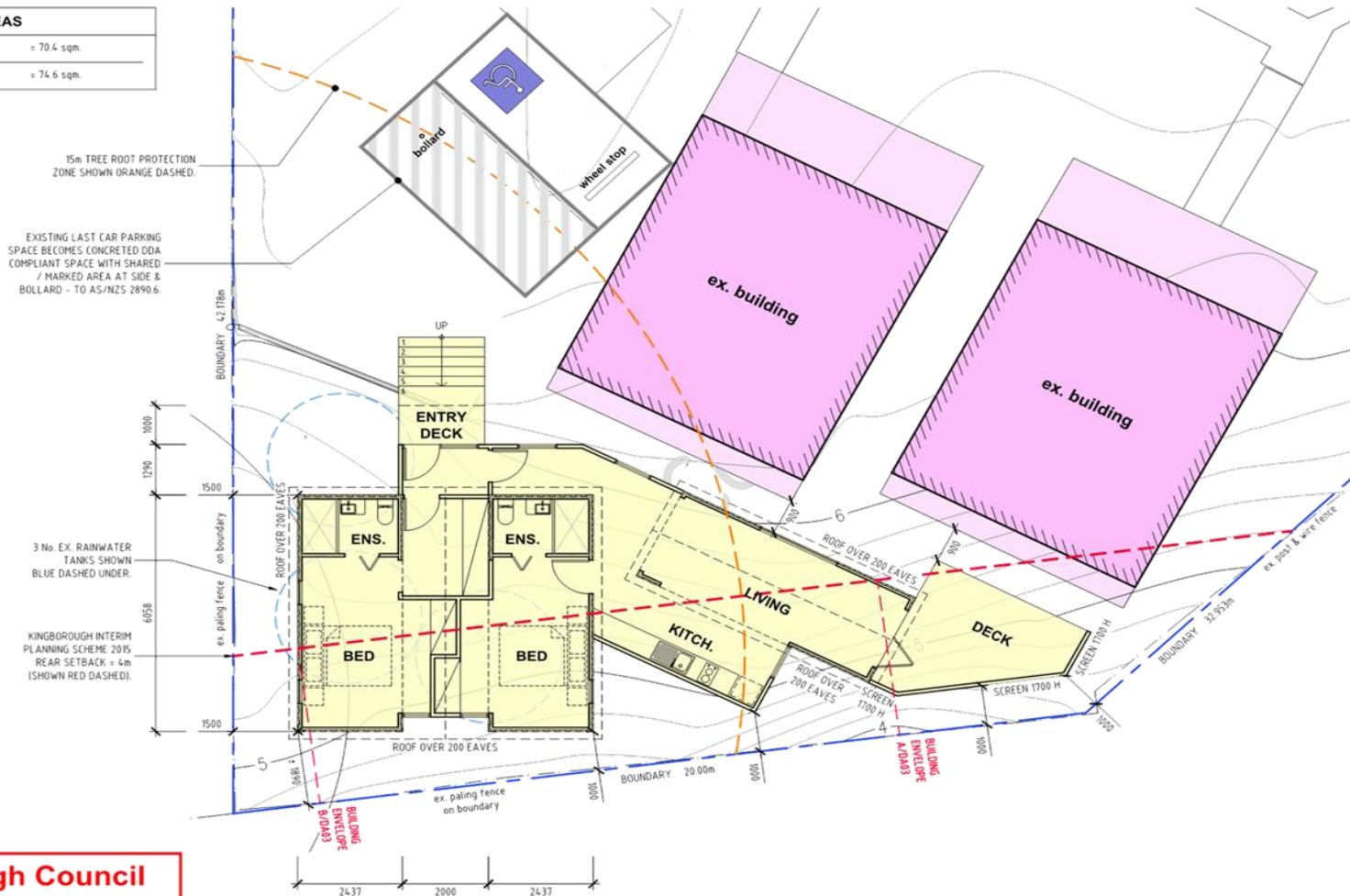
Project:	PROPOSED MANAGERS RESIDENCE at No. 1 Lumesh Road ADVENTURE BAY, 7150 for Chris Rex & Robert Risk
Drawing:	PROPOSED FLOOR PLAN

DWG. No.:	0207 DA02
Scale:	1:100 @ A3
Drawn:	S. Bowling
Date:	20.04.26

Stuart Bowling Building Design B. Environmental Design	Phone: 0418 380 381 Email: stuart.bowling@outlook.com Licence: CC 7560 ABN: 34 531 056 735
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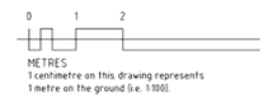
PROPOSED FLOOR AREAS	
PROPOSED FLOOR AREA	= 70.4 sqm.
PROPOSED FOOTPRINT AREA	= 74.6 sqm.



Kingborough Council
 Development Application: DA-2025-263
 Plan Reference No: P3
 Date Received: 30/4/2026
 Date placed on Public Exhibition: 9/5/2026

DA02. PROPOSED FLOOR PLAN 1:100

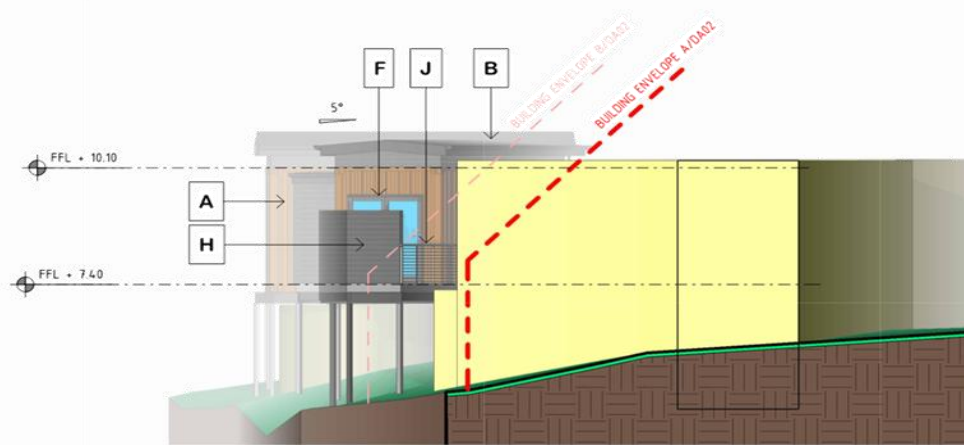
Document Set ID: 4769888
 Version: 1. Version Date: 09/08/2026



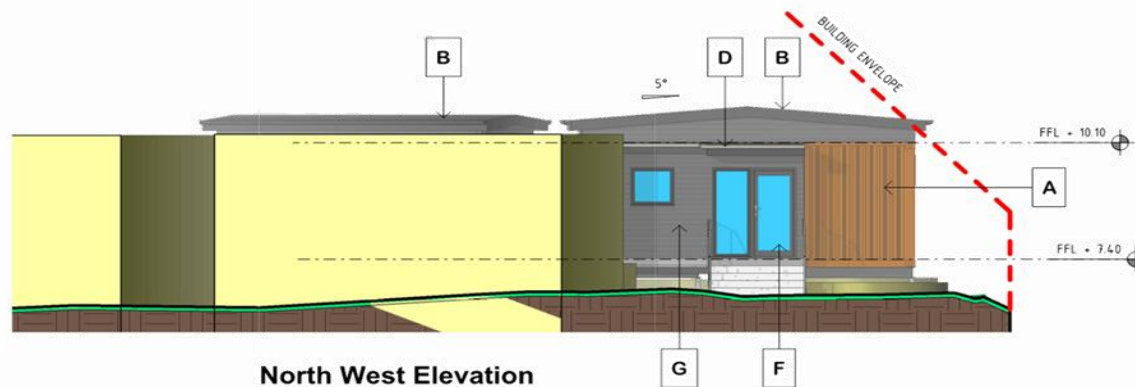
EXTERNAL FINISHES SCHEDULE	
MARK	DESCRIPTION
A	SHIPPING CONTAINER MODULES. SUPPLIED 'BY OTHERS'. Finish: PAINT FINISH 'Brown'.
B	0.42mm BMT 'CUSTOM ORB®' ROOF SHEETING. Pitch: 5° PITCH (1:12). Finish: COLORBOND® FINISH 'Monument®'.
C	0.42mm BMT 'TRIMDEK' ROOF SHEETING. Pitch: 2° PITCH (1:29). Finish: COLORBOND® FINISH 'Monument®'.
D	0.6mm MACHINE FOLDED COLORBOND® CAPPINGS, FLASHINGS, FASCIA & HALF ROUND GUTTERING. Finish: COLORBOND FINISH 'Monument®'.
E	PAINT FINISH TO ALL EXPOSED STEELWORK TO COMPLY WITH ABCB HPS 2022 Table 6.3.9a & AS/NZS 2312.1 (current edition). Finish: PAINTED, TOPCOAT COLOUR 'Monument®'.
F	ALUMINIUM WINDOW & DOOR FRAMES. Finish: POWDER COATED AS SELECTED. Colour: COLORBOND® 'Monument®'.
G	'JAME HARDIE™' 150mm 'LINEA™' HORIZONTAL WEATHERBOARD CLADDING. Finish: PAINT FINISHED COLORBOND® 'Monument®' (installation to manufacturers spec's).
H	TIMBER HORIZONTAL SCREENING 1700mm HIGH. Finish: FINISH AS SELECTED. Trans: Max. 25% TRANSPARENCY.
J	STEEL BALUSTRADE AS SELECTED. Finish: FINISH AS SELECTED.

ENGINEERING (STRUCTURE) NOTE
 ALL STRUCTURAL DESIGN (CONTAINER CERTIFICATION, FOOTINGS, SUPPORT STRUCTURE & FLOOR FRAMING etc.) TO FOLLOW AT BUILDING APPLICATION STAGE.

Kingborough Council
 Development Application: DA-2025-263
 Plan Reference No: P3
 Date Received: 30/4/2026
 Date placed on Public Exhibition: 9/5/2026



North East Elevation
1 : 100



North West Elevation
1 : 100



REV	DESCRIPTION	DATE
B	ADDITIONAL INFORMATION.	20.04.2026
A	DEVELOPMENT APPLICATION.	02.07.2025

Project: PROPOSED MANAGERS RESIDENCE
 at 1 Lumeah Road
 Adventure Bay, Bruny Island, 7150
 for Chris Rex & Robert Risk
 Drawing: PROPOSED ELEVATIONS 01

DWG. No.: 0207
 DA03
 Scale: 1 : 100
 Date: 20.04.26
 Drawn: S.Bowling

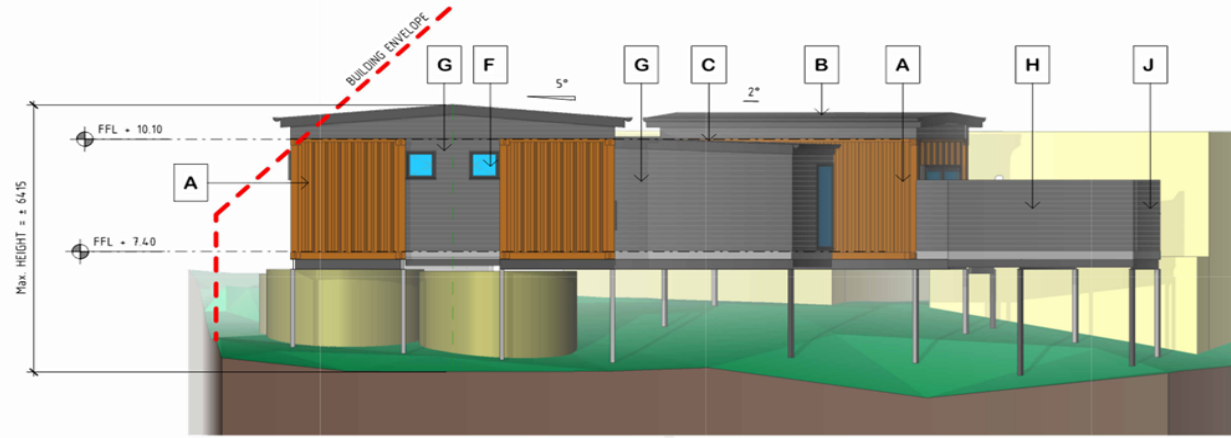
Stuart Bowling | Building Design
 B. Environmental Design
 Phone: 0418 380 391
 Email: stuart.bowling@outlook.com
 Licence: CC 7560
 ABN: 34 531 056 735



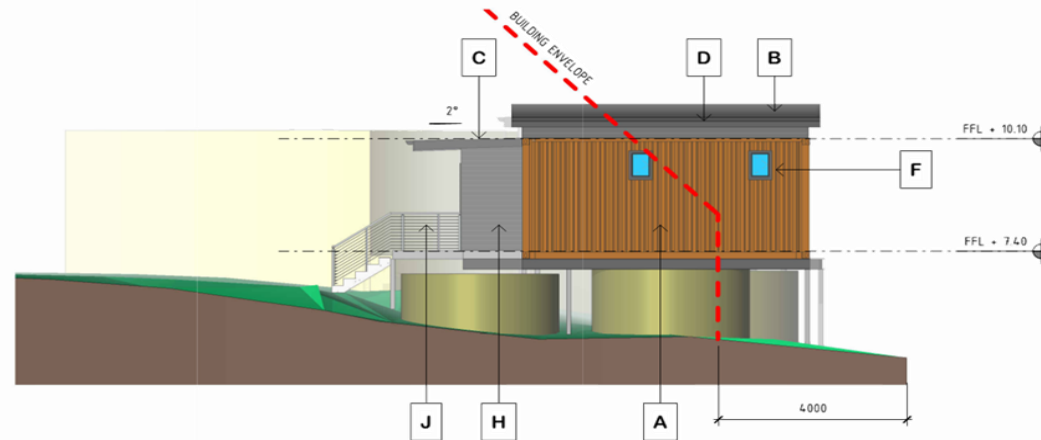
EXTERNAL FINISHES SCHEDULE	
MARK	DESCRIPTION
A	SHIPPING CONTAINER MODULES. SUPPLIED 'BY OTHERS'. Finish: PAINT FINISH 'Brown'.
B	0.42mm BMT 'CUSTOM ORB®' ROOF SHEETING. Pitch: 5° PITCH (1:12). Finish: COLORBOND® FINISH 'Monument®'.
C	0.42mm BMT 'TRIMDEK' ROOF SHEETING. Pitch: 2° PITCH (1:29). Finish: COLORBOND® FINISH 'Monument®'.
D	0.6mm MACHINE FOLDED COLORBOND® CLIPPINGS, FLASHINGS, FASCIA & HALF ROUND GUTTERING. Finish: COLORBOND FINISH 'Monument®'.
E	PAINT FINISH TO ALL EXPOSED STEELWORK TO COMPLY WITH ABCB HPS 2022 Table 6.3.9a & AS/NZS 2312.1 (current edition). Finish: PAINTED, TOPCOAT COLOUR 'Monument®'.
F	ALUMINIUM WINDOW & DOOR FRAMES. Finish: POWDER COATED AS SELECTED. Colour: COLORBOND® 'Monument®'.
G	'JAMES HARDIE™' 150mm 'LINEA™' HORIZONTAL WEATHERBOARD CLADDING. Finish: PAINT FINISHED COLORBOND® 'Monument®' (installation to manufacturers spec's).
H	TIMBER HORIZONTAL SCREENING 1700mm HIGH. Finish: FINISH AS SELECTED. Trans: Max. 25% TRANSPARENCY.
J	STEEL BALUSTRADE AS SELECTED. Finish: FINISH AS SELECTED.

ENGINEERING (STRUCTURE) NOTE
 ALL STRUCTURAL DESIGN (CONTAINER CERTIFICATION, FOOTINGS, SUPPORT STRUCTURE & FLOOR FRAMING etc.) TO FOLLOW AT BUILDING APPLICATION STAGE.

Kingborough Council
 Development Application: DA-2025-263
 Plan Reference No: P3
 Date Received: 30/4/2026
 Date placed on Public Exhibition: 9/5/2026



South East Elevation
 1 : 100



South West Elevation
 1 : 100



REV.	DESCRIPTION	DATE
B	ADDITIONAL INFORMATION	20.04.2026
A	DEVELOPMENT APPLICATION	02.07.2025

Project: PROPOSED MANAGERS RESIDENCE at 1 Lumesh Road Adventure Bay, Bruny Island, 7150 for Chris Rex & Robert Risk
 Drawing: PROPOSED ELEVATIONS 02

DWG. No.: 0207
 DA04
 Scale: 1 : 100
 Date: 20.04.26
 Drawn: S.Bowling

Stuart Bowling | Building Design
 B. Environmental Design
 Phone: 0418 380 391
 Email: stuart.bowling@outlook.com
 Licence: CC 7560
 ABN: 34 631 056 735





Kingborough Council
 Development Application: DA-2025-263
 Plan Reference No: P3
 Date Received: 30/4/2026
 Date placed on Public Exhibition: 9/5/2026

DA05 SHADOWS - JUNE 21st 9am
Version: 1, Version Date: 09/04/2026

1 June 21 9am
 1 : 200



Project: **PROPOSED MANAGERS RESIDENCE**
 at 1 Lumeah Road
 Adventure Bay, Bruny Island, 7150
 for Chris Rex & Robert Risk
 Drawing: **Shadows - June 21st 9am**

DWG No.: 0207
DA05
 Scale: 1 : 200
 Date: 20/04/26
 Drawn: S.Bowling

Stuart Bowling | Building Design
 B- Environmental Design
 Phone: 0418 380 391
 Email: stuart.bowling@outlook.com
 Licence: CC 7560
 ABN: 34 531 056 735



REV	DESCRIPTION	DATE
B	ADDITIONAL INFORMATION	20/04/2026
A	DEVELOPMENT APPLICATION	02/07/2025



Kingborough Council
 Development Application: DA-2025-263
 Plan Reference No: P3
 Date Received: 30/4/2026
 Date placed on Public Exhibition: 9/5/2026

REV.	DESCRIPTION	DATE
B	ADDITIONAL INFORMATION	20.04.2026
A	DEVELOPMENT APPLICATION	02.07.2025

Project: PROPOSED MANAGERS RESIDENCE
 at 1 Lumeah Road
 Adventure Bay, Bruny Island, 7150
 for Chris Rex & Robert Risk
 Drawing: Shadows - June 21st 10am

DWG No.: 0207
 DA06
 Scale: 1 : 200
 Date: 20.04.26
 Drawn: S Bowling

Stuart Bowling | Building Design
 B. Environmental Design
 Phone: 0418 380 391
 Email: stuart.bowling@outlook.com
 Licence: CC 7560
 ABN: 34 531 056 735

2 June 21 10am
 1 : 200



DA06 SHADOWS - JUNE 21st 10am
 Version: 1, Version Date: 09/09/2026



existing
neighbouring property
(No. 3 Lumeah Rd.)
PID: 3006002
C.T. 158559/1

existing
neighbouring property
(No. 670 Adventure Bay Rd.)
PID: 5057743
C.T. 219855/1

existing
neighbouring property
(No. 6 Endeavour Pl.)
PID: 5062091
C.T. 12902/23

existing
neighbouring property
(No. 8 Endeavour Pl.)
PID: 5062083
C.T. 12902/24

Kingborough Council
Development Application: DA-2025-263
Plan Reference No: P3
Date Received: 30/4/2026
Date placed on Public Exhibition: 9/5/2026

3 June 21 11am
1 : 200



Project: PROPOSED MANAGERS RESIDENCE at 1 Lumeah Road Adventure Bay, Bruny Island, 7150 for Chris Rex & Robert Risk Drawing: Shadows - June 21st 11am		B ADDITIONAL INFORMATION 20.04.2026 DATE
Scale: 1 : 200	DWG No.: 0207	Date: 20.04.26
Stuart Bowling Building Design B. Environmental Design Phone: 0418 380 391 Email: stuart.bowling@outlook.com Licence: CC 7560 ABN: 34 531 056 735	Drawn: S.Bowling	REV A DEVELOPMENT APPLICATION 02.07.2025 DESCRIPTION DATE



DA07 SHADOWS - JUNE 21st 11am
Version: 1, Version Date: 09/06/2026



existing neighbouring property (No. 3 Lumeah Rd.) PID: 3006002 C.T. 158559/1

existing neighbouring property (No. 8 Endeavour Pl.) PID: 5062083 C.T. 12902/24

existing neighbouring property (No. 6 Endeavour Pl.) PID: 5062091 C.T. 12902/23

existing neighbouring property (No. 670 Adventure Bay Rd.) PID: 5057743 C.T. 219855/1

Kingborough Council
 Development Application: DA-2025-263
 Plan Reference No: P3
 Date Received: 30/4/2026
 Date placed on Public Exhibition: 9/5/2026

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	02/07/2025
B	ADDITIONAL INFORMATION	20/04/2026

Project: PROPOSED MANAGERS RESIDENCE at 1 Lumeah Road Adventure Bay, Bruny Island, 7150 for Chris Rex & Robert Risk
 Drawing: Shadows - June 21st 12 noon

DWG No.: 0207
DA08
 Scale: 1 : 200
 Date: 20/04/26
 Drawn: S.Bowling

Stuart Bowling | Building Design
 B. Environmental Design
 Phone: 0418 380 391
 Email: stuart.bowling@outlook.com
 Licence: CC 7560
 ABN: 34 531 058 735

4 June 21 12 noon
 1 : 200



DA08 SHADOWS - JUNE 21st 12 noon
 Version: 1, Version Date: 09/05/2026



existing neighbouring property
(No. 3 Lumeah Rd.)
PID: 3006002
C.T. 158559/1

existing neighbouring property
(No. 8 Endeavour Pl.)
PID: 5062083
C.T. 12902/24

existing neighbouring property
(No. 6 Endeavour Pl.)
PID: 5062091
C.T. 12902/23

existing neighbouring property
(No. 670 Adventure Bay Rd.)
PID: 5057743
C.T. 219855/1

Kingborough Council
Development Application: DA-2025-263
Plan Reference No: P3
Date Received: 30/4/2026
Date placed on Public Exhibition: 9/5/2026

5 June 21 1pm
1 : 200



Stuart Bowling | Building Design
B. Environmental Design
Phone: 0418 380 391
Email: stuart.bowling@outlook.com
Licence: CC 7500
ABN: 34 531 056 735

Scale: 1 : 200
DWG No.: 0207
DA09
Date: 20.04.26
Drawn: S.Bowling

Project: PROPOSED MANAGERS RESIDENCE
at 1 Lumeah Road
Adventure Bay, Bruny Island, 7150
for Chris Rex & Robert Risk
Drawing: Shadows - June 21st 1pm

REV.	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	02.07.2025
B	ADDITIONAL INFORMATION	20.04.2026



existing
neighbouring property
(No. 3 Lumeah Rd.)
PID: 3006002
C.T. 158559/1

existing
neighbouring property
(No. 670 Adventure Bay Rd.)
PID: 5057743
C.T. 219855/1

existing
neighbouring property
(No. 6 Endeavour Pl.)
PID: 5062091
C.T. 12902/23

existing
neighbouring property
(No. 8 Endeavour Pl.)
PID: 5062083
C.T. 12902/24

Kingborough Council
Development Application: DA-2025-263
Plan Reference No: P3
Date Received: 30/4/2026
Date placed on Public Exhibition: 9/5/2026

Project:
PROPOSED MANAGERS RESIDENCE
at 1 Lumeah Road
Adventure Bay, Bruny Island, 7150
for Chris Rex & Robert Risk
Drawing:
Shadows - June 21st 2pm

DWG No.:
0207
DA10
Date:
20.04.26
Scale:
1 : 200
Drawn:
S.Bowling

Stuart Bowling | Building Design
B. Environmental Design
Phone: 0418 380 391
Email: stuart.bowling@outlook.com
Licence: CC 7580
ABN: 34 531 056 735

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	02.07.2025
B	ADDITIONAL INFORMATION	20.04.2026

6 June 21 2pm
1 : 200



DA10 SHADOWS - JUNE 21st 2pm
Version: 1, Version Date: 08/06/2026



Kingborough Council
 Development Application: DA-2025-263
 Plan Reference No: P3
 Date Received: 30/4/2026
 Date placed on Public Exhibition: 9/5/2026

Project: PROPOSED MANAGERS RESIDENCE at 1 Lumeah Road Adventure Bay, Bruny Island, 7150 for Chris Rex & Robert Risk		20 04 2026	
Drawing: Shadows - June 21st 3pm		02 07 2025	
DWG No.: 0207		DATE	
DA11		DESCRIPTION	
Scale: 1 : 200		REV	
Drawn: S.Bowling		DATE	
Date: 20 04 26		DATE	
Stuart Bowling Building Design B. Environmental Design		DATE	
Phone: 0418 380 391		DATE	
Email: stuart.bowling@outlook.com		DATE	
Licence: CC 7560		DATE	
ABN: 34 531 066 735		DATE	

DA11 SHADOWS - JUNE 21st 3pm
 Version: 1, Version Date: 09/05/2026

7 June 21 3pm
 1 : 200





existing neighbouring property (No. 3 Lumeah Rd.)
PID: 3006002
C.T. 158559/1

existing neighbouring property (No. 8 Endeavour Pl.)
PID: 5062083
C.T. 12902/24

existing neighbouring property (No. 6 Endeavour Pl.)
PID: 5062091
C.T. 12902/23

existing neighbouring property (No. 670 Adventure Bay Rd.)
PID: 5057743
C.T. 219855/1

Kingborough Council
Development Application: DA-2025-263
Plan Reference No: P3
Date Received: 30/4/2026
Date placed on Public Exhibition: 9/5/2026

DA12 SHADOWS - JUNE 21st 4pm
Version: 1, Version Date: 09/04/2026

8 June 21 4pm
1 : 200

SCALE 1: 200



Stuart Bowling | Building Design
B. Environmental Design
Phone: 0418 380 391
Email: stuart.bowling@outlook.com
Licence: CC 7560
ABN: 34 531 056 735

Scale: 1 : 200
DWG No.: 0207
DA12
Date: 20/04/26
Drawn: S.Bowling

Project: PROPOSED MANAGERS RESIDENCE at 1 Lumeah Road Adventure Bay - Bury Island, 7150 for Chris Rex & Robert Risk
Drawing: Shadows - June 21st 4pm

REV.	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	07/07/2025
B	ADDITIONAL INFORMATION	20/04/2026

PLANNING AUTHORITY SESSION ADJOU

OPEN SESSION RESUMES

13 PETITIONS STILL BEING ACTIONED

There are no petitions still being actioned.

14 PETITIONS RECEIVED IN LAST PERIOD

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

15 OFFICERS REPORTS TO COUNCIL

15.1 APPENDICES

RECOMMENDATION

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

ATTACHMENTS

Nil

15.2 AGM NOTICE OF MOTION RESPONSE - SUPPORTING RESIDENTS TO IMPROVE ENERGY EFFICIENCY

File Number: File 8.182

Author: Padraig Pearce, Climate Change Advisor

Authoriser: Liz Quinn, Manager Environmental Services

Strategic Plan Reference

Key Priority Area: 1. Helping our community stay safe, healthy and well connected.

Strategic Outcome: 1.2 Greater collective wellbeing and social cohesion.

1. PURPOSE

- 1.1 The purpose of this report is to respond to the Annual General Meeting (AGM) Notice of Motion from 6 December 2025 that requested Council investigate options to support Kingborough residents improve the energy efficiency, comfort, and cost of running their homes. This report provides an update on progress since the previous report tabled at the 8 April 2026 meeting.

2. BACKGROUND

2.1 At the AGM on 2 December 2025, the following motion was made:

'That during 2026, Kingborough Council investigates and reports back on affordable and cost-effective options to assist Kingborough residents improve the energy efficiency, costs of running and comfort of their homes.'

2.2 The process of electrifying and reducing the costs of energy to run your home ranges from low-cost actions such as additional insulation, draft proofing and use of low-energy settings on existing devices to higher cost investments such as purchasing solar panels and batteries.

2.3 Though Council does provide access to home energy audit toolkits (HEATs), it currently does not deliver education or other targeted options for community energy efficiency beyond this. Programs of this nature are currently being delivered by several councils across Australia, such as "Electrify 2515".

2.4 Aurora Energy launched a third-party electrification program delivered through Boom!Power in April 2026. This program targets electrification of heating, cooking, hot water and solar systems in homes. However, lower-cost actions and options for renters are not included in this delivery.

3. STATUTORY REQUIREMENTS

3.1 There are no statutory requirements associated with this report.

4. DISCUSSION

4.1 Since the original report of 8 April 2026, a community electrification program has been launched by Aurora Energy through a third-party provider. Though this initiative provides a customised approach for homeowners, there remains scope for a program to deliver energy efficiency initiatives that target renters and homeowners with lower cost, behaviour-based and non-electrical (e.g. draft proofing) changes to improve the energy efficiency of their homes.

4.2 Members of the Regional Climate Change Initiative are establishing a framework to engage with an organisation who is a social enterprise and delivers existing electrification programs for other Australian councils which includes no cost and low-cost options for homeowners and renters as well as the higher initial cost improvements such as rooftop solar.

4.3 Through ongoing collaboration in the City of Hobart hosted Electrification Working Group, this program can be co-designed to ensure it complements the existing Aurora program without directly competing and to target low-cost solutions and renters. This solution aligns with the findings of the Net Zero Channel community electrification trial to target the more complex but low-cost options that households currently often miss.

5. FINANCE

5.1 Council is proposing to contribute \$7,000, with other councils contributing between \$6000-\$8000. This will allow for the establishment of the program and for one year of delivery.

5.2 This expenditure is budgeted for in the current financial year.

6. ENVIRONMENT

6.1 Electrification and energy efficiency have the co-benefit of reducing household vulnerabilities to extreme heat through thermal efficiency, and of reducing household

greenhouse gas emissions within the municipality. There are no identified environmental impacts beyond this.

7. COMMUNICATION AND CONSULTATION

7.1 The outcomes of this report will be communicated to Net Zero Channel community group who raised the AGM motion.

8. RISK

8.1 No additional risks have been identified.

9. CONCLUSION

9.1 If approved, officers will continue in the design of this collaborative opportunity to support community electrification through a third-party provider.

10. RECOMMENDATION

That Council notes the intention to provide a community energy efficiency program and that this supports the AGM motion raised on 8 December 2025.

