



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, 6 July 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. 12 to be held on Monday, 6 July 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, 30 June 2026

Table of Contents

Item		Page No.
1	Acknowledgement of Traditional Custodians	1
2	Attendees	1
3	Apologies	1
4	Confirmation of Minutes	1
5	Workshops held since Last Council Meeting	2
6	Declarations of Interest	2
7	Transfer of Agenda Items	2
8	Questions without Notice from the Public	2
9	Questions on Notice from the Public	3
9.1	Complaint regarding odour from burning incense Lewan Avenue (Council's reference: 32.10):	3
9.2	LCZ	4
9.3	TPC Hearing	6
9.4	CCTV Cameras	6
9.5	LPS Hearings	7
9.6	Development Applications	8
10	Questions without Notice from Councillors	8
11	Questions on Notice from Councillors	8
11.1	Council's response to investigating noise complaints at the Salty Dog Hotel:	8
11.2	Textile Upparel Recycling	9
11.3	Biochar Programs	10
12	Petitions still being Actioned	11
13	Petitions Received in Last Period	11
13.1	Opposition to Proposed Dog Exercise and Obedience Training Facility at Sedgebrook Road Reserve (Lot 1 Taronga Road)	11
14	Officers Reports to Council	11
14.1	Appendices	11
14.2	FINANCIAL REPORT - MAY 2026	11
14.3	Kingborough Sports Precinct Development Arrangements and Land Disposal	35
15	Notices of Motion	38
16	Confirmation of Items to be Dealt with in Closed Session	38

GUIDELINES FOR PUBLIC QUESTIONS

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

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

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

How to Ask a Question:	You can ask a question either: • In writing (before the meeting) (see questions on notice below), or • In person at a regular Council meeting (see questions without notice below). Your question must be about Council activities only.
Purpose of Question Time:	• This time is for asking questions, not for debating them. • Answers will be given, but there won't be any discussion.
Written Questions (Questions on Notice):	• Must be sent at least 7 days before the meeting. • The 7-day period includes weekends and public holidays, but not the day you submit the question or the day of the meeting. • Title your submission clearly as “Question/s on Notice.”
Verbal Questions (Questions Without Notice):	• At least 15 minutes will be set aside during the meeting for these. • A maximum of three (3) questions will be allowed per person, per meeting. • You can't ask about topics already on the meeting agenda. • If your question can't be answered right away, it will be answered at the next meeting or as soon as possible.
Rules for Asking Questions:	Your question should: • Be short and clear; • Not be a statement; • Have little or no introduction. The Chairperson may reject your question if it: • 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, 6 July 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 G Cordover
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.11 held on 15 June 2026 be confirmed as a true record.

5 WORKSHOPS HELD SINCE LAST COUNCIL MEETING

Date	Topic	Detail	Consultant
22 June 2026	Social Media Policy & WHS Policies Blackmans Bay Water Quality	Discussion on draft new council policies. Presentation on Blackmans Bay water quality investigation work undertaken to date.	Dr Carryn Manicom - Marine Solutions

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 COMPLAINT REGARDING ODOUR FROM BURNING INCENSE LEWAN AVENUE (COUNCIL'S REFERENCE: 32.10):

Emma McNab on behalf of Sarah and Phillip Freeman, Nicole Page, Elene Jonson and Barry Salter submitted the following question on notice:

1. Can Council explain what criteria or threshold must be satisfied before it will investigate and/or take enforcement action in relation to odour complaints under the Environmental Management and Pollution Control Act 1994? Specifically, what factors are considered when determining whether an odour constitutes an environmental nuisance?
 2. Can Council detail the investigation undertaken in relation to our incense odour complaint, including:
 - the number and dates of site inspections;
 - the times of day at which inspections occurred;
 - whether any inspections were conducted during the evening, late night or outside normal business hours when the odour was reported to occur most frequently;
 - whether weather conditions and wind direction were considered; and
 - what evidence was relied upon in concluding that the statutory threshold for an environmental nuisance had not been met?
 3. During the investigation, Council officers advised complainants that Council's "hands were tied", that incense burning was a grey area, and that Council could not take enforcement action. However, Council's written response states that Council does have enforcement powers but determined that the threshold for action had not been met.
Can Council explain why complainants were repeatedly advised that Council could not act, when Council's formal position in response to our complaint is that it can act where the statutory threshold is met?
 4. What rights are available to residents and ratepayers, who are experiencing repeated odour entering their property, affecting their health, wellbeing and ability to reasonably use and enjoy their homes and what does Council advise we do?
 5. In circumstances where multiple neighbouring households report the same recurring nuisance, what steps does Council take to ensure complainants can have confidence that investigations are sufficiently thorough, consistent and transparent before a decision is made not to take enforcement action?
 6. Does Council continue to stand by the decision that the odour complained of does not constitute an environmental nuisance, and if so, is Council satisfied that the investigation undertaken was sufficiently comprehensive to reach that conclusion?
- If Council is not satisfied that the investigation adequately assessed the frequency, timing and impact of the odour, will it commit to undertaking further investigation, including observations at times when the odour is reported to occur most frequently?

Officer's Response:

Council has undertaken a thorough investigation in accordance with the relevant legislation and has adhered to the process outlined in Council's [Complaints Management Policy](#) in relation to this

matter. The Complaints Management Policy allows for both internal and external review of complaint outcomes and, in maintaining the integrity of the process, remains the appropriate avenue for raising and addressing any concerns or inquiries relating to this matter.

Liz Quinn, Manager Environmental Services

9.2 LCZ

At the Council meeting on 15 June 2026, **Natisha Knight** asked the following questions without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

1. Has Council undertaken any assessment of the properties adversely affected by the Crown Road access issue?
2. If such an assessment has been undertaken, will it be publicly available?
3. If no assessment has been undertaken, how can Council be satisfied that the proposed zoning recommendations will not result in unintended restrictions on affected landowners, particularly where the issue was only formally acknowledged after the representations had already been lodged and hearings were underway?
4. When did Council first become aware that Crown Road frontage may prevent or significantly impede development within the Rural and Landscape Conservation Zone?
5. If Council was aware of this issue and knew which properties may be affected, why were those landowners not individually notified before the hearing process commenced, or at the very least before the hearings concluded, so that they could make fully informed representations to the Tasmanian Planning Commission?
6. Further to that, given that this issue may directly affect property rights, development potential, and land value for individual landowners, how does Council consider publication in a general newsletter to satisfy the principles of transparency, procedural fairness and natural justice, particularly when affected landowners could have been identified and contacted directly?

Officer's Response:

The following response provides a consolidated context and response to the questions raised at the Council meeting on 15 June 2026, noting that responses to each question are interrelated and cannot be appropriately addressed in isolation.

Council has previously provided information on Crown Road access and the relevant State Planning Provisions (SPPs) in Council agendas dated 20 October 2025, 3 November 2025, 2 February 2026 and 18 May 2026. Information has also been provided directly to the Kingborough Land Users Body and included in the Kingborough email newsletter.

The requirement for new dwellings in the Rural, Agriculture and Landscape Conservation Zones (LCZ) to have lawful and permanent access to a public road is a requirement of the SPPs of the Tasmanian Planning Scheme (TPS), rather than a Council rule introduced through the draft Local Provisions Schedule (LPS) process. The SPPs were publicly released in 2017 and have been publicly accessible since that time.

The issue is not specific to Kingborough, or to the Landscape Conservation Zone and similar issues have been / are being experienced in other Tasmanian municipalities with rural and regional areas where historical access arrangements have relied on Crown reserved roads.

Council sought advice on this matter from Natural Resources and Environment Tasmania, and the advice received, together with landowner concerns, has been provided by Council to the Tasmanian

Planning Commission (TPC) and the State Planning Office (SPO).

In preparing the draft LPS, Council was required to apply the LPS criteria and zone application guidelines. Under the TPS, there are many requirements across the different zones that have changed from the interim schemes which will result in impacts to future development, including this requirement. Specific development standards contained in the SPPs are not matters that are assessed on a property-by-property basis when determining zoning.

In relation to the identification of individual properties that may be impacted by this requirement, Council has previously advised, in February 2026, that it is not feasible to identify these from existing datasets. Determining this would require a manual, property-by-property assessment of all land proposed to transition to the relevant zones. For each property, officers would need to consider matters such as:

- whether the property is vacant or contains an existing approved dwelling;
- whether it has frontage or practical access to a road maintained by a road authority;
- whether any access relies on a Crown reserved road;
- whether there is an existing registered right of way, easement or other permanent legal access arrangement;
- whether a right of way or easement over Crown land could be granted by the Crown; and
- whether any other site-specific constraints affect access.

Some of this data is not held by Council, and there is no consolidated dataset that could be reliably generated through spatial analysis or automated reporting. It would require individual title, tenure and access investigations for each potentially affected lot.

In relation to whether Council advised that potentially impacted landowners would be contacted directly by letter, Council has reviewed previous Council meetings where the matter has been discussed in response to questions without notice. Officer's have only advised that the information would be provided through the Kingborough LPS newsletter, rather than by direct letter to individual landowners.

Council will continue to assess any future development applications in accordance with the planning scheme in force at the time. Where Crown Road access is relevant to an application, Council will consider all compliant options available to the applicant and will seek to support the most straightforward and least onerous lawful pathway available. Importantly, as previously advised, existing approved development is not required to retrospectively satisfy the new dwelling access standard. Council will also continue to raise these concerns through available mechanisms when they arise, including when the SPPs are reviewed.

Council considers that this response, along with the information previously provided, remains relevant and do not have any further information available that can be shared regarding this matter. Council will provide updates if new advice or information becomes available from the relevant State agencies or the TPC.

Deleeze Chetcuti, Director Environment, Development & Community Services

9.3 TPC HEARING

At the Council meeting on 15 June 2026, **Joel Hodson** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

It was stated at a TPC hearing by the planning authority that we need more rural zone in Kingborough. Where has this new approach come from and why is there such an emphasis on rural zone when the value of our agricultural production is so low, the fifth lowest of all LG's at only 0.45% of total state value, and where the predominant activity at 96 percent is grazing, which is also in no permit required in rural living zone.

Officer's Response:

The reference at the hearing related to the Agriculture Zone, not the Rural Zone, and reflects the requirements of the Tasmanian Planning Scheme rather than a new local policy shift.