ATTACHMENTS

Nil

Public Copy

15.3 RATES AND CHARGES POLICY UPDATE**File Number:** File 3.14**Author:** Anthony Lovell, Manager Finance**Authoriser:** David Spinks, Director People & Finance**Strategic Plan Reference****Key Priority Area:** 5. Doing the essentials efficiently and effectively so we can build for the future.**Strategic Outcome:** 5.1 Council has financial capacity to meet future needs and opportunities.**1. PURPOSE**

- 1.1 The purpose of this report is to update Council's Rates and Charges Policy, to facilitate a varied rate within the Residential category for Short Stay Visitor Accommodation SSVA properties, and to account for varied rates for Commercial and Industrial use properties.

2. BACKGROUND

- 2.1 Section 86B of the Local Government Act 1993 (the Act) requires councils to have a rates and charges policy. Subsection (4) states a council must review its rates and charges policy at the same time as, or before, making a variation under S107 of the Act of a rate or charge in respect of a financial year, if such a variation of that rate or charge was not made in respect of the previous financial year.
- 2.2 Council is proposing to introduce a general rate variation to increase the general rate by 50% for short stay visitor accommodation properties from 1 July 2026. Accordingly, it is necessary the policy be reviewed and updated.
- 2.3 Property values and usage categories, set by the Office of the Valuer-General (OVG), play an important role in determining how much each individual ratepayer contributes to the cost of delivering Council services and activities. The Local Government Act 1993 expects that the higher the value of the property the higher the rates to be paid.
- 2.4 Under the current Rates and Charges Policy Council adopts the Capital Value (CV) as determined by the Valuer-General as the valuation method to be used in determining rates.
- 2.5 In addition to a Valuation List for all properties in the municipality, OVG also provides Property Valuation Classification Code for each property.
- 2.6 Council considers that the CV method of valuing land provides a fair method of distributing the rate burden across all ratepayers, on the basis that Rates constitute a system of taxation and the equity principle of taxation requires that ratepayers of similar wealth pay similar taxes and ratepayers of greater wealth pay more tax than ratepayers of lesser wealth.
- 2.7 Council Policy includes Guidelines that provide for a general rate with a minimum, service charges for waste management, a stormwater removal rate, and a fire rate (effectively a state government levy).
- 2.8 In practice, Council also applies a varied general rate (sometimes called a differential rate) to Commercial and Industrial properties and has done for some years. However, due to administrative oversight the policy has not been updated to reflect this. Accordingly, it is necessary for the policy to be updated to ensure Council practices and stated policy are aligned.
- 2.9 Following the introduction of the Short Stay Accommodation Act 2019, the OVG reviewed the land use codes for these properties and introduced a new Property Valuation Classification Code, R7 – Short Stay Visitor Accommodation, as a subset of the 'Residential' land use group.

- 2.10 Following Council Budget workshops for the 2026-27 Budget and information presented by staff, it is also proposed that Council introduce a differential general rate on properties used for SSVA purposes and classified as such by OVG.
- 2.11 Following research with OVG and other councils it has been determined that council could also levy differential rates on separate SSVA dwellings within the same property, via adjusted annual value (AAV) per tenancy within that property, as provided by OVG (as is current Council practice already with commercial differential rates).

3. STATUTORY REQUIREMENTS

- 3.1 Local Government Act (Tas) 1993, Part 9 Rates and Charges.

4. DISCUSSION

- 4.1 Whilst Council has broad discretion under the Local Government Act to determine variations to rates, it is also understood that variation of rates should be based on a clear attribute of the land, such as its land use.
- 4.2 While there is no prescribed limit on the size of a differential rate, it is important that each has a clearly articulated policy purpose and that the level of the rate is reasonably connected to that purpose.
- 4.3 In practice, this means Council should be able to explain why a differential exists, what outcome it is intended to achieve
- 4.4 Council's policy objective is to ensure that users of land contribute to provision of services and public infrastructure in an equitable manner.
- 4.5 To this end it is regarded that approved Industrial and Commercial property use should attract a higher level of rates due to the higher demands placed on Council services and the development and maintenance of the Community's infrastructure.
- 4.6 Further Council wants to ensure that owners of residential land used for commercial purposes, such as approved short stay visitor accommodation, contribute to the provision of services and facilities associated with that use in a commercial manner.
- 4.7 The reasoning is similar to that of making differential rates for commercial and industrial use, being increased public costs: short-stay visitors heavily utilize local roads, parking spaces, parklands, public amenities, and waste management facilities.
- 4.8 In addition, Council intends to ensure the fiscal burden does not shift to standard residential rate payers, whose rates are calculated based on the assumption of normal residential usage. Differential SSVA rates prevent long-term local ratepayers from effectively subsidising the waste, infrastructure maintenance, and municipal upkeep costs generated by users of SSVA whose owners are operating a commercial endeavour.
- 4.9 Under the equity and fairness principles properties generating commercial profits should face commercial-scale overheads. Imposing a differential rate ensures SSVA pay their fair share for the local infrastructure that has been effectively commercialized.
- 4.10 Further under the equity principle it can be argued that if not paying a commercial-scale overhead such as Council Rates that they then enjoy a competitive advantage over other styles of commercial accommodation providers (e.g. Hotels/Motels)
- 4.11 Properties designated as SSVA use (subset of residential use) by the OVG, will have the general rate varied by a factor that is deemed to adequately account for the additional burden on Council services and infrastructure referred to above.
- 4.12 Where necessary Council will use assessed annual value (AAV) for separate tenancies within a property, as provided by the Valuer-General, to determine split tenure where a property has multiple land uses – this method is already applied to determine differential commercial rates where appropriate.

5. FINANCE

5.1 Rate types Commercial and Industrial are expected to raise approximately \$4.25m in financial year 2026-27. SSVA being a new rate variation is likely to raise around \$25-\$50k.

6. ENVIRONMENT

6.1 There are no direct environmental aspects with the update of this Policy.

7. COMMUNICATION AND CONSULTATION

7.1 The updated Policy will be available on the Council public website.

7.2 As per S108 of the *Local Government Act 1993*, the CEO must notify ratepayers in a rates notice of a variation to a rate.

8. RISK

8.1 There is a potential compliance risk if Council does not update its Policy to include the intention to vary rates for different land use types. It should be noted however that the Act provides that a rate or charge is not invalidated by reason only that it does not conform to the council's rates and charges policy.

9. CONCLUSION

9.1 The Rates and Charges Policy requires updating to account for the variation in rates pertaining to Commercial and Industrial use. Further, given the demonstrated capacity for Council to vary rates for SSVA as a commercial residential use category, council should also incorporate this into the policy update.

9.2 These updates to the policy will keep Council's Rates and Charges practices in line with the principles of fairness and equity in rates as a form of taxation revenue, from all ratepayers to fund the outcomes of council under Strategic Plan and Long Term Financial Plan.

9.3 The overall Policy has also been reviewed and simplified given the opportunity to reduce some duplication in the clauses.

10. RECOMMENDATION

That Council approve the updated Rates and Charges Policy 3.14 as attached this report.

ATTACHMENTS

1. Rates and Charges Policy 3.14
2. Rates and Charges Policy 3.14 track changes



Rates and Charges Policy

Policy No:	3.14
Approved by Council:	June 2026
New Review Date:	July 2029
Minute No:	
ECM File No:	12.191
Version:	3.0
Responsible Officer:	Manager Finance
Strategic Plan Reference:	2.4 The organisation has a corporate culture that delivers quality customer service, encourages innovation and has high standards of accountability

1. POLICY STATEMENTS

- 1.1 In Tasmania, Council rates are a form of property tax levied by Local Government as the primary source of funding for the many mandatory and discretionary services that are provided. Rates are administered in line with the *Local Government Act 1993* which allows some flexibility for each Council to make decisions that suit its local community.
- 1.2 As rates are a method of taxation, the total amount of rates paid may not directly relate to the services used by each ratepayer.
- 1.3 Property values and usage categories (set by the Valuer-General) play an important role in determining how much each individual ratepayer contributes to the cost of delivering Council services and activities. The *Local Government Act 1993* expects that the higher the value of the property the higher the rates to be paid.
- 1.4 All land within a Council area, except for land specifically exempt (eg. Crown Land, Council occupied land and other prescribed land) is rateable. Council also raises revenue through fees and charges, which are set, giving consideration to the cost of the service provided and any equity issues.

2. DEFINITIONS

- 2.1 Part 9, Section 86, of the *Local Government Act 1993* comprises the definition of key terms applicable to the rating processes of Local Government.

3. OBJECTIVE

- 3.1 The objectives of this policy are to outline Council's approach to determining and collecting rates from its community.
- 3.2 This policy will meet the requirements of Section 86B of the *Local Government Act 1993*, which states each Council must prepare and adopt a Rates and Charges Policy.

4. SCOPE

- 4.1 This policy covers:
 - 4.1.1 The relationship between Council's strategic plans, its budget and rates structure
 - 4.1.2 Council's revenue raising powers
 - 4.1.3 Method used to value land
 - 4.1.4 Adoption of valuations
 - 4.1.5 Differential general rates
 - 4.1.6 Different land usage and rates
 - 4.1.7 Minimum rate
 - 4.1.8 Concessions
 - 4.1.9 Payment of rates
 - 4.1.10 Late payment of rates
 - 4.1.11 Recovery of rates
 - 4.1.12 Sale of land for non-payment of rates
 - 4.1.13 Remission and postponement of rates
 - 4.1.14 Rebate of rates
 - 4.1.15 Disclaimer

5. PROCEDURE (POLICY DETAIL)

5.1 Council is faced with balancing its service levels, the needs and expectations of the community and setting appropriate tax levels to adequately resource and fulfil its roles and responsibilities. In determining rates for the financial year Council gives primary consideration to:

- 5.1.1 Council's Strategic Plan,
- 5.1.2 Council's Long Term Financial Management Plan,
- 5.1.3 the *Local Government Act 1993*,
- 5.1.4 current economic climate, and
- 5.1.5 likely impacts on the community

The resources required to successfully achieve this outcome are documented in the annual plan.

Rates in Kingborough

- 5.2 Kingborough Council considers the combined use of service charges and variable charges (rate in the dollar) per rateable property provides the fairest and most equitable method of determining rates to be levied.
- 5.3 Council considers the imposition of a minimum general rate is the most fair and equitable means of ensuring that all ratepayers contribute equally to the administration of Council's services and the development and maintenance of the Community's infrastructure.
- 5.4 Council adopts the Capital Value (CV), of the land as determined by the Valuer-General as the valuation method to be used in determining rates and uses the Valuation List provided by the Valuer-General for this purpose. The Valuer-General may amend capital value.
- 5.5 Council levies a Stormwater Removal Service Rate incorporating a minimum Stormwater Rate on all properties to fund current and future community Stormwater Infrastructure requirements.
- 5.6 Annual service charges also apply for the collection and disposal of garbage, organic waste and recycling on a per waste bin basis. Council's cost base for landfill waste disposal includes the collection of the State Government Landfill Levy.
- 5.7 Council collects three fire rate levies on behalf of the State Fire Commission based on the cents in the CV dollar, with a minimum fire levy charge.
- 5.8 There are a number of properties which are public, educational, religious or charitable in use or ownership and which are in part or in full exempt from the general rate.
- 5.9 Council considers that the CV method of valuing land provides a fair method of distributing the rate burden across all ratepayers on the following basis:
 - 5.9.1 Rates constitute a system of taxation and the equity principle of taxation requires that ratepayers of similar wealth pay similar taxes and ratepayers of greater wealth pay more tax than ratepayers of lesser wealth;
 - 5.9.2 Property value is a generally accepted indicator of wealth, and capital value, which closely approximates the market value of a property, provides the best indicator of overall property value.
- 5.10 If a ratepayer is dissatisfied with the valuation made, the ratepayer may object to the Valuer-General in writing.
- 5.11 Council has no role in the assessment of objections. The lodgement of an objection does not alter the due date for the payment of rates. Rates must be paid in accordance with the Rate Notice until otherwise notified by Council.

- 5.12 Council considers land use as a fair and equitable method to vary general rates as necessary to distribute the fiscal burden of delivering council services and activities, and development and maintenance of community infrastructure.

Objections to rates notice

- 5.13 Council will consider any objections to rate notices in accordance with Section 123 of the *Local Government Act 1993*.

Rate Concessions

- 5.14 The State Government, in providing equity across Tasmania, funds a range of concessions in relation to Council rates. The concessions are administered by various State Government agencies that determine eligibility and pay the concession directly to Council on behalf of the ratepayer. Concessions are available only on a ratepayer's principal place of residence.
- 5.15 Ratepayers seeking a rate concession are not to withhold payment of rates pending assessment of an application by the State Government. Rates must be paid in accordance with the Rate Notice.
- 5.16 A refund will be paid to an eligible person if Council is advised a concession applies and rates instalments have already been paid.

Payment of Rates

- 5.17 Council rates are payable by four equal instalments in August, October, January and April. The total outstanding balance of rates may be paid in full at any time. Any arrears outstanding are payable immediately.
- 5.18 Any ratepayer who may, or is likely to, experience difficulty with meeting the standard quarterly payment should contact the Rates Department to discuss alternative payment arrangements. Such enquiries are treated confidentially by Council.

Late Payment of Rates

- 5.19 Council has determined that penalties for late payments will be imposed in accordance with the provisions of the *Local Government Act 1993* and relevant Council procedures.
- 5.20 A penalty of 5% of the unpaid rate may be imposed on instalments not paid by the due date.
- 5.21 Daily interest at a rate set by Council's annual Rate Resolution will be applied in respect of the unpaid rate or instalment for the period during which it remains unpaid.

Recovery of Rates

- 5.22 In accordance with sound financial management principles, Council's Rates Department will apply prudent debt management practices to Rate Debtors. This includes an ongoing review of rates in arrears and following a systematic debt recovery approach.
- 5.23 Rates, which remain in arrears for a period exceeding 30 days from the due date of an instalment, will be subject to recovery action.
- 5.24 Council will seek to recover a rate debt through legal Court proceedings if an amount remains overdue in excess of 90 days. Council may also register a caveat on a property where there is an outstanding rate debt.
- 5.25 Prior to taking legal action Council will provide a notice in writing of its intention to recover the outstanding debt through the Courts and provide 14 days for payment prior to lodging the outstanding debt with its solicitors.
- 5.26 Prior to taking legal action Council will take all reasonable steps to establish a payment arrangement or negotiate settlement of the outstanding debt.

Sale of Land for Non-payment of Rates

- 5.27 The *Local Government Act 1993* provides that a Council may sell any property where the rates have been in arrears for a period of three years or more. Council is required to;
- 5.27.1 notify the owner of the land of its intention to sell the land,
 - 5.27.2 provide the owner with details of the outstanding amounts; and
 - 5.27.3 Advise the owner of its intention to sell the land if payment of the outstanding amount is not received within 90 days. Except in extraordinary circumstances, Council will enforce the sale of land for arrears of rates.
- 5.28 All sale of land for rate recovery purposes will be approved by Council prior to the owner being notified.

Remission and Postponement of Rates

- 5.29 Application for remission of rates and charges or postponement of rates will be considered under the discretionary provisions of Section 129 of the *Local Government Act 1993*.

Rebate of Rates

- 5.30 Council has determined that rebates of rates will be only granted when the applicant satisfies the requirements for mandatory rebates under applicable Sections of the *Local Government Act 1993*.
- 5.31 Rebates for Conservation Covenants are addressed within Council Policy 3.9 "Rate Rebate for Conservation Covenant Policy".

Disclaimer

- 5.32 In accordance with the Local Government Act 1993 a rate cannot be challenged on the basis of non-compliance with this policy and must be paid in accordance with the required payment provisions.
- 5.33 Where a ratepayer believes that Council has failed to properly apply this policy, it should raise the matter with Council. In the first instance contact should be made with the Rates Department.

6. GUIDELINES

- 6.1 A general rate with a minimum, service charges for waste management and a stormwater removal service rate incorporating a minimum on all properties, will be applied as a means of raising taxation revenue within the community.
- 6.2 In line with distributing equitably and fairly the fiscal burden of delivering services and the development and maintenance of the community's infrastructure, Council will vary rates for land use falling under the Commercial and Industrial use categories.
- 6.3 Within the Residential general rate category council will vary the rate for Short Stay Visitor Accommodation (SSVA), to ensure that adequate taxation revenue is raised for the community from residential land used for commercial purposes.
- 6.4 Where necessary Council will use assessed annual value as provided by the Valuer-General to determine split tenure where a property has multiple land uses.
- 6.5 Eligible Pensioner ratepayers who hold a Pensioner Concession Card, DVA Gold Card or Government Health Care Card are entitled to a remission of rates, subject to a range of criteria. This remission does not apply to holders of the Commonwealth Seniors Health Cards.
- 6.6 Annual garbage, organic and recycling collection charges and Tasmanian State Government Landfill Levy ,will be charged at a set amount based on the size bin.
- 6.7 The three fire rate levies that Council collects on behalf of the State Fire Commission are based on the cents in the CV dollar, with a minimum levy as set down by the State Fire Commission annually. Council will remit the Levy to the State Fire Commission

- 6.8 Council will apply rebates in accordance with the *Local Government Act 1993*. Council will adhere to the Act in granting full or part exemption for general rates for properties which may include public, educational, religious or charitable in use and ownership.
- 6.9 Council will continue to accept the payment of rates in full or by four instalments. Council will consider other payment arrangements with ratepayers when requested.
- 6.10 Council will impose late payment penalties strictly in accordance with the *Local Government Act 1993*.
- 6.11 Council may enforce the sale of land for non-payment of rates in accordance with the *Local Government Act 1993*.
- 6.12 Council advises that a rate cannot be challenged on the basis of non-compliance with this policy and rates must be paid in accordance with the required payment provisions.

7. COMMUNICATION

- 7.1 This policy will be made available on Council's website.
- 7.2 All Councillors and employees may be briefed on this policy as part of the induction program and on an on-going basis.

8. LEGISLATION

- 8.1 The rating and valuation methods available to local government are covered under various pieces of legislation. In particular Part 9 of the *Local Government Act 1993* and the Valuation of *Land Act 2001* are the most relevant.

An important provision in the Local Government Act 1993 is S86A which provides:

86A. General principles in relation to making or varying rates

- 1) *A council, in adopting policies and making decisions concerning the making or varying of rates, must take into account the principles that –*
- a) *rates constitute taxation for the purposes of local government, rather than a fee for a service; and*
 - b) *the value of rateable land is an indicator of the capacity of the ratepayer in respect of that land to pay rates.*
- 2) *Despite subsection (1), the exercise of a council's powers to make or vary rates cannot be challenged on the grounds that the principles referred to in that subsection have not been taken into account by the council.*

9. RELATED DOCUMENTS

- 9.1 Kingborough Council Strategic Plan 2025 – 2035
- 9.2 Long Term Financial Management Plan

10. AUDIENCE

- 10.1 The Rating and Charges Policy applies to Councillors in setting rates for the community.



Rates and Charges Policy

Policy No:	3.14
Approved by Council:	July 2025 <u>June 2026</u>
New Review Date:	July 2029
Minute No:	C181/11-2025
ECM File No:	12.191
Version:	3.0
Responsible Officer:	Manager Finance
Strategic Plan Reference:	2.4 The organisation has a corporate culture that delivers quality customer service, encourages innovation and has high standards of accountability

Kingborough

Rates and Charges Policy 3.14

1. POLICY STATEMENTS

- 1.1 In Tasmania, Council rates are a form of property tax levied by Local Government as the primary source of funding for the many mandatory and discretionary services that are provided. Rates are administered in line with the *Local Government Act 1993* which allows some flexibility for each Council to make decisions that suit its local community.
- 1.2 As rates are a method of taxation, the total amount of rates paid may not directly relate to the services used by each ratepayer.
- 1.3 Property values and usage categories (set by the Valuer-General) play an important role in determining how much each individual ratepayer contributes to the cost of delivering Council services and activities. The *Local Government Act 1993* expects that the higher the value of the property the higher the rates to be paid.
- 1.4 All land within a Council area, except for land specifically exempt (eg. Crown Land, Council occupied land and other prescribed land) is rateable. Council also raises revenue through fees and charges, which are set, giving consideration to the cost of the service provided and any equity issues.

2. DEFINITIONS

- 2.1 Part 9, Section 86, of the *Local Government Act 1993* comprises the definition of key terms applicable to the rating processes of Local Government.

3. OBJECTIVE

- 3.1 The objectives of this policy are to outline Council's approach to determining and collecting rates from its community.
- 3.2 This policy will meet the requirements of Section 86B of the *Local Government Act 1993*, which states each Council must prepare and adopt a Rates and Charges Policy.

4. SCOPE

- 4.1 This policy covers:
 - 4.1.1 The relationship between Council's strategic plans, its budget and rates structure
 - 4.1.2 Council's revenue raising powers
 - 4.1.3 Method used to value land
 - 4.1.4 Adoption of valuations
 - 4.1.5 Differential general rates
 - 4.1.5.1.6 Different land usage and rates
 - 4.1.6.1.7 Minimum rate
 - 4.1.7.1.8 Concessions
 - 4.1.8.1.9 Payment of rates
 - 4.1.9.1.10 Late payment of rates
 - 4.1.10.1.11 Recovery of rates
 - 4.1.11.1.12 Sale of land for non-payment of rates
 - 4.1.12.1.13 Remission and postponement of rates
 - 4.1.13.1.14 Rebate of rates

Kingborough

Rates and Charges Policy 3.14

~~4.1.144.1.15~~ Disclaimer

5. PROCEDURE (POLICY DETAIL)

5.1 Council is faced with balancing its service levels, the needs and expectations of the community and setting appropriate tax levels to adequately resource and fulfil its roles and responsibilities. In determining rates for the financial year Council gives primary consideration to:

- 5.1.1 Council’s Strategic Plan,
- 5.1.2 Council’s Long Term Financial Management Plan,
- 5.1.3 the *Local Government Act 1993*,
- 5.1.4 current economic climate, and
- 5.1.5 likely impacts on the community

The resources required to successfully achieve this outcome are documented in the annual plan.

Rates in Kingborough

5.2 Kingborough Council considers the combined use of service charges and variable charges (rate in the ~~capital value~~ dollar) per rateable property provides the fairest and most equitable method of ~~determining charging~~ rates to ~~be levied~~ our Community.

5.3 Council considers the imposition of a minimum general rate is the most fair and equitable means of ensuring that all ratepayers contribute equally to the administration of Council’s services and the development and maintenance of the Community’s infrastructure.

5.4 Council adopts the Capital ~~Value~~Value (CV), ~~of the land (CV)~~ as determined by the Valuer-General as the valuation method to be used in determining ~~rates~~ rates and uses the Valuation List provided by the Valuer-General for this purpose. ~~The Valuer-General may amend capital value.~~

5.5 Council levies a Stormwater Removal Service Rate ~~incorporating a minimum Stormwater Rate~~ on all properties to fund current and future ~~community~~ Stormwater Infrastructure requirements.

5.6 Annual service charges also apply for the collection and disposal of garbage, organic waste and recycling on a per waste bin basis. ~~Council’s cost base for landfill waste disposal includes the collection of the State Government Landfill Levy.~~

5.7 Council collects three fire rate levies on behalf of the State Fire Commission based on the cents in the CV dollar, with a minimum fire levy charge.

5.8 There are a number of properties which are public, educational, religious or charitable in use or ownership and which are in part or in full exempt from the general rate.

5.9 Council considers that the CV method of valuing land provides a fair method of distributing the rate burden across all ratepayers on the following basis:

- 5.9.1 Rates constitute a system of taxation and the equity principle of taxation requires that ratepayers of similar wealth pay similar taxes and ratepayers of greater wealth pay more tax than ratepayers of lesser wealth;
- 5.9.2 Property value is a generally accepted indicator of wealth, and capital value, which closely approximates the market value of a property, provides the best indicator of overall property value.

5.10 ~~Council adopts the “CV” as assessed by the Valuer-General as the valuation method to be used in determining rates.~~ If a ratepayer is dissatisfied with the valuation made, the ratepayer may object to the Valuer-General in writing.

Kingborough

Rates and Charges Policy 3.14

5.11 Council has no role in the assessment of objections. The lodgement of an objection does not alter the due date for the payment of rates. Rates must be paid in accordance with the Rate Notice until otherwise notified by Council.

5.11.5.12 Council considers land use as a fair and equitable method to vary general rates as necessary to distribute the fiscal burden of delivering council services and activities, and development and maintenance of community infrastructure.

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Kingborough

Rates and Charges Policy 3.14

Objections to rates notice

[5-125.13](#) Council will consider any objections to rate notices in accordance with Section 123 of the *Local Government Act 1993*.

Rate Concessions

[5-135.14](#) The State Government, in providing equity across Tasmania, funds a range of concessions in relation to Council rates. The concessions are administered by various State Government agencies that determine eligibility and pay the concession directly to Council on behalf of the ratepayer. Concessions are available only on a ratepayer's principal place of residence.

[5-145.15](#) Ratepayers seeking a rate concession are not to withhold payment of rates pending assessment of an application by the State Government. Rates must be paid in accordance with the Rate Notice.

[5-155.16](#) A refund will be paid to an eligible person if Council is advised a concession applies and rates instalments have already been paid.

Payment of Rates

[5-165.17](#) Council rates are payable by four equal instalments in August, October, January and April. The total outstanding balance of rates may be paid in full at any time. Any arrears outstanding are payable immediately.

[5-175.18](#) Any ratepayer who may, or is likely to, experience difficulty with meeting the standard quarterly payment should contact the Rates Department to discuss alternative payment arrangements. Such enquiries are treated confidentially by Council.

Late Payment of Rates

[5-185.19](#) Council has determined that penalties for late payments will be imposed in accordance with the provisions of the *Local Government Act 1993* and relevant Council procedures.

[5-195.20](#) A penalty of 5% of the unpaid rate may be imposed on instalments not paid by the due date.

[5-205.21](#) Daily interest at a rate set by Council's annual Rate Resolution will be applied in respect of the unpaid rate or instalment for the period during which it remains unpaid.

Recovery of Rates

[5-215.22](#) In accordance with sound financial management principles, Council's Rates Department will apply prudent debt management practices to Rate Debtors. This includes an ongoing review of rates in arrears and following a systematic debt recovery approach.

[5-225.23](#) Rates, which remain in arrears for a period exceeding 30 days from the due date of an instalment, will be subject to recovery action.

[5-235.24](#) Council will seek to recover a rate debt through legal Court proceedings if an amount remains overdue in excess of 90 days. Council may also register a caveat on a property where there is an outstanding rate debt.

[5-245.25](#) Prior to taking legal action Council will provide a notice in writing of its intention to recover the outstanding debt through the Courts and provide 14 days for payment prior to lodging the outstanding debt with its solicitors.

[5-255.26](#) Prior to taking legal action Council will take all reasonable steps to establish a payment arrangement or negotiate settlement of the outstanding debt.

Sale of Land for Non-payment of Rates

[5-265.27](#) The *Local Government Act 1993* provides that a Council may sell any property where the rates have been in arrears for a period of three years or more. Council is required to;

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~~5-26-15.27.1~~ notify the owner of the land of its intention to sell the land,

~~5-26-25.27.2~~ provide the owner with details of the outstanding amounts; and

~~5-26-35.27.3~~ Advise the owner of its intention to sell the land if payment of the outstanding amount is not received within 90 days. Except in extraordinary circumstances, Council will enforce the sale of land for arrears of rates.

~~5-275.28~~ All sale of land for rate recovery purposes will be approved by Council prior to the owner being notified.

Remission and Postponement of Rates

~~5-285.29~~ Application for remission of rates and charges or postponement of rates will be considered under the discretionary provisions of Section 129 of the *Local Government Act 1993*.

Rebate of Rates

~~5-295.30~~ Council has determined that rebates of rates will be only granted when the applicant satisfies the requirements for mandatory rebates under applicable Sections of the *Local Government Act 1993*.

~~5-305.31~~ Rebates for Conservation Covenants are addressed within Council Policy 3.9 "Rate Rebate for Conservation Covenant Policy".

Disclaimer

~~5-315.32~~ In accordance with the Local Government Act 1993 a rate cannot be challenged on the basis of non-compliance with this policy and must be paid in accordance with the required payment provisions.

~~5-325.33~~ Where a ratepayer believes that Council has failed to properly apply this policy, it should raise the matter with Council. In the first instance contact should be made with the Rates Department.

6. GUIDELINES

~~6.1~~ Rates constitute taxation for the purposes of Council, rather than a fee for service.

~~6.2~~ The value of rateable land is an indicator of the capacity of ratepayers to pay rates.

~~6.3~~ There is a commitment to the broad principle of fairness and equity in the distribution of rates across all ratepayers.

~~6.4~~ Capital Value (The valuation of the property) is used as the basis for valuing land within the Council area, as determined by the Valuer-General each year.

~~6.5.1~~ A general rate with a minimum, ~~a differential rate applying to non-vacant residential~~, ~~a service charges for waste management~~, ~~and a stormwater removal service rate incorporating a minimum on all properties~~, ~~a minimum rate~~ will be applied as a means of raising taxation revenue within the community.

~~6.2~~ In line with distributing equitably and fairly the fiscal burden of delivering services and the development and maintenance of the community's infrastructure, Council will vary rates for land use falling under the Commercial and Industrial use categories.

~~6.3~~ Within the Residential general rate category council will vary the rate for Short Stay Visitor Accommodation (SSVA), to ensure that adequate taxation revenue is raised for the community from residential land used for commercial purposes.

~~6.4~~ Where necessary Council will use assessed annual value as provided by the Valuer-General to determine split tenure where a property has multiple land uses.

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- 6.65 Eligible Pensioner ratepayers who hold a Pensioner Concession Card, DVA Gold Card or Government Health Care Card are entitled to a remission of rates, subject to a range of criteria. This remission does not apply to holders of the Commonwealth Seniors Health Cards.
- 6.67 Annual garbage, organic and recycling collection charges [and Tasmanian State Government Landfill Levy](#), will be charged at a set amount based on the size bin.
- 6.7 ~~8~~—The three fire rate levies that Council collects on behalf of the State Fire Commission are based on the cents in the CV dollar, [with a minimum levy as set down by the State Fire Commission annually. Council will remit the Levy to the State Fire Commission.](#)
- 6.98 Council will apply rebates in accordance with the *Local Government Act 1993*. Council will adhere to the Act in granting full or part exemption for general rates for properties which may include public, educational, religious or charitable in use and ownership.
- 6.109 Council will continue to accept the payment of rates in full or by four instalments. Council will consider other payment arrangements with ratepayers when requested.
- 6.110 Council will impose late payment penalties strictly in accordance with the *Local Government Act 1993*.
- 6.112 Council may enforce the sale of land for non-payment of rates in accordance with the *Local Government Act 1993*.
- 6.123 Council advises that a rate cannot be challenged on the basis of non-compliance with this policy and rates must be paid in accordance with the required payment provisions.

7. COMMUNICATION

- 7.1 [This policy will be made available on Council's website.](#)
- 7.17.2 All Councillors and employees may be briefed on this policy as part of the induction program and on an on-going basis.

8. LEGISLATION

- 8.1 The rating and valuation methods available to local government are covered under various pieces of legislation. In particular Part 9 of the *Local Government Act 1993* and the Valuation of *Land Act 2001* are the most relevant.

~~The following Sections within the *Local Government Act 1993* related to the Rates and Charges Policy are detailed below:~~

- 8.2 [An important provision in the Local Government Act 1993 is S86A which provides:](#)

86A. General principles in relation to making or varying rates

- 1) A council, in adopting policies and making decisions concerning the making or varying of rates, must take into account the principles that –
 - a) rates constitute taxation for the purposes of local government, rather than a fee for a service; and
 - b) the value of rateable land is an indicator of the capacity of the ratepayer in respect of that land to pay rates.
- 2) Despite subsection (1), the exercise of a council's powers to make or vary rates cannot be challenged on the grounds that the principles referred to in that subsection have not been taken into account by the council.

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9. RELATED DOCUMENTS

- 9.1 Kingborough Council Strategic Plan 2020⁵ – 2023⁵
- 9.2 Long Term Financial Management Plan

10. AUDIENCE

- 10.1 The Rating and Charges Policy applies to Councillors in setting rates for the community.

Public Copy

15.4 OPERATIONAL AND CAPITAL BUDGETS AND RATES RESOLUTION 2026/27**File Number:** 10.47**Author:** David Spinks, Director People & Finance**Authoriser:** Dave Stewart, Chief Executive Officer**Strategic Plan Reference**

Key Priority Area: 2 Deliver quality infrastructure and services.

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

1. PURPOSE

- 1.1 The purpose of this report is to present Council with the Operational Budget, Capital Works Budget, and rates resolution for 2026/27.

2. BACKGROUND

- 2.1 Each year the Council is responsible for preparing and adopting budget estimates for the coming financial year.
- 2.2 As part of this Council sets the level of rates and charges necessary to generate the income required to deliver the services detailed in the budget.
- 2.3 The Council also sets fees and charges for the provision of services. There were set at the 18 May ordinary council meeting.
- 2.4 The Council is the custodian of a very large asset portfolio on behalf of the community. This includes road networks, stormwater systems, a range of buildings for many different services, sporting and recreation facilities, plus walking tracks, and playgrounds. This is valued at over one billion dollars on a replacement cost basis. The operation, maintenance, and associated depreciation cost represents a significant proportion of the annual budget.
- 2.5 Council faces some financial challenges. This has been recognised in the past through its long-term financial plan which has sought to move council toward recording underlying operating surpluses. This is a recognised financial performance measure. However, this objective has not yet been achieved.
- 2.6 Council's current long-term financial plan was approved in June 2023. The financial plan's update has been deferred to allow Council's asset management maturity to improve given its critical importance to long term financial sustainability. It is important that robust asset management data and plans inform key assumptions that underpin the financial plan.
- 2.7 Council has held a number of workshop sessions over the past few months considering all aspects associated with the 2026/27 budget and financial plan. These have included:
 - 2.7.1 February 23: Introduction to strategic asset management.
 - 2.7.2 March 23: Council financial position and preliminary discussion on budget.
 - 2.7.3 March 30: Capital program delivery and draft capital program.
 - 2.7.4 April 13: Draft fees and charges.
 - 2.7.5 April 27: Draft budget and review of cost saving opportunities.
 - 2.7.6 May 11: Review, questions and discussion of draft operating budget

2.7.7 May 25: Draft capital works budget.

- 2.8 The preparation of the 2026/27 budget has been shaped by a complex and evolving financial environment. Council continues to receive strong feedback from the community seeking enhanced services, improved infrastructure, and greater responsiveness. At the same time, rising costs across materials, labour, and service delivery - reflected in a Hobart Consumer Price Index of 5.1% (March) - are placing increasing pressure on Council's financial capacity. Balancing these competing demands, while maintaining community affordability, remains a central challenge.
- 2.9 Council has formally consulted with the community in previous years in relation to the budget. However, given the community consultation undertaken in relation to the development of Council's new strategic plan in 2025, and a range of other consultation projects, Council considered it had an extensive suite of information and feedback and that a further consultation process was not needed.

3. STATUTORY REQUIREMENTS

- 3.1 The *Local Government Act 1993* requires that the Chief Executive Officer must prepare estimates of Council's revenues and expenditure for each financial year. The budget estimates are to contain details of the following:
- 3.1.1 The estimated revenue of the Council;
 - 3.1.2 The estimated expenditure of the Council;
 - 3.1.3 The estimated borrowings by the Council; and
 - 3.1.4 The estimated capital works of the Council.
- 3.2 Part 9 of the *Local Government Act 1993* provides Council with the ability to determine the rates and charges that may be applied to properties within its municipal area.
- 3.3 The Act requires that the budget estimates must be set by Council not earlier than 1 June and not later than 31 August.
- 3.4 Estimates for the financial year must be adopted by the Council, with or without alteration, by absolute majority.

4. OPERATING BUDGET

- 4.1 Council's 2026/27 budget, Attachment 1, shows an overall operating surplus of \$2.258M.
- 4.2 The budgeted underlying operating result, which removes capital and non-recurring items, and which is regarded as a better performance measure, is a deficit of \$2.644M. It is important to note an operating deficit does not mean increased debt.
- 4.3 There are a number of matters influencing this budget and these are discussed as follows.
- 4.4 *Underlying operating deficits.* Council has been recording underlying operating deficits on a regular basis for an extended period of time. Operating costs incorporating both cash and non-cash, exceed operating revenue. This is not a sustainable financial practice. Council has recognised this, and previous versions of Council's long-term financial plan have sought to move Council to underlying operating surpluses. However, this has not been achieved. It should be noted however, there is no financial crisis nor question around viability. Council's cash position is adequate to meet its commitments.

- 4.5 Council entered 2025/26 budgeting for an underlying operating deficit of \$2.52M. The latest forecast is for a deficit of \$1.23M. The improved budget performance arises primarily from planning fees from large developments, gym membership at the Kingborough Sports Centre, salary and wage savings from vacant positions, and increased interest earnings on cash investments. Where appropriate, these and other variances have been reflected in the formulation of the new budget.
- 4.6 It is important that Council moves to recording modest underlying operating surpluses to provide a buffer against unexpected costs, unexpected events e.g. costs arising from storm events, to provide funds for future asset renewal and to meet accepted industry financial benchmarks.
- 4.7 Except for some of the necessary inclusions in this year's budget such as investment into digital transformation, and local government election costs, both further discussed below, Council would be budgeting for a much smaller underlying deficit.
- 4.8 The operating result is sensitive to changes in the rate increase. For example, a 1% decrease in the rate increase represents approximately \$440,000 of income forgone and increases the deficit and may lengthen the period required in order to transition out of operating deficits.
- 4.9 *Review of costs:* Council recognises its responsibility to provide value for money to ratepayers and to address the underlying deficits. To support this, a comprehensive and focused review of its cost base has been undertaken. This has examined expenditure to identify efficiencies and savings. In parallel, fees and charges have also undergone a targeted review, incorporating benchmarking against comparable councils and assessing appropriate levels of cost recovery to ensure a fair and sustainable approach. The ongoing review of costs, combined with targeted investment and revenue measures, represents a clear commitment to improving long-term financial sustainability.
- 4.10 Some of the savings and reductions made, which total in excess of \$1.2M include:
- 4.10.1 The removal of a legal fees allocation in Governance with applicable costs to be absorbed within other existing budgets;
 - 4.10.2 Reductions in legal and contractor costs in Planning due to less activity in reviews of the Planning Scheme and a change in compliance approach;
 - 4.10.3 Removal of the councillor functions budget;
 - 4.10.4 Reducing planned growth in staff numbers;
 - 4.10.5 A review of cost allocations to enable more operating cost to be allocated to capital;
 - 4.10.6 A reduction in the stormwater CCTV inspection budget;
 - 4.10.7 Public facility cleaning to be brought inhouse producing savings;
 - 4.10.8 A reduction to the annual public art acquisition activity;
 - 4.10.9 A decrease to the Community Hub advertising budget;
 - 4.10.10 A reduction in the Natural Areas and Biodiversity budget in accordance with risk;
 - 4.10.11 Recognising the large investment into business improvement arising from investment into technology (see below), a \$100,000 reduction in the separate business improvement budget allocation; and
 - 4.10.12 A reduction in the childminding service at Kingborough Sports Centre to three days per week due to low usage.
- 4.11 *Revenue generation:* Alongside cost discipline, Council is exploring appropriate and equitable revenue generation opportunities. This includes a new differential general rate for short stay accommodation properties. Reflecting the commercial nature of these properties, and consistent with approaches adopted by some other councils,

this measure aims to ensure a fairer contribution toward the infrastructure and services that support this activity. Council is proposing an increase in the general rate of 50% for these properties. Council is also proposing a higher rate increase apply to commercial and industrial properties. Rating is further discussed below.

- 4.12 *Digital transformation:* A key strategic priority within the budget is investment in digital transformation. This investment will lift Council's digital maturity, improve service delivery and accessibility, strengthen cybersecurity in an increasingly complex risk environment, and support the development of a modern, capable, and adaptable workforce. The additional investment in 2026/27 is approximately \$1.35M. These initiatives are expected to drive both service improvements and operational efficiencies over time.
- 4.13 *Dividends from TasWater:* The budget for dividends from TasWater has been decreased based on their draft FY27-31 Corporate Plan.
- 4.14 *Depreciation:* Depreciation is budgeted to increase by \$1.58M or 9.3%. The reasons for this include:
- 4.14.1 The estimated impacts of the 2026/27 revaluation of the roads, footpath and bridges asset class;
 - 4.14.2 The indexation of asset values to reflect increasing asset replacement costs (for classes not being revalued this year); and
 - 4.14.3 Asset additions and acquisitions capitalised.
- 4.15 *Employee costs.* The budget includes an increase in employee costs from \$21.35M to \$22.93M or 7.4%. This increase primarily represents an estimate for the outcome of enterprise agreement negotiations currently underway, together with the inclusion of employee costs for the AFL High Performance Centre project team (which are reimbursed from the state government). Excluding the AFL employee costs which are not ongoing, the increase is 5.3%.
- 4.16 *Local government elections:* Local government councillor elections are to be held in October 2026. An allocation of \$280,000 has been included for the estimated cost to Council from the Tasmanian Electoral Commission.

5. CAPITAL BUDGET

- 5.1 The total capital works budget for 2026/27, including works carried forward from the current year, is \$20.951M.
- 5.2 A full discussion of the program is provided in Attachment 2.

6. RATES AND CHARGES

- 6.1 The 2026/27 budget is based on a 6% general and stormwater rates increase. For commercial and industrial properties a 10% general rate increase is proposed. Waste charges have also increased by 6% from Council but additional to this is a 53% increase in the state government statewide waste levy.
- 6.2 The 2026/27 year is also subject to property value indexation by the Valuer-General. Every six years property values undergo a full revaluation process. For Kingborough a revaluation last occurred four years ago with effect from 1 July 2022. Each two years between revaluations, property values are indexed to reflect market movements. The Valuer-General has released the applicable property value adjustment factors with the following outcomes:
- 6.2.1 Residential valuations increasing 15% except for some localities increasing 20%;
 - 6.2.2 Industrial property class no change;
 - 6.2.3 All other property classes being indexed by 10%.

- 6.3 Property value indexation is revenue neutral to Council as the rate in the dollar applied to property valuations to determine rates payable is adjusted to offset.
- 6.4 Council is also proposing a varied general rate for owners of residential property used for short stay visitor accommodation (SSVA) on the basis it is effectively commercial use.
- 6.5 The reasoning is similar to that of making differential rates for commercial and industrial use, being increased public costs: short-stay visitors heavily utilize local roads, parking spaces, parklands, public amenities, and waste management facilities.
- 6.6 In addition council intends to ensure the fiscal burden does not shift to standard residential rate payers, whose rates are calculated based on the assumption of normal residential usage. Differential SSVA rates prevent long-term local ratepayers from effectively subsidising the waste, infrastructure maintenance, and municipal upkeep costs generated by users of SSVA whose owners are operating a commercial endeavour.
- 6.7 Under the equity and fairness principles properties generating commercial profits should face commercial-scale overheads. Imposing a differential rate ensures SSVA pay their fair share for the local infrastructure that has been effectively commercialized.
- 6.8 Further under the equity principle it can be argued that if not paying a commercial-scale overhead such as council rates that they then enjoy a competitive advantage over other styles of commercial accommodation providers (e.g. hotels/motels)
- 6.9 The proposed differential rate for SSVA is 1.5 times the general rate.
- 6.10 Council's rates and charges are proposed at (rates are rate in the dollar of property capital value):

	2025/26	2026/27
General rate Commercial	0.509263	0.513355
General rate Industrial	0.426468	0.469115
General rate – Residential and other	0.243587	0.223090
General rate Short Stay Visitor Accommodation	Residential & other rate of 0.243587	0.334635
General rate - minimum	\$466	\$494
Stormwater rate	0.007897	0.006828
Stormwater minimum	\$94	\$110
Garbage collection charge – 80 litre, 120/140 litre, 240 litre respectively	\$230, \$328, \$526	\$228, \$324, \$511
Service charge for state government waste levy 80 litre, 120/140 litre, 240 litre respectively	Included in garbage collection charge \$14, \$22, \$44	\$22.50, \$34, \$68
Recycling collection charge – 140 litre and 240 litre respectively	\$102, \$155	\$108, \$164
Greenwaste (FOGO) collection charge	\$129	\$137

6.11 The Fire Service Levy is a State government charge collected by councils and forwarded to the State Fire Commission. The levy for Kingborough is increasing from \$2.224M to \$2.304M or 3.6%. The minimum levy is \$52. The rates that will apply to the various fire service categories, as a rate in the dollar of property capital value, are as follows:

- 6.11.1 Permanent brigade 0.041281
- 6.11.2 Volunteer brigade 0.02445
- 6.11.3 General land 0.010551

6.12 The Local Government Act 1993 provides that penalty and interest charges may be levied to late payments of rates. It is proposed for 2026/27 an interest rate of 10.64% is applied and, consistent with prior practice, a penalty amount of 5%. It is to be noted the penalty is a one-off charge based on the rates instalment unpaid, whereas interest is applied on an ongoing basis to the amount in arrears.

6.13 The rate increases proposed will have the following effects on an average ratepayer. It should be noted that there may be slight differences amongst individual ratepayers due to the effects of property value indexation, not all properties receive exactly the same service (eg not all properties receive the greenwaste collection service), the change in the fire levy is different across the three fire districts, and the impacts of the increase in the statewide waste levy.

Average ratepayer	Average property valuation	Rates 25/26	Rates 26/27	Change
Residential	\$834,000	\$2,408	\$2,570	\$162 or 6.7%
Commercial	\$2,566,000	\$13,068	\$14,410	\$1,342 or 10.3%
Industrial	\$1,210,000	\$6,105	\$6,678	\$573 or 9.4%
Short stay visitor accommodation	\$834,000 (use same as Residential above)	\$2,408	\$3,500	\$1,092 or 45.3%

6.14 Council’s long term financial plan will be updated for better asset planning data and will seek to address the challenges noted above such as ongoing underlying deficits, cost growth, the cash position and ensuring funds are available in the future for required asset renewal.

6.15 It is also important that Council increases its financial resilience as part of prudent risk management and is better able to respond to unexpected circumstances and events. COVID has been a recent example of this. Council is also mindful of the ever present risk of natural disaster and storm and other events and the financial consequences this gives rise to, in terms of community infrastructure and event response and recovery programs.

6.16 The aim is to place Council in a sustainable financial position to enable it to sustainably deliver on Council and community objectives. The proposed rate increase for 2026/27 assists the process of improving Council’s financial position and resilience however it does not fully complete that task. The 2026/27 budget, despite the increase, forecasts a substantial underlying deficit of \$2.644M and Council will still be in a low cash position. Council will explore options available to it to generate additional revenue and continue its focus on managing costs, but it is likely the process of improvement will need to continue beyond 2026/27.

7. CASH FLOW

- 7.1 Council's closing cash balance is budgeted to be \$10.906M. The ultimate cash position may differ from this given it is an outcome of many variables, including the delivery of the capital works program.
- 7.2 In addition, two loans will mature in 2026/27 - \$2.1M in January 2027 and \$2.4M in late June 2027. Whether these loans are repaid, or rolled over (in part or full) will be determined closer to these dates but no debt retirement has been assumed for budgeting purposes.

8. ENVIRONMENT

- 8.1 The budget funds a range of environmental and natural area services and initiatives.

9. COMMUNICATION AND CONSULTATION

- 9.1 An information brochure will be included with the first rates instalment for the year. It will also be published on the website.
- 9.2 A media release will be issued following Council's adoption of the budget.

10. RISK

- 10.1 Council will be in breach of the legislation if the budget estimates are not adopted as outlined at Section 3 above.
- 10.2 The annual budget and annual plan (when adopted) may be inconsistent with the strategies of council, including the overall financial strategy. The outcomes to be resourced by the budget have been formulated from Council's strategic plan. Council has a financial plan approved in June 2023. As noted at Section 2 the financial plan update has been deferred to allow asset management maturity to improve given its critical importance to long term financial sustainability. Whilst the update of the plan is not yet finalised, the development of the budget has been undertaken within the context of the longer term picture and financial challenges.
- 10.3 Financial performance throughout the year may be inconsistent with the annual budget. Circumstances may occur outside the control of Council, such as major weather events, which impact upon Council's budgetary performance. Council receives monthly financial reports comparing actual performance against the budget.
- 10.4 Insufficient funding being allocated to Council owned assets may result in poor community and customer experience. Upgrade, renewal and maintenance requirements of Council's assets have been considered in the formulation of the budget.
- 10.5 The ratepayers and service users may not be able to afford the rates and fees and charges required to fund the budget and the programs it delivers. Council has a hardship policy to support ratepayers and this has been reviewed and expanded.
- 10.6 There is a risk of not addressing the financial challenges present. Council has a long history of recording annual underlying deficits and more are expected based on current forecasts. Not addressing this issue will compromise Council's financial sustainability and resilience, and compound the financial challenges which could include further rate increases and/or review of costs and service levels.
- 10.7 The proposed rate increase for 2026/27, and the cost savings of \$1.2M, seek to assist in the transition away from underlying operating deficits and improving Council's financial position and resilience, however it does not fully complete that task. As has been noted, council's long term financial plan will be updated but it is likely the process of improvement will need to continue beyond 2026/27.

11. CONCLUSION

- 11.1 The 2026/27 operational budget, capital works program and rate resolution are presented for adoption.
- 11.2 Council faces some financial challenges and the budget seeks to assist Council in moving to a more sustainable financial position.
- 11.3 Council recognises its responsibility to provide value for money to ratepayers and to address the underlying deficits. To support this, a comprehensive and focused review of its cost base has been undertaken. This has examined expenditure to identify efficiencies and savings. In parallel, fees and charges have also undergone a targeted review, incorporating benchmarking against comparable councils and assessing appropriate levels of cost recovery to ensure a fair and sustainable approach. The ongoing review of costs, combined with targeted investment and revenue measures, represents a clear commitment to improving long-term financial sustainability.
- 11.4 Alongside cost discipline, Council is exploring appropriate and equitable revenue generation opportunities. This includes a new differential general rate for short stay accommodation properties. Reflecting the commercial nature of these properties, and consistent with approaches adopted by some other councils, this measure aims to ensure a fairer contribution toward the infrastructure and services that support this activity. Council is proposing an increase in the general rate of 50% for these properties. Council is also proposing a higher general rate increase of 10% apply to commercial and industrial properties, instead of the 6% general rate increase for other property types.
- 11.5 A key strategic priority within the budget is investment in digital transformation. This investment will lift Council's digital maturity, improve service delivery and accessibility, strengthen cybersecurity in an increasingly complex risk environment, and support the development of a modern, capable, and adaptable workforce. The additional investment in 2026/27 is approximately \$1.35M. These initiatives are expected to drive both service improvements and operational efficiencies over time.

12. RECOMMENDATION

That Council:

- 1 In accordance with Section 82 of the *Local Government Act 1993 (as amended)* ('the Act') adopts, by absolute majority, the estimates of revenue and expenditure (excluding estimated capital works) for the 2026/27 financial year as detailed in Attachment 1;
- 2 In accordance with Section 82(6) of the Act, by absolute majority, authorises the Chief Executive Officer to make minor adjustments up to \$50,000 to any individual estimate item as he deems necessary during the 2026/27 financial year provided that the total of the Estimates remains unaltered;
- 3 In accordance with Section 90 of the Act, makes a General Rate component for land within the municipal area for the period 1 July 2026 to 30 June 2027 of 0.223090 cents in the dollar of capital value, in respect of all rateable land within the municipal area;
- 4 Pursuant to Section 107 of the Act, by absolute majority, hereby varies the General Rate component (as previously made) for land within the municipal area which is used or predominantly used for industrial purposes to 0.469115 cents in the dollar of capital value of such rateable land;
- 5 Pursuant to Section 107 of the Act, by absolute majority, hereby varies the General Rate component (as previously made) for land within the municipal area which is used or predominantly used for commercial purposes to 0.513355 cents in the dollar of capital value of such rateable land;

- 6 Pursuant to Section 107 of the Act, by absolute majority, hereby varies the General Rate component (as previously made) for land within the municipal area which is used or predominantly used for residential short stay visitor accommodation purposes to 0.334635 cents in the dollar of capital value of such rateable land;
- 7 Pursuant to Section 90(4) of the Act, in making a General Rate, sets a minimum amount of \$494, in respect of all rateable land within the municipal area for the period 1 July 2026 to 30 June 2027;
- 8 Pursuant to Section 129(4) of the Act, by absolute majority, determines that for a member of the class of ratepayers' whose liability to pay the minimum rate assessed in accordance with this Resolution Part 6 arises for more than one property in the municipal area a remission of the Minimum Rate requirement shall automatically be granted for such of that members properties which:-
 - a) only have erected upon them a boat shed, jetty, ramp or similar structure for access to littoral or riparian waters; or
 - b) do not have the qualities of a minimum lot, as defined by the Local Government (Building and Miscellaneous Provisions) Act 1993 (except where such land could be adhered to other lands in the same ownership so as to comprise a block which has the qualities of a minimum lot); and
 - c) the above remission may be withdrawn where the rates have not been paid in full by the due date;
- 9 Pursuant to Section 94(1) of the Act, makes the following charges for land within the municipal area for the period 1 July 2026 to 30 June 2027:
 - a) a Garbage Collection Charge of \$228 for each residential, industrial or commercial unit that is provided with a Council garbage collection service utilising a 80-litre mobile garbage bin, whether that service is used or not;
- 10 Pursuant to Section 94(3A) of the Act, by absolute majority determines to vary the Garbage Collection Charge as follows:
 - a) for each residential, industrial or commercial unit that is provided with a Council garbage collection service utilising a 120-litre or 140-litre mobile garbage bin the service charge is varied to \$324;
 - b) for each residential, industrial or commercial unit that is provided with a Council garbage collection service utilising a 240-litre mobile garbage bin the service charge is varied to \$511;
- 11 Pursuant to Section 94(1) of the Act, by absolute majority makes the following service charges for land within the municipal area for the period 1 July 2026 to June 2027;
 - a) to offset the Tasmanian State Government Landfill Levy payable by Council to the State Government under the *Waste and Resource Recovery Act 2022*, as follows
 - i) Waste Levy State Government Charge 80 Litre garbage bin \$22.50
 - ii) Waste Levy State Government Charge 120 Litre garbage bin \$34
 - iii) Waste Levy State Government Charge 240 Litre garbage bin \$68

- 12 Pursuant to Section 94(1) of the Act, makes the following charges for land within the municipal area for the period 1 July 2026 to 30 June 2027:
- a) a Recycling Collection Charge of \$108 for each residential, industrial or commercial unit that is provided with a Council recycling collection service utilising a 140-litre mobile recycling bin, whether that service is used or not;
- 13 Pursuant to Section 94(3A) of the Act, by absolute majority determines to vary the Recycling Collection Charge as follows:
- a) for each residential, industrial or commercial unit that is provided with a Council recycling collection service utilising a 240-litre mobile recycling bin the charge is varied to \$164;
- 14 Pursuant to Section 94(1) of the Act, makes the following service rates for land within the municipal area for the period 1 July 2026 to 30 June 2027:
- a) a Green Waste (FOGO) Collection Charge of \$137 for each residential or commercial unit that is provided with a Council Green Waste (FOGO) collection service ;
- 15 Pursuant to Section 93 of the Act, makes the following service rates for land within the municipal area for the period 1 July 2026 to June 2027;
- a) a Stormwater Removal Rate of 0.006828 cents in the dollar of capital value of such rateable land within the municipal area.
- 16 Pursuant to Section 93(3) of the Act, in making a Stormwater Removal Rate sets a minimum amount of \$110, in respect of all rateable land within the municipal area for the period 1 July 2026 to June 2027;
- 17 Pursuant to Section 129(4) of the Act, by absolute majority, determines that for a member of the class of ratepayers' whose liability to pay the Stormwater Removal Rate assessed in accordance with this Resolution Part 15 arises for more than one property in the municipal area a remission of the Stormwater Removal Rate shall automatically be granted for such of that members properties which:-
- a) only have erected upon them a boat shed, jetty, ramp or similar structure for access to littoral or riparian waters; or
 - b) do not have the qualities of a minimum lot, as defined by the Local Government (Building and Miscellaneous Provisions) Act 1993 (except where such land could be adhered to other lands in the same ownership so as to comprise a block which has the qualities of a minimum lot); and
 - c) the above remission may be withdrawn where the rates have not been paid in full by the due date;
- 18 Pursuant to Section 93A of the Act and the provisions of the *Fire Service Act 1979 (as amended)*, makes the following rates for land within the municipal area for the period 1 July 2026 to 30 June 2027:
- a) a Permanent Brigade District Fire Rate of 0.041281 cents in the dollar of capital value, subject to a minimum amount of \$52 in respect of all rateable land within the Permanent Brigade Rating District.

- b) a Volunteer Brigade District Fire Rate of 0.012445 cents in the dollar of capital value, subject to a minimum amount of \$52 in respect of all rateable land within Volunteer Brigade Rating District.
 - c) a General Land Fire Rate of 0.010551 cents in the dollar of capital value, subject to a minimum amount of \$52 in respect of all rateable land within the municipal area, which is not within the Permanent Brigade Rating District, or the Volunteer Brigade Rating District;
- 19 Pursuant to Section 124 of the Act, resolves the rates for 2026/27 shall be payable in four instalments, the dates by which the rates are due to be paid are:
- | | |
|-------------------|-----------------|
| First Instalment | 17 August 2026 |
| Second Instalment | 30 October 2026 |
| Third Instalment | 29 January 2027 |
| Fourth Instalment | 30 April 2027 |
- 20 Pursuant to Section 128 of the Act, resolves where an amount of rates remains unpaid after the due date, a penalty of 5% of the unpaid amount, together with interest on the unpaid amount at a rate of 10.64% per annum calculated daily in arrears, shall be applied;
- 21 Pursuant with Sections 89A, 92 and 109N of the Act resolves:
- a) if a supplementary valuation is made of any land prior to 30 June 2027, the Chief Executive Officer may at his discretion adjust the amount payable in respect of any or all rates for that land for that financial year in line with the new valuation; and
 - b) If a rates notice is issued by the Chief Executive Officer under sub-clause (a), the amount shown as payable on that notice is due to be paid within 30 days of the date on which that notice is issued.
- 22 Pursuant to Section 82 of the Act:
- a) adopts the Capital Works Program for the 2026/27 financial year as detailed in the Annual Estimates, Attachment 2; and
 - b) in accordance with section 82(6) of the Act, by absolute majority, authorises the Chief Executive Officer to make minor adjustments up to \$150,000 to any individual estimate item as he deems necessary during the 2026/27 financial year provided that the total of the Estimates remains unaltered.