The Agriculture Zone has been applied in accordance with LPS Guideline (please refer to the [LPS supporting document - page 39](#)), which requires all land suitable for agriculture to be identified using the State Government's 'Land Potentially Suitable for Agriculture Zone' mapping on LISTmap, supported by local-level analysis. This process was refined in Kingborough using the *AK Consultants Decision Tree methodology (2018)*, which filters mapping based on factors such as existing land use, capability, vegetation, and constraints, but still required detailed interpretation due to known inaccuracies and local conditions. To address this, Council further refined the approach through the [RMCG Agricultural Profile](#), to better reflect actual land use patterns, mixed rural enterprises, and site-specific constraints.

While Kingborough contributes a relatively small share of Tasmania's total agricultural value (around 0.45%) and production is dominated by grazing, agriculture is still widely distributed, occurs across multiple land parcels, and is supported by a mix of higher-value intensive activities such as eggs, poultry, cherries, and cut flowers. Much of this production occurs on relatively small land areas, with only a small proportion of the municipal area actively farmed, but with additional land held as part of broader agricultural businesses. The methodology therefore focuses on protecting land with demonstrated or potential agricultural capability, not just current output to avoid fragmentation, support future diversification and expansion, and manage land-use conflict over the long term.

Where the Agriculture Zone is not considered appropriate, the LPS Guidelines also recognise that the Rural Zone can provide protection for valuable agricultural land, while allowing for a broader range of compatible uses to be accommodated within that zone.

The final zoning to be informed by public feedback and the Tasmanian Planning Commission's hearing process.

Deleeze Chetcuti, Director Environment, Development & Community Services

9.4 CCTV CAMERAS

At the Council meeting on 15 June 2026, **Boyden Hingston-Muir** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

1. In light of the recent assaults we have seen in our community, can Council confirm whether its CCTV coverage at the Kingston Bus Interchange is limited to partial coverage of the B Stop area in front of the banks by the cameras mounted on the front of Dave Noodles, and that there is

currently no CCTV coverage of the A Stop, which is directly across the road at the corner of Channel Highway and Goshawk Way?

2. Can Council confirm that all of its current security cameras are fully functional and still monitored in the Kingston police station? And what percentage of time are these cameras being actively monitored if at all?

Officer's Response:

1. Council has CCTV cameras located in the roundabout at the intersection of the Channel Highway/Goshawk Way and Freeman Street, but these do not provide targeted coverage of the Bus Interchange. Metro Tasmania has a CCTV camera that is specifically focussed on the Bus Interchange.
2. Council's public facing CCTV cameras feed to the Kingston Police station and there is a reliance on Tasmania Police to report outages. Some cameras are currently out of action in Kingston Park due to electrical issues that are currently being investigated.

Daniel Smee, Director Governance, Recreation & Property Services

9.5 LPS HEARINGS

At the Council meeting on 15 June 2026, **Alison Rogers** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

Given the covering letter submitted with the response to Direction 69, which indicated that Council had an appetite for high risk and that, where possible, the more restrictive zone should apply, why did the Planning Authority not indicate a different position at that point, even when the Tasmanian Planning Commission appeared to be providing an opportunity for the Planning Authority to change its position?

Officer's Response:

The TPC is aware of Council's stated risk appetite as outlined in the covering letter submitted with the Irene Inc report and has indicated at the hearings that this will inform its considerations before a final decision is made. Accordingly, there is no obligation or expectation for Council's delegate to restate that position during the hearing unless specifically requested by the panel. Where further clarification is required, the TPC may issue a formal direction to Council seeking confirmation or reconsideration, as occurred with Direction 139 in relation to zoning in the Kettering West locality, which effectively allows Council now to also consider its risk appetite of that locality in light of the direction and questioning at the hearing.

It should also be noted that the TPC's questions and observations form part of a deliberative process designed to test evidence, interrogate methodologies, and better understand submissions from both representors and the Planning Authority. These exchanges do not indicate a predetermined outcome, nor do the views of individual delegates imply consensus or foreshadow the TPC's final decision. The questions instead serve to assess the robustness of the draft LPS, including the methodology underpinning the Irene Inc report, which is recognised as a guiding rather than prescriptive framework to be applied alongside broader planning considerations. The TPC is not bound to adopt its recommendations and may form its own conclusions based on the totality of evidence before it.

While Council understands the reasoning behind the question, its position is that matters of this nature are most appropriately addressed through the formal LPS hearing process, rather than at a Council meeting. This ensures that all relevant parties have the opportunity to respond in a transparent and structured manner, and to be properly heard. Accordingly, Council is not in a position

to answer such questions during Council meetings and will respond consistently should similar questions be raised in the future.

For the same reasons, the Tasmanian Planning Commission (TPC) has also advised, in response to enquiries, that it does not comment on discussions held during a hearing outside of that formal process.

Deleeze Chetcuti, Director Environment, Development & Community Services

9.6 DEVELOPMENT APPLICATIONS

At the Council meeting on 15 June 2026, **Mark Donnellon** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

1. Are advertised development applications perpetually public information, and can an individual ask for the details of a DA that has passed its advertising period?
2. What is the process involved in completing a request for information regarding a DA, especially with regard to the labour required by Council Staff? Say you want to request information about a DA that has passed its advertising period, what's the process for doing that and what sort of labour is involved on the Council side.

Officer's Response:

1. The process and requirements for accessing and requesting documentation relating to a development, building or plumbing permit are outlined in Council's [Release of Documents Policy 3.22](#). The applicable requirements vary depending on the type of document requested, the type of application, the relevant legislation, and, where applicable, the stage of assessment.
2. In general, the process involves Council's Records staff reviewing the specifics of the request against the relevant legislative and policy framework, processing any applicable fees, locating the requested documents within Council's records systems, and, where required, contacting the permit holder to seek consent. Access is then provided either through inspection at the Council offices or by supplying copies where permitted. While the process involves a number of steps to ensure compliance with legislative and privacy obligations, it is not considered unduly onerous.

Deleeze Chetcuti, Director Environment, Development & Community Services

10 QUESTIONS WITHOUT NOTICE FROM COUNCILLORS

11 QUESTIONS ON NOTICE FROM COUNCILLORS

11.1 COUNCIL'S RESPONSE TO INVESTIGATING NOISE COMPLAINTS AT THE SALTY DOG HOTEL:

Cr Deane submitted the following question on notice:

1. Has Council engaged an external consultant to undertake sound testing into live music at the venue?
2. If so, what will testing involve e.g. when it will occur, how often, under what conditions etc.?
3. What cost will there be to Council to undertake this testing?
4. What are the conditions in the Salty Dog's permit and noise management plan relating to live music being played at the venue?
5. Are there currently any conditions that specify decibel limits?
6. Once sound testing is complete, how will Council use these results to investigate/resolve noise complaints moving forward?
7. Will the testing results establish a fixed decibel limit to impose on Salty Dog live music activities (either through their planning permit or noise management plan)?

Officer's Response:

1. Yes, a noise consultant has been engaged.
2. The monitoring will involve taking noise measurements at several locations in the vicinity of the Salty Dog Hotel as well as at the Hotel. Monitoring will occur on one occasion during a set of live music on a Sunday afternoon, provided weather conditions are suitable.
3. The noise monitoring will cost under \$5000.
4. The planning permit for the venue has the following condition:

 'Amplified outdoor music, live and non-live, must cease at 7:00pm, except for New Years Eve when it must cease at 12 midnight'.

 The Noise Management Plan is not a public document and therefore information within it cannot be disclosed on a Council Agenda.
5. No
6. The noise monitoring will allow Council and the Salty Dog to understand the volume of live music sessions both at the venue and in adjacent residential areas. This information will assist Council to determine if noise emissions are being managed in accordance with relevant legislation.
7. This will be determined once the noise monitoring is complete.

Liz Quinn, Manager Environmental Services

11.2 TEXTILE UPPAREL RECYCLING

Cr Amanda Midgley submitted the following questions on notice:

1. Has Council considered the Australian textile recycling organisation UPPAREL as a potential partner for textile recycling initiatives within Kingborough?
2. Would Council consider introducing a textile recycling solution at the Barretta Waste Management Facility, either through a dedicated textile recycling collection day or by establishing a permanent textile collection point for residents?

Officer's Response:

1. Yes, Council has previously contacted representatives of the UPPAREL program and have a meeting scheduled for Thursday 2 July 2026 to discuss a proposal.
2. Yes, depending on the cost benefits of the program and the proposal from the UPPAREL meeting later this week will determine whether we proceed with the program.

Stuart Baldwin, Manager Kingborough Waste Services

11.3 BIOCHAR PROGRAMS

Cr Amanda Midgley submitted the following question on notice:

Many councils across Australia, including Glenorchy City Council, have trialled or implemented biochar programs with positive outcomes for waste reduction, carbon sequestration and improving soil performance.

Has Council thought about investigating whether a similar biochar program could reduce waste costs while creating a new income stream for Council?

Officer's Response:

Council has conducted preliminary investigations into an industrial-scale biochar facility which has suggested a strong return on investment over its life. This facility would manage organic waste on-site, different to the moveable community kiln used by Glenorchy Council. A more detailed business case and further research is required to better understand the cost benefit of such a venture and the up-front investment that would be required.

Padraig Pearce, Climate Change Advisor

12 PETITIONS STILL BEING ACTIONED

There are no petitions still being actioned.

13 PETITIONS RECEIVED IN LAST PERIOD

13.1 OPPOSITION TO PROPOSED DOG EXERCISE AND OBEDIENCE TRAINING FACILITY AT SEDGEBROOK ROAD RESERVE (LOT 1 TARONGA ROAD)

A petition containing **160** signatures has been received by Council petitioning Council to:

Reconsider the proposed relocation of the Southern Obedience Club, and provision of an off-lead dog area, to the Sedgebrook Road Reserve (Lot 1 Taronga Road) and instead pursue alternative locations.

RECOMMENDATION

That the petition Opposition to Proposed Dog Exercise and Obedience Training Facility at Sedgebrook Road Reserve (Lot 1 Taronga Road) containing **160** signatures be received and referred to the appropriate Department for a report to Council.