ATTACHMENTS

1. **2026-2027 Budget Council Report**
2. **Capital Works Program FY27 Report (under separate cover)**

Kingborough



**OPERATIONAL
BUDGET ESTIMATES 2026/27**

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KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

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KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

Summary Operating Statement All

	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
Income					
Rates - All	47,054,139	43,781,269	43,661,269	3,272,870	3,392,870
Income Levies	2,304,706	2,224,471	2,224,471	80,235	80,235
Statutory Fees & Fines	2,106,315	1,874,800	2,354,800	231,515	(248,485)
User Fees	2,256,205	1,930,900	2,160,900	325,305	95,305
Grants Recurrent	4,127,000	3,394,000	4,557,338	733,000	(430,338)
Contributions - Cash	300,000	230,000	280,000	70,000	20,000
Reimbursements	1,314,697	1,286,000	1,416,000	28,697	(101,303)
Other Income	683,302	540,950	658,950	142,352	24,352
Total Income	60,366,364	55,482,390	57,533,728	4,883,974	2,832,636
Expenses					
Employee Costs	22,937,695	21,350,594	21,666,205	(1,587,101)	(1,271,490)
Expenses Levies	2,304,706	2,224,471	2,224,471	(80,235)	(80,235)
Loan Interest	552,350	670,000	590,000	117,650	37,650
Materials and Services	15,610,259	14,148,628	14,690,171	(1,461,631)	(920,088)
Other Expenses	5,343,672	4,887,749	5,034,749	(455,923)	(308,923)
Total Expenses	46,968,682	43,501,443	44,425,597	(3,467,239)	(2,543,085)
Net Operating Surplus/(Deficit) before:	13,397,682	11,980,947	13,108,131	1,416,735	289,551
Carrying Amount of Assets Retired	750,000	750,000	750,000	(0)	(0)
Depreciation	18,524,540	16,945,000	16,945,000	(1,579,540)	(1,579,540)
Loss/(Profit) on Disposal of Assets	(150,000)	(200,000)	(200,000)	(50,000)	(50,000)
Net Operating Surplus/(Deficit) before:	(5,726,858)	(5,514,053)	(4,386,869)	(212,805)	(1,339,989)
Interest	584,000	377,000	537,000	207,000	47,000
Dividends	1,232,000	1,601,600	1,601,600	(369,600)	(369,600)
Share of Profit from Invest. In Assoc	278,000	200,000	200,000	78,000	78,000
Investment Copping	988,000	811,000	811,000	177,000	177,000
NET OPERATING SURPLUS/(DEFICIT)	(2,644,858)	(2,524,453)	(1,237,269)	(120,405)	(1,407,589)
NON UNDERLYING SURPLUS TRANSACTIONS					
Grants Capital	3,903,160	2,900,633	2,900,633	1,002,527	1,002,527
Contributions - Capital	0	0	0	(0)	(0)
Contributions - Non Monetary Assets	1,000,000	1,000,000	1,000,000	(0)	(0)
Initial Recognition of Infrastructure Assets	0	0	0	(0)	(0)
NET SURPLUS/(DEFICIT)	2,258,302	1,376,180	2,663,364	882,122	(405,062)

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

GOVERNANCE	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
RATES AND FIRE LEVIES					
General Rate	37,593,469	35,224,396	35,182,440	2,369,073	2,411,029
Fire Levy - General Land	446,932	437,299	437,927	9,633	9,005
Fire Levy - Permanent Brigade	570,057	541,271	543,467	28,786	26,590
Fire Levy - Volunteer Brigade	1,287,717	1,245,901	1,255,214	41,816	32,503
TOTAL RATES AND LEVIES	39,898,175	37,448,867	37,419,048	2,449,308	2,479,127
USER FEES					
KWS Corporate Support	109,405	105,400	96,637	4,005	12,768
TOTAL USER FEES	109,405	105,400	96,637	4,005	12,768
GRANTS RECURRENT					
Grants - Federal	3,350,000	3,100,000	3,100,000	250,000	250,000
Grants - State	294,000	294,000	294,000	0	0
TOTAL RECURRENT GRANTS	3,644,000	3,394,000	3,394,000	250,000	250,000
GRANTS CAPITAL					
Grants - Federal Capital	1,621,887	2,900,633	375,978	(1,278,746)	1,245,909
Grants - State Capital	2,281,273	0	2,130,467	2,281,273	150,806
TOTAL CAPITAL GRANTS	3,903,160	2,900,633	2,506,445	1,002,527	1,396,715
OTHER INCOME					
Contributions - Car Parking	30,000	0	10,264	30,000	19,736
Contributions - Public Open Space	150,000	150,000	134,650	0	15,350
Contributions - Non Monetary Assets	1,000,000	1,000,000	1,000,000	0	0
Interest On Overdue Rates	137,627	120,000	137,627	17,627	0
Investment Copping	988,000	811,000	811,000	177,000	177,000
Pensioner Rate Remission (State Govt)	1,314,697	1,286,000	1,419,057	28,697	(104,360)
Proceeds of Sale of Assets	150,000	200,000	216,267	(50,000)	(66,267)
Share of Profits/(Losses) of Invest. In Assoc	278,000	200,000	200,000	78,000	78,000
Sundry Receipts	1,000	1,000	1,178	0	(178)
Tas Water Dividend	1,232,000	1,601,600	1,601,600	(369,600)	(369,600)
TOTAL OTHER INCOME	5,281,324	5,369,600	5,531,643	(88,276)	(250,319)
TOTAL INCOME	52,836,064	49,218,500	48,947,773	3,617,564	3,888,291
EXPENSES					
TOTAL EMPLOYEE BENEFITS	605,426	1,093,492	795,870	488,066	190,444
MATERIALS AND SERVICES					
Consultancy Services	20,000	31,500	15,720	11,500	(4,280)
Hobart City Deal+Greater Hobart Strategic Partnership	91,500	91,500	0	0	(91,500)
Internal Audit Fees	55,000	50,000	68,206	(5,000)	13,206
Plant and Vehicles Costs	12,000	13,000	11,997	1,000	(3)
Telephone	600	800	584	200	(16)
TOTAL MATERIALS AND SERVICES	179,100	186,800	96,507	7,700	(82,593)

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

GOVERNANCE	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
OTHER EXPENSES					
Advertising & Marketing	5,000	5,000	3,249	0	(1,751)
Audit Committee (Sitting Fees)	14,532	14,000	15,424	(532)	892
Binding & Printing	5,501	5,300	3,668	(201)	(1,833)
Business Improvement Projects	100,000	200,000	99,980	100,000	(20)
Citizenship Ceremony	3,841	3,700	3,093	(141)	(748)
Council Elections	329,400	38,000	30,485	(291,400)	(298,915)
Council Functions	0	7,000	3,797	7,000	3,797
Councillors Allowances	479,838	491,466	496,067	11,628	16,229
Councillors Conferences	7,000	7,000	7,026	0	26
Councillors Expenses	4,000	4,000	3,005	0	(995)
Councillors Mayoral Vehicle Expenses	4,000	2,000	2,742	(2,000)	(1,258)
Councillors P.A. Insurance	500	500	5,953	0	5,453
Donations	12,000	12,000	13,620	0	1,620
K Comm Enterprise Centre	35,000	35,000	35,000	0	0
Kingborough Community Awards	2,000	2,000	2,000	0	0
Land Tax	591,770	547,000	542,369	(44,770)	(49,401)
Legal Fees	0	10,000	11,852	10,000	11,852
Mayoral Donations	4,000	4,000	2,380	0	(1,621)
Operational Savings to be identified	0	(200,000)	(99,980)	(200,000)	(99,980)
Rate Remissions - Council Other	24,000	24,000	24,194	0	194
Rate Remissions - Government	1,244,158	1,217,000	1,442,733	(27,158)	198,575
Rate Remissions - Fire Pensioner	70,540	69,000	2,281	(1,540)	(68,259)
Staff Functions	5,200	5,000	5,321	(200)	121
Southern Council Network	9,500	9,500	9,500	0	0
Southern Metro Bicycle Program	15,000	15,000	14,000	0	(1,000)
Subscriptions - LGAT	80,835	77,539	77,539	(3,296)	(3,296)
Subscriptions - Other	2,076	2,000	636	(76)	(1,440)
Sundry	2,076	2,000	2,635	(76)	559
Tourism	10,380	10,000	7,876	(380)	(2,504)
TOTAL OTHER EXPENSES	3,062,147	2,619,005	2,768,444	(443,142)	(293,703)
FIRE LEVIES EXPENSE					
Fire Levy - General Land	446,932	437,299	438,023	(9,633)	(8,909)
Fire Levy - Permanent Brigade	570,057	541,271	537,515	(28,786)	(32,542)
Fire Levy - Volunteer Brigade	1,287,717	1,245,901	1,248,934	(41,816)	(38,783)
TOTAL FIRE LEVIES EXPENSE	2,304,706	2,224,471	2,224,471	(80,235)	(80,235)
TRANSFERS EXPENSE					
Car Parking	0	0	10,264	0	10,264
Public Open Space	0	0	59,650	0	59,650
TOTAL TRANSFERS EXPENSE	0	0	69,914	0	69,914
CARRYING AMOUNT OF ASSETS RETIRED	750,000	750,000	750,000	0	0
DEPRECIATION	1,000	1,000	1,120	0	120
TOTAL EXPENSES	6,902,379	6,874,768	6,706,326	(27,611)	(196,053)
TOTAL SURPLUS/ DEFICIT	45,933,685	42,343,732	42,241,447	3,589,953	3,692,238

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

FINANCE	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
STATUTORY FEES AND FINES					
Charges - Certificates	285,400	275,000	280,800	10,400	4,600
TOTAL FEES AND FINES	285,400	275,000	280,800	10,400	4,600
OTHER INCOME					
Bruny Island PO Commissions	61,200	59,000	59,170	2,200	2,030
Commissions	2,075	2,000	2,353	75	(278)
Fire Levy	92,200	89,000	66,745	3,200	25,455
Interest - Bank & Investments	584,000	377,000	520,140	207,000	63,860
Sundry Receipts	1,500	2,000	1,346	(500)	154
TOTAL OTHER INCOME	740,975	529,000	649,753	211,975	91,222
ONCOSTS					
Oncost Recovery - Garbage Rates	150,000	150,000	150,000	0	0
TOTAL ONCOSTS	150,000	150,000	150,000	0	0
TOTAL INCOME	1,176,375	954,000	1,080,553	222,375	95,822
EXPENSES					
TOTAL EMPLOYEE BENEFITS	1,578,200	1,529,754	1,477,249	(48,446)	(100,951)
MATERIALS AND SERVICES					
Consultants	11,410	11,000	18,765	(410)	7,355
Contractors	7,260	7,000	3,520	(260)	(3,740)
New Equipment & Furniture	1,040	1,000	1,263	(40)	223
Plant and Vehicles Costs (Internal)	31,300	22,500	25,513	(8,800)	(5,787)
Stationery	10,000	15,000	15,530	5,000	5,530
Telephone	4,000	2,000	4,142	(2,000)	142
TOTAL MATERIALS AND SERVICES	65,010	58,500	68,733	(6,510)	3,723
OTHER EXPENSES					
Advertising & Marketing - Rates	1,000	1,000	1,000	0	0
Audit Fees (External)	76,800	70,000	65,000	(6,800)	(11,800)
Bank Charges	114,180	110,000	109,266	(4,180)	(4,914)
Bruny Post Office Expenses	32,180	31,000	29,575	(1,180)	(2,605)
Collection Costs & Commissions	15,570	15,000	14,528	(570)	(1,042)
Fringe Benefits Tax	83,000	83,000	59,463	0	(23,537)
Insurance - Councillors & Officers Liability (Fidelity)	37,000	42,000	35,576	5,000	(1,424)
Insurance - Industrial Special Risk	384,300	324,000	370,287	(60,300)	(14,013)
Insurance - Public Liability	275,700	289,000	265,671	13,300	(10,029)
Legal Fees & Retainers	10,000	15,000	7,500	5,000	(2,500)
Minor Cash Discrepancies	0	0	5	0	5
Printing - Finance	8,000	5,000	7,971	(3,000)	(29)
Notices - Rates	10,380	10,000	5,796	(380)	(4,584)
Postage - Finance	21,800	21,000	23,575	(800)	1,775
Postage - Rates	66,430	64,000	51,922	(2,430)	(14,508)

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

FINANCE	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
Sundry - Finance	300	500	260	200	(40)
Sundry - Rates	300	500	260	200	(40)
Valuation Fees	70,000	100,000	71,170	30,000	1,170
TOTAL OTHER EXPENSES	1,206,940	1,181,000	1,118,825	(25,940)	(88,115)
LOAN INTEREST	552,350	670,000	656,488	117,650	104,138
TOTAL EXPENSES	3,402,500	3,439,254	3,321,495	36,754	(81,005)
TOTAL SURPLUS/ DEFICIT	(2,226,125)	(2,485,254)	(2,240,942)	259,129	14,817

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KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

DIGITAL EXPERIENCE	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
OTHER INCOME					
Sundry Receipts	0	0	334	0	(334)
TOTAL OTHER INCOME	0	0	334	0	(334)
TOTAL INCOME	0	0	334	0	(334)
EXPENSES					
TOTAL EMPLOYEE BENEFITS	1,179,573	1,038,793	1,021,832	(140,780)	(157,741)
MATERIALS AND SERVICES					
Computer - Printing & Consumables	10,000	10,000	6,958	0	(3,043)
Consultant Business Analyst	0	125,000	124,905	125,000	124,905
Hardware Maintenance Infrastructure Services	130,400	119,435	99,467	(10,965)	(30,933)
Software Maintenance Subscriptions & Licenses	1,811,791	669,519	760,599	(1,142,272)	(1,051,192)
Digital Imagery Capture Geospatial Services	83,582	75,202	69,261	(8,380)	(14,321)
IT Contract Services Managed Services	374,508	47,000	86,112	(327,508)	(288,396)
New Equipment & Furniture	6,000	6,000	3,639	0	(2,361)
Plant and Vehicle Costs	10,000	10,000	38,306	0	28,306
Telephone	112,000	112,000	91,696	0	(20,304)
TOTAL MATERIALS AND SERVICES	2,538,281	1,174,156	1,280,942	(1,364,125)	(1,257,339)
OTHER EXPENSES					
Records Storage Information Management	37,500	37,500	32,120	0	(5,380)
Sundry	0	300	131	300	131
TOTAL OTHER EXPENSES	37,500	37,800	32,251	300	131
DEPRECIATION	201,000	173,000	152,400	(28,000)	(48,600)
TOTAL EXPENSES	3,956,354	2,423,749	2,487,425	(1,532,605)	(1,463,548)
TOTAL SURPLUS/ DEFICIT	(3,956,354)	(2,423,749)	(2,487,091)	(1,532,605)	(1,463,883)

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

PEOPLE & SAFETY	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
EXPENSES					
TOTAL EMPLOYEE BENEFITS	584,148	566,199	534,905	(17,949)	(49,243)
MATERIALS AND SERVICES					
Consultants	30,000	30,000	48,362	0	18,362
New Equipment & Furniture	2,000	2,000	1,981	0	(19)
Plant and Vehicles Costs (Internal)	13,000	12,500	8,915	(500)	(4,085)
Telephone	700	508	530	(192)	(170)
TOTAL MATERIALS AND SERVICES	45,700	45,008	59,787	(692)	14,087
OTHER EXPENSES					
Employee Assistance Service	17,000	12,000	21,750	(5,000)	4,750
Legal Fees & Technical Advice	37,500	105,000	69,682	67,500	32,182
Postage	0	600	300	600	300
Printing	0	600	300	600	300
Risk Management - General Expenses	32,000	32,000	47,065	0	15,065
Risk Management - Drug & Alcohol Testing	6,000	4,000	5,465	(2,000)	(535)
Risk Management - Employee Security	3,000	1,500	1,285	(1,500)	(1,715)
Staff Recruitment Costs (General)	45,000	45,000	53,064	0	8,064
Staff Tea & Coffee	20,000	14,000	14,300	(6,000)	(5,700)
Sundry	3000	3,000	1,540	0	(1,460)
TOTAL OTHER EXPENSES	163,500	217,700	214,751	54,200	51,251
DEPRECIATION	0	0	200	0	200
TOTAL EXPENSES	793,348	828,907	809,643	35,559	16,295
TOTAL SURPLUS/ DEFICIT	(793,348)	(828,907)	(809,643)	(35,559)	(16,295)

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

COMMUNICATIONS	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
EXPENSES					
TOTAL EMPLOYEE COSTS	323,780	307,635	302,459	(16,145)	(21,321)
MATERIALS AND SERVICES					
Consultancy Services	5,000	10,000	5,020	5,000	20
New Equipment & Furniture	500	1,000	1,078	500	578
Plant and Vehicles Costs - Internal	1,200	1,200	789	0	(411)
Telephone	300	300	251	0	(49)
TOTAL MATERIALS AND SERVICES	7,000	12,500	7,138	5,500	138
OTHER EXPENSES					
Communications (Advertising)	15,000	20,000	15,704	5,000	704
Community Engagement	5,000	5,000	3,006	0	(1,994)
Subscriptions - Other	1,000	1,000	960	0	(40)
Sundry	500	1,000	567	500	67
TOTAL OTHER EXPENSES	21,500	27,000	20,237	5,500	(1,263)
DEPRECIATION	1000	1,000	720	0	(280)
TOTAL EXPENSES	353,280	348,135	330,554	(5,145)	(22,726)
TOTAL SURPLUS/ DEFICIT	(353,280)	(348,135)	(330,554)	(5,145)	(22,726)

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KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

COMPLIANCE	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
STATUTORY FEES AND FINES					
By-Laws & Other Fees & Fines	1,000	20,000	1,000	(19,000)	0
Pound Fees - Dogs	4,000	5,000	4,197	(1,000)	(197)
Dog Registration Fees	270,000	270,000	263,177	0	6,823
Licence - Fees & Fines	35,000	33,000	34,782	2,000	218
Parking - Fees & Fines	160,000	110,000	150,000	50,000	10,000
Recovered Legal & Collection Costs	0	15,000	8,824	(15,000)	(8,824)
TOTAL STATUTORY FEES AND FINES	470,000	453,000	461,979	17,000	8,021
OTHER INCOME					
Sundry Receipts	0	1,000	520	(1,000)	(520)
TOTAL OTHER INCOME	0	1,000	520	(1,000)	(520)
TRANSFERS					
Transfers Income	(45,000)	(42,000)	(42,000)	(3,000)	(3,000)
TOTAL TRANSFERS	(45,000)	(42,000)	(42,000)	(3,000)	(3,000)
TOTAL INCOME	425,000	412,000	420,499	13,000	4,501
EXPENSES					
TOTAL EMPLOYEE BENEFITS	1,620,287	1,685,444	1,642,984	65,157	22,697
MATERIALS AND SERVICES					
Contractors	2,000	2,000	1,730	0	(270)
Fire Hazard Inspection & Abatement	1,500	1,500	750	0	(750)
New Equipment & Furniture - Compliance	2,500	2,500	1,240	0	(1,260)
New Equipment & Furniture - Customer Service	3,000	3,500	1,860	500	(1,140)
Plant and Vehicles Costs (Internal)	56,000	40,000	46,561	(16,000)	(9,439)
Telephone	4,000	4,000	2,878	0	(1,122)
TOTAL MATERIALS AND SERVICES	69,000	53,500	55,019	(15,500)	(13,981)
OTHER EXPENSES					
Advertising & Marketing - Animal Control	7,500	7,500	7,493	0	(7)
Collection Costs	5,000	5,000	3,974	0	(1,026)
Dog Disposal (Dogs Home Tas)	5,000	5,000	5,077	0	77
Dog Signage	1,000	1,000	1,237	0	237
Feed for Animals	1,000	1,000	722	0	(278)
Legal Fees & Retainers	50,000	55,000	47,603	5,000	(2,397)
Postage - Animal Notices	7,000	7,000	3,520	0	(3,480)
Pound Maintenance & Upgrade	1,500	1,500	776	0	(724)
Refund Fees & Charges	1,000	1,000	1,171	0	171
Sundry	7,500	7,500	8,694	0	1,194
TOTAL OTHER EXPENSES	86,500	91,500	80,267	5,000	(6,233)

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

COMPLIANCE	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
TOTAL EXPENSES	1,775,787	1,830,444	1,778,270	54,657	2,483
TOTAL SURPLUS/ DEFICIT	(1,350,787)	(1,418,444)	(1,357,771)	67,657	6,984

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KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

Kingborough Sports Precinct	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
USER FEES					
Fitness Centre - Casual	13,000	16,500	13,670	(3,500)	(670)
Fitness Centre - Jack Jumpers	0	2,000	3,162	(2,000)	(3,162)
Fitness Centre - Membership	756,720	490,000	650,000	266,720	106,720
Fitness Centre - Programs	20,000	22,000	20,305	(2,000)	(305)
Fitness Centre - School Bookings	7,000	10,000	7,128	(3,000)	(128)
Rental - 3rd 4th Floor (Martial Arts Etc)	22,000	25,000	22,170	(3,000)	(170)
Rental - Gymnastics Centre	29,000	29,000	29,251	0	(251)
Rental - Indoor Cricket Centre	15,600	15,600	15,467	0	133
Rental - Jack Jumpers Office	10,000	10,000	11,565	0	(1,565)
Rental - KSC General	3,500	4,000	1,960	(500)	1,540
Rental - Other Buildings	1,000	1,000	1,685	0	(685)
Rental - Telstra Tower	6,800	6,600	6,810	200	(10)
Sports Centre - Childminding	10,000	8,000	8,225	2,000	1,775
Sports Centre - Equipment Hire & Sales	0	300	130	(300)	(130)
Sports Centre - Kiosk Sales	362,000	325,000	332,510	37,000	29,490
Sports Centre - School Bookings	7,000	28,000	10,000	(21,000)	(3,000)
Sports Centre - Squash	20,000	20,000	19,511	0	489
Sports Centre - Stadium Basketball	150,000	130,000	151,883	20,000	(1,883)
Sports Centre - Stadium Jack Jumpers	8,000	33,000	35,392	(25,000)	(27,392)
Sports Centre - Stadium Netball	65,000	65,000	64,477	0	523
Sports Centre - Stadium Pickleball	35,000	0	0	35,000	35,000
Sports Centre - Stadium Other	85,000	100,000	103,036	(15,000)	(18,036)
Sports Centre - Table Tennis	10,500	10,500	10,485	0	15
TOTAL USER FEES	1,637,120	1,351,500	1,518,823	285,620	118,297
OTHER INCOME					
KSC Advertising	4,000	4,000	4,129	0	(129)
Charges Recovered	31,000	31,000	34,809	0	(3,809)
Charges Recovered - KHS	42,000	40,000	39,459	2,000	2,541
Sponsorship	0	2,000	980	(2,000)	(980)
TOTAL OTHER INCOME	77,000	77,000	79,377	0	(2,377)
TOTAL INCOME	1,714,120	1,428,500	1,598,200	285,620	115,920
EXPENSES					
TOTAL EMPLOYEE BENEFITS	1,053,620	1,069,279	1,057,271	15,659	1,075

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

Kingborough Sports Precinct	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
SPORTS CENTRE EXPENSES					
Advertising & Marketing	500	500	355	0	(145)
Building Maintenance	94,975	85,000	92,000	(9,975)	(2,975)
Cleaning	120,000	91,000	100,000	(29,000)	(20,000)
Equipment Maintenance	8,500	8,000	8,545	(500)	45
Hire Equipment Replacement	1,000	1,500	720	500	(280)
Indoor Cricket Building Maintenance	1,500	1,500	1,800	0	300
Kiosk Purchases	166,000	160,000	160,461	(6,000)	(5,539)
Licenses and Subscriptions	12,450	12,000	11,727	(450)	(723)
Light & Power	61,000	61,000	60,083	0	(917)
New Equipment & Furniture	3,000	3,000	1,614	0	(1,386)
Plant and Vehicles Costs (Internal)	14,000	4,000	10,000	(10,000)	(4,000)
Purchase Sports Goods	500	500	260	0	(240)
Refund Fees & Charges	200	1,500	720	1,300	520
Security	5,000	5,000	0	0	(5,000)
Stationery	1,000	500	607	(500)	(393)
Sundry	2,100	2,500	1,281	400	(819)
Telephone	2,075	2,000	3,910	(75)	1,835
Waste Disposal	7,785	7,500	7,744	(285)	(41)
Water & Sewerage	110,000	110,000	111,398	0	1,398
SPORTS CENTRE TOTAL EXPENSES	611,585	557,000	573,224	(54,585)	(38,361)
FITNESS CENTRE EXPENSES					
Advertising & Marketing	500	500	1,587	0	1,087
Cleaning	15,570	15,000	13,189	(570)	(2,381)
Equipment Maintenance	2,500	2,500	1,600	0	(900)
Leased Equipment	72,000	20,000	30,000	(52,000)	(42,000)
New Equipment & Furniture	2,500	1,500	2,797	(1,000)	297
Refund Fees & Charges	500	500	922	0	422
Subscriptions	1,000	1,000	1,092	0	92
Sundry	1,550	1,500	2,259	(50)	709
TOTAL FITNESS CENTRE EXPENSES	96,120	42,500	53,446	(53,620)	(42,674)
DEPRECIATION	968,000	876,000	896,055	(92,000)	(71,945)
TOTAL EXPENSES	2,729,325	2,544,779	2,579,995	(184,546)	(151,905)
TOTAL SURPLUS/ DEFICIT	(1,015,205)	(1,116,279)	(981,795)	101,074	(35,985)

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

PROPERTY MANAGEMENT	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
STATUTORY FEES AND FINES					
By-Laws & Other Fees & Fines	2500	500	3,162	2,000	(662)
TOTAL STATUTORY FEES AND FINES	2500	500	3,162	2,000	(662)
USER FEES					
Fees - Burial Plots	7,600	7,600	10,235	0	(2,635)
Lease - Depot Bus Parking	35,360	39,000	35,360	(3,640)	0
Rental - 98 Beach Road Kingston	27,000	25,300	25,420	1,700	1,580
Rental - Adventure Bay East Cove Jetty	7,980	7,980	8,420	0	(440)
Rental - Alonnah Hall	1,800	1,500	2,227	300	(427)
Rental - Barnes Bay Hall	100	100	100	0	0
Rental - Blackmans Bay Hall	21,000	20,000	25,416	1,000	(4,416)
Rental - Dennes Point Hall	17,500	17,500	17,160	0	340
Rental - Dru Pt BBQ Shelters	1,000	900	420	100	580
Rental - Dru Pt Kiosk	5,200	5,200	5,990	0	(790)
Rental - General Halls & Buildings	4,250	4,250	3,992	0	258
Rental - Glensyn Units	16,000	15,000	14,246	1,000	1,754
Rental - Kettering South	1,000	1,000	620	0	380
Rental - Kingston Beach Hall	42,000	42,000	43,044	0	(1,044)
Rental - Kingston Tennis Club	660	660	300	0	360
Rental - Margate Hall	10,000	10,000	9,830	0	170
Rental - Sandfly Hall	3,500	3,500	5,593	0	(2,093)
Rental - Taroona Fire Station	6,220	6,200	6,578	20	(358)
Rental - Taroona Tennis Club	660	660	1,074	0	(414)
Rental - Twin Oval Pavillion	2,400	2,400	2,744	0	(344)
TOTAL USER FEES	211,230	210,750	218,770	480	(7,540)
OTHER INCOME					
Charges Recovered	20,000	20,000	28,874	0	(8,874)
Sundry Receipts	1,000	1,000	520	0	480
TOTAL OTHER INCOME	21,000	21,000	29,394	0	(8,394)
TOTAL INCOME	234,730	232,250	251,326	2,480	(16,596)
EXPENSES					
TOTAL EMPLOYEE COSTS	827,818	802,195	816,974	(25,623)	(10,844)
MATERIALS & SERVICES					
CCTV Maintenance	20,000	20,000	14,430	0	(5,570)
Cleaning - Beach House	12,000	12,000	11,852	0	(148)
Cleaning - Civic Centre	55,000	60,000	49,537	5,000	(5,463)
Cleaning - Project Office	6,500	6,500	6,325	0	(175)
Consultancy Services	10,000	10,000	7,019	0	(2,981)
Fire Alarm Monitoring and Call Outs	2,000	2,000	2,514	0	514
Kingston Park Toilets & BBQ Cleaning	5,000	5,000	2,480	0	(2,520)
Light & Power	115,000	108,000	114,826	(7,000)	(174)

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

PROPERTY MANAGEMENT	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
New Equipment & Furniture	1,000	1,500	720	500	(280)
Plant and Vehicles Costs - Internal	14,770	12,000	12,961	(2,770)	(1,809)
Property Surveys	12,000	12,000	12,778	0	778
Recreational Planning	10,000	10,000	12,500	0	2,500
Security	30,000	61,200	37,902	31,200	7,902
Telephone	2,000	1,600	1,826	(400)	(174)
Urban Design	25,000	30,000	26,761	5,000	1,761
Valuations	10,000	10,000	14,120	0	4,120
Water & Sewerage	75,000	75,000	85,027	0	10,027
TOTAL MATERIALS & SERVICES	405,270	436,800	413,578	31,530	8,308
OTHER EXPENSES					
Advertising & Marketing	3,000	3,000	7,152	0	4,152
Community Consultation	0	3,000	1,500	3,000	1,500
Legal Fees	20,000	20,000	20,546	0	546
Procurement Expenses	25,000	25,000	25,000	0	0
Refund Fees & Charges	1,000	1,000	1,290	0	290
Sundry	2,400	2,400	2,412	0	12
TOTAL OTHER EXPENSES	51,400	54,400	57,900	3,000	6,500
DEPRECIATION	1,228,000	885,000	895,357	(343,000)	(332,643)
TOTAL EXPENSES	2,512,488	2,178,395	2,183,810	(334,093)	(328,678)
TOTAL SURPLUS/ DEFICIT	(2,277,758)	(1,946,145)	(1,932,483)	(331,613)	(345,275)

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KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

TURF MAINTENANCE	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
USER FEES					
Rental - Alonnah Oval	500	500	494	0	6
Rental - Gormley Park	3000	2,500	2,530	500	470
Rental - Kelvedon Oval	2500	2,500	2,376	0	124
Rental - Kettering Oval	1000	1,000	1,923	0	(923)
Rental - Kingston Beach Oval	3600	4,000	3,483	(400)	117
Rental - Leslie Vale Oval	500	750	390	(250)	110
Rental - Lightwood Oval 1 (Soccer)	1500	1,500	1,440	0	60
Rental - Lightwood Oval 2 (Cricket)	4000	8,500	5,963	(4,500)	(1,963)
Rental - Lightwood Oval 3	2000	1,500	1,205	500	795
Rental - Margate Oval	2000	1,500	1,533	500	467
Rental - Sandfly Oval	2000	1,000	988	1,000	1,012
Rental - Sherburd Park Oval	4000	3,500	2,747	500	1,253
Rental - Snug Oval	4000	3,500	2,751	500	1,249
Rental - Twin Oval AFL Ground	16500	16,500	14,709	0	1,791
Rental - Twin Oval Cricket Ground	22500	23,000	21,052	(500)	1,448
Rental - Woodbridge Oval	2000	1,500	1,415	500	585
TOTAL USER FEES	71,600	73,250	65,000	(1,650)	6,600
OTHER INCOME					
Salary Oncosts Recovery	279,078	342,881	378,601	(63,803)	(99,523)
TOTAL OTHER INCOME	279,078	342,881	378,601	(63,803)	(99,523)
TOTAL INCOME	350,678	416,131	443,601	(65,453)	(92,923)
EXPENSES					
TOTAL EMPLOYEE BENEFITS	408,111	438,058	442,947	29,947	34,836
TURF ACTIVITIES					
Alonnah Oval	14,500	14,000	12,730	(500)	(1,770)
Gormley park	76,800	74,000	84,763	(2,800)	7,963
Kelvedon Oval	59,000	57,000	61,117	(2,000)	2,117
Kettering Oval	41,500	40,000	46,275	(1,500)	4,775
Kingston Beach Oval	83,000	80,000	102,420	(3,000)	19,420
Kingborough Sports Precinct	200,000	212,000	188,918	12,000	(11,082)
Leslie Vale Oval	11,000	11,000	9,240	0	(1,760)
Lightwood Park Oval 1	94,000	91,000	85,592	(3,000)	(8,408)
Lightwood Park Oval 2	46,500	45,000	44,755	(1,500)	(1,745)
Lightwood Park Oval 3	52,500	51,000	38,670	(1,500)	(13,830)
Margate Oval	55,000	57,000	54,090	2,000	(910)
Non Ground Specific	18,000	6,000	20,000	(12,000)	2,000
Sandfly Oval	26,000	28,000	24,187	2,000	(1,813)
Sherburd Park	65,000	68,000	65,269	3,000	269
Snug Oval	59,000	57,000	59,792	(2,000)	792
Twin Oval 1 (AFL)	138,498	154,000	153,861	15,502	15,363
Twin Oval 2 (Cricket)	278,000	268,000	292,706	(10,000)	14,706
Woodbridge Oval	35,250	34,000	34,599	(1,250)	(651)
Goal Annual Works	5,000	0	0	(5,000)	(5,000)
TOTAL TURF ACTIVITIES	1,358,548	1,347,000	1,378,985	(11,548)	(669,056)

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

TURF MAINTENANCE	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
MATERIALS & SERVICES					
New Equipment & Furniture	500	1,000	520	500	20
Plant and Vehicles Costs - Internal	25,950	25,000	26,292	(950)	342
Telephone	1,000	500	1,574	(500)	574
Water & Sewerage	55,000	55,000	49,516	0	(5,484)
TOTAL MATERIALS & SERVICES	82,450	81,500	77,902	(950)	(4,548)
OTHER EXPENSES					
Sundry	515	500	940	(15)	425
TOTAL OTHER EXPENSES	515	500	940	(15)	425
TOTAL EXPENSES	1,849,624	1,867,058	1,901,174	17,434	(638,343)
TOTAL SURPLUS/ DEFICIT	(1,498,946)	(1,450,927)	(1,457,573)	(48,019)	(731,265)

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KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

COMMUNITY HUB	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
USER FEES					
Lease Income - Commercial Tenancy	40,000	33,000	16,500	7,000	23,500
Venue Hire Income - Multi Purpose Hall	45,000	35,000	45,960	10,000	(960)
Venue Hire Income - Meeting Rooms	33,000	20,000	33,078	13,000	(78)
TOTAL USER FEES	118,000	88,000	95,538	30,000	22,462
TOTAL INCOME	118,000	88,000	95,538	30,000	22,462
EXPENSES					
TOTAL EMPLOYEE BENEFITS	246,172	234,534	229,463	(11,638)	(16,709)
MATERIALS AND SERVICES					
Building Maintenance	25,000	25,000	19,627	0	(5,373)
Cleaning Costs	35,000	35,000	38,312	0	3,312
Contractors - Technical	6,000	6,000	3,635	0	(2,365)
Equipment Maintenance	2,000	2,000	1,785	0	(215)
Fire Alarm Monitoring & call outs	3,000	3,000	4,316	0	1,316
Light & Power	50,000	50,000	37,275	0	(12,725)
New Equipment & Furniture	6,000	6,000	7,338	0	1,338
Plant Maintenance	1,000	1,000	817	0	(184)
Plant and Vehicles Costs - Internal	1,000	500	260	(500)	(740)
Replacement Hire Equipment	1,000	1,000	520	0	(480)
Security Monitoring	3,000	3,000	1,500	0	(1,500)
Stationery	2,000	2,000	980	0	(1,020)
Telephone	1,300	1,300	1,189	0	(111)
Waste Disposal	3,000	3,000	2,335	0	(665)
Water & Sewerage	9,500	9,500	9,676	0	176
TOTAL MATERIALS AND SERVICES	148,800	148,300	129,564	(500)	(19,236)
OTHER EXPENSES					
Advertising & Marketing	5,000	10,000	8,927	5,000	3,927
Refund Fees & Charges	0	0	344	0	344
Sundry	5,000	5,000	3,038	0	(1,962)
TOTAL OTHER EXPENSES	10,000	15,000	12,310	5,000	2,310
DEPRECIATION	229,000	217,000	222,663	(12,000)	(6,337)
TOTAL EXPENSES	633,972	614,834	594,000	(19,138)	(39,972)
TOTAL SURPLUS/ DEFICIT	(515,972)	(526,834)	(498,462)	10,862	(17,510)

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

COMMUNITY RESILIENCE	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
GRANTS					
Evacuation and Recovery Centre Equipment Purchases	0	0	8,280	0	(8,280)
Regional Resources and Equipment DPAC	0	0	28,451	0	(28,451)
TOTAL GRANTS		0	36,731	0	(36,731)
EXPENSES					
TOTAL EMPLOYEE COSTS	324,558	205,193	196,090	(119,365)	(128,468)
EMERGENCY MANAGEMENT ACTIVITIES					
Bruny SES	11,396	11,000	15,780	(396)	4,384
Emergency Management Committee	10,000	10,000	5,624	0	(4,376)
Evacuation & Recovery Centre Equipment Purchases	0	0	8,302	0	8,302
Regional Resources and Equipment DPAC	0	0	25,917	0	25,917
Resilience Program	20,000	20,000	27,369	0	7,369
Southern SES	18,648	18,000	17,522	(648)	(1,126)
Sparkling Conversations Program Communication	0	20,000	10,000	20,000	10,000
TOTAL EMERGENCY MANAGEMENT ACTIVITIES	60,044	79,000	110,514	18,956	50,470
OTHER EXPENSES					
Plant and Vehicles Costs - Internal	300	1,000	678	700	378
New Equipment & Furniture	500	500	260	0	(240)
Sundry	1,000	2,000	980	1,000	(20)
Telephone	1,000	1,000	982	0	(18)
TOTAL OTHER EXPENSES	2,800	4,500	2,900	1,700	100
TOTAL EXPENSES	387,402	288,693	309,503	(98,709)	(77,899)
TOTAL SURPLUS/ DEFICIT	(387,402)	(288,693)	(272,772)	(98,709)	(114,630)

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

COMMUNITY SERVICES	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
GRANTS					
Kingborough Together—DPAC	0	0	11,918	0	(11,918)
Get Ready for Work - TCF	8,000	0	22,275	8,000	(14,275)
TOTAL GRANTS	8,000	0	34,193	8,000	(26,193)
USER FEES					
Arts Hub Rental & Commission	0	0	2,128	0	(2,128)
TOTAL USER FEES	0	0	2,128	0	(2,128)
OTHER INCOME					
Programs & Events Charges - Community Services	22,000	22,000	34,946	0	(12,946)
Programs & Events Charges - Arts	8,000	8,000	8,278	0	(278)
Volunteer Program	6,000	6,000	6,608	0	(608)
TOTAL OTHER INCOME	36,000	36,000	49,832	0	(13,832)
TOTAL INCOME	44,000	36,000	86,152	8,000	(42,152)
EXPENSES					
TOTAL EMPLOYEE COSTS	438,779	452,813	444,649	14,034	5,870
ARTS ACTIVITIES					
MATERIALS AND SERVICES					
Art Acquisition maintenance	0	0	0	0	0
Contractors	0	15,000	11,494	15,000	11,494
Materials	5,000	5,000	4,077	0	(923)
TOTAL MATERIALS AND SERVICES	5,000	20,000	15,416	15,000	10,416
OTHER EXPENSES					
Channel Folk Museum	14,000	14,000	14,000	0	0
Display Art Acquisition	15,000	15,000	13,062	0	(1,938)
Kingborough Creative Awards	5,000	5,000	7,591	0	2,591
Refund Fees & Charges	0	0	44	0	44
Sundry	0	0	123	0	123
Youth Art Prize	7,000	7,000	5,000	0	(2,000)
TOTAL OTHER EXPENSES	41,000	41,000	39,820	0	(1,180)
TOTAL ARTS ACTIVITIES	46,000	61,000	55,236	15,000	9,236
COMMUNITY SERVICES ACTIVITIES					
Aboriginal Engagement & Partnership	0	40,000	20,000	40,000	20,000
Council Community Grants	30,000	30,000	32,781	0	2,781
Community Events Program (LLL)	25,000	20,000	24,299	(5,000)	(701)
Community Projects (Non specified)	30,000	25,000	17,088	(5,000)	(12,912)
Event Support (Outside Workforce)	5,000	5,000	2,480	0	(2,520)
Graffiti Removal (Community Assistance)	0	10,000	5,020	10,000	5,020
Grant Expenses					
Get Ready for Work - TCF	8,000	37,280	29,277	29,280	21,277
Health & Wellbeing Strategy (Dept Health Grant)	0	0	342	0	342
Kingborough Together—DPAC	0	0	11,064	0	11,064
Kids Allowed Program	0	2,000	980	2,000	980
Kingston Beach Matting	5,000	5,000	0	0	(5,000)

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

COMMUNITY SERVICES	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
Multicultural Projects	0	10,000	6,071	10,000	6,071
Positive Ageing	9,500	9,500	10,418	0	918
School Holiday Program	8,600	17,200	18,539	8,600	9,939
Volunteer Program	13,000	13,000	12,458	0	(542)
Youth Development	15,000	15,000	21,202	0	6,202
Youth Outreach	8,200	8,200	5,077	0	(3,123)
TOTAL COMMUNITY SERVICES ACTIVITIES	157,300	247,180	217,096	89,880	59,796
COMMUNITY SERVICES OTHER EXPENSES					
Advertising & Marketing	4,000	4,000	2,534	0	(1,466)
Consultancy Services	5,500	5,500	2,740	0	(2,760)
New Equipment & Furniture	1,800	1,800	962	0	(838)
Plant & Vehicle Costs - Internal	13,500	6,000	9,929	(7,500)	(3,571)
Telephone	2,000	4,000	2,224	2,000	224
TOTAL COMMUNITY SERVICES OTHER EXPENSES	26,800	21,300	18,748	(5,500)	(8,052)
TOTAL COMMUNITY SERVICE ACTIVITIES	184,100	268,480	235,843	84,380	51,743
DEPRECIATION	1,000	1,000	1,120	0	120
TOTAL EXPENSES	669,879	783,293	736,848	113,414	66,969
TOTAL SURPLUS/ DEFICIT	(625,879)	(747,293)	(650,696)	121,414	24,817

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KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

ENVIRONMENTAL & HEALTH	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
STATUTORY FEES AND FINES					
Fees - Approvals	20,000	20,000	21,539	0	(1,539)
Fees - Immunisation	18,000	18,000	9,366	0	8,634
Licenses - Fees & Fines	65,000	55,000	53,775	10,000	11,226
Fees - Sampling	6,000	6,000	5,938	0	62
TOTAL FEES AND FINES	109,000	99,000	90,617	10,000	18,383
OTHER INCOME					
Sharps Collection Containers	2,000	2,000	980	0	1,020
Sundry Receipts	0	0	1,082	0	(1,082)
TOTAL OTHER INCOME	2,000	2,000	2,062	0	(62)
TOTAL INCOME	111,000	101,000	92,679	10,000	18,321
EXPENSES					
TOTAL EMPLOYEE BENEFITS	908,284	820,847	811,712	(87,437)	(96,572)
MATERIALS AND SERVICES					
BB South Water Quality Investigation	0	45,000	43,000	3,000	2,277
New Equipment & Furniture	3,000	3,000	2,854	0	(146)
Plant & Vehicles Costs (Internal)	19,600	18,000	17,944	(1,600)	(1,656)
Telephone	5,000	5,000	3,058	0	(1,942)
TOTAL MATERIALS AND SERVICES	27,600	71,000	66,856	1,400	(1,467)
OTHER EXPENSES					
Analysis Costs	10,380	10,000	7,047	(380)	(3,333)
Immunisation Costs	10,380	10,000	7,389	(380)	(2,991)
Legal Fees & Technical Advice	5,190	5,000	2,480	(190)	(2,710)
Refund Fees & Charges	2,076	2,000	2,004	(76)	(72)
Public Health & Education	9,342	9,000	5,896	(342)	(3,446)
Sundry	1,038	1,000	736	(38)	(302)
TOTAL OTHER EXPENSES	38,406	37,000	25,552	(1,406)	(12,854)
DEPRECIATION	1,000	1,000	1,520	0	520
TOTAL EXPENSES	975,290	929,847	905,640	(87,443)	(110,373)
TOTAL SURPLUS/ DEFICIT	(864,290)	(828,847)	(812,961)	(35,443)	(51,329)

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

NATURAL AREAS & BIODIVERSITY	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
CONTRIBUTIONS					
Kingborough Environmental Fund	120,000	80,000	59,442	40,000	60,558
TOTAL CONTRIBUTIONS	120,000	80,000	59,442	40,000	60,558
GRANTS					
Coastal Assets Prioritisation Project	15,000	0	0	15,000	15,000
Decision Support Tool—Coastal Hazard Risks DPAC	0	0	15,000	0	(15,000)
Snug Climate Change Adaption Grant (NDRRGF)	0	0	20,000	0	(20,000)
TOTAL GRANTS	15,000	0	35,000	15,000	(20,000)
OTHER INCOME					
Strategic Weed Control (State Growth)	0	14,000	14,000	(14,000)	(14,000)
TOTAL OTHER INCOME	0	14,000	14,000	(14,000)	(14,000)
TOTAL INCOME	135,000	94,000	108,442	41,000	26,558
EXPENSES					
TOTAL EMPLOYEE BENEFITS	1,036,767	992,400	971,372	(44,367)	(85,618)
NAB ACTIVITIES					
Climate Change Adaption Projects:					
Coastal Assets Prioritisation Project	15,000	13,000	5,000	(2,000)	(10,000)
Coastal Hazards Monitoring and Maintenance	19,722	10,000	51	(9,722)	(19,671)
Coastal Hazards Resilience Planning Project	20,000	0	0	(20,000)	(20,000)
Coastal Hazards Assessments—Key Sites	0	4,000	0	4,000	0
Groundwater Program	0	5,000	8,300	5,000	8,300
Climate Change Mitigation Actions:					
Reduction Planning & Projects	36,330	15,000	9,000	(21,330)	(27,330)
Community Education Projects	0	0	0	0	0
Emissions Reduction Plan	0	20,000	15,722	20,000	15,722
GHG Emissions Monitoring and Reporting	5,190	5,000	4,606	(190)	(584)
Waste to Landfill Reduction Plan projects	0	8,000	8,000	8,000	8,000
Other Projects:					
Aboriginal Trainee Land Management Officer Program	41,520	40,000	11,400	(1,520)	(30,120)
Bushland Reserves Signage	0	5,200	4,830	5,200	4,830
Coastal Reserve Management	0	10,000	7,555	10,000	7,555
Council Reserves Bushfire Management	218,000	155,000	154,133	(63,000)	(63,867)
Derwent Estuary Monitoring	30,000	30,000	29,981	0	(19)
Environmental Education & Interps Program	16,089	10,300	6,484	(5,789)	(9,605)
Kingborough Cat Control Project	0	12,000	10,739	12,000	10,739
Kingborough Environmental Fund	90,000	90,000	56,833	0	(33,167)
Kingston Stormwater Wetlands Maintenance	15,570	15,000	15,000	(570)	(570)
Kingston wetlands management plan	0	0	0	0	0
Landcare Group Support Program	15,050	14,500	14,481	(550)	(569)

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

NATURAL AREAS & BIODIVERSITY	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
Reserve Management	31,520	20,000	19,393	(11,520)	(12,127)
Revegetation Program	0	20,000	19,651	20,000	19,651
Strategic Weed Control (State Growth)	0	14,000	17,000	14,000	17,000
Ten Lives Cat Control Funding Center Contribution	15,570	15,000	15,000	(570)	(570)
Tree Management	2,076	2,000	1,610	(76)	(466)
Waterway and Coastal Reserve Mgt	21,140	20,000	20,000	(1,140)	(1,140)
Weed Control	57,090	55,000	53,413	(2,090)	(3,677)
Wildlife & Invasive Fauna Programs	18,684	6,000	5,182	(12,684)	(13,502)
TOTAL NAB ACTIVITIES	668,551	614,000	513,735	(54,551)	(154,816)
OTHER EXPENSES					
New Equipment & Furniture	1,000	1,000	520	0	(480)
Plant and Vehicles Costs - Internal	22,370	12,000	16,768	(10,370)	(5,602)
Sundry	1,000	1,000	613	0	(387)
Telephone	1,000	1,000	1,240	0	240
TOTAL OTHER EXPENSES	25,370	15,000	19,142	(10,370)	(6,228)
DEPRECIATION	1,000	3,000	1,800	2,000	800
TOTAL EXPENSES	1,731,688	1,624,400	1,525,510	(107,288)	(226,400)
TOTAL SURPLUS/ DEFICIT	(1,596,688)	(1,530,400)	(1,417,068)	(66,288)	(199,842)

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KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

BUILDING & PLUMBING SERVICES	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
STATUTORY FEES AND FINES					
Building Fees	183,750	175,000	185,533	8,750	(1,783)
Building Fees - Expired Permits	12,600	12,000	14,451	600	(1,851)
Plumbing Fees	359,100	342,000	363,406	17,100	(4,306)
Plumbing Fees - Expired Permits	8,715	8,300	9,335	415	(620)
TOTAL STATUTORY FEES AND FINES	564,165	537,300	572,725	26,865	(8,560)
OTHER INCOME					
Sundry Receipts	0	6,300	6,349	(6,300)	(6,349)
TOTAL OTHER INCOME	0	6,300	6,349	(6,300)	(6,349)
TOTAL INCOME	564,165	543,600	579,074	20,565	(14,909)
EXPENSES					
TOTAL EMPLOYEE COSTS	1,265,381	1,088,232	1,089,981	(177,149)	(175,400)
MATERIALS AND SERVICES					
Consultancy Services	5,000	5,000	2,480	0	(2,520)
New Equipment & Furniture	1,000	1,000	520	0	(480)
Plant and Vehicles Costs - Internal	43,940	36,000	39,722	(7,940)	(4,218)
Telephone	1,700	1,700	1,253	0	(447)
TOTAL MATERIALS AND SERVICES	51,640	43,700	43,975	(7,940)	(7,665)
OTHER EXPENSES					
Legal Fees & Retainers	6,300	6,000	7,745	(300)	1,445
Refund Fees & Charges	1,050	1,000	520	(50)	(530)
Sundry	1,470	1,400	1,840	(70)	370
TOTAL OTHER EXPENSES	8,820	8,400	10,105	(420)	1,285
DEPRECIATION	440	0	0	(440)	(440)
TOTAL EXPENSES	1,326,281	1,140,332	1,144,061	(185,949)	(182,220)
TOTAL SURPLUS/ DEFICIT	(762,116)	(596,732)	(564,987)	(165,384)	(197,129)

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

TOWN PLANNING	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
STATUTORY FEES & FINES					
Charges - Public Notification	110,250	105,000	124,471	5,250	(14,221)
Fees - Development/Use Applications	375,000	275,000	485,137	100,000	(110,137)
Fees - Post Approvals	190,000	130,000	196,181	60,000	(6,181)
TOTAL STATUTORY FEES & FINES	675,250	510,000	805,789	165,250	(130,539)
USER FEES					
Fees - Other	5,250	5,000	5,325	250	(75)
TOTAL USER FEES	5,250	5,000	5,325	250	(75)
TOTAL INCOME	680,500	515,000	811,114	165,500	(130,614)
EXPENSES					
EMPLOYEE BENEFITS					
TOTAL EMPLOYEE COSTS	3,039,162	3,041,298	3,130,848	2,136	91,686
MATERIALS AND SERVICES					
Consultancy Services	35,000	40,000	201,145	5,000	166,145
New Equipment & Furniture	2,100	2,000	3,760	(100)	1,660
Scheme Review & Improvements	15,000	30,000	20,533	15,000	5,533
Plant and Vehicles Costs - Internal	19,000	18,000	17,716	(1,000)	(1,284)
Telephone	2,100	2,000	1,184	(100)	(916)
TOTAL MATERIALS AND SERVICES	73,200	92,000	244,338	18,800	171,138
OTHER EXPENSES					
Legal Fees & Retainers	63,000	60,000	91,954	(3,000)	28,954
Refund Fees & Charges	1,050	1,000	520	(50)	(530)
Statutory Advertising - Developer	68,250	65,000	61,623	(3,250)	(6,627)
Subscriptions	1,050	1,000	520	(50)	(530)
Sundry	3,150	3,000	2,795	(150)	(355)
TOTAL OTHER EXPENSES	136,500	130,000	157,412	(6,500)	20,912
DEPRECIATION	10,000	10,000	10,160	0	160
TOTAL EXPENSES	3,258,862	3,273,298	3,542,758	14,436	283,896
TOTAL SURPLUS/ DEFICIT	(2,578,362)	(2,758,298)	(2,731,643)	179,936	153,281

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

ENGINEERING	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
GRANTS					
AFL Precinct Master Plan	460,000	0	354,314	460,000	105,686
TOTAL FEES AND FINES	460,000	0	354,314	460,000	105,686
USER FEES					
Fees - Other	43,600	42,000	57,101	1,600	(13,501)
TOTAL USER FEES	43,600	42,000	57,101	1,600	(13,501)
OTHER INCOME					
Sundry Receipts	0	0	6,833	0	(6,833)
TOTAL OTHER INCOME	0	0	6,833	0	(6,833)
ONCOSTS					
Oncost Recovery - Capital Works Program	729,000	820,000	820,000	(91,000)	(91,000)
Salary Oncost Recovery	360,130	414,104	400,639	(53,974)	(40,509)
TOTAL ONCOSTS	1,089,130	1,234,104	1,220,639	(144,974)	(131,509)
TOTAL INCOME	1,592,730	1,276,104	1,638,888	316,626	(46,158)
EXPENSES					
TOTAL EMPLOYEE BENEFITS	2,535,530	2,025,063	2,279,299	(510,467)	(256,231)
MATERIALS AND SERVICES					
AFL High Performance Centre	0	0	284,213	0	284,213
Asset condition and data uplift for Asset	40,000	0	0	(40,000)	(40,000)
Consultancy Services (Improvement)	20,000	20,000	140,768	0	120,768
Asset management consultant services	30,000	0	0	(30,000)	(30,000)
Engineering reports	52,000	0	0	(52,000)	(52,000)
Equipment Maintenance	2,000	2,000	1,011	0	(989)
Flood Monitoring	26,000	26,000	13,218	0	(12,782)
New Equipment & Furniture	3,000	1,000	2,237	(2,000)	(763)
Pipeline Camera Inspections	25,000	25,000	22,080	0	(2,920)
Plant and Vehicles Costs (Internal)	55,000	56,000	49,212	1,000	(5,788)
Road Conditions Assessments	0	40,000	26,770	40,000	26,770
Street Light & Power	326,550	311,000	265,363	(15,550)	(61,187)
Street Light Repairs	30,000	10,000	8,975	(20,000)	(21,025)
Telephone	6,000	9,000	5,919	3,000	(81)
TOTAL MATERIALS AND SERVICES	615,550	500,000	819,766	(115,550)	204,216
OTHER EXPENSES					
Advertising & Marketing	1,200	1,000	1,226	(200)	26
DBYD Costs	7,500	10,000	6,882	2,500	(618)
Legal Fees & Retainers	1,000	1,000	520	0	(480)
Margate/Huntingfield Shared Path Contribution	0	45,000	22,500	45,000	22,500
Modelve software subscription	0	0	0	0	0

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

ENGINEERING	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
PPM licencing costs	0	0	0	0	0
Road Safety Program	30,000	30,000	19,399	0	(10,601)
Subscriptions	2,000	2,000	11,160	0	9,160
Sundry	1,000	0	7,571	(1,000)	6,571
TOTAL OTHER EXPENSES	42,700	89,000	69,258	46,300	26,558
DEPRECIATION	17,000	17,000	17,840	0	840
TOTAL EXPENSES	3,210,780	2,631,063	3,186,163	(579,717)	(24,617)
TOTAL SURPLUS/ DEFICIT	(1,618,050)	(1,354,959)	(1,547,275)	(263,091)	(70,775)

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KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

BUILDING MAINTENANCE	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
OTHER INCOME					
Salary Oncosts Recovery	121,974	121,907	175,623	67	(53,649)
TOTAL OTHER INCOME	121,974	121,907	175,623	67	(53,649)
TOTAL INCOME	121,974	121,907	175,623	67	(53,649)
EXPENSES					
TOTAL EMPLOYEE BENEFITS	167,632	172,776	179,828	5,144	12,196
ACTIVITIES					
After Hours Call Out - General	15,000	15,000	13,983	0	(1,017)
BBQ Maintenance - General	5,000	5,000	2,726	0	(2,274)
Building Maintenance - General	220,000	170,000	212,063	(50,000)	(7,937)
Cleaning BBQ/Toilets	353,000	0	0	(353,000)	(353,000)
Graffiti Removal	20,000	20,000	13,087	0	(6,913)
HVAC Maintenance Civic Centre	0	10,000	4,990	10,000	4,990
Inspections	45,000	40,000	45,880	(5,000)	880
Plumbing	75,000	75,000	58,424	0	(16,576)
Roof & Gutter	35,000	35,000	17,528	0	(17,472)
Vandalism	30,000	10,000	24,825	(20,000)	(5,175)
Window Maintenance	7,000	7,000	4,607	0	(2,393)
	805,000	387,000	398,115	(418,000)	(605,943)
Contractor Activities					
Electrical	80,000	80,000	78,957	0	(1,043)
Floors	70,000	70,000	35,020	0	(34,980)
Inspections - Fire Compliance	45,000	45,000	53,679	0	8,679
Painting	150,000	150,000	96,255	0	(53,745)
Public Toilet Cleaning	0	350,000	372,426	350,000	372,426
Security	300	300	26,691	0	131,305
Septic Tank Pumping	140,000	140,000	114,870	0	(25,130)
Septic Tank Maintenance	20,000	20,000	10,023	0	(9,977)
Water Supply Delivery	20,000	20,000	13,080	0	(6,920)
Total Contractor Activities	525,300	875,300	801,001	350,000	(72,192)
TOTAL BUILDING ACTIVITIES	1,330,300	1,262,300	1,199,116	(68,000)	(678,135)
OTHER EXPENSES					
Insurance Claims	50,000	0	42,948	(50,000)	(7,052)
New Equipment & Furniture	500	500	260	0	(240)
Plant and Vehicles Costs - Internal	25,000	20,500	19,856	(4,500)	(5,144)
Sundry	200	200	131	0	(69)
Telephone	1,000	1,000	913	0	(87)
TOTAL OTHER EXPENSES	76,700	22,200	64,108	(54,500)	(12,592)
TOTAL EXPENSES	1,574,632	1,457,276	1,443,052	(117,356)	(678,531)
TOTAL SURPLUS/ DEFICIT	(1,452,658)	(1,335,369)	(1,267,429)	(117,289)	(732,180)

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

PLANT, VEHICLES & EQUIPMENT	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
INTERNAL CHARGES					
Hire Charges - Internal Plant & Vehicles	1,863,100	2,200,000	2,002,625	(336,900)	(139,525)
Plant & Vehicle Cost Recovery	0	3,380	3,510	(3,380)	(3,510)
TOTAL INTERNAL CHARGES	1,863,100	2,203,380	2,006,135	(340,280)	(143,035)
OTHER INCOME					
Reimbursements - Fuel Tax Credits	41,500	40,000	37,190	1,500	4,310
TOTAL OTHER INCOME	41,500	40,000	37,190	1,500	4,310
TOTAL INCOME	1,904,600	2,243,380	2,043,325	(338,780)	(138,725)
EXPENSES					
TOTAL EMPLOYEE BENEFITS	318,018	299,108	303,894	(18,910)	(14,124)
MATERIALS AND SERVICES					
Disposal Charges	3,000	5,000	3,659	2,000	659
Fuel - EV Charging Costs	3,000	2,000	2,578	(1,000)	(422)
Fuel and Oil	460,000	460,000	384,106	0	(75,894)
GPS Vehicle Tracker	5,000	5,500	3,258	500	(1,743)
Mechanical Workshop Equipment	8,000	8,500	6,385	500	(1,615)
Minor Equipment Purchases	10,000	4,000	6,981	(6,000)	(3,019)
Motor Vehicle Registration	99,000	99,000	90,906	0	(8,094)
Plant Hire	1,000	2,000	273	1,000	(727)
Parts	150,000	130,000	149,768	(20,000)	(232)
Plant & Vehicle Cost - Internal	70,000	48,000	59,275	(22,000)	(10,725)
Regulatory Expenses	3,000	3,000	3,765	0	765
Servicing & Repairs - External	160,000	160,000	158,971	0	(1,029)
Servicing & Repairs - Inhouse	0	0	817	0	817
Tyres and Tubes	60,000	68,000	56,165	8,000	(3,835)
Fleet Review	22,000	0	0	(22,000)	(22,000)
Workshop Consumables	5,000	5,000	4,985	0	(15)
TOTAL MATERIALS AND SERVICES	1,059,000	1,000,000	931,892	(59,000)	(127,108)
OTHER EXPENSES					
Insurance - Motor Vehicle	80,000	65,344	76,151	(14,656)	(3,849)
Insurance Claims	5,000	5,000	4,298	0	(702)
Radio Licences Repairs & Maintenance	5,000	23,000	11,906	18,000	6,906
Sundry	2,000	2,000	1,858	0	(142)
TOTAL OTHER EXPENSES	92,000	95,344	94,213	3,344	2,213
DEPRECIATION	1,321,000	1,009,000	1,013,140	(312,000)	(307,860)
TOTAL EXPENSES	2,790,018	2,403,452	2,343,139	(386,566)	(446,879)
TOTAL SURPLUS/ DEFICIT	(885,418)	(160,072)	(299,813)	(725,346)	(585,605)