14 OFFICERS REPORTS TO COUNCIL

14.1 APPENDICES

RECOMMENDATION

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

14.2 FINANCIAL REPORT - MAY 2026

File Number: 10.47

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 To provide the May 2026 Financial Report Summary to Council for review

2. BACKGROUND

2.1 The attached report has been prepared based on current information with estimates and accruals being used where final information is not available as per standard accounting practice.

3. STATUTORY REQUIREMENTS

- 3.1 The are no specific requirements under the *Local Government Act 1993* regarding financial reporting, however good practice indicates a monthly financial report is required to enable adequate governance of council finances.

4. DISCUSSION

4.1 Operating Revenue and Expenditure

The summary Operating statement contains several variances to original budget. Both revenue and expenditure are favourable to budget for the YTD May 2026.

The following are the major variances and explanations

REVENUE

YTD Total Revenue \$2.76m positive variance to Budget, the main variances are explained:

- \$1.195m positive to Budget Grants Recurrent: Grants from State Government in relation to cost recovery for staffing, project management and associated costs of the AFL High Performance centre (\$1.074M). Revisions have been made during the year to forecast for this income, in addition to matching expense lines.
- \$0.716m positive to budget - Statutory Fees and Fines: driven by increase in planning application fees. Forecast adjustments of totalling \$570,000 have been made for full year forecast.
- \$0.276m positive to budget - Other Income: mainly due to higher receipts for the Environmental fund, Private Works revenue and AFL reimbursements for staff secondment
- \$0.365m positive variance for User Fees mainly driven by Kingborough Sports Centre, for which an adjustment to full year forecast has been made of \$330k

EXPENSES

- Total Expenses \$184K favourable to Budget May YTD.
- Employment total is the most significant showing underspend of \$693K to YTD Budget. Governance and Business Services are both significant underspends being \$508K and \$150K YTD respectively. Engineering shows an overspend due to the AFL HPC staff costs but as covered in prior reports has been adjusted in our FY26 forecast and has been funded by State government grants and reimbursements
- Materials and Services, \$218K in excess of YTD budget for May, partially due to factors which are funded (AFL-HPC \$507K YTD) and also such as Consulting in Planning and Development stemming from the planning reviews; however, there are favourable results to YTD budget in areas such as contractors, materials and fuel (all up being \$968K favourable)

- 4.2 Council's cash position at the end of May amounted to \$13.3m offset by \$10.9m in borrowings with a net position of \$2.426m.

- 4.3 The year-to-date detailed Capital expenditure report against Budget is attached.

5. FINANCE

- 5.1 The year-to-date underlying result is \$3.382m favourable to budget at the end of May 2026.
- 5.2 As detailed above several full year forecast variations have been outlined which would see the full year deficit forecast at \$1.059m.

6. ENVIRONMENT

6.1 There are no direct environmental issues associate with this report.

7. COMMUNICATION AND CONSULTATION

7.1 The financial results for May 2026 are available for public scrutiny in the Council meeting agenda.

8. CONCLUSION

8.1 May YTD underlying surplus is \$1.604m, with the forecast result for FY26 for an underlying deficit of \$1.059m (original budget (\$2.524m).

9. RECOMMENDATION

That Council endorses the attached Financial Report as at 31 May 2026.

ATTACHMENTS

1. Financial Report Summary May 2026
2. Capital Report May 2026

Public Copy



FINANCIAL REPORT

FOR THE PERIOD

1ST JULY, 2025

TO

31ST MAY, 2026

SUBMITTED TO COUNCIL

6TH JULY, 2026

Public Copy

KINGBOROUGH COUNCIL - May 2026

Table of Contents	Page No
Cash Balances	5
Cash, Investments and Borrowings	6
Reserves Balances	7
Public Open Space	8
Budget Reconciliation Notes	9
Summary Operating Statement Total for All Programs	11
Governance Operating Statement	12
Business Services Operating Statement	13
Governance & Property Services Statement	14
Environmental, Development & Community Services Operating Statement	15
Infrastructure Services Operating Statement	16

Public Copy

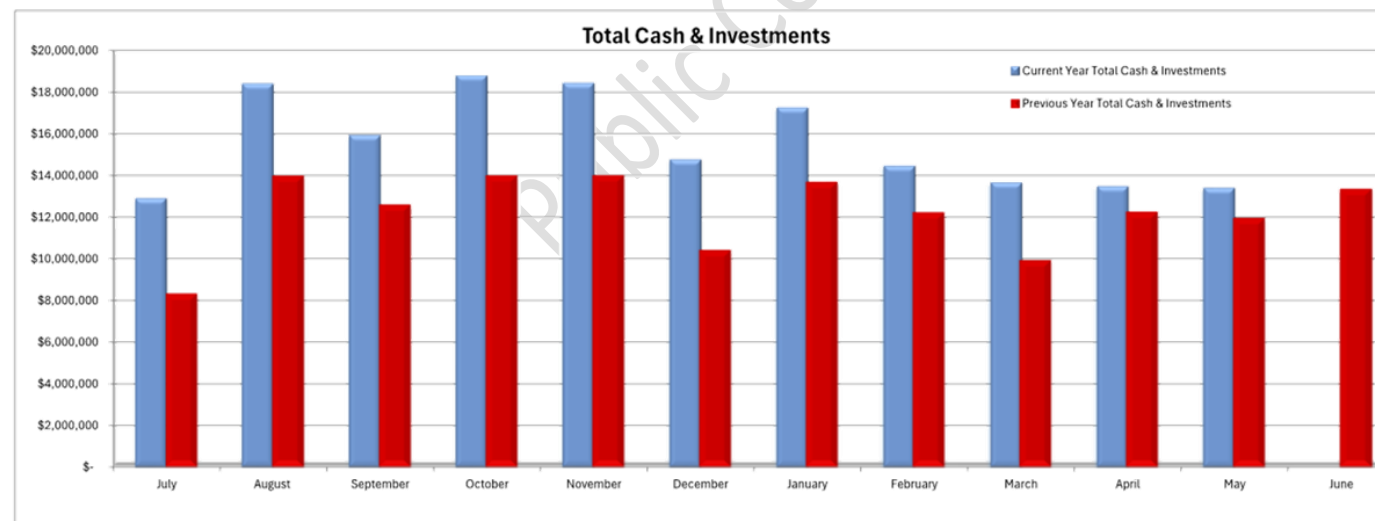
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KINGBOROUGH COUNCIL - May 2026

CASH BALANCES

Balance Type	July	August	September	October	November	December	January	February	March	April	May	June
Reserves	\$ 6,098,571	\$ 6,106,269	\$ 7,151,939	\$ 7,162,203	\$ 7,160,358	\$ 7,178,791	\$ 7,187,394	\$ 7,253,348	\$ 7,333,842	\$ 7,452,593	\$ 7,422,259	\$ -
Held in Trust	\$ 1,875,177	\$ 1,875,177	\$ 1,839,670	\$ 1,820,170	\$ 1,920,170	\$ 1,920,170	\$ 1,974,895	\$ 1,589,888	\$ 1,599,876	\$ 1,486,302	\$ 1,485,302	
Unexpended Capital Works*	\$ 1,101,378	\$ 1,835,630	\$ 1,875,584	TBA	TBA	\$ 3,926,843	\$ 4,835,977	\$ 5,579,387	\$ 6,264,209	\$ 6,597,772	\$ 6,650,096	
Current Year Total Committed Cash	\$ 9,075,126	\$ 9,817,076	\$ 10,867,193	\$ 8,982,373	\$ 9,080,528	\$ 13,025,804	\$ 13,998,267	\$ 14,422,622	\$ 15,197,927	\$ 15,536,667	\$ 15,557,657	\$ -
Previous Year Total Committed Cash	\$ 6,343,173	\$ 7,734,433	\$ 8,368,823	\$ 8,941,184	\$ 9,199,835	\$ 9,515,684	\$ 11,220,222	\$ 13,719,395	\$ 14,682,747	\$ 15,823,077	\$ 16,954,631	\$ 18,784,766
Uncommitted Funds	\$ 3,770,241	\$ 8,539,189	\$ 5,018,399	\$ 9,773,247	\$ 9,306,953	\$ 1,685,816	\$ 3,204,883	\$ -19,501	\$ -1,591,546	\$ -2,113,141	\$ -2,208,852	\$ -
Current Year Total Cash	\$ 12,845,367	\$ 18,356,265	\$ 15,885,592	\$ 18,755,619	\$ 18,387,481	\$ 14,711,620	\$ 17,203,150	\$ 14,403,121	\$ 13,606,381	\$ 13,423,526	\$ 13,348,806	\$ -
Previous Year Total Cash	\$ 8,277,781	\$ 13,944,576	\$ 12,546,242	\$ 13,959,674	\$ 13,967,891	\$ 10,363,898	\$ 13,640,312	\$ 12,172,242	\$ 9,869,835	\$ 12,205,764	\$ 11,903,341	\$ 13,304,652