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

PRIVATE WORKS	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
OTHER INCOME					
Private Works Income	90,000	70,500	91,547	19,500	(1,547)
TOTAL OTHER INCOME	90,000	70,500	91,547	19,500	(1,547)
TOTAL INCOME	90,000	70,500	91,547	19,500	(1,547)
EXPENSES					
PRIVATE WORKS ACTIVITIES					
RECURRING PRIVATE WORKS					
Bruny Health Centre Mowing	500	0	551	(500)	51
KWS Cost Recovery					
KWS Cost Recovery - Fuel & Oil	49,020	44,000	54,674	(5,020)	5,654
KWS Cost Recovery - Water & Sewerage	11,400	11,000	0	(400)	(11,400)
KWS Cost Recovery - Telephone	5,700	5,500	0	(200)	(5,700)
KWS Cost Recovery - Contractors	10,380	10,000	0	(380)	(10,380)
KWS Public Place Bins Cost Recovery - Fuel & Oil	3,000	0	3,157	(3,000)	157
Lighthouse Rd Grading - Parks & Wildlife	10,000	0	12,419	(10,000)	2,419
TOTAL RECURRING ACTIVITIES	90,000	70,500	57,962	(19,500)	(19,068)
OTHER PRIVATE WORKS		0	17,283	0	17,283
TOTAL PRIVATE WORKS ACTIVITIES	90,000	70,500	75,246	(19,500)	(1,785)
TOTAL EXPENSES	90,000	70,500	75,246	(19,500)	(14,754)
TOTAL SURPLUS/ DEFICIT	0	0	16,301	0	(16,301)

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

PARKS & RESERVES	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
OTHER INCOME					
Salary Oncost Recovery	1,190,764	1,016,160	910,912	174,604	279,852
TOTAL OTHER INCOME	1,190,764	1,016,160	913,262	174,604	277,502
TOTAL INCOME	1,190,764	1,016,160	913,262	174,604	277,502
EXPENSES					
TOTAL EMPLOYEE BENEFITS	936,551	867,556	983,439	(68,995)	46,888
RESERVE ACTIVITIES					
After Hours Callout	10,000	7,000	6,655	(3,000)	(3,345)
Brushcutting	310,163	300,000	293,334	(10,163)	(16,829)
Event Support	1,362	4,000	3,315	2,638	1,953
Garden Maintenance	452,770	500,000	430,217	47,230	(22,553)
Graffiti Removal	18,153	30,000	22,666	11,847	4,513
Illegal Dumping of Rubbish	6,014	5,000	5,492	(1,014)	(522)
Irrigation Systems - Instal & Maint.	59,486	50,000	41,320	(9,486)	(18,166)
Litter Bins	7,500	7,500	4,742	0	(2,758)
Litter Collection	69,513	60,000	89,865	(9,513)	20,352
Maintenance of Cemeteries	20,500	8,500	6,693	(12,000)	(13,807)
Memorial-Seating	0	2,500	1,300	2,500	1,300
Minor Playground Repairs	175,000	180,000	174,136	5,000	(864)
Mowing	324,670	290,000	302,937	(34,670)	(21,733)
Plant Maintenance	7,600	0	0	(7,600)	(7,600)
Playground Inspections	71,675	60,000	54,216	(11,675)	(17,459)
Reserve/Park Miscellaneous	169,565	165,000	167,936	(4,565)	(1,629)
Signs	8,300	8,000	4,216	(300)	(4,084)
Slashing	65,202	34,013	27,396	(31,189)	(37,806)
Storm Damage	5,283	3,000	2,754	(2,283)	(2,529)
Street Furniture Maintenance	87,219	105,000	56,492	17,781	(30,727)
Track Maintenance	310,000	320,000	238,157	10,000	(71,843)
Traffic Management	800	500	747	(300)	(53)
Tree Maintenance	339,496	350,000	297,248	10,504	(42,248)
Vandalism	5,500	5,000	7,351	(500)	1,851
Weed Spraying (Internal)	53,696	25,018	30,264	(28,678)	(23,432)
Total	2,579,467	2,520,031	2,269,449	(59,436)	(1,444,743)
Contractor Activities					
KWS Maintenance	12,000	11,000	5,480	(1,000)	(6,520)
Traffic Management Contractor	3,000	3,000	2,636	0	(364)
Tree Inspections	7,500	15,000	15,066	7,500	7,566
Tree Stump Grinding	5,000	15,000	8,200	10,000	3,200
Total Contractor	27,500	44,000	15,691	16,500	(11,809)

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

PARKS & RESERVES	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
TOTAL RESERVE ACTIVITIES	2,606,967	2,564,031	2,285,140	(42,936)	(1,456,552)
MATERIALS & SERVICES					
Plant & Vehicle	40,000	33,700	27,050	(6,300)	(12,950)
Telephone	6,000	10,000	5,747	4,000	(253)
Water & Sewerage	84,900	84,900	74,336	0	(10,564)
TOTAL MATERIALS & SERVICES	130,900	128,600	107,133	(2,300)	(23,767)
OTHER EXPENSES					
Sundry	100	100	40	0	(60)
TOTAL OTHER EXPENSES	100	100	40	0	(60)
DEPRECIATION	1,397,000	1,678,000	1,671,841	281,000	274,841
TOTAL EXPENSES	5,071,518	5,238,287	5,047,593	166,769	(1,158,650)
TOTAL SURPLUS/ DEFICIT	(3,880,754)	(4,222,127)	(4,134,331)	341,373	(881,148)

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KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

STORMWATER	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
RATES					
Rates - Stormwater Charge	2,132,070	1,839,900	1,844,085	292,170	287,985
TOTAL RATES	2,132,070	1,839,900	1,844,085	292,170	287,985
TOTAL INCOME	2,132,070	1,839,900	1,844,085	292,170	287,985
EXPENSES					
TOTAL EMPLOYEE BENEFITS	51,040	41,000	33,740	(10,040)	(17,300)
STORMWATER ACTIVITIES					
After Hours Callout	1,300	2,000	1,010	700	(290)
Cleaning Gross Pollutant Traps	22,090	50,000	30,179	27,910	8,089
Drainage - Easements	15,000	7,000	14,284	(8,000)	(716)
House Connections	5,000	12,000	6,020	7,000	1,020
Inspections & Site Checks	62,000	42,000	40,675	(20,000)	(21,325)
Manhole/Pit Maintenance	75,000	75,000	62,384	0	(12,616)
Pipe Cleaning	40,000	40,000	43,260	0	3,260
Pipe Repairs	25,000	25,000	19,063	0	(5,937)
Pit Cleaning	46,000	46,000	42,724	0	(3,276)
Rain Garden Maint. - New Developments	25,000	40,000	20,568	15,000	(4,432)
TOTAL STORMWATER ACTIVITIES	316,390	339,000	280,168	22,610	(36,222)
OTHER EXPENSES					
Sundry	0	100	40	100	40
Telephone	200	200	211	0	11
TOTAL OTHER EXPENSES	200	300	251	100	51
DEPRECIATION	2,667,000	2,420,000	2,451,575	(247,000)	(215,425)
TOTAL EXPENSES	3,034,630	2,800,300	2,765,734	(234,330)	(268,896)
TOTAL SURPLUS/ DEFICIT	(902,560)	(960,400)	(921,649)	57,840	19,089

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

TRANSPORT	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
OTHER INCOME					
Salary Oncost Recovery	1,455,235	1,105,224	1,010,922	350,011	444,313
Sundry Receipts	0	0	0	0	0
TOTAL OTHER INCOME	1,455,235	1,105,224	1,010,922	350,011	444,313
TOTAL INCOME	1,455,235	1,105,224	1,010,922	350,011	444,313
EXPENSES					
TOTAL EMPLOYEE BENEFITS	1,480,610	1,377,002	1,220,260	(103,608)	(260,350)
ROAD ACTIVITIES					
After Hours Callouts	50,000	34,500	36,340	(15,500)	(13,660)
Carpark Maintenance	28,790	17,000	19,954	(11,790)	(8,837)
Dead Animal Removal	44,431	45,000	41,267	569	(3,164)
Footpath Grinding	39,752	10,800	4,680	(28,952)	(35,072)
Footpath Inspection	31,200	40,000	19,878	8,800	(11,322)
Footpath Repair Bitumen	0	32,501	19,069	32,501	19,069
Footpath Repair Concrete	188,350	120,000	74,437	(68,350)	(113,913)
Footpath Vegetation Clearing	79,678	50,000	60,719	(29,678)	(18,959)
Graffiti Removal	3,553	8,000	4,175	4,447	622
Guide Posts	12,958	15,000	10,000	2,042	(2,958)
Illegal Dumping of Rubbish	32,821	15,000	24,989	(17,821)	(7,832)
KWS Site Maintenance	1,705	5,000	3,454	3,295	1,749
Linemarking	11,738	25,000	16,425	13,262	4,687
Pedestrian Crossing Maintenance	7,025	4,000	2,549	(3,025)	(4,476)
Plant Maintenance	7,553	0	0	(7,553)	(7,553)
Retaining Wall-Sherburd-St	0	16,500	30,266	16,500	30,266
Road Inspections	31,234	20,000	17,674	(11,234)	(13,560)
Roundabout/Traffic Island Maintenance	16,859	5,000	4,387	(11,859)	(12,472)
Roadside Guard Rails/Handrails	32,161	15,000	27,137	(17,161)	(5,024)
Sealed—Asphalt Corrections	0	42,000	24,416	42,000	24,416
Sealed - Box Outs	43,202	49,998	36,816	6,796	(6,386)
Sealed - Edge Break Repairs	50,995	32,000	33,453	(18,995)	(17,542)
Sealed - Mills & Fills	244,553	216,000	158,911	(28,553)	(85,642)
Sealed - Pothole Repairs	76,198	85,000	86,183	8,802	9,985
Sealed - Shoulder Reinstatement	124,990	60,000	107,798	(64,990)	(17,192)
Sealed - Shoulder Grading	24,278	50,000	25,611	25,722	1,333
Sealed - Spray Sealing	81,828	50,000	40,640	(31,828)	(41,188)
Signage Replacement/Maintenance	78,224	80,000	84,450	1,776	6,226
Storm Damage	28,766	20,000	31,719	(8,766)	2,953
Sweeping	126,495	135,000	139,703	8,505	13,208
Traffic Counters	25,915	2,280	2,047	(23,635)	(23,868)
Tree Removal & Maintenance	200,739	200,000	231,425	(739)	30,686
Unsealed - Culvert Cleaning	39,422	83,320	54,417	43,898	14,995
Unsealed - Culvert Maintenance	61,065	60,000	67,766	(1,065)	6,701
Unsealed - Maintenance Grading	804,811	650,000	704,055	(154,811)	(100,756)

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

TRANSPORT	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
Unsealed - Pothole Patching	192,208	180,000	181,314	(12,208)	(10,894)
Unsealed - Major Road Repairs	49,812	40,000	66,780	(9,812)	16,968
Unsealed - Table Drains	435,679	450,000	432,299	14,321	(3,380)
Urban Kerb & Gutter Maintenance	17,670	28,100	19,022	10,430	1,352
Total	3,326,658	2,991,999	2,946,223	(334,659)	(1,853,547)
Contractor Activities					
Footpath Cleaning	20,000	20,000	2,525	0	(17,475)
Sealed - Mills & Fills Contractor	240,000	240,000	162,403	0	(77,597)
Roadside Slashing	160,000	160,000	195,142	0	35,142
Sealed - Crack Sealing	50,000	25,000	25,000	(25,000)	(25,000)
Traffic Management Contractor	546,700	540,000	610,375	(6,700)	63,675
Weed Spraying	45,000	45,000	35,764	0	(9,236)
Total	1,061,700	1,030,000	1,031,209	(31,700)	(546,095)
TOTAL ROAD ACTIVITIES	4,388,358	4,021,999	3,977,432	(366,359)	(2,399,642)
BRIDGE ACTIVITIES					
After-Hours Callouts	0	0	0	0	0
Bridge Brush Cutting	0	3,000	1,490	3,000	1,490
Bridge Deck Cleaning	0	4,000	3,358	4,000	3,358
Bridge General Maintenance	68,890	25,000	24,695	(43,890)	(44,195)
Bridge Traffic Mgt	0	1,500	800	1,500	800
Bridge Weed Spraying	0	2,000	840	2,000	840
Boat Ramp Maintenance	53,273	12,000	9,894	(41,273)	(43,379)
Jetties Maintenance	49,879	25,950	25,197	(23,929)	(24,682)
TOTAL	172,042	73,450	66,273	(98,592)	(138,905)
Contractors					
Bridge Diving Contractor	2,500	2,500	3,740	0	1,240
Bridge Inspections	20,000	40,000	42,477	20,000	22,477
Total Contractors	22,500	42,500	23,108	20,000	608
TOTAL BRIDGE ACTIVITIES	194,542	115,950	89,382	(78,592)	(138,297)
OTHER EXPENSES					
Plant & Vehicle Costs (Internal)	15,000	15,000	15,905	0	905
Sundry	0	0	1,444	0	1,444
Telephone	4,000	5,000	3,076	1,000	(924)
TOTAL OTHER EXPENSES	19,000	20,000	20,425	1,000	1,425
DEPRECIATION					
Depreciation Roads	10,397,000	9,569,000	9,189,202	(828,000)	(1,207,798)
TOTAL DEPRECIATION	10,397,000	9,569,000	9,407,689	(828,000)	(989,311)
TOTAL EXPENSES	16,479,510	15,103,951	14,715,188	(1,375,559)	(3,786,175)
TOTAL SURPLUS/ DEFICIT	(15,024,275)	(13,998,727)	(13,704,266)	(1,025,548)	(3,341,862)

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

WASTE MANAGEMENT	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
RATES					
Rates - Kerbside Collection General	4,478,476	4,037,663	4,028,438	440,813	450,038
Rates - Kerbside Collection Green Waste	1,208,340	1,127,078	1,127,235	81,262	81,105
Rates - Kerbside Collection Recycling	1,641,784	1,552,232	1,546,170	89,552	95,614
TOTAL RATES	7,328,600	6,716,973	6,701,843	611,627	626,757
USER FEES					
Waste Charges Other	10,000	10,000	9,562	0	438
Waste Management Charges Bruny	50,000	45,000	47,718	5,000	2,282
TOTAL USER FEES	60,000	55,000	57,280	5,000	2,720
GRANTS					
Regional Hazardous Household Waste Facility	0	0	17,894	0	(17,894)
TOTAL GRANTS	0	0	17,894	0	(17,894)
OTHER INCOME					
Container Refund Scheme	120,000	0	55,418	(120,000)	64,582
Sundry Receipts	0	0	0	0	0
TOTAL OTHER INCOME	120,000	0	55,418	(120,000)	64,582
TRANSFERS					
Transfers Income	45,000	42,000	42,000	3,000	3,000
TOTAL TRANSFERS	45,000	42,000	42,000	3,000	3,000
TOTAL INCOME	7,553,600	6,813,973	6,874,435	499,627	679,165
EXPENSES					
MATERIALS AND SERVICES					
Baretta Transfer Station - Building Maint.	8,400	8,400	5,266	0	(3,134)
Barretta Transfer Station - Site Maint.	8,400	6,000	6,674	(2,400)	(1,726)
Bin Transfer Bruny to Barretta	185,000	190,000	175,509	5,000	(9,491)
Bruny Building Maintenance	2,400	2,400	1,200	0	(1,200)
Bruny Site Maintenance	2,400	2,400	900	0	(1,500)
Bruny Transfer Station Operations	169,000	169,000	168,996	0	(5)
Bruny Island Disposal Costs	65,000	75,000	61,257	10,000	(3,743)
Compostable Dog Waste Bags	45,000	42,000	43,243	(3,000)	(1,757)
Environmental Costs Barretta Monitoring	227,000	219,000	279,706	(8,000)	52,706
Free Greenwaste WE - Barretta/Bruny Charges	25,000	22,000	24,847	(3,000)	(153)
Kerbside Collection Garbage	1,051,783	1,052,000	1,026,517	217	(25,266)
Kerbside Processing Gate Fee Charge	1,305,813	1,129,700	1,072,147	(176,113)	(233,666)
Kerbside Collection Green Waste	580,511	575,200	558,711	(5,311)	(21,800)
Kerbside Green Waste Processing Gate Fee	371,780	305,370	336,070	(66,410)	(35,710)
Kerbside Collection Recycling	595,656	570,800	566,236	(24,856)	(29,420)
Kerbside Recycling Processing Gate Fee	430,852	466,200	434,607	35,348	3,755

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

WASTE MANAGEMENT	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
Light & Power	3,410	3,100	3,428	(310)	18
Litter Collection - Public Place Bins Mainland	325,000	315,000	316,890	(10,000)	(8,110)
Litter Collection - Public Place Bins Bruny	259,000	251,000	253,247	(8,000)	(5,753)
Regional Hazardous Household Waste Facility	0	0	18,155	0	18,155
Waste Management Officer - Reimbursement	105,000	100,000	100,020	(5,000)	(4,980)
TOTAL MATERIALS AND SERVICES	5,766,405	5,504,570	5,453,626	(261,835)	(312,779)
OTHER EXPENSES					
Southern Waste Regional Initiatives	15,000	15,000	15,000	0	0
TasWaste South (Member Contribution)	11,600	11,200	11,200	(400)	(400)
Waste Management Strategy	100,000	100,000	50,020	0	(49,980)
TOTAL OTHER EXPENSES	126,600	126,200	76,430	(400)	(50,170)
INTERNAL CHARGES EXPENSE					
Oncosts - Administration	150,000	150,000	150,000	0	0
Oncosts - Works	70,000	70,000	70,018	0	18
TOTAL INTERNAL CHARGES EXPENSE	220,000	220,000	220,018	0	18
DEPRECIATION	82,000	82,000	82,507	0	507
TOTAL EXPENSES	6,195,005	5,932,770	5,832,581	(262,235)	(362,424)
TOTAL SURPLUS/ DEFICIT	1,358,595	881,203	1,041,854	237,392	316,741

KINGBOROUGH COUNCIL OPERATIONAL BUDGET ESTIMATES 2026/27

WORKS	NEW BUDGET 2026/27	ANNUAL BUDGET 2025/26	FORECAST BUDGET 2025/26	VARIANCE BUDGET 2026/27 BUDGET 2025/26	VARIANCE BUDGET 2026/27 FORECAST 2025/26
INCOME					
OTHER INCOME					
Oncost Recovery - Kerbside Garbage	70,000	70,000	70,018	0	(18)
Sundry Receipts	200	150	3,705	50	(3,505)
TOTAL OTHER INCOME	70,200	70,150	73,723	50	(3,523)
TOTAL INCOME	70,200	70,150	73,723	50	(3,523)
EXPENSES					
TOTAL EMPLOYEE BENEFITS	411,251	470,514	452,873	59,263	41,622
MATERIALS AND SERVICES					
Building Maintenance	30,000	20,000	16,810	(10,000)	(13,190)
Cleaning	21,000	21,000	18,995	0	(2,006)
Equipment Maintenance	0	1,000	520	1,000	520
Fire Alarm Monitoring & Call Outs	0	500	260	500	260
Inspections - Fire & Electrical Compliance	0	0	0	0	0
Light & Power	28,000	28,000	23,638	0	(4,362)
New Equipment & Furniture	3,000	1,000	704	(2,000)	(2,296)
Plant & Vehicles Costs Internal	27,300	23,000	24,288	(4,300)	(3,012)
Telephone	2,000	12,000	7,119	10,000	5,119
Water & Sewerage	7,800	7,800	7,755	0	(45)
TOTAL MATERIALS AND SERVICES	119,100	114,300	100,089	(4,800)	(19,011)
OTHER EXPENSES					
Stationery	2,500	2,500	3,264	0	764
Sundry	3,000	3,000	9,916	0	6,916
TOTAL OTHER EXPENSES	5,500	5,500	13,180	0	7,680
DEPRECIATION	2,100	2,000	2,000	(100)	(100)
TOTAL EXPENSES	537,951	592,314	568,141	54,363	30,190
TOTAL SURPLUS/ DEFICIT	(467,751)	(522,164)	(494,419)	54,413	26,668

Capital Works Program – Financial Year 2026-27

Executive Summary

The FY2026 / 27 Capital Works Program ("**FY27 Program**") sets out Council’s proposed investment in the renewal, upgrade and delivery of infrastructure and community assets for the year ahead. The program has been developed to prioritise essential asset renewal, respond to key safety and service needs, and remain achievable within Council’s financial and delivery capacity.

This report seeks Council approval of the full FY27 Program, including the new FY27 works program, the estimated carry forward position from FY26, the proposed project list, and the key risks and governance arrangements associated with delivery.



Introduction and Strategic Context

Purpose of This Report

This report presents the FY27 Program for Council consideration and approval. It provides the narrative context for the program and details the full project listing and the perceived delivery risks. The report is intended to give Council confidence in both the strategic rationale for the program and the operational readiness of the organisation to deliver it.

Alignment with the Long-Term Financial Plan

The overall program envelope has been set conservatively to reflect Council’s financial capacity and realistic delivery capability. This approach reflects a deliberate focus on renewing critical infrastructure, maintaining financial sustainability, and improving the quality of information used to inform future investment decisions. Further asset modelling and planning work underway in FY27 will strengthen future program development, but the FY27 Program has been prepared on a prudent and financially responsible basis using the best information currently available.

Alignment with the Strategic Plan

Capital investment decisions have been guided by the priorities expressed in the new Kingborough Council Strategic Plan 2025 – 2035. Projects in the FY27 Program are aligned to one or more of the following strategic priorities:

- Helping our community stay safe, healthy and well connected
- Growing together with well-planned infrastructure and spaces
- Caring for where we live and preparing for the future
- Fostering a welcoming, vibrant and thriving Kingborough

- Doing the essentials efficiently and effectively so we can build for the future

Guiding Principles for Capital Investment

The following principles have guided the development of the FY27 program:

- **Asset renewal first:** priority is given to renewing and maintaining existing assets before committing to upgrades or new assets. Upgrades are supported where they improve service, safety or capacity, while new assets are pursued only where there is a clear strategic or community need and Council can sustainably support the ongoing costs.
- **Evidence-based prioritisation:** projects are ranked using the new (draft) Capital Works Prioritisation Framework, which considers community need / benefit, safety risk, compliance requirements, return on investment and strategic alignment.
- **Affordable and sustainable:** the program is sized to remain within Council's financial capacity without placing undue pressure on rates or future operating budgets.
- **Deliverability:** the program reflects a realistic assessment of Council's capacity to deliver, drawing on lessons from prior years, particularly the FY26 program.

Program and Project Management Maturity

Council is continuing to strengthen its program and project management capability to support more consistent and effective delivery of capital works. During FY27, this will be supported by additional management capacity within the Engineering division and the progressive implementation of Council's Capital Project Management Framework. These improvements will strengthen project scoping, governance, delivery planning and reporting across the program and support a more disciplined approach to managing cost, scope, risk and timeframes.

- **Clearer project definition upfront:** project briefs and early scoping are being strengthened so that projects entering the program are better defined from the outset.
- **Improved scope control and gate approvals:** projects will not proceed without a clearly defined scope, an appropriate cost estimate and the required approval at key decision points, reducing the likelihood of scope-driven cost increases.
- **Earlier design development:** greater emphasis is being placed on progressing design earlier in the project lifecycle so that delivery timeframes, costs and risks are better understood before works commence.
- **A clear project framework:** rollout of the new Capital Project Management Framework, including consistent processes, standard tools and templates, defined roles and more structured reporting across the capital works program.
- **Earlier Assignment of Project Managers:** Project Managers will be assigned and accountable for projects once the project brief has been approved, and for large complex projects, during the project brief development phase. This ensures end to end continuity in the management of scope, stakeholders, cost and risks.
- **More realistic program sizing:** the FY27 Program has been sized with reference to demonstrated delivery capacity, including the impact of carry forward projects and available internal resourcing.
- **Strengthened grant management:** a central grant register has been established to track funding conditions, milestone reporting and acquittal obligations across the program.

FY27 Program

What We Are Building and Why

The FY27 Program is weighted toward renewal, reflecting Council's view that maintaining existing assets is the foundation of responsible asset management and long-term financial sustainability. A significant proportion of the program is directed toward infrastructure that is approaching or has exceeded its useful life, including road pavements, footpaths and community buildings.

At the same time, the program includes a targeted set of upgrades and new assets where there is a clear service, safety, growth or strategic need. This includes investment in stormwater, open space, recreational infrastructure and other community assets that respond to changing demand across the municipality.

The program also includes a number of projects carried forward from prior years that are already committed or at an advanced stage of delivery. These projects have been incorporated into the FY27 Program so the full delivery task for the year is transparent. In developing the new FY27 works program, a number of other potential projects were deferred or excluded where they did not demonstrate sufficient priority, readiness or strategic merit relative to competing needs.

An additional budget allocation has been included to support in-year initiation of future projects. This will enable project briefs to be developed and approved, and early design work to commence, improving the quality of projects entering the program for future year construction.

The FY27 Program comprises 103 projects with a total budget of \$21.05 million, including projects carried forward from FY26.

The full FY27 Program is set out in **Appendix A** and contains the complete project register, including carried forward projects, project locality, FY27 budget and forward year forecasts

Multi-Year Program View

Council does not yet have a fully developed five-year capital works program across all asset classes. This reflects the need for further work to strengthen asset data, service planning and long-term renewal modelling. While this work is still in progress, Council has sufficient information to develop a credible and prioritised FY27 Program focused on known renewal needs, strategic priorities, available funding and realistic delivery capacity.

Work is underway through the Strategic Asset Management Plan (SAMP), Asset Class Management Plans (AMPs), and supporting asset modelling to improve the evidence base for future investment decisions. This work will place Council in a stronger position to develop a more robust multi-year capital program as part of future budget processes.

In the meantime, the FY27 Program has been developed using the best information currently available and reflects a balanced assessment of asset need, community benefit, funding availability and delivery readiness. It is Council's objective to make substantial progress during FY27 toward a more mature evidence-based five-year capital planning approach for future budget development.

Program Summary

The FY27 Program spans a range of asset classes, with the largest areas of investment focused on transport infrastructure, stormwater, buildings and facilities, and open space. This reflects Council’s emphasis on renewing critical infrastructure while also making targeted investments in assets that support community wellbeing, service delivery and long-term resilience.

The tables below provide summaries of the FY27 Program by asset class, work type and locality including the budgeted investment for each.

Program Summary						
Portfolio	Program	FY27 Total Budget	FY27 Renewals	FY27 Upgrades	FY27 New	Grant Contribution
Roads	Roads	\$6,235,000	\$4,077,500	\$1,864,500	\$293,000	\$1,128,000
	Resealing Program	\$1,174,800	\$1,174,800	\$0	\$0	\$0
	Resheeting Program	\$1,020,000	\$1,020,000	\$0	\$0	\$0
	Footpaths / Access Ramps	\$1,165,000	\$300,000	\$85,000	\$780,000	\$250,000
	Bridges / Jetties	\$65,000	\$20,000	\$5,000	\$40,000	\$0
Stormwater	Stormwater	\$1,785,000	\$240,000	\$785,000	\$760,000	\$0
Buildings	Buildings	\$1,325,000	\$755,000	\$525,000	\$45,000	\$0
Open Spaces	Open Space - Parks and Reserves	\$865,000	\$398,500	\$339,500	\$127,000	\$0
	Open Space - Tracks and Trails	\$382,000	\$38,000	\$162,000	\$182,000	\$0
	Carparks	\$155,000	\$0	\$0	\$155,000	\$0
Plant	Plant	\$1,215,249	\$1,175,000	\$0	\$40,249	\$0
IT	IT	\$242,500	\$42,500	\$0	\$200,000	\$0
Waste	Waste	\$80,000	\$0	\$80,000	\$0	\$0
Environment	Environment	\$158,345	\$0	\$0	\$158,345	\$0
	FY27 NEW PROGRAM	\$15,767,894	\$9,141,300	\$3,846,000	\$2,780,594	\$1,378,000
	CARRY FORWARDS	\$5,183,603	Carry Forwards Grant Contribution			\$2,525,160
	FY27 TOTAL PROGRAM	\$20,951,497	Total Grant Contribution			\$3,903,160
	FY27 COUNCIL CONTRIBUTION	\$17,048,337	(TOTAL MINUS GRANTS)			

Table 1: Summary of FY27 Program by Asset Class

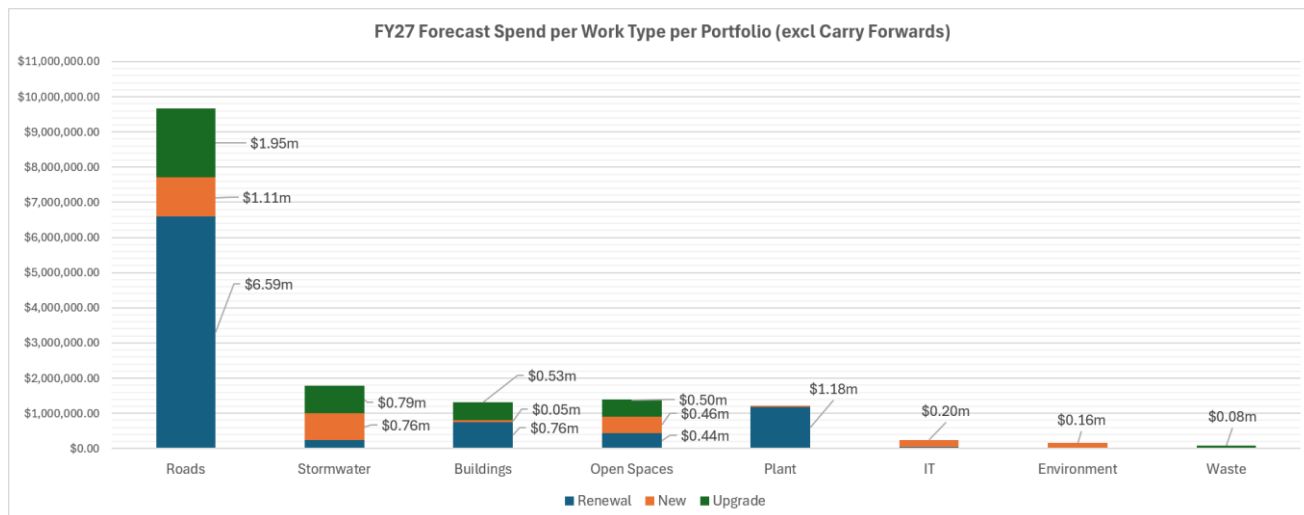


Figure 1: Proportional distribution of program expenditure across asset classes

Roads

Roads and footpaths represent the largest component of the FY27 Program, reflecting the scale and importance of Council’s transport network and the ongoing need for pavement, surface and pathway renewal.

Investment in this asset class is directed primarily toward maintaining network condition, improving safety, and supporting local connectivity across the municipality. The FY27 Program includes 46 projects including road, footpath and bridges / jetties projects with a total investment of \$9.66 million.

Program Insight: Sealing sections of gravel roads

Council has allocated design funding to prepare concept designs and preliminary costings for sealing two priority gravel road sections, including Lighthouse Road on Bruny Island and Van Morey Road in Margate. Further funding has not yet been committed and will depend on the outcome of the cost-benefit assessment and funding availability. Construction may be staged accordingly.

Stormwater

Stormwater is the second largest area of investment in the FY27 Program, underscoring the critical role of drainage infrastructure in supporting public safety, protecting assets, and strengthening climate resilience. Planned works focus on renewing underperforming assets, addressing known drainage issues, and assessing the network’s capacity to respond to changing rainfall patterns to inform future upgrade requirements.

The FY27 Program includes eight stormwater projects, with a total investment of \$1.79 million.

Program Insight: Strategic investment in the Summerleas catchment area

Council has leveraged the works associated with the AFL High Performance Centre to take the opportunity to deliver broader upgrades across the Kingborough Sports Precinct stormwater network. This investment will reduce flows into both the Nolan–Willowbend and Drysdale–Whitewater systems, thereby lowering the scale and cost of future upgrades required to protect properties at risk during high rainfall

events in the catchment area. The upgrades in the precinct area will also resolve ongoing concerns from residents in O'Conner Drive.

Council's strategy is to sequence these system upgrades over the next two years. Once complete, modelling indicates that no further stormwater investment will be required within this catchment in the foreseeable future.

Buildings and Facilities

Investment in buildings and facilities reflects Council's commitment to maintaining safe, functional and accessible community infrastructure. Works in this category include upgrades and renewals to community buildings, recreational facilities and other built assets that support service delivery and community use. The FY27 Program includes seven buildings and facilities projects with a total investment of \$1.23 million.

Program Insight: Kingborough Sports Centre (KSC) Roof Upgrades

As a result of refined project scoping, the full replacement of the KSC roof has been deferred. A detailed condition assessment has confirmed that the existing roof sheeting retains an estimated remaining service life of 10 to 15 years. The investigation identified that current leakage issues are attributable to deficiencies in the design and installation of flashing around air vents and box guttering, rather than deterioration of the roof sheeting itself.

A targeted flashing upgrade has been developed to address these defects, mitigate ongoing water ingress, and extend the functional life of the asset. Consequently, the originally forecast full replacement cost of \$1.2 million has been significantly reduced, with the proposed remedial works now estimated at approximately \$100,000.

Open Spaces

Investment in open space supports the quality, accessibility and amenity of Council's parks, reserves, foreshore areas and public recreation spaces. The FY27 Program includes both renewal and improvement works that respond to community use, safety, and the ongoing development of public spaces across the municipality. The FY27 Program includes 21 open space projects with a total investment of \$1.25 million.

Program Insight: Modular pump track

Council has invested in a modular pump track to provide an interim recreational facility while the existing track in the Kingborough Sports Precinct is closed for construction associated with the AFL High Performance Centre and new oval developments.

The modular pump track offers a more advanced riding experience than the Kingston Park junior track but is not intended as a like-for-like replacement during the closure.

A new permanent pump track and jumps line are planned for delivery within the Sports Precinct in 2028/29, designed to meet or exceed the standard of the current facility. Upon completion of these works, the modular pump track will be relocated to an alternative site within the municipality, outside the Kingston area, to provide ongoing community benefit.

Plant

Investment in plant supports the replacement and renewal of Council's operational fleet and equipment required to maintain service delivery. This includes assets used by field crews and operational teams to deliver works efficiently and safely. The FY27 Program includes 18 plant projects with a total investment of \$1.22 million.

Carry Forward Projects

Carry forward projects are FY26-approved projects that were not completed or fully spent by 30 June 2026. They are included in the FY27 Program as continuation of previously approved works, not new approvals. Carry forward amounts in this report are estimated year-end cashflow positions and will be finalised through the FY26 reconciliation in July 2026.

Impact on FY27 Program Capacity

The total FY27 program envelope of \$20.9 million comprises an estimated \$5.18 million in carried forward works and \$15.77 million in new FY27 project approvals.

Carry forward projects have been factored into the overall program size to ensure the FY27 Program remains aligned with Council's delivery capacity and available internal resourcing. Of the total carry forward amount, \$2.83 million relates to projects where tenders have been awarded and/or construction is already underway, with completion expected early in FY27. This means a significant portion of the carry forward task is already committed and progressing, rather than competing directly with the full new program for mobilisation.

Carry Forward Summary

The table below summarises the projects proposed to be carried forward from FY26 into FY27, including their financial position and the reason for carry forward.

Carry Forwards				
Project Title	Program	FY26 Forecast Expenditure	FY27 (Est. Carry Forward)	Comments
Sherburd Oval Changerooms Upgrade	Buildings	\$87,877	\$830,398	Grant funding made available in late 2025. Revised building location selected to improve outcomes.
Margate Hall Disability Access Ramp	Buildings	\$4,623	\$49,526	Contract awarded - expect completion Q1 FY27
Margate Electric Vehicle Charging Station	Buildings	\$55,000	\$50,000	Requires TasNetworks design - expected delivery in FY27
KSC Main Stadium Fire Detection System Replacement	Buildings	\$155,000	\$15,000	Works 95% complete require some works into FY27 due to scheduling site access
Kingston Beach Oval clubroom Disability Toilet	Buildings	\$5,300	\$107,700	Contract awarded - expect completion Q1 FY27
Kettering Hall Disability Toilet Upgrade	Buildings	\$9,556	\$138,924	Contract awarded - expect completion Q1 FY27
Civic Centre HVAC System Upgrade	Buildings	\$21,982	\$10,000	Requires minor rectification works on vents locations
Blackmans Bay Hall Disability Toilet	Buildings	\$10,878	\$135,662	Contract awarded - expect completion Q1 FY27
Works Depot Main Gate No2 Replacement	Buildings	\$0	\$20,700	Contractor delays. Planning to retender.
Hutchins Street (vic8-10) Footpath Upgrade	Footpaths / Access Ramps	\$55,000	\$55,000	Contract awarded - expect completion Q1 FY27
Esplanade (vic2-4) Snug Footpath	Footpaths / Access Ramps	\$100,000	\$122,000	Contract awarded - expect completion Q1 FY27.
Mills Reef Reserve Alonnah Rehabilitation	Open Space - Parks and Reserves	\$475	\$87,120	Contract awarded - expect completion Q1 FY27
Kingston Beach Foreshore Rehabilitation	Open Space -	\$1,300,000	\$450,000	Engineering and material delays. Contract awarded for decking and remaining works.

	Parks and Reserves			
Blackmans Bay Foreshore Shelter Replacement	Open Space - Parks and Reserves	\$3,000	\$114,635	Contract awarded - expect completion Q1 FY27
Alamo Close Play Space and Parkland Works POS	Open Space - Parks and Reserves	\$1,508	\$144,995	Contract awarded - expect completion Q1 FY27
Taroona Foreshore path Retaining Structure (vic Nubeena Crescent)	Open Space - Tracks and Trails	\$0	\$50,000	TasWater managed project with contribution from Council
Summerleas Rd (vic429-799) Resheet	Resheeting Program	\$200,000	\$26,000	Resheeting works complete, associated guardrail to be installed in July 26.
Wyburton Place / Clare Street Reconstruction	Roads	\$300,000	\$271,000	Project underway with construction forecast over FY26 and FY27.
Channel Hwy (vic44-52) Swale Drain Upgrade	Roads	\$20,000	\$57,000	Project brought forward into FY26 program and will extend into FY27
Church St/Beach Rd Junction Signalisation	Roads	\$50,000	\$700,000	Further traffic studies underway to validate design
Channel Highway Taroona Bike Lanes Upgrade	Roads	\$20,000	\$523,144	Delays associated with Crown consent process and project manager availability.
Browns Road Reconstruction - Stage 2 (vic 1-19)	Roads	\$1,646,255	\$387,000	Under construction and on schedule with cashflow projected across financial years
Tyndall Road (Christopher Johnson Pk) Slip Failure	Roads	\$40,000	\$50,000	Slip works are complete but additional stormwater pipe requires replacement
Snug River flood modelling	Stormwater	\$61,390	\$50,000	Works extended into FY27.
Campbell Street SW Upgrade	Stormwater	\$22,000	\$315,000	Contract awarded to contractor based on price. Contractor currently engaged in Browns Road reconstruction.
Burwood Drive (vic98 & vic102) SW Improvements	Stormwater	\$15,000	\$82,800	Contract awarded - expect delivery Q1 FY27

Baringa Road/Wandella Road SW Upgrade	Stormwater	\$280,486	\$100,000	Contract award - expect completion Q1 FY27
Auburn to Beach Road Stormwater improvement (vicinity 84 Beach Road)	Stormwater	\$8,000	\$140,000	DA in process - expect completion Q1 FY27
Barretta Transfer Station Vehicle Storage Shed	Waste	\$200,000	\$100,000	Construction underway - expect completion July FY27
FY27 TOTAL			\$5,183,603	

Table 2: Carry Forwards Projects

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Grant Funding

Grant-Funded Projects

Several projects in the FY27 Program are funded wholly or partly through State or Federal Government grants. These projects are subject to specific funding conditions, including milestone reporting, acquittal requirements and, in some cases, Council co-contributions.

This section shows grant funding associated with new FY27 project approvals only. It excludes grant-funded projects carried forward from FY26, as these relate to previously approved projects.

Project	Funding Body	Funding Program	Grant Amount	Council Contribution	Comments
Annual Roads to Recovery Allocation	Federal Government	Roads to Recovery	\$948,000		To be assigned to applicable FY27 road project(s)
Huon Road Safety Improvements	State Government	Safer Rural Roads Program	\$180,000	In-kind Contribution	
Adventure Bay Road (vic 996) Footpath	State Government	Vulnerable Road User Program	\$250,000	\$175,000	

Table 3: FY27 Grant Funded Projects

Grant-Funded Carry Forward Projects

This chart lists grant-funded projects that have been carried forward for completion in FY27.

The funding amounts include any funds already expended so may not reflect the carry forward forecast amounts for FY27.

Project	Funding Body	Funding Program	Original Grant Amount	Council Contribution	Comments
Wyburton Place / Clare Street Reconstruction	Federal Government	Roads to Recovery	\$769,000	\$218,000	FY26 roads to recovery allocation
Church St/Beach Rd Junction Signalisation	State Government	Blackspot Program	\$500,000	\$250,000	
Channel Highway Taroona Bike Lanes Upgrade	State Government	Better Active Transport	\$350,000	\$274,000	
Sherburd Oval Changerooms Upgrade	State Government	Active Infrastructure Grants Program	\$463,575	\$463,575	
Margate Hall Disability Access Ramp	State Government	Election Commitment	\$30,000		

Margate Electric Vehicle Charging Station	State Government	Election Commitment	\$100,000		
Kingston Beach Oval clubroom Disability Toilet	State Government	Election Commitment	\$88,000	\$25,000	
Kettering Hall Disability Toilet Upgrade	State Government	Election Commitment	\$150,000		
Blackmans Bay Hall Disability Toilet	State Government	Election Commitment	\$150,000		

Table 4: Grant Projects Carried Forward

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Delivery and Governance

Project Management Framework

New projects in the FY27 Program will be delivered in accordance with Council’s Capital Project Management Framework. The framework introduces clearer processes, tools, approval pathways and reporting requirements across the project lifecycle, supporting stronger project definition, decision-making and delivery discipline.

The framework will continue to be implemented progressively during FY27, with initial emphasis on higher-value and higher-risk projects. This practical approach will allow Council to strengthen consistency and oversight while maintaining delivery momentum across the broader program.

Governance and Oversight

Governance of the FY27 Program will occur through regular internal monitoring and reporting, supported by the Capital Project Management Framework and executive oversight. Key matters relating to scope, budget, timing, risk and delivery status will be reviewed throughout the year, with material issues escalated promptly to the relevant Director or to Council where required. This approach is intended to support active management of the program and timely decision-making where issues arise.

Key Program Risks

The successful delivery of the FY27 Program is subject to a range of risks that could impact project cost, scope, timing and stakeholder needs and expectations. The following risk register identifies the key risks to program delivery, assesses their likelihood and impact, and outlines the mitigation strategies in place.

		Consequences				
		Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood	Almost Certain	Low (5)	Low (10)	Medium (15)	High (20)	Critical (25)
	Likely	Low (4)	Low (8)	Medium (12)	High (16)	Critical (20)
	Possible	Low (3)	Low (6)	Medium (9)	High (12)	High (15)
	Unlikely	Low (2)	Low (4)	Low (6)	Medium (8)	Medium (10)
	Rare	Low (1)	Low (2)	Low (3)	Medium (4)	Medium (5)

Table 5: Risk Likelihood and Consequence Ratings

Risk	Cause	Likelihood	Impact	Rating	Mitigation
Construction cost escalation	<ul style="list-style-type: none"> Rising input prices (fuel, bitumen, pipes) 	Possible	Major	High	<ul style="list-style-type: none"> Deferring sensitive program elements if input prices spike to unacceptable level. Early contractor engagement and fixed price contracts Contingency provisions in all project budgets
Supply chain / materials	<ul style="list-style-type: none"> Bitumen supplies and other material shortages from global instability 	Possible	Major	High	<ul style="list-style-type: none"> Lock in material supplies as part of contract where possible Do not commence projects where supply risks would cause reputational issues with completion of project.
Resourcing constraints (internal and contractors)	<ul style="list-style-type: none"> New project management framework requires greater project management capacity 	Possible	Moderate	Medium	<ul style="list-style-type: none"> Regular delivery model / resourcing review Use of panel contracts to support project delivery Phased project scheduling to reduce peaks
Adverse weather impacting delivery schedule	<ul style="list-style-type: none"> High rainfall over extended period Bushfires 	Possible	Moderate	Medium	<ul style="list-style-type: none"> Weather windows factored into project timelines Contingency time buffers built into program.
Community or stakeholder objections	<ul style="list-style-type: none"> Poor community and stakeholder consultation 	Possible	Moderate	Medium	<ul style="list-style-type: none"> Early community engagement embedded in project scoping Communication plans for high-profile projects.
Scope creep increasing project costs	<ul style="list-style-type: none"> Projects scopes not fully defined before entering design phase. Some projects are in transitional phase to new project management framework. 	Possible	Minor	Low	<ul style="list-style-type: none"> Change control process enforced through project governance. Re-assess project scope through Develop and Design stage.

Risk	Cause	Likelihood	Impact	Rating	Mitigation
Grant funding non-confirmation or withdrawal	<ul style="list-style-type: none"> Delays in project delivery 	Unlikely	Moderate	Low	<ul style="list-style-type: none"> Staged project planning with clear decision points Early grant acquittal compliance tracking Contingency funding identified for high-risk grant projects

Table 6: FY27 Capital Program Key Risks

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Appendix A: FY27 Full Project List

Roads				
Roads				
Project Title	Locality	FY27 Budget	FY28 Forecast	FY29 Forecast
Wells Parade (vic90-110) Reconstruction	Blackmans Bay	\$570,000	\$0	\$0
Summerleas Rd / Gryces Rd Intersection Upgrade	Kingston	\$30,000	\$0	\$400,000
Margate Main Street Master Plan	Margate / Electrona / Barretta	\$50,000	\$500,000	\$0
Leslie Road Rehabilitation (vic 535-747)	Leslie Vale / Neika / Longley	\$650,000	\$0	\$0
Illawong Crescent Tarooma Road Reconstruction	Tarooma / Bonnet Hill	\$30,000	\$0	\$600,000
Crescent Drive (vic1-23) Traffic Separation	Margate / Electrona / Barretta	\$240,000	\$0	\$0
Cleburne Street, SW, FP & Road Rehabilitation (Maranoa to vic 24)	Kingston	\$65,000	\$600,000	\$0
Belhaven Avenue (vic2-16) Reconstruction	Tarooma / Bonnet Hill	\$750,000	\$0	\$0
Adventure Bay Road (vic Coal Point) Reconstruction	Bruny Island	\$90,000	\$1,000,000	\$1,370,000
Van Morey Road (Meredithe-Frosts) Reconstruction	Margate / Electrona / Barretta	\$50,000	\$850,000	\$0
Stewart Crescent Reconstruction	Tarooma / Bonnet Hill	\$1,500,000	\$0	\$0
Jarvis Road Junction Sealing	Snug / Lower Snug / Coningham	\$80,000	\$0	\$0
Huon Road Safety Improvements	Leslie Vale / Neika / Longley	\$180,000	\$0	\$0

Auburn Road Reconstruction - Design finalisation	Kingston	\$55,000	\$0	\$2,500,000
Van Morey Road Sealing to Old Bernies Road (Design Dev - Funding Pending)	Margate / Electrona / Barretta	\$60,000	\$0	\$0
Lighthouse Road Sealing Lunawanna (Design Dev - Funding Pending)	Bruny Island	\$60,000	\$0	\$0
Road to Recovery Grant Allocation 2027-2029	Allocation Across Localities	\$0	\$0	\$0
Project Development Allocation	Allocation Across Localities	\$100,000	\$100,000	\$100,000
Future Design Projects	Allocation Across Localities	\$150,000	\$150,000	\$150,000
Burwood Drive (vic69-130) Footpath and widening	Blackmans Bay	\$585,000	\$0	\$0
Wyburton Place / Clare Street Recon - 2027 funding split allocation	Margate / Electrona / Barretta	\$880,000	\$0	\$0
Streetlight Pole Replacements	Allocation Across Localities	\$60,000	\$20,000	\$20,000
FY27 TOTAL		\$6,235,000		

Resealing Program				
Project Title	Locality	FY27 Budget	FY28 Forecast	FY29 Forecast
Waterworth Drive	Margate / Electrona / Barretta	\$79,200	\$0	\$0
Tinderbox Road	Howden / Tinderbox	\$231,000	\$0	\$0
Prep Works Allocation	Allocation Across Localities	\$300,000	\$300,000	\$300,000
Pelverata Reseal and stabilisation works (vic Peacehaven)	Sandfly / Allens Rivulet / Kaoota	\$250,000	\$0	\$0
Old Channel Highway (vic 2101)	Margate / Electrona / Barretta	\$34,100	\$0	\$0
Maweena Place	Kingston	\$62,700	\$0	\$0

Harts Road	Snug / Lower Snug / Coningham	\$11,000	\$0	\$0
Cherrywood Road	Snug / Lower Snug / Coningham	\$33,000	\$0	\$0
Bloomsbury Lane	Kettering / Oyster Cove	\$18,700	\$0	\$0
Auburn Road (vic 77)	Kingston	\$39,600	\$0	\$0
Adventure Bay Road (Section 1km-2km)	Bruny Island	\$115,500	\$0	\$0
FY27 TOTAL		\$1,174,800		

Resheeting Program				
Project Title	Locality	FY27 Budget	FY28 Forecast	FY29 Forecast
Resheeting FY28 - Prep Work (Culvert Installation and Vegetation)	Allocation Across Localities	\$200,000	\$200,000	\$200,000
Manuka Road	Kettering / Oyster Cove	\$231,000	\$0	\$0
Power Road	Bruny Island	\$181,000	\$0	\$0
Kaoota Road	Leslie Vale / Neika / Longley	\$408,000	\$0	\$0
FY27 TOTAL		\$1,020,000		

Footpaths / Access Ramps				
Project Title	Locality	FY27 Budget	FY28 Forecast	FY29 Forecast
Footpath Priority Section Renewals	Allocation Across Localities	\$300,000	\$300,000	\$300,000
Sirius Drive to Park & Ride Footpath	Huntingfield	\$350,000	\$0	\$0
Channel Hwy / Torpy Ave, Snug - Local Path Link	Snug / Lower Snug / Coningham	\$65,000	\$0	\$0
Adventure Bay Road (vic 996) Footpath	Bruny Island	\$410,000	\$0	\$0
Access Ramps	Allocation Across Localities	\$20,000	\$20,000	\$20,000
Channel Hwy Lower Snug Pedestrian Refuge Crossing	Snug / Lower Snug / Coningham	\$20,000	\$300,000	\$0
FY27 TOTAL		\$1,165,000		

Bridges / Jetties

Project Title	Locality	FY27 Budget	FY28 Forecast	FY29 Forecast
Middleton Foreshore Boat Ramp & Jetty	Middleton / Gordon	\$20,000	\$0	\$250,000
Kingston Beach Sailing Club Boat Ramp & Jetty	Kingston Beach	\$20,000	\$576,000	\$0
Browns River Pedestrian Bridge Replacement	Kingston Beach	\$25,000	\$0	\$750,000
FY27 TOTAL		\$65,000		

Stormwater				
Stormwater				
Project Title	Locality	FY27 Budget	FY28 Forecast	FY29 Forecast
Woodlands-Hazell SW Upgrade	Blackmans Bay	\$90,000	\$1,000,000	\$1,000,000
Taroona Catchment Investigation	Taroona / Bonnet Hill	\$120,000	\$0	\$0
Suncoast Drive Blackmans Bay SW Upgrade	Blackmans Bay	\$500,000	\$0	\$0
Rural culvert upgrades	Allocation Across Localities	\$150,000	\$100,000	\$100,000
Roslyn-Wells SW Upgrade	Blackmans Bay	\$125,000	\$0	\$1,500,000
Nolan-Willowbend SW Upgrade	Kingston	\$30,000	\$700,000	\$0
KSC Catchment Upgrade - O'Connor Drive	Kingston	\$760,000	\$1,495,000	\$0
Drysdale-Whitewater SW Upgrade	Kingston	\$10,000	\$500,000	\$0
FY27 TOTAL		\$1,785,000		

Buildings				
Buildings				
Project Title	Locality	FY27 Budget	FY28 Forecast	FY29 Forecast
KSC Main Stadium - Roof Refurbishment	KSC	\$100,000	\$0	\$0
Tinderbox Foreshore Toilet	Howden / Tinderbox	\$350,000	\$0	\$0

- Replacement and Upgrade				
Kingborough CCTV and Facility Access Assessment and Upgrade	Organisation	\$200,000	\$200,000	\$200,000
Dennes Point Foreshore Toilet - Flooring Upgrade	Bruny Island	\$40,000	\$0	\$0
Taroona Community Hall - Renovation stage 2	Taroona / Bonnet Hill	\$350,000	\$0	\$0
Alonnah Hall and Cricket Club DDA toilet	Bruny Island	\$140,000	\$0	\$0
Works Depot Facility Renewal	Organisation	\$45,000	\$0	\$0
FY27 TOTAL		\$1,325,000		

Open Spaces				
Open Space - Parks and Reserves				
Project Title	Locality	FY27 Budget	FY28 Forecast	FY29 Forecast
Margate Oval Road Protection (Cricket)	Margate / Electrona / Barretta	\$150,000	\$0	\$0
Kingston Park Swings Rubber Softfall	Kingston	\$38,000	\$0	\$0
Taroona Park Foreshore Playspace Renewal/Upgrade	Taroona / Bonnet Hill	\$122,000	\$0	\$0
Taroona Community Hall Playground Renewal	Taroona / Bonnet Hill	\$10,000	\$225,000	\$0
Picnic Table / Bench Seat Replacement	Allocation Across Localities	\$45,000	\$0	\$0
Kingston Park Toddler Section Shade Sails	Kingston	\$15,000	\$100,000	\$0
Kingston Park Boulderling Wall	Kingston	\$10,000	\$100,000	\$0
Hinsby Beach Access Path Renewal and Beach Access Upgrade	Taroona / Bonnet Hill	\$15,000	\$150,000	\$0

Dru Point Playground Train Play Equipment Replacement	Margate / Electrona / Barretta	\$85,000	\$0	\$0
Dru Point Apex Picnic Shelter Renewal	Margate / Electrona / Barretta	\$10,000	\$280,000	\$0
Campbell Street, Kingston Playspace Renewal	Kingston	\$250,000	\$0	\$0
Balmoral Park Playspace Renewal	Kingston Beach	\$115,000	\$0	\$0
FY27 TOTAL		\$865,000		

Open Space - Tracks and Trails				
Project Title	Locality	FY27 Budget	FY28 Forecast	FY29 Forecast
Dog Park Upgrades	Organisation	\$60,000	\$0	\$0
Woodbridge Wreck of the Laura Track	Woodbridge / Birchs Bay / Flowerpot	\$20,000	\$40,000	\$0
Tracks & Trails Signage Upgrades	Allocation Across Localities	\$15,000	\$0	\$0
Taroona Forshore Track (vic. 112A Flinders Esplanade) Upgrade	Taroona / Bonnet Hill	\$15,000	\$0	\$0
Spring Farm Track Link to the Mountain Bike Park	Kingston	\$10,000	\$60,000	\$0
Royce Thompson Track Upgrade Stage 2	Kingston	\$70,000	\$0	\$0
Leslie Road Recreational Trail Stage 1	Leslie Vale / Neika / Longley	\$20,000	\$358,240	\$0
Kingston Modular Pump Track - Temporary	Kingston	\$132,000	\$0	\$0
Alum Cliffs Track, Tyndall Rd Section Upgrade	Taroona / Bonnet Hill	\$40,000	\$0	\$0
FY27 TOTAL		\$382,000		

Carparks				
Project Title	Locality	FY27 Budget	FY28 Forecast	FY29 Forecast
Hopfields Road Carpark for North West Bay River Trail	Margate / Electrona / Barretta	\$155,000	\$0	\$0
FY27 TOTAL		\$155,000		

Plant				
Plant				
Project Title	Locality	FY27 Budget	FY28 Forecast	FY29 Forecast
Workman Tool Carrier	Organisation	\$70,000	\$0	\$0
Wagon (P) Auto	Organisation	\$55,000	\$0	\$0
Wagon (P) Auto	Organisation	\$55,000	\$0	\$0
Wagon (EV) Auto	Organisation	\$75,000	\$0	\$0
Van (D) Auto	Organisation	\$60,000	\$0	\$0
Ute 4*4 Dual Cab F/Tray (D) Auto	Organisation	\$55,000	\$0	\$0
Ute 4*4 Dual Cab (D) Auto	Organisation	\$55,000	\$0	\$0
Truck Tip DBL Cab Hiab-large	Organisation	\$250,000	\$0	\$0
Tractor Loader	Organisation	\$120,000	\$0	\$0
Top dresser attachment Tycrop 400	Organisation	\$70,000	\$0	\$0
Roller Twin Smooth	Organisation	\$60,000	\$0	\$0
Multi Seeder Attachment Blec BMMS21002	Organisation	\$40,000	\$0	\$0
Mower Roller Attachment	Organisation	\$20,000	\$0	\$0
Mower Ride-on	Organisation	\$50,000	\$0	\$0
Loader Telehandler	Organisation	\$120,000	\$0	\$0
Aerator Stand-on (30")	Organisation	\$20,000	\$0	\$0
Toro Corer	Organisation	\$22,199	\$0	\$0
ECO 250 Top Dresser	Organisation	\$18,050	\$0	\$0
FY27 TOTAL		\$1,215,249		

IT

IT				
Project Title	Locality	FY27 Budget	FY28 Forecast	FY29 Forecast
Mobile and Telephony Modernisation	Organisation	\$200,000	\$0	\$0
Purchase IT Equipment	Organisation	\$42,500	\$0	\$0
FY27 TOTAL		\$242,500		

Waste				
Waste				
Project Title	Locality	FY27 Budget	FY28 Forecast	FY29 Forecast
Barretta Re-use Shop and Recycling Upgrade Master Plan and Design	Waste Services	\$80,000	\$800,000	\$0
FY27 TOTAL		\$80,000		

Environment				
Environment				
Project Title	Locality	FY27 Budget	FY28 Forecast	FY29 Forecast
Snug Foreshore Beach Access	Snug / Lower Snug / Coningham	\$158,345	\$0	\$0
FY27 TOTAL		\$158,345		

15.5 NOMINATION OF LICENSED PERSON**File Number:** File 44.86**Author:** Andy D'Crus, Acting Manager Development Services**Authoriser:** Deleeze Chetcuti, Director Environment, Development & Community Services**Strategic Plan Reference**

Key Priority Area: 5. Doing the essentials efficiently and effectively so we can build for the future.

Strategic Outcome: 5.4 Statutory and governance functions which are delivered to a high standard.

1. PURPOSE

1.1 The purpose of this report is for Council, in its capacity as a licensed entity pursuant to the *Occupational Licensing Act 2005*, to nominate the following Council Officers to perform the functions or powers of the Permit Authority within the municipal area in accordance s.24(2)(b)(i) of the *Building Act 2016* (the Act):

1.1.1 **NICHOLAS SALE** (Plumbing Surveyor) – Assessment of applications for plumbing work, inspection of plumbing work and technical advisor for investigations into illegal plumbing work.

1.1.2 **ABDULLAH SAKIB** (Development Compliance Officer) – Investigations Officer for illegal building and plumbing work.

1.1.3 **JASON GROOMBRIDGE** (Senior Development Compliance Officer) – Lead investigator in Council investigations into illegal building and plumbing work.

1.2 Each one of the above Council Officers carry out elements of the Permit Authority functions as part of their positions at Council and are required to hold the relevant Permit Authority licence to conduct their duties.

2. BACKGROUND

2.1 Council is a licensed entity under the *Occupational Licensing Act 2005* (Entity number LGA18).

2.2 In accordance with the Act, Council is the Permit Authority for the municipal area and has statutory functions in respect of building work, plumbing work or demolition work.

2.3 Pursuant to s.24 of the Act, Council must ensure (subject to other matters) that a function or power of the Permit Authority is only performed or exercised by a licensed person (holder of a Permit Authority license) who has been nominated by Council.

3. STATUTORY REQUIREMENTS

3.1 S.25 of the Act sets out functions of Permit Authorities. These functions are varied but as summarised include:

- Acceptance and consideration of applications and documents submitted.
- That permits are issued / refused in accordance with the Act.
- That work performed under a permit is performed appropriately.

- To educate the public concerning building and plumbing requirements, including their duties as owners of properties applicable to the Act.
- Make itself aware of building work, plumbing work or demolition work being performed in the municipal area including the use and occupation of buildings.
- If applicable, ensure that proceedings are instituted against any person or body failing to comply with this Act; and
- Enforce orders etc. and if applicable, ensure that proceedings are instituted.