*Unexpended Capital Works excludes Kingston Park expenditure



KINGBOROUGH COUNCIL - May 2026

CASH, INVESTMENTS & BORROWINGS

CASH ACCOUNTS	Interest Rate	Maturity Date	July	August	September	October	November	December	January	February	March	April	May	June
CBA - Overdraft Account	4.20%	Ongoing	\$ 952,664	\$ 5,492,681	\$ 4,168,410	\$ 7,481,093	\$ 7,203,027	\$ 3,476,826	\$ 7,501,547	\$ 4,981,226	\$ 4,684,197	\$ 7,043,040	\$ 5,387,563	
CBA - Applications Account	4.20%	Ongoing	\$ 425,866	\$ 678,319	\$ 135,869	\$ 47,284	\$ 5,936	\$ 24,267	\$ 229,328	\$ 413,189	\$ 208,005	\$ 30,455	\$ 77,057	
CBA - AR Account	4.20%	Ongoing	\$ 433,497	\$ 1,114,908	\$ 445,453	\$ 72,190	\$ 4,835	\$ 17,532	\$ 259,909	\$ 777,726	\$ 2,461,790	\$ 76,144	\$ 86,892	
CBA - Business Online Saver	3.60%	Ongoing	\$ 7,427,622	\$ 7,453,016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Cash			\$ 9,239,650	\$ 14,738,924	\$ 4,749,733	\$ 7,600,567	\$ 7,213,798	\$ 3,518,625	\$ 7,990,784	\$ 6,172,141	\$ 7,353,991	\$ 7,149,639	\$ 5,551,512	\$ -
INVESTMENTS														
CBA Cash Deposit Account	4.09%	03-Feb-26						\$ 1,000,000	\$ 1,000,000					
Mystate 6TD	4.30%	08-Jun-26											\$ 1,500,000	
Mystate 4 TD	4.00%	02-Jan-26			\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000						
Westpac 2 TD	4.13%	03-Mar-26			\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000				
Westpac 3 TD	4.06%	01-Dec-25			\$ 1,000,000	\$ 1,000,000	\$ 1,000,000							
Tascorp HT - At Call	4.46%	Managed Trust	\$ 1,227,989	\$ 1,231,844	\$ 2,739,928	\$ 2,748,305	\$ 2,756,437	\$ 2,764,865	\$ 2,773,319	\$ 2,781,452	\$ 2,790,814	\$ 3,473,668	\$ 2,810,468	
Tascorp CG - 45 Day Wdl term on funds	4.31%	Managed Trust	\$ 2,377,729	\$ 2,385,497	\$ 3,395,932	\$ 3,406,748	\$ 3,417,246	\$ 3,428,129	\$ 3,439,047	\$ 3,449,528	\$ 3,461,576	\$ 2,800,219	\$ 3,486,825	
Total Investments			\$ 3,605,718	\$ 3,617,342	\$ 11,135,860	\$ 11,155,053	\$ 11,173,683	\$ 11,192,994	\$ 9,212,365	\$ 8,230,980	\$ 6,252,390	\$ 6,273,887	\$ 7,797,293	\$ -
Current Year Total Cash & Investments			\$ 12,845,367	\$ 18,356,265	\$ 15,885,592	\$ 18,755,619	\$ 18,387,481	\$ 14,711,620	\$ 17,203,150	\$ 14,403,121	\$ 13,606,381	\$ 13,423,526	\$ 13,348,806	\$ -
Previous Year Cash & Investments			\$ 8,277,781	\$ 13,944,576	\$ 12,546,242	\$ 13,959,674	\$ 13,967,891	\$ 10,363,898	\$ 13,640,312	\$ 12,172,242	\$ 9,869,835	\$ 12,205,764	\$ 11,903,341	\$ 13,304,652
Borrowings														
Tascorp	4.88%	27-Jun-27	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	
Tascorp	5.25%	21-Jan-27	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	
Tascorp	5.06%	19-Feb-29	\$9,422,500	\$9,422,500	\$9,422,500	\$9,422,500	\$9,422,500	\$9,422,500	\$9,422,500	\$6,422,500	\$6,422,500	\$6,422,500	\$6,422,500	
			\$ 13,922,500	\$ 13,922,500	\$ 13,922,500	\$ 13,922,500	\$ 13,922,500	\$ 13,922,500	\$ 13,922,500	\$ 10,922,500	\$ 10,922,500	\$ 10,922,500	\$ 10,922,500	\$ -

KINGBOROUGH COUNCIL - May 2026

RESERVES

Accounts	July	August	September	October	November	December	January	February	March	April	May	June
Boronia Hill Reserve	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733	\$ 10,733	
Car Parking	\$ 56,512	\$ 56,512	\$ 56,512	\$ 66,776	\$ 66,776	\$ 66,776	\$ 66,776	\$ 77,040	\$ 77,040	\$ 77,040	\$ 77,040	
Infrastructure Replacement Reserve	\$ 2,000,000	\$ 2,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	
Hall Equipment Replacement	\$ 76,300	\$ 76,300	\$ 76,300	\$ 76,300	\$ 76,300	\$ 76,300	\$ 76,300	\$ 76,300	\$ 76,300	\$ 76,300	\$ 76,300	
IT Equipment Replacement	\$ 330,823	\$ 330,823	\$ 330,823	\$ 330,823	\$ 330,823	\$ 330,823	\$ 330,823	\$ 330,823	\$ 330,823	\$ 330,823	\$ 330,823	
KSC Equipment Replacement	\$ 120,686	\$ 120,686	\$ 120,686	\$ 120,686	\$ 120,686	\$ 120,686	\$ 120,686	\$ 120,686	\$ 120,686	\$ 120,686	\$ 120,686	
KWS Replacement Reserve	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	
Office Equipment Replacement	\$ 71,969	\$ 71,969	\$ 71,969	\$ 71,969	\$ 71,969	\$ 71,969	\$ 71,969	\$ 71,969	\$ 71,969	\$ 71,969	\$ 71,969	
Plant & Equipment Replacement	\$ 1,903,207	\$ 1,903,207	\$ 1,903,207	\$ 1,903,207	\$ 1,903,207	\$ 1,903,207	\$ 1,903,207	\$ 1,903,207	\$ 1,903,207	\$ 1,903,207	\$ 1,903,207	
Public Open Space Reserve	\$ 311,956	\$ 311,956	\$ 355,106	\$ 355,106	\$ 355,106	\$ 371,606	\$ 378,106	\$ 378,106	\$ 459,856	\$ 459,856	\$ 459,856	
Kingborough Environmental Reserve	\$ 716,386	\$ 724,084	\$ 726,604	\$ 726,604	\$ 724,759	\$ 726,692	\$ 728,795	\$ 784,485	\$ 783,230	\$ 901,980	\$ 871,646	
Current Year Total Reserve	\$ 6,098,571	\$ 6,106,269	\$ 7,151,939	\$ 7,162,203	\$ 7,160,358	\$ 7,178,791	\$ 7,187,394	\$ 7,253,348	\$ 7,333,842	\$ 7,452,593	\$ 7,422,259	\$ -
Previous Year Total Reserve	\$ 3,213,968	\$ 3,214,557	\$ 3,250,054	\$ 3,265,371	\$ 3,275,427	\$ 3,257,630	\$ 3,340,947	\$ 4,362,437	\$ 4,336,388	\$ 4,368,138	\$ 4,346,819	\$ 6,088,548

KINGBOROUGH COUNCIL - May 2026 YTD

PUBLIC OPEN SPACE FUNDS

Opening Balance 01/05/2026	\$ 459,856
Closing Balance 31/05/2026	<u>\$ 459,856</u>
Public Open Space Uncommitted Balance	<u><u>\$ 459,856</u></u>

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KINGBOROUGH COUNCIL - May 2026

FORECAST CHANGES TO BUDGET NOTES

RECONCILIATION OF ORIGINAL TO FORECAST BUDGET	
BUDGET UNDERLYING RESULT	(2,524,453)
Forecast Changes to full year FY26:	
Rates - adjusted inline with current YTD income	(120,000)
Statutory Fees & Fines – Planning Application Fees associated with large developments including AFL High Performance Centre and a general increase in development	570,000
User Fees - Increased Fitness Centre Memberships	230,000
Grants Recurrent - Adjustment for carried forward grant revenue, AFL Master Plan Grant, and Community & Environmental Grants	1,268,338
Reimbursements - Adjusted inline with Remission expenses	130,000
Other Income - Adjustment for Container Refund Scheme, Interest on Overdue Rates and various development fees inline with general increases in development	133,000
Interest - higher interest received on investments	160,000
Other Income Cash Contributions adjusted for Car Parking, and higher POS & KEF income	200,000
Employment	
Salary savings Governance & Business Services due to vacancies	493,700
Offset by AFL Salaries (Grant Funded), Planning & Reserves Salaries	(710,516)
Loan Interest - reduced inline with principal payment	80,000
Materials & Services	
Adjustment for Grant Expenditure	(474,338)
Planning Consulting	(161,000)
Planning Consulting LCZ	(152,000)
Other Expenses – Rates Remissions greater than expected & adj for AFL Grant Expenditure	(182,000)
FORECAST UNDERLYING RESULT	(1,059,269)

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

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KINGBOROUGH COUNCIL - May 2026

Summary Operating Statement All

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	43,639,537	43,781,269	(141,732)	43,781,269	43,661,269	(120,000)
Income Levies	2,239,408	2,224,471	14,937	2,224,471	2,224,471	0
Statutory Fees & Fines	2,341,182	1,625,040	716,142	1,874,800	2,444,800	570,000
User Fees	2,115,036	1,750,030	365,006	1,930,900	2,160,900	230,000
Grants Recurrent	2,854,127	1,658,326	1,195,801	3,394,000	4,662,338	1,268,338
Contributions - Cash	401,551	210,870	190,681	230,000	430,000	200,000
Reimbursements	1,433,476	1,285,900	147,576	1,286,000	1,416,000	130,000
Other Income	739,342	463,020	276,322	540,950	673,950	133,000
Internal Charges Income	201,663	201,630	33	220,000	220,000	0
Total Income	55,965,323	53,200,556	2,764,767	55,482,390	57,893,728	2,411,338
Expenses						
Employee Costs	20,004,502	20,697,557	693,056	21,494,389	21,711,205	(216,816)
Expenses Levies	1,668,353	1,668,353	0	2,224,471	2,224,471	0
Loan Interest	531,425	614,130	82,705	670,000	590,000	80,000
Materials and Services	13,163,945	12,945,522	(218,423)	14,007,833	14,795,171	(787,338)
Other Expenses	5,037,206	4,664,238	(372,968)	4,884,749	5,066,749	(182,000)
Internal Charges Expense	201,663	201,630	(33)	220,000	220,000	0
Total Expenses	40,607,093	40,791,431	184,338	43,501,443	44,607,597	(1,106,154)
Net Operating Surplus/(Deficit) before:	15,358,230	12,409,125	2,949,105	11,980,947	13,286,131	1,305,184
Carrying Amount of Assets Retired	0	0	0	750,000	750,000	0
Depreciation	15,483,855	15,549,260	65,405	16,945,000	16,945,000	0
(Profit)/Loss on Disposal of Assets	(150,115)	0	150,115	(200,000)	(200,000)	0
Net Operating Surplus/(Deficit) before:	24,490	(3,140,135)	3,164,625	(5,514,053)	(4,208,869)	1,305,184
Interest	563,635	345,620	218,015	377,000	537,000	160,000
Dividends	1,016,400	1,016,400	0	1,601,600	1,601,600	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	200,000	200,000	0
Investment Copping	0	0	0	811,000	811,000	0
NET UNDERLYING SURPLUS/(DEFICIT)	1,604,525	(1,778,115)	3,382,640	(2,524,453)	(1,059,269)	1,465,184
NON UNDERLYING SURPLUS TRANSACTIONS						
Grants Capital	2,970,020	2,900,633	69,387	2,900,633	2,900,633	0
Contributions - Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	1,000,000	1,000,000	0
NET SURPLUS/(DEFICIT)	4,574,545	1,122,518	3,452,027	1,376,180	2,841,364	1,465,184