3.2 S.24 of the Act sets out who is a Permit Authority. S.24(2)(b)(i) states “*a function or power of the permit authority for the municipal area is only performed or exercised in respect of the municipal area by the licensed person, within the meaning of the Occupational Licensing Act 2005, nominated by the council*”

4. DISCUSSION

- 4.1 On or around August 2024 the Act was amended to require that a function or power of the Permit Authority may only be performed by a person nominated by Council.
- 4.2 On review of the *Occupational Licensing (Building Services Work) Determination*, it is confirmed that Nicholas Sale, Jason Groombridge and Abdullah Sakib hold the minimum requirements for a new application under the category ‘*Permit Authority (Individual)*’.
- 4.3 Nicholas Sale, Jason Groombridge and Abdullah Sakib have applied to Consumer, Building and Occupational Services (Justice Department) to be a licenced person within the meaning of the *Occupational Licensing Act 2005*, and it is likely if the recommendation is supported, they will be contemporaneously issued a building services licence and deemed a licenced person by the Justice Department, in accordance with the *Occupational Licensing Act 2005*.
- 4.4 It is relevant to note that the nomination is specific to a person and not a position within Council.

5. FINANCE

- 5.1 There are no financial implications to the nomination.

6. ENVIRONMENT

- 6.1 There are no environmental considerations associated to the nomination.

7. COMMUNICATION AND CONSULTATION

- 7.1 If the report is ratified, the Justice Department - Consumer, Building and Occupational Services will be advised of the nomination.

8. RISK

- 8.1 There is no risk associated with the nomination.

9. CONCLUSION

- 9.1 On or around August 2024 the Act was amended and a function or power of the permit authority may only be performed by a person nominated by Council.
- 9.2 Nicholas Sale, Jason Groombridge and Abdullah Sakib, are recommended for nomination due to the Permit Authority functions that they perform as part of their Council roles.

10. RECOMMENDATION

That upon being issued a building services licence and deemed a licenced person in accordance with the Occupational Licensing Act 2005, Council nominates Nicholas Sale, Jason Groombridge and Abdullah Sakib, pursuant to s.24(2)(b)(i) of the Act, to perform the functions or powers of the Permit Authority within the Kingborough Council municipal area.

ATTACHMENTS

Nil

16 NOTICES OF MOTION

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

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*

Tender Assessment - AB2604 Kingston Beach Foreshore Revitalisation Stage 2

Regulation 17(2)(e) *contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.*

Dennes Point Hall Gallery Lease

Regulation 17(2)(d)(i) *commercial information of a confidential nature, that if disclosed, is likely to prejudice the commercial position of the person who supplied it.*

Contractual Matter

Regulation 17(2)(d)(ii) *commercial information of a confidential nature, that if disclosed, is likely to confer a commercial advantage on a competitor of the council.*

In accordance with the *Council Meetings & Councillor Workshops Audio Recording Guidelines Policy*, recording of the open session of the meeting ceased.

Open Session of Council adjourned at

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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	
21.1 Tender Assessment - AB2604 Kingston Beach Foreshore Revitalisation Stage 2	
21.2 Dennes Point Hall Gallery Lease	
21.3 Contractual Matter	

CLOSURE

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APPENDICES

- A Forward Agenda
- B Calendar
- C Environmental Services Activity Report - Quarter Three

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C ENVIRONMENTAL SERVICES ACTIVITY REPORT - QUARTER THREE

File Number: File 8.76

Author: Liz Quinn, Manager Environmental Services

Authoriser: Deleeze Chetcuti, Director Environment, Development & Community Services

ATTACHMENTS

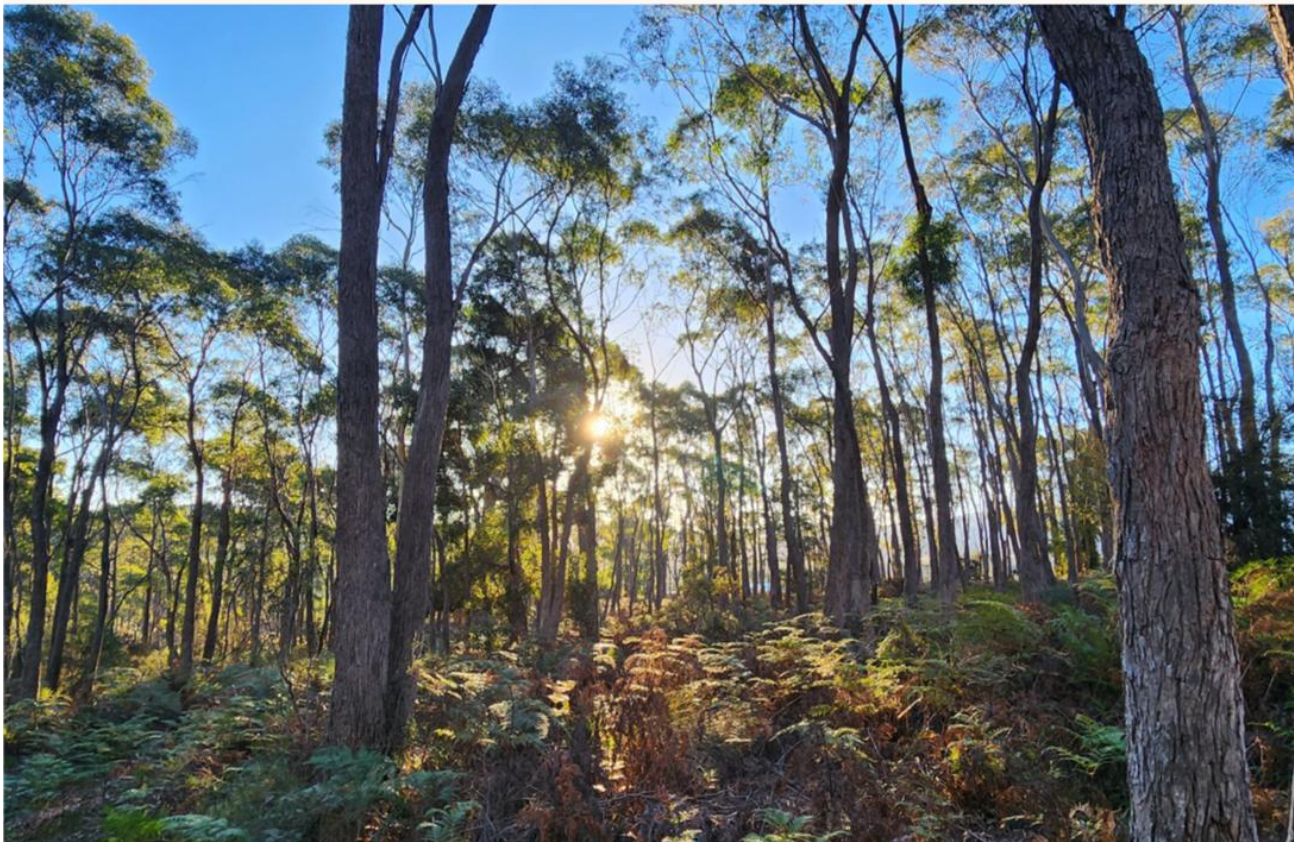
1. Environmental Services Activity Report - Quarter 3 2025-2026

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ENVIRONMENTAL SERVICES QUARTER THREE REPORT

2025 -2026

JAN - MAR 2026



ENVIRONMENTAL SERVICES - QUARTERLY REPORT JAN - MAR 2026

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Environmental Health

Council's Environmental Health team delivers statutory functions to protect public health through preventative regulation.

This includes managing risks related to infectious diseases, drinking water, sanitation, food safety and environmental nuisances in accordance with key legislation.

PUBLIC HEALTH

IMMUNISATIONS

Council has an obligation to offer an immunisation program as per Section 57. of the *Public Health Act 1997*.

Council's Environmental Health team delivers both a school-based program and monthly community immunisation clinics, offering vaccines listed under the National Immunisation Program and protecting the community from vaccine-preventable diseases.



School Based Immunisation Program

The National Immunisation Program schedule outlines vaccines for adolescents in Years 7 and 10, delivered across seven schools in Kingborough.

Year 7 vaccines protect against:

- Human Papillomavirus (HPV)
- Diphtheria, Tetanus and Pertussis

Year 10 vaccine protects against:

- Meningococcal ACWY

- Planning and coordination occur January to March
- School visits occur between March and June.
- Program is progressing well, with high consent form return rates and low absenteeism.

Community Immunisation Clinics

- Clinics are held on the second Tuesday of each month.
- Clinics provide routine vaccinations for children under five in accordance with the National Immunisation Schedule.
- Clinics prioritise young children, as they have fewer vaccination service options.

RECREATIONAL WATER QUALITY MONITORING - SWIMMING BEACHES

During the main swimming season (December to March), Council's Environmental Health team monitor and report on the bacteriological water quality of recreational beaches within the municipality, including installation of temporary and long-term no swim advisory signage if required, in accordance with the *Recreational Water Quality Guidelines 2007*.

The current reporting period covered the majority of the seasonal beach monitoring program.

January to March results:



Derwent Estuary Program (Weekly Monitoring)

Derwent Estuary beaches (Taroona, Kingston Beach and Blackmans Bay) are monitored weekly during swimming season because they are high-use and close to urban areas with stormwater and sewer networks, increasing the risk of runoff and pollution events.

During the reporting period, 27 samples were non-compliant across DEP beaches, resulting in one temporary no swim advisory in the middle of Blackmans Bay beach in late March.

Long-term no swim advisories remain in place at Kingston Beach North and Blackmans Bay South. The Derwent Estuary Program's annual report, summarising seasonal data across participating councils, is expected in July.

Channel (Monthly Monitoring)

Sites monitored: Tinderbox Beach, Howden Jetty, Margate Jetty, Snug Beach, Conningham Beach, Woodbridge Beach and Middleton Beach.

Highlights:

- Overall, consistently good water quality.
- Margate recorded initial exceedances in February and March; follow-up samples were compliant.

Bruny Island (Twice per Season)

Sites monitored: Nebraska Beach, Simmons Beach, Quiet Corner, Adventure Bay Beach, Alonnah Jetty.

Highlights:

- Consistently good results.
- No failed samples recorded.



Water Quality Investigation Blackmans Bay Beach

The investigation, led by consultants Marine Solutions, has continued this quarter. Work focused on field work to understand how the local tides and currents are likely to disperse any pollutants entering the southern end of the bay.

Key findings:

- Dye studies used a bright green, non-toxic, biodegradable dye (fluorescein) to track how stormwater enters the bay and moves through the water.
- The dye movement showed that stormwater is largely retained inshore and moves southward on both an incoming and outward tide. It does not quickly disperse into the bay.
- Drogue studies showed that water movement further offshore in the Bay is towards the shore on both inward and outward tides.
- These studies indicate that water is held against the shore and moves back and forth in the southern corner of the bay meaning stormwater entering the system may not be flushed out of the bay.



OTHER PUBLIC HEALTH ACTIVITIES

Council's Environmental Health team manage risks to public health in accordance with the *Public Health Act 1997* through a range of regulatory activities, including licensing, sampling and inspections.

These activities cover areas such as drinking water carriers, private water suppliers, tattooing and body piercing businesses, cooling tower systems, public swimming pools, large outdoor events, community sharps disposal, private burials, and unhealthy housing.



Highlights include:

- Tattooing and body piercing business inspections and renewals were due at the end of January. Businesses and operators are licensed separately, with two businesses and five operators currently licensed in Kingborough.
- Private Water Supplier sampling in March - all results compliant.
- Environmental Health Officers supported the installation of a UV treatment system for the drinking water supply at the North Bruny Community Centre.
- Two public swimming pools - all samples compliant

FOOD SAFETY

Under the *Food Act 2003*, Council's Environmental Health Officers regulate food premises and assess compliance with the Food Safety Standards. This includes overseeing food business registrations, conducting routine inspections, and investigating food safety incidents.



284

Registered Food Businesses



60

Routine Inspections Completed



49

Temporary Food Stall Permits Issued



1

Multiple Food Stall Event

Highlights include:

- Routine inspections are conducted based on the Tasmanian Food Business Risk Classification System, which classifies business as P1 (high risk), P2 (medium risk) and P3 (low risk) based on food handling activities.
- During the reporting period, inspection completion rate was 93% for the 116 P1 businesses, 65% across the 127 P2s, and 54% for the 41 P3s.
- Seven food safety complaints were investigated and resolved – issues raised related to incorrect labelling, hygiene and cleanliness, insect activity and food spoilage.
- A new digital inspection system was implemented improving efficiency and communication for food safety inspection reports.
- EHOs provided regulatory support for a multi-stall food event at the Kingborough Community Hub, working with the organising group to manage food safety across 15 stall operators.

Table 1: Food Safety Incidents

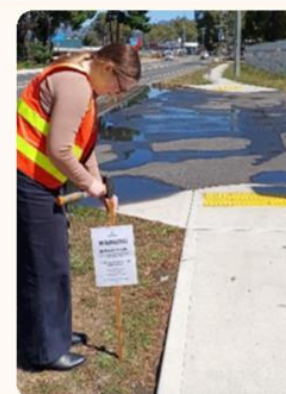
Food Business Complaints	7
Notifiable Disease Interviews	8
Gastro Notifications	1
Enforcement Notices Issued	0

ENVIRONMENTAL NUISANCES

The Environmental Health team investigates community complaints relating to environmental nuisances and public health risks under the *Environmental Management and Pollution Control Act 1997*, *Local Government Act 1993*, and *Litter Act 2007*.

Highlights include:

- Responded to 70 community requests during the reporting period.
- The most common complaint type was noise (24 concerns received). Noise complaints relating to commercial activities such as live music venues and gyms continue to be complex.
- Provided support to the Environment Protection Authority (EPA) in responding to an odour complaint regarding the Howden Foreshore.



DEVELOPMENT SERVICES REFERRALS

Environmental Health Officers support Development Services through internal referrals of applications under the *Land Use Planning and Approvals Act 1993* and *Building Act 2016*, providing specialist advice on matters including; onsite wastewater systems, food business requirements, and potential nuisance from new developments.

Highlights include:

- January to March saw a notable increase in requests for new food business fit-out assessments, with five applications received during the quarter compared to an annual average of six.
- Environmental Health Officers completed food safety design assessments for several premises within the new Spring Farm Village Shopping Centre, including inspection of the new Coles Supermarket.

Table 2: Applications

Planning Applications (EHO referral assessments)	43
Plumbing Applications (New onsite wastewater systems)	11
Aerated Wastewater Systems (Maintenance report reviews)	841
New Food Business Fit Outs (Design assessment and inspection)	5



 Food Business Inspection equipment

Natural Areas and Biodiversity

HIGHLIGHTS

- 18 Landcare groups supported during the reporting period
- 170kg of rubbish removed from 1.5kms of White Water Creek for Clean Up Australia Day
- More than 13,900 priority weeds controlled across Council reserves and roadsides.
- Interpretation and Education Program delivered 12 guided activities, engaging 82 participants.

STRATEGIC WEED MANAGEMENT


Strategic weed control was undertaken across 30 reserves and 14 roadsides this quarter, targeting declared weeds and priority environmental weeds.

Highlights include:


- More than 13,900 weeds controlled across the municipality.
- Ongoing collaboration with Bruny Island landholders to support the management of ragwort.

Proactive community engagement continues to support better weed outcomes, with landholders actively seeking advice, reporting infestations and working with Council to manage priority species.



 NAB Weeds Officers carefully control pittosporum among natives in Boronia Hill Reserve.



 Hand pulling ragwort on roadsides is one way Council works to protect healthy biocontrol populations.

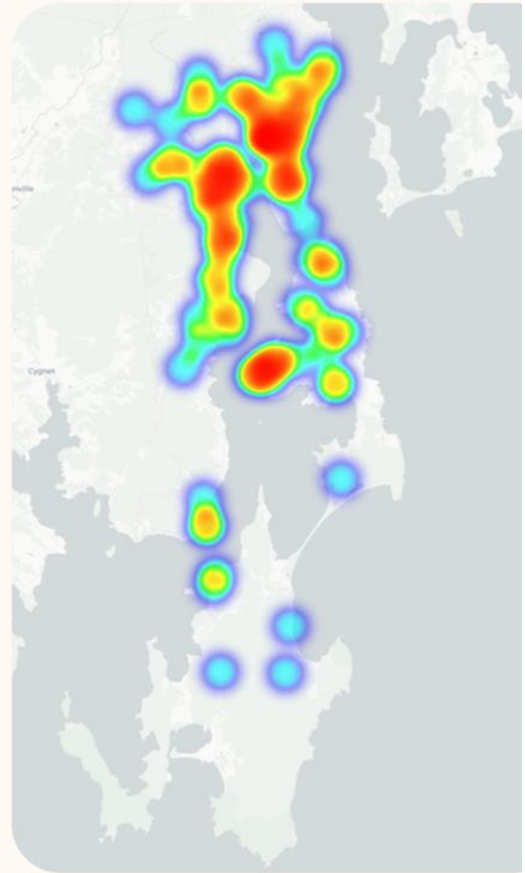
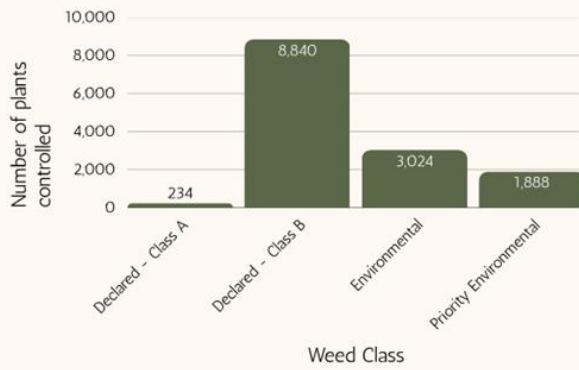
Program focus: Pampas Grass Stage 2

Stage 2 of Council's pampas grass program commenced this quarter, expanding targeted control across all land tenures.

The program is being delivered through a staged, area-based approach, beginning in Gordon where smaller, isolated infestations provide an opportunity for eradication. This targeted model allows resources to be focused where they will have the greatest impact, while maintaining delivery of other priority weed programs across the municipality.

Lessons from previous strategic weed programs continue to guide this approach, combining surveillance, landowner engagement and coordinated control to reduce the spread of priority weeds.

Chart 1. Number and type of weeds controlled during the Jan - Mar 2026 reporting period.



Map 1. Heat map showing intensity of weed control efforts by staff during the reporting period.

Table 3: Weed notices sent to landowners Jan - Mar 2026.

Category of Weed	Species	Type of Notification	Number Sent
Class A Declared Weeds	Pampas Grass	Advice notice	10
	Heather	Advice notice	1
	Paterson's curse	Advice notice	1
Class B Declared Weeds	Ragwort	Advice notice	2
	Spanish Heath	Advice notice	1
	Blackberry	Advice notice	1

REVEGETATION PROGRAM

Preparation is underway for the 2026 revegetation season, with plant orders supporting:

- 20 Landcare groups
- 6 schools
- Council reserves
- Community planting events
- Capital projects

Apollo Bay Reserve has been selected for National Tree Day. This year's planting will build on previous restoration efforts to restore threatened blue gum forest and improve habitat connectivity for threatened species including the swift parrot and forty-spotted pardalote.



Previous National Tree Day planting at Apollo Bay is successfully establishing, creating future habitat for threatened species and supporting landscape restoration.

KINGBOROUGH ENVIRONMENTAL FUND

The Kingborough Environmental Fund continued to deliver long-term conservation outcomes through protection and restoration of high value habitat on private land.

Highlights include:

- Progression of the seventh private land reserve secured through the KEF, with a Stewardship Plan developed for a property at Alonnah. Future management will focus on habitat improvement, including stock exclusion and planting of Tasmanian blue gum.
- Filming commenced for a new KEF story highlighting the experiences of participating landowners and the conservation benefits achieved through private land partnerships.
- The 2025 KEF Progress Report was completed and presented to Council, showcasing achievements delivered through biodiversity offset contributions.



📷 Landowner stories and properties were captured by drone and highlight the role private land conservation plays in protecting biodiversity.

WILDLIFE AND INVASIVE FAUNA PROGRAM

- The "White Gums for Forty -spots" program has seen Council partnering with landowners for a 5th year of the program.
- Staff have been collaborating with NRM South and state agencies to deliver deer management activities, including preparation of a community information event to be held on Bruny.
- Wildlife camera monitoring at Apollo Bay Reserve recorded a diversity of native species, including quolls and higher than expected numbers of long-nosed potoroos, highlighting the habitat values being supported through ongoing restoration works.



📷 The southern access point of Snug Beach has experienced significant and rapid erosion over recent years.

MANAGING OUR COASTS

The Snug Beach Access project is progressing, with a preferred design selected to help slow coastal erosion, protect the adjoining car park and provide adaptable beach access that responds to changing coastal conditions.

LANDCARE PROGRAM

Highlights include:

- Council supported 18 Landcare and Coastcare groups through advice, resources and on-ground conservation activities.
- The establishment of the new Huntingfield Landcare group, supporting community involvement at Huntingfield Reserve and Coffee Creek.
- The Kettering Landcare Group, established in the mid 1990's, has seen a reinvigoration and extended work area as a result of new memberships from the Oyster Cove area.
- More than 35 volunteers joined Council and Whitewater Creek Landcare Group for Clean Up Australia Day, removing 170 kg of rubbish along 1.5 km of creek corridor.



Community and Council come together to clean up Whitewater Creek.



Interpretation walks showcase Kingborough's natural areas while encouraging community connection, understanding and environmental stewardship.

INTERPRETATION AND EDUCATION PROGRAM

Connecting community with local reserves

Whitewater Creek was a focus for community engagement this quarter, showcasing the values of this important urban waterway through guided activities and community events.

Highlights include:

- Clean Up Australia Day event
- A new 'Focus on Whitewater Creek' publication was developed to highlight local biodiversity and encourage community stewardship.
- Summer seasonal walks program led community members through an exploration of the plants, animals and geology of the area.

Community feedback highlighted improvements in the condition of the creek, reflecting the value of ongoing restoration, education and Landcare involvement.

NATURAL AREAS AND RESERVES

Council's Biodiversity and Bushfire programs collaborated to deliver targeted vegetation management at Hawthorn Drive Reserve, reducing bushfire risk while protecting important biodiversity values. Works were carefully planned around the specific ecological requirements of the reserve, including threatened orchid populations and chaostola skipper butterfly habitat. Selective reduction of woody vegetation reduced fuel loads while supporting the more open understorey conditions required by these species. Ongoing monitoring will assess vegetation recovery and guide future management actions.



📷 Before targeted vegetation removal



📷 Management area (green) with exclusion zones (pink/yellow) to protect threatened species and sensitive vegetation.



📷 After work was undertaken to reduce woody fuel loads while also supporting biodiversity and resilience of the reserve.

TREE ASSESSMENT

TABLE 4: Request for tree removal assessment for the reporting period

Request for tree removal assessment and associated outcomes July – September 2025		
Outcome	Outcome rates	Description of outcome
Exempt	13	<i>Proposed tree work would meet an exemption within the planning scheme, such as safety, boundary fencing, or proximity to approved infrastructure, and no consent is required under an existing covenant or Part 5 Agreement</i>
No Permit Required	4	<i>A permit would not be required under the planning scheme, and no consent is required under a covenant or Part 5 Agreement</i>
Further Information Requested	4	<i>Available information is insufficient to determine if proposed tree work would meet an exemption</i>
Development Application required	3	<i>Proposed tree work would not meet an exemption and planning approval is required</i>
Not Valid	2	<i>Often a result where vegetation is located on land not owned by the applicant</i>
No longer required	2	<i>Often a result of where landowners seek advice about a tree and decide they no longer wish to pursue modification or removal</i>
Total requests received	26	

Climate Change

HIGHLIGHTS

- Feasibility of Council's net-zero target completed.
- Collaborating on an Electrification Working Group to support community transition.
- 43.8 MW generated through solar systems, avoiding approx. 6.6 tonnes of CO2 equivalent.
- 6,828km driven by our EVs, avoiding 806kg of CO2 equivalent.

GOVERNANCE ACTIVITIES

STRATEGIC PRIORITIES

An independent **feasibility review of Council's 2035 net-zero target** was undertaken through the second and third quarter of the financial year. The findings indicate that the target remains feasible, though prioritised action is required to ensure its delivery. Costing of these options is being developed.

Internal workshops were held on the **Embedding Climate Risk into Council Finances** project, delivered in partnership with the Local Government Association of Tasmania (LGAT). The project has delivered an action plan to improve Council's strategic financial planning in relation to climate, addressing the issues of both physical and transitional risks.

ENGAGEMENT AND COLLABORATION

- Council officers participated in the collaborative **Electrification Working Group** ("EWG") to explore opportunities to support the community transition to electrified home services.
- This collaboration includes partnership with the University of Tasmania, state and local government organisations, government business enterprise and the not-for-profit sector.
- With a combined impact of resilience to extreme weather events (heat wave and cold resilience), reduced cost of operation (thermal efficiency) and reduced emissions, this collaboration will continue to explore existing and future opportunities to support the community through the energy transition.
-
- Council officers presented on a panel on **Climate Risk Assessments** for the Australian Meteorological and Oceanographic Society in Hobart. The panel included representatives from the private sector and State and Federal Government, with Council officers sharing the role and perspective of local government in assessing and responding to climate risks.

ADAPTATION ACTIVITIES

GROUNDWATER MONITORING PROGRAM

Groundwater bores at Adventure Bay were analysed in December 2025 with the final report considered in January 2026.

Analysis showed a changing relationship between the groundwater at the two inland bores. Though previous years showed a direct relationship over the previous report years, this appears to have reversed with one bore now depleting as the other refills.

No change was detected to longer-term groundwater levels, however this will continue to be monitored for changes due to sea level rise.

COASTAL HAZARDS WORKING GROUP



2

Two projects assessed by the Working Group this quarter.



All projects endorsed without additional directives.



2026-2027

Process is now fully embedded to assess risk for 2026-27 projects.

SNUG CLIMATE CHANGE ADAPTATION OPTIONS (CCAO) PROJECT


Internal workshops were delivered for the Snug CCAO Project to develop the adaptation framework for this area. These independently facilitated sessions explored:

- Assessing the specific risks to foreshore assets and areas;
- Exploring and developing adaptation options; and
- Assessing adaptation options.

The options identified in these workshops and the feedback given through the community priorities survey provide the basis for the toolkit of adaptation options that Council will draw from in responding to the growing risk of coastal hazards such as erosion and coastal flooding in Snug.

The project will deliver a Stakeholder Engagement Report and Adaptation Framework.



 Snug Beach vegetation dieback

MITIGATION ACTIVITIES

SOLAR FLEET PERFORMANCE THIS QUARTER



Council has a solar fleet of 198kWp



Council solar generated 43.82 MW this quarter.



This avoided approx. 6.6 tonnes of CO2 equivalent.



64.1% solar self-consumption.



Feasibility to expand the Civic Centre solar system is being explored

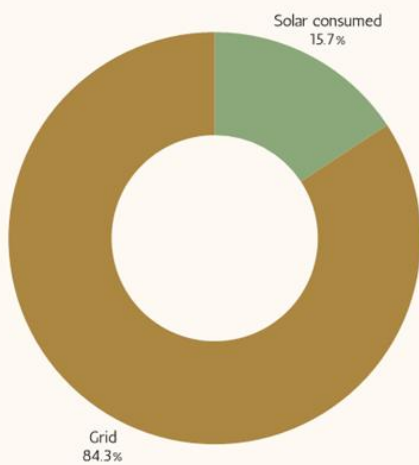


CHART 2: Percentage of grid electricity consumed and solar electricity generated.

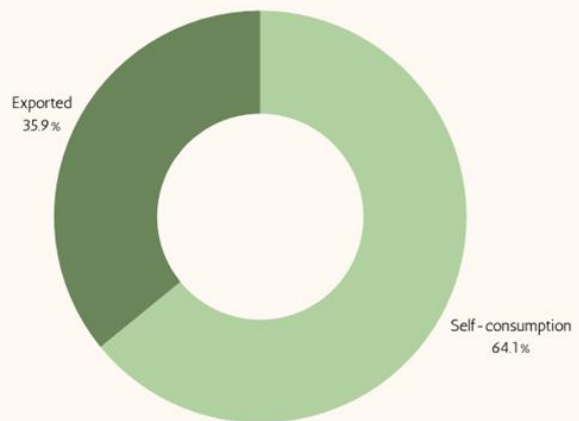


CHART 3: Solar self-consumption ratio.

This is one of the highest-generating quarters for solar over the course of the year, with Q2 and Q3 experiencing the most sunlight. We self-consumed 64.1% of the renewable solar energy we generated and exported the remaining 35.9%.

EV USAGE THIS QUARTER



Council owns 3 EVs.



6,828km driven in EVs.




Approx. 806kg of CO2 equivalent avoided.



Bushfire Management



 Ensuring our natural areas are also meeting bushfire compliance in Spring Farm



47 hours dedicated to community enquiries about bushfire risk in the quarter

Fire behaviour is changing on a global scale, and our program is adapting to ensure it makes the most of current knowledge and best practice.

The start of the calendar year is our driest time of year. The increase in the likelihood of bushfires drives the need to ensure our natural areas are carefully managed to ensure low fuel loads.


- Ensured compliance to requirements through monitoring and implementation of the Fuel Break Contract.
- The Fuel Break Contract is one of the main ways Council limits the potential impact of a bushfire travelling from our reserves onto private land.

The Bushfire Programs Risk Reduction Strategy is under review. The Strategy guides all bushfire management for Council. A need to work in an ever more challenging climate with longer, drier stretches and more volatile weather events has created the need to utilise new equipment and methods to keep the risk of bushfire as low as possible. The use of mechanical vegetation removal and cool burning techniques in Council reserves will be included in the new Strategy.

FUEL BREAK WIDENING AT TAROONA

The grant deed for the Tasmania Fire Service Fuel Break Grant is signed with works planned to be completed at Cartwright Reserve in Taroona this financial year. Having accurate measurements for slope under the vegetation is crucial to ensure a break that meets the TFS Protective Fuel Break requirements.



 Challenging slope at Cartwright Reserve