KINGBOROUGH COUNCIL - May 2026

Summary Operating Statement Business Services

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	0	0	0	0	0	0
Income Levies	0	0	0	0	0	0
Statutory Fees & Fines	289,641	252,120	37,521	275,000	275,000	0
User Fees	0	0	0	0	0	0
Grants Recurrent	0	0	0	0	0	0
Contributions - Cash	0	0	0	0	0	0
Reimbursements	0	0	0	0	0	0
Other Income	128,424	124,610	3,814	152,000	152,000	0
Internal Charges Income	137,500	137,500	0	150,000	150,000	0
Total Income	555,565	514,230	41,335	577,000	577,000	0
Expenses						
Employee Costs	2,745,846	2,896,162	150,316	3,135,746	3,062,046	73,700
Expenses Levies	0	0	0	0	0	0
Loan Interest	531,425	614,130	82,705	670,000	590,000	80,000
Materials and Services	1,263,798	1,166,267	(97,531)	1,277,664	1,277,664	0
Other Expenses	1,267,853	1,365,170	97,317	1,433,500	1,433,500	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	5,808,922	6,041,729	232,807	6,516,910	6,363,210	153,700
Net Operating Surplus/(Deficit) before:	(5,253,357)	(5,527,499)	274,142	(5,939,910)	(5,786,210)	153,700
Depreciation	122,407	158,760	36,353	173,000	173,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(5,375,764)	(5,686,259)	310,495	(6,112,910)	(5,959,210)	153,700
Interest	563,635	345,620	218,015	377,000	537,000	160,000
Dividends	0	0	0	0	0	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	0	0	0
Investment Copping	0	0	0	0	0	0
NET OPERATING SURPLUS/(DEFICIT)	(4,812,129)	(5,340,639)	528,510	(5,735,910)	(5,422,210)	313,700
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	(4,812,129)	(5,340,639)	528,510	(5,735,910)	(5,422,210)	313,700

KINGBOROUGH COUNCIL - May 2026

Summary Operating Statement Governance

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	35,079,207	35,224,396	(145,189)	35,224,396	35,104,396	(120,000)
Income Levies	2,239,408	2,224,471	14,937	2,224,471	2,224,471	0
Statutory Fees & Fines	0	0	0	0	0	0
User Fees	96,617	96,580	37	105,400	105,400	0
Grants Recurrent	1,674,196	1,658,326	15,870	3,394,000	3,483,338	89,338
Contributions - Cash	178,692	137,500	41,192	150,000	200,000	50,000
Reimbursements	1,433,476	1,285,900	147,576	1,286,000	1,416,000	130,000
Other Income	122,890	90,880	32,010	121,000	139,000	18,000
Internal Charges Income	0	0	0	0	0	0
Total Income	40,824,486	40,718,053	106,433	42,505,267	42,672,605	167,338
Expenses						
Employee Costs	502,373	1,010,363	507,990	1,093,492	673,492	420,000
Expenses Levies	1,668,353	1,668,353	0	2,224,471	2,224,471	0
Loan Interest	0	0	0	0	0	0
Materials and Services	188,497	188,080	(417)	216,800	306,138	(89,338)
Other Expenses	2,910,469	2,545,704	(364,765)	2,619,005	2,749,005	(130,000)
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	5,269,692	5,412,500	142,808	6,153,768	5,953,106	200,662
Net Operating Surplus/(Deficit) before:	35,554,794	35,305,553	249,241	36,351,499	36,719,499	368,000
Carrying Amount of Assets Retired	0	0	0	750,000	750,000	0
Depreciation	1,002	880	(122)	1,000	1,000	0
Loss/(Profit) on Disposal of Assets	(150,115)	0	150,115	(200,000)	(200,000)	0
Net Operating Surplus/(Deficit) before:	35,703,907	35,304,673	399,234	35,800,499	36,168,499	368,000
Interest	0	0	0	0	0	0
Dividends	1,016,400	1,016,400	0	1,601,600	1,601,600	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	200,000	200,000	0
Investment Copping	0	0	0	811,000	811,000	0
NET OPERATING SURPLUS/(DEFICIT)	36,720,307	36,321,073	399,234	38,413,099	38,781,099	368,000
Grants Capital	2,970,020	2,900,633	69,387	2,900,633	2,900,633	0
Contributions - Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	1,000,000	1,000,000	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	39,690,327	39,221,706	468,621	42,313,732	42,681,732	368,000

KINGBOROUGH COUNCIL - May 2026

Summary Operating Statement Governance & Property Services

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	0	0	0	0	0	0
Income Levies	0	0	0	0	0	0
Statutory Fees & Fines	340,147	322,200	17,947	453,500	453,500	0
User Fees	1,806,209	1,479,210	326,999	1,635,500	1,865,500	230,000
Grants Recurrent	0	0	0	0	0	0
Contributions - Cash	0	0	0	0	0	0
Reimbursements	0	0	0	0	0	0
Other Income	98,402	90,640	7,762	99,000	99,000	0
Internal Charges Income	0	0	0	0	0	0
Total Income	2,244,758	1,892,050	352,708	2,188,000	2,418,000	230,000
Expenses						
Employee Costs	4,139,536	4,262,980	123,444	4,611,274	4,611,274	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	1,584,114	1,721,805	137,691	1,839,256	1,839,256	0
Other Expenses	232,745	196,410	(36,335)	213,400	213,400	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	5,956,395	6,181,195	224,800	6,663,930	6,663,930	0
Net Operating Surplus/(Deficit) before:	(3,711,637)	(4,289,145)	577,508	(4,475,930)	(4,245,930)	230,000
Depreciation	1,669,780	1,617,110	(52,670)	1,762,000	1,762,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(5,381,417)	(5,906,255)	524,838	(6,237,930)	(6,007,930)	230,000
Interest	0	0	0	0	0	0
Dividends	0	0	0	0	0	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	0	0	0
Investment Copping	0	0	0	0	0	0
NET OPERATING SURPLUS/(DEFICIT)	(5,381,417)	(5,906,255)	524,838	(6,237,930)	(6,007,930)	230,000
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	(5,381,417)	(5,906,255)	524,838	(6,237,930)	(6,007,930)	230,000

KINGBOROUGH COUNCIL - May 2026

Summary Operating Statement Environment, Development & Community Services

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	0	0	0	0	0	0
Income Levies	0	0	0	0	0	0
Statutory Fees & Fines	1,711,393	1,050,720	660,673	1,146,300	1,716,300	570,000
User Fees	101,012	85,360	15,652	93,000	93,000	0
Grants Recurrent	105,924	0	105,924	0	105,000	105,000
Contributions - Cash	222,859	73,370	149,489	80,000	230,000	150,000
Reimbursements	0	0	0	0	0	0
Other Income	70,422	54,700	15,722	58,300	73,300	15,000
Internal Charges Income	0	0	0	0	0	0
Total Income	2,211,610	1,264,150	947,460	1,377,600	2,217,600	840,000
Expenses						
Employee Costs	6,099,045	6,302,623	203,578	6,835,317	6,870,170	(34,853)
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	1,155,378	1,154,070	(1,308)	1,254,980	1,672,980	(418,000)
Other Expenses	333,934	274,200	(59,734)	302,400	334,400	(32,000)
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	7,588,357	7,730,893	142,536	8,392,697	8,877,550	(484,853)
Net Operating Surplus/(Deficit) before:	(5,376,747)	(6,466,743)	1,089,996	(7,015,097)	(6,659,950)	355,147
Depreciation	224,739	210,120	(14,619)	232,000	232,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(5,601,486)	(6,676,863)	1,075,377	(7,247,097)	(6,891,950)	355,147
Interest	0	0	0	0	0	0
Dividends	0	0	0	0	0	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	0	0	0
Investment Copping	0	0	0	0	0	0
NET OPERATING SURPLUS/(DEFICIT)	(5,601,486)	(6,676,863)	1,075,377	(7,247,097)	(6,891,950)	355,147
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	(5,601,486)	(6,676,863)	1,075,377	(7,247,097)	(6,891,950)	355,147

KINGBOROUGH COUNCIL - May 2026

Summary Operating Statement Infrastructure Services

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	8,560,331	8,556,873	3,458	8,556,873	8,556,873	0
Income Levies	0	0	0	0	0	0
Statutory Fees & Fines	0	0	0	0	0	0
User Fees	111,198	88,880	22,318	97,000	97,000	0
Grants Recurrent	1,074,007	0	1,074,007	0	1,074,000	1,074,000
Contributions - Cash	0	0	0	0	0	0
Reimbursements	0	0	0	0	0	0
Other Income	319,205	102,190	217,015	110,650	210,650	100,000
Internal Charges Income	64,163	64,130	33	70,000	70,000	0
Total Income	10,128,904	8,812,073	1,316,831	8,834,523	10,008,523	1,174,000
Expenses						
Employee Costs	6,517,701	6,225,429	(292,272)	5,818,561	6,494,224	(675,663)
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	8,972,158	8,715,300	(256,858)	9,419,133	9,993,133	(574,000)
Other Expenses	292,205	282,754	(9,451)	316,444	336,444	(20,000)
Internal Charges Expense	201,663	201,630	(33)	220,000	220,000	0
Total Expenses	15,983,728	15,425,114	(558,614)	15,774,138	17,043,801	(1,269,663)
Net Operating Surplus/(Deficit) before:	(5,854,824)	(6,613,041)	758,217	(6,939,615)	(7,035,278)	(95,663)
Depreciation	13,465,927	13,562,390	96,463	14,777,000	14,777,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	(19,320,751)	(20,175,431)	854,680	(21,716,615)	(21,812,278)	(95,663)
Interest	0	0	0	0	0	0
Dividends	0	0	0	0	0	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	0	0	0
Investment Copping	0	0	0	0	0	0
NET OPERATING SURPLUS/(DEFICIT)	(19,320,751)	(20,175,431)	854,680	(21,716,615)	(21,812,278)	(95,663)
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetary Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	(19,320,751)	(20,175,431)	854,680	(21,716,615)	(21,812,278)	(95,663)

KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/05/2026

Closed?	Capital Project No.	Description	Department	Renewal, Upgrade, or New	Budget					Actual			Remaining	
					Carry Forward	Annual Budget	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments		Total
1 LOCAL ROADS AND COMMUNITY INFRASTRUCTURE														
2	G10095	Total Grant \$939,947 - payable 2024/25 \$563,969 and 2025/26 \$375,978						-	-	-	-	-	-	-
3	No	C03775 KB & Osborne Esp Foreshore Rehab - footpath, pedestrian ramps, etc		New		1,171,951	375,978	-	-	1,547,929	1,368,518	1,675	1,370,193	177,736
4	No	C03776 Kingston Beach LATM - Stage 2 Beach Rd		New		112,469		-	-	112,469	100,346	-	100,346	12,123
5	No	C03777 KB & Osborne Esp Foreshore Rehab - Kerb extensions		New		-		-	-	-	-	-	-	-
6														
7		TOTAL LOCAL ROADS AND COMMUNITY INFRASTRUCTURE			-	1,284,420	375,978	-	-	1,660,398	1,468,864	1,675	1,470,540	189,858
8														
9														
10 PROPERTY AND RESERVES														
11	No	C03423 Kingston Beach Foreshore Rehabilitation	Reserves	Renewal		-		-	-	-	-	-	-	-
12	No	C03455 Alamo Close Play Space and Parkland Works (POS)	Property	Upgrade	156,936	-		93	-	157,029	2,180	126,995	129,175	27,854
13	No	C03546 Civic Centre HVAC System Upgrade, Design & Install	Property	New		124,657		-	21,982	146,639	49,800	99,109	148,909	(2,270)
14	No	C03314 Silverwater Park Upgrade	Property	Upgrade		334,501	115,000	-	-	449,501	356,948	695	357,643	91,858
15	No	C03610 Mt Royal Park Upgrade (POS)	Property	Upgrade	25,639	-		-	-	25,639	60,583	-	60,583	(34,944)
16	No	C03622 Barretta Transfer Station Vehicle Storage Shed	Property	New		300,000		-	-	300,000	193,587	91,627	285,214	14,786
17	No	C03632 North West Bay River Trail - Stage 2	Reserves	New		134,407		-	-	134,407	141,585	-	141,585	(7,178)
18	Yes	C03639 Kingston Wetlands Access Upgrade (POS)	Reserves	30% R / 70% U	71,192	-		-	-	71,192	-	-	-	71,192
19	No	C03640 Sherburd Oval Cricket Net Replacement	Reserves	Renewal		95,975		-	45,558	141,533	133,813	21,775	155,588	(14,055)
20	Yes	C03712 Silverwater Park Toilet Replacement	Property	Renewal		33,000		1,385	-	34,385	29,077	-	29,077	5,308
21	No	C03713 KSC Main Stadium Fire Detection System Replacement	Property	Renewal		180,000		-	-	180,000	63,115	76,855	139,970	40,030
22	No	C03719 Sherberd Park Clubrooms Upgrade	Property	New		454,701	463,575	-	-	918,276	47,137	46,425	93,562	824,714
23	No	C03726 Works Depot Main Gate No 2 Replacement	Reserves	New		20,700		-	7,130	27,830	-	17,100	17,100	10,730
24	Yes	C03729 Adventure Bay Cemetery Columbarium Wall	Reserves	Renewal		7,420		501	-	7,921	10,525	-	10,525	(2,604)
25	No	C03734 Spring Farm Playground Fence (POS)	Reserves	New		-	15,000	-	-	15,000	-	-	-	15,000
26	No	C03780 Taroona Foreshore path Retaining Structure (vic Nubee	Reserves	Upgrade		50,000		-	-	50,000	-	-	-	50,000
27	No	C03784 Kelvedon Park Ground Lighting	Reserves	Upgrade		230,592	15,000	-	-	245,592	255,460	-	255,460	(9,868)
28	No	C03789 Dru Point Basketball Court	Reserves	New		150,000		-	-	150,000	143,743	-	143,743	6,257
29	Yes	C03733 Alonnah Playground Renewal	Playgrounds	Renewal		35,743		1,714	-	37,457	35,994	-	35,994	1,463
30	Yes	C03735 Dru Point Timber Play Ship	Playgrounds	Renewal		75,741		2,861	-	78,602	60,089	-	60,089	18,513
31	No	C03769 Old Station Rd to Davies Rd Shared Path	Reserves	New		222,493		-	-	222,493	202,261	-	202,261	20,232
32	Yes	C03783 Re-Ashphalting Dennes Point Tennis Court	Property	Renewal		50,000		2,498	-	52,498	52,460	-	52,460	38
33	No	C03785 Margate Hall Disability Access Ramp	Property	New		28,649		-	-	28,649	5,618	53,148	58,766	(30,117)
34	No	C03786 Blackmans Bay Hall Disability Toilet	Property	New		146,540		-	-	146,540	11,939	121,341	133,280	13,260
35	No	C03787 Kettering Hall Disability Toilet	Property	New		148,480		-	-	148,480	15,719	190,003	205,721	(57,241)
36	No	C03788 Kingston Beach Disability Toilet	Property	New		88,000		-	25,500	113,500	-	-	-	113,500
37	Yes	C03790 Alonnah Hall Emergency Equipment (G10102)	Property	New		7,493		610	-	8,103	11,777	-	11,777	(3,674)
38	Yes	C03791 Middleton Hall Emergency Equipment (G10103)	Property	New		5,231		393	-	5,624	8,260	-	8,260	(2,636)
39	No	C25001 KSC Storage Area Concrete Floor Slab	Property	New		20,000		-	-	20,000	23,941	-	23,941	(3,941)
40	No	C25002 Adventure Bay Community Hall Septic System Upgrade	Property	Upgrade		120,000		-	(40,000)	80,000	43,693	41,775	85,468	(5,468)
41	No	C25003 Woodbridge Community Hall Toilet Demolition	Property	Renewal		90,000		-	-	90,000	34,625	-	34,625	55,375
42	No	C25004 Kingston Hub Door Replacement	Property	Renewal		25,000		-	-	25,000	7,839	-	7,839	17,161
43	No	C25005 Margate Oval Changeroom Upgrade - Design Only	Property	Upgrade		36,000		-	-	36,000	-	-	-	36,000
44	No	C25007 Cottage Road Track Upgrade	Reserves	Upgrade		46,500		-	-	46,500	53,200	-	53,200	(6,700)
45	No	C25008 Blackmans Bay Foreshore Shelter Replacement	Reserves	Renewal		103,000		-	-	103,000	-	101,135	101,135	1,865
46	No	C25009 Tracks & Trails Signage Upgrades	Reserves	Upgrade		30,000		-	-	30,000	8,327	-	8,327	21,673
47	No	C25010 Hollyhock Dr to Whitewater Creek Connector Track - Dr	Reserves	New		15,000		-	-	15,000	16,116	-	16,116	(1,116)
48	No	C25011 Snug Foreshore Beach Access - Design Only	Reserves	New		20,000		-	-	20,000	22,213	-	22,213	(2,213)
49	No	C25012 Blackmans Bay Community Hall Walkway Lighting	Reserves	New		36,000		-	-	36,000	15,687	-	15,687	20,313

KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/05/2026

						Budget						Actual			
Closed?	Capital Project No.	Description	Department	Renewal, Upgrade, or New	Carry Forward	Annual Budget	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	Remaining	
50	No	C25013	POS Picnic Table / Bench Seat Replacement	Reserves	Renewal	60,000		-	-	60,000	21,180	6,680	27,860	32,140	
51	No	C25014	Spring Farm Playground Shade Shelter (POS)	Reserves	New		20,000	-	-	20,000	23,883	-	23,883	(3,883)	
52	No	C25039	Longley Reserve Carpark Upgrade (POS)	Reserves	Upgrade		20,000	-	-	20,000	14,705	-	14,705	5,295	
53	No	C25040	Mills Reef Reserve Alannah Rehabilitation	Reserves	Renewal	165,000		-	-	165,000	995	75,620	76,615	88,385	
54	No	C03793	Electric Vehicle Charging Station (G10115)	Property	New	100,000		-	-	100,000	52,844	50,000	102,844	(2,844)	
55	No	C25044	Glensyn Unit 3 Refurbishment	Property	New	-		-	68,000	68,000	61,926	65,660	127,586	(59,586)	
56	No	C25046	Lightwood Park Access Link (Carpark to NewPavilion)	Property	New	67,000		-	-	67,000	99,359	2,800	102,159	(35,159)	
57	Yes	C25047	KSC Basketball Hoops & Winch Systems (Crt 3 & 4)	Property	New	-	120,000	8,371	60,000	188,371	175,798	-	175,798	12,573	
58	No	C25048	Glensyn Unit 2 Refurb Bruny	Property	New	-	-	-	70,000	70,000	21,674	-	21,674	48,326	
59	No	C25051	Tinderbox Foreshore - Toilet Upgrade	Property	Upgrade	-	-	-	30,000	30,000	-	-	-	30,000	
60	No	C25052	Kingston Modular Pump Track	Property	Upgrade	-	-	-	88,000	88,000	88,300	-	88,300	(300)	
61	No	C25056	Sherburd Park Clubroom Slab Remediation	Property	Upgrade	-	-	-	40,000	40,000	-	-	-	40,000	
62	TOTAL PROPERTY AND RESERVES					253,767	3,857,823	768,575	18,426	416,170	5,314,761	2,677,976	1,188,744	3,866,720	1,448,041
63															
64	IT														
65															
66	No	C03130	Multi-function devices - CC, Depot, KSC etc	IT	Renewal	-	-	-	-	-	-	-	-	-	
67	No	C00613	Purchase IT Equipment	IT	New	-	-	-	-	-	423,577	18,661	442,238	(442,238)	
68	No	C03794	AV system for Council Chambers	IT	Renewal	179,525	-	-	-	179,525	178,492	-	178,492	1,033	
69	No	C25036	Dynamics NAV implementation (finance system to Clou	IT	Upgrade	90,000	-	-	-	90,000	45,000	45,000	90,000	-	
70	No	C25037	Website transformation	IT	Upgrade	150,000	-	-	-	150,000	11,840	17,760	29,600	120,400	
71	Yes	C25038	Website booking system implementation	IT	New	20,000	-	-	(20,000)	-	-	-	-	-	
72	No	C25050	Survey/Engineering Neo (Listech) Software	IT	New	-	-	-	11,938	11,938	10,938	-	10,938	1,000	
73															
74	TOTAL IT					-	439,525	-	-	(8,062)	431,463	669,847	81,421	751,267	(319,804)
75															
76	DESIGN/SURVEY FOR FUTURE WORKS														
77	Yes	C90003	Design/survey for future works	Design	Renewal	150,000	-	-	(150,000)	-	-	-	-	-	
78	Yes	C03537	Recreation Street Carpark Rehabilitation	Design	Renewal	-	-	-	-	-	-	-	-	-	
79	No	C03645	Belhaven Avenue (vic 2-16) Design	Design	Renewal	-	-	-	83,000	83,000	80,944	-	80,944	2,056	
80	No	C03642	Taroona Bowls & Tennis Club Carpark - Design	Reserves	Renewal	-	-	-	-	-	-	-	-	-	
81	No	C03571	Auburn Road Reconstruction	Roads	80% R / 20% U	-	-	-	-	-	87	-	87	(87)	
82															
83	TOTAL DESIGN/SURVEY FOR FUTURE WORKS					-	150,000	-	-	(67,000)	83,000	81,031	-	81,031	1,969
84															
85	ROADS														
86	No	C03499	Wyburton Place and Clare Street Reconstruction	Roads	20% R / 80% U	-	571,752	-	-	571,752	40,943	1,212,644	1,253,588	(681,836)	
87	No	C03508	Pelverata Road Slope Failure Repair	Roads	New	220,999	-	-	-	220,999	319,183	-	319,183	(98,184)	
88	No	C03541	Browns River Pedestrian Bridge Replacement	Roads	Renewal	13,238	-	-	-	13,238	-	-	-	13,238	
89	No	C03572	Browns Road Stg2 (vic1-19) Reconstruction	Roads	80% R / 20% U	1,736,953	296,301	-	-	2,033,254	632,199	1,369,078	2,001,277	31,977	
90	No	C03574	Taroona Bike Lanes Upgrade	Roads	New	543,144	-	-	-	543,144	11,508	-	11,508	531,636	
91	No	C03577	Kingston Beach Precinct LATM - Stage 1	Roads	Upgrade	266,246	-	-	-	266,246	156,909	45,722	202,631	63,615	
92	No	C03644	Crescent Drive shared path	Roads	50% R / 50% N	3,832	-	-	-	3,832	1,985	-	1,985	1,847	
93	No	C03342	Pelverata Road (vic 609) Rehabilitation	Roads	Upgrade	740,000	-	-	-	740,000	709,729	26,393	736,121	3,879	
94	No	C03646	Margate Main Street Master Plan	Roads	80% R / 20% U	7,673	-	-	-	7,673	1,080	-	1,080	6,593	
95	Yes	C03655	Maranoa Road - Denison Street Black Spot Project (Gra	Roads	Upgrade	-	120,000	2,352	-	122,352	49,400	-	49,400	72,952	
96	No	C03664	Channel Hwy (Vic2216-2236) Snug Footpath	Footpaths	New	242,285	137,500	-	-	379,785	308,305	-	308,305	71,480	
97	No	C03665	Channel Hwy (vic157-197) Kingston Footpath	Footpaths	New	10,000	-	-	-	10,000	95	-	95	9,905	
98	No	C03672	North West Bay Bridge Replacement - Design Only	Bridges	Renewal	14,360	-	-	-	14,360	-	-	-	14,360	
99	No	C03737	Stewart Crescent Reconstruction	Roads	60% R / 40% N	18,157	-	-	46,843	65,000	58,475	-	58,475	6,525	

KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/05/2026

					Budget						Actual			
Closed?	Capital Project No.	Description	Department	Renewal, Upgrade, or New	Carry Forward	Annual Budget	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	Remaining
100	No	C03738 Wells Parade (Illawarra-Suncoast) Reconstruction	Roads	Renewal		11,240		-	18,760	30,000	26,332	-	26,332	3,668
101	No	C03591 Davies Road Rehabilitation	Roads	Renewal		599,577		-	-	599,577	476,457	36,247	512,704	86,873
102	No	C03706 Simpson Bay Boat Ramp	Design	New		95,400		3,986	-	99,386	83,707	-	83,707	15,679
103	Yes	C03739 Snug Tiers Road (vic166) Bridge Approach Sealing	Roads	Renewal		23,000		1,233	-	24,233	25,886	-	25,886	(1,653)
104	Yes	C03740 Rowleys Road (vic211) Bridge Approach Sealing	Roads	Upgrade		20,500		1,249	-	21,749	26,227	-	26,227	(4,478)
105	No	C03741 Church St/Beach Rd Junction Signalisation	Roads	Upgrade		249,627		-	-	249,627	904	8,265	9,169	240,458
106	No	C03758 Algonoa Road Shared Path feasibility Study	Roads	New		51,510		-	-	51,510	4,856	20,930	25,786	25,724
107	No	C03773 Whitewater Creek Path (KFC-Underpass) Upgrade	Roads	New		264,743		-	-	264,743	241,809	14,051	255,860	8,883
108	No	C03761 Barretta Re-Use Yard Upgrade	Roads	Upgrade		218,799		-	(218,799)	-	-	-	-	-
109	No	C03774 Sandfly Road Sealed Shoulders	Roads	Upgrade		78,394	400,000	-	-	478,394	462,186	-	462,186	16,208
110	No	C25016 Tyndall Road (Christopher Johnson Pk) Slip Failure	Roads	New		90,000		-	-	90,000	21,855	16,442	38,297	51,703
111	No	C25022 Burwood Drive (vic69-130) Footpath - Design Only	Roads	New		25,000		-	-	25,000	23,164	2,569	25,733	(733)
112	No	C25023 Esplanade (vic2-4) Snug Footpath	Roads	New		96,000		-	126,025	222,025	30,163	169,774	199,937	22,088
113	No	C25024 Sirius Dr to Park & Ride Footpath - Design Only	Roads	New		25,000		-	-	25,000	19,913	-	19,913	5,087
114	No	C25025 Hutchins Street (vic8-10) Footpath Upgrade	Roads	Upgrade		165,500		-	-	165,500	14,691	95,375	110,066	55,434
115	No	C25026 Tinderbox Jetty Dive Platform	Roads	New		40,000		-	-	40,000	3,863	4,000	7,863	32,137
116	Yes	C03795 Barnes Bay Jetty Light and Safety Ladder	Roads	80% R / 20% N		-	10,441	522	-	10,963	10,963	-	10,963	0
117	No	C25058 Streetlights Replacements	Roads	Upgrade		-	-	-	15,000	15,000	-	-	-	15,000
118						-	-	-	-	-	-	-	-	-
119	Yes	C90006 Access ramps	Roads	New		-	-	-	-	-	-	-	-	-
120	No	C03736 Redwood Road/Lewan Avenue Access Ramps	Roads	New		13,321		-	-	13,321	12,384	-	12,384	937
121	No	C25015 Dollyer Dr / Jantina Pl / Corina Pl Access Ramps	Roads	New		24,000		-	-	24,000	34,098	7,196	41,294	(17,294)
122						-	-	-	-	-	-	-	-	-
123	Yes	C90002 2025/26 Resheeting Program	Roads	Renewal		-	-	-	-	-	-	-	-	-
124	No	C25018 Summerleas Rd (vic429-799) Resheet	Roads	Renewal		326,000		-	-	326,000	200,394	28,326	228,721	97,279
125	No	C25019 Betts Road (vic20-126) Resheet	Roads	Renewal		106,000		-	-	106,000	70,402	23,590	93,992	12,008
126	No	C25020 Talbots Road (vic9-147) Resheet	Roads	Renewal		139,000		-	-	139,000	58,656	26,100	84,756	54,244
127	No	C25021 Resolution Road Resheet	Roads	Renewal		234,000		-	-	234,000	197,841	3,562	201,404	32,596
128						-	-	-	-	-	-	-	-	-
129		2025/26 Resealing Program	Roads	Renewal		-	-	-	-	-	-	-	-	-
130	No	C03700 Hackford Drive (vic15-61) Spray Seal	Roads	Renewal		93,011		-	-	93,011	56,427	160	56,587	36,424
131	Yes	C03747 Fergusson Avenue (vic24-52) Spray Seal	Roads	Renewal		32,303		1,345	-	33,648	28,247	-	28,247	5,401
132	Yes	C03748 Brook Lane (vic6-16) Spray Seal	Roads	Renewal		26,345		751	-	27,096	15,766	-	15,766	11,330
133	Yes	C03749 Dayspring Drive (vic15-19) Spray Seal	Roads	Renewal		3,000		129	-	3,129	2,713	-	2,713	416
134	Yes	C03703 Manuka Road (vic110-122) Spray Seal	Roads	Renewal		11,244		1,351	-	12,595	28,378	-	28,378	(15,783)
135	Yes	C03751 Bruchs Road (vic38) Spray Seal	Roads	Renewal		221		433	-	654	4,073	-	4,073	(3,419)
136	Yes	C03752 Corbys Road (vic4) Spray Seal	Roads	Renewal		7,807		890	-	8,697	16,394	-	16,394	(7,697)
137	Yes	C03753 Rada Road (vic5-15) Spray Seal	Roads	Renewal		20,798		869	-	21,667	18,254	-	18,254	3,413
138	Yes	C03702 Pelverata Road (vic239-379) Spray Seal	Roads	Renewal		96,682		3,441	-	100,123	72,262	-	72,262	27,861
139	No	C03701 Adventure Bay Road Reseal	Roads	Renewal		91,988		-	-	91,988	122,269	-	122,269	(30,281)
140	No	C25017 Old Station Rd (vic75-101) Reseal	Roads	Renewal		50,000		-	-	50,000	36,221	-	36,221	13,779
141	No	C25042 Adventure Bay Footpath	Roads	Upgrade		-	250,000	-	5,000	255,000	14,580	-	14,580	240,421
142	No	C25043 Huon Road Safety Improvements	Roads	Upgrade		-	180,000	-	5,000	185,000	-	-	-	185,000
143	No	C25054 Adventure Bay Road (Section 1km-2km)	Roads	Upgrade		-	-	-	55,000	55,000	-	-	-	55,000
144			Roads	Renewal		-	-	-	-	-	-	-	-	-
145	Yes	C90001 Prep works 2025/26	Roads	Renewal		216,940		-	(55,000)	161,940	-	-	-	161,940
146						-	-	-	-	-	-	-	-	-
147	Yes	C90018 Grant Funding Shortfall - Council Allocation	Roads	Renewal		114,555		-	(114,555)	-	-	-	-	-
148	Yes	C90019 Grant Balance - To be Allocated	Roads	Renewal		-	366,547	-	(366,547)	-	-	-	-	-
150		TOTAL ROADS			-	7,478,392	2,332,541	18,551	(483,273)	9,346,211	4,752,144	3,110,426	7,862,571	1,483,640

KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/05/2026

Closed?	Capital Project No.	Description	Department	Renewal, Upgrade, or New	Budget						Actual			Remaining
					Carry Forward	Annual Budget	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	
151										-	-	-	-	-
152		STORMWATER								-	-	-	-	-
153	No	C03242 Leslie Road Stormwater Upgrade	Stormwater	New		65,767	-	-	-	65,767	575	-	575	65,192
154	Yes	C03447 Woodlands-View-Hazell Catchment Invest incl Survey	Stormwater	50% R / 50% N		5,000	-	(5,000)	-	-	-	-	-	-
155	Yes	C03583 Roslyn Ave / James Ave Stormwater Investigation	Stormwater	50% R / 50% N		5,000	-	(5,000)	-	-	-	-	-	-
156	Yes	C03252 Willowbend Catchment Investigation	Stormwater	50% R / 50% N		3,268	-	(3,268)	-	-	-	-	-	-
157	Yes	C03444 Roslyn, Pearsall & Wells Catchment Investigation	Stormwater	50% R / 50% N		5,000	-	(5,000)	-	-	-	-	-	-
158	No	C03544 Illawong to Himsby Stormwater Upgrade	Stormwater	Upgrade		435,155	-	-	-	435,155	449,773	15,182	464,955	(29,800)
159	No	C03675 KSC Stormwater Strategy - Design Only	Stormwater	50% R / 50% N		-	-	46,000	-	46,000	87,645	-	87,645	(41,645)
160	No	C03678 Campbell Street SW Upgrade - Design Only	Stormwater	Upgrade		490,613	-	(161,249)	-	329,364	21,783	299,852	321,635	7,729
161	Yes	C03680 Drysdale / Whitewater SW Upgrade	Stormwater	Upgrade		5,907	-	(5,906)	-	1	-	-	-	1
162	No	C03707 Whitewater-Boddy Creek Flood Investigation	Stormwater	Upgrade		58,664	-	-	-	58,664	31,148	2,387	33,535	25,129
163	No	C03763 Baringa / Wandella Road SW Upgrade	Stormwater	Upgrade		380,486	-	-	-	380,486	29,439	198,390	227,829	152,657
164	No	C03765 Ewing Ave (vic2) SW Upgrade	Stormwater	Upgrade		293,013	-	-	-	293,013	297,686	-	297,686	(4,673)
165	Yes	C03766 Kelvedon Ave (vic1-3) SW Upgrade	Stormwater	New		107,361	4,631	-	-	111,992	97,257	-	97,257	14,735
166	Yes	C03767 Esplanade Middleton Culvert Upgrade	Stormwater	New		5,000	156	-	-	5,156	3,277	-	3,277	1,879
167	No	C03768 Kingston Beach/Boriona Hill Flood Investigation	Stormwater	50% R / 50% N		59,216	-	-	-	59,216	39,366	6,500	45,866	13,350
168	Yes	C03770 O'Connor Dr SW Improvements	Stormwater	Upgrade		13,795	-	(13,795)	-	-	-	46,000	46,000	(46,000)
169	No	C03772 Stirling Ave (vic22-24) SW Upgrade	Stormwater	Upgrade		80,000	-	-	-	80,000	50,222	-	50,222	29,778
170	Yes	C25027 Frosts Rd (vic69-81) Margate SW Upgrade	Stormwater	Upgrade		53,000	1,878	-	-	54,878	39,439	-	39,439	15,439
171	No	C25028 Burwood Dr (vic98 & vic102) SW Improvements	Stormwater	Upgrade		74,800	23,000	-	-	97,800	11,464	83,642	95,106	2,694
172	Yes	C25029 Millers Road (vic13) Middleton SW Upgrade	Stormwater	Upgrade		39,000	2,257	-	-	41,257	47,401	-	47,401	(6,144)
173	No	C25030 Pullens Rd (vic40) Woodbridge SW Upgrade	Stormwater	Upgrade		51,000	-	-	-	51,000	7,439	13,260	20,699	30,301
174	Yes	C25031 Risby Rd (vic49) Middleton SW Upgrade	Stormwater	Upgrade		40,000	1,781	-	-	41,781	37,396	(0)	37,396	4,385
175	No	C25032 Taranaki Place (vic23-25) Snug SW Upgrade	Stormwater	Upgrade		62,000	-	-	-	62,000	11,924	-	11,924	50,076
176	No	C25033 Vines Saddle Rd (vic208) Lower Longley SW Upgrade	Stormwater	Upgrade		60,000	-	-	-	60,000	6,548	3,285	9,833	50,167
177	No	C25034 Tramway Creek flood modelling	Stormwater	New		70,000	-	(30,000)	-	40,000	18,993	23,500	42,493	(2,493)
178	No	C25041 Snug River flood modelling	Stormwater	New		90,000	-	21,390	-	111,390	19,505	94,680	114,185	(2,795)
179	No	C25045 Auburn Rd to Beach Rd (vic 84) Stormwater Improve	Stormwater	Upgrade		95,000	-	-	-	95,000	7,953	-	7,953	87,047
180	No	C25049 17 Ascot Drive Warehouse Stormwater	Stormwater	New		-	-	-	11,152	11,152	10,138	-	10,138	1,014
181	No	C25053 Summerleas Rd (vic 6) SW Upgrade	Stormwater	Upgrade		-	-	-	17,500	17,500	-	-	-	17,500
182	No	C25055 Suncoast Drive Blackmans Bay SW Upgrade	Stormwater	Upgrade		-	-	-	5,000	5,000	-	-	-	5,000
183	No	C25057 Channel Hwy (vic44-52) Swale Drain Upgrade	Stormwater	Upgrade		-	-	-	77,000	77,000	-	-	-	77,000
184														
185		TOTAL STORMWATER			-	2,648,045	23,000	10,703	(51,176)	2,630,572	1,326,372	786,677	2,113,049	517,523
186														
187	B00000	Capital Balancing Account	Other						193,341	193,341	-	-	-	193,341
188	OC	On costs on capital project	Other					(47,927)		(47,927)	-	-	-	(47,927)
189														
190		TOTAL CAPITAL EXPENDITURE EX MAJOR PROJECTS			253,767	15,858,205	3,500,094	47,927	-	19,466,405	10,976,234	5,168,943	16,145,177	3,466,642
191														
192		MAJOR PROJECTS												
193	Yes	C03277 KP Public Open Space - Stage 2	Kingston Park	New	-	-	-	-	-	-	31,818	-	31,818	(31,818)
194	Yes	C03525 Channel Highway - Construct	Roads	Upgrade	-	-	-	-	-	-	104,029	-	104,029	(104,029)
195	KP	Kingston Park	Kingston Park	New	(2,000,535)	-	-	-	-	(2,000,535)	-	-	-	(2,000,535)
196	CD	City Deal funding	Roads	New	(1,816,378)	-	-	-	-	(1,816,378)	-	-	-	(1,816,378)
197	No	C03569 Whitewater Ck pedestrian Underpass Summerleas Rd	Roads	New	(284,508)	-	-	247	-	(284,261)	5,193	-	5,193	(289,454)
198														
199		TOTAL CAPITAL EXPENDITURE INCL MAJOR PROJECTS			(3,847,654)	15,858,205	3,500,094	48,174	-	15,365,231	11,117,275	5,168,943	16,286,217	(4,242,214)

KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/05/2026

Closed?	Capital Project No.	Description	Department	Renewal, Upgrade, or New	Budget						Actual			Remaining
					Carry Forward	Annual Budget	Grants Rec., POS Funding Council decision	On costs allocated	IMG Adjustments	Total	Actual	Commitments	Total	
														\$ 0.00

	Budget	Actual incl Commit- ments
Renewal	6,889,997	6,057,055
Upgrade	7,537,586	6,142,944
New	5,053,825	3,945,175
	19,481,408	16,145,174
Kingston Park New	(2,000,535)	31,818
City Deal funding	(1,816,378)	104,029
Summerleas Underpass	(284,261)	5,193
	15,380,234	16,286,214

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

14.3 KINGBOROUGH SPORTS PRECINCT DEVELOPMENT ARRANGEMENTS AND LAND DISPOSAL

File Number: 51.2

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

Authoriser: Dave Stewart, Chief Executive Officer

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 to seek Council's approval to:

- a) Advertise its intent to dispose of public land within the Kingborough Sports Precinct by means of a lease to the State Government; and
- b) Finalise agreements associated with the construction of the Tasmanian Devil's High Performance Training Centre and associated infrastructure within the Kingborough Sports Precinct in accordance with Council policies and relevant legislation.

2. BACKGROUND

- 2.1 At its meeting of 16 December 2024, Council authorised the Chief Executive Officer to commence negotiations with the State Government regarding the Heads of Agreement and transfer of land required associated with the development of the Tasmanian Devils Football Club's (TDFC) proposed High Performance Training Centre (HPTC) at the Kingston Twin Ovals.
- 2.2 At its meeting of 3 November 2025, Council resolved to advertise its intent to dispose of public land within the Kingborough Sports Precinct by means of a long-term lease to the Tasmanian Devils Football Club for the purpose of constructing a HPTC.
- 2.3 Having been through the prescribed advertising and public notification process and receiving no objections to the proposal, Council at its meeting of 16 February 2026, authorised the CEO to negotiate long term lease agreements with the TDFC over the footprint of the land required for the construction of their HPTC.
- 2.4 The terms of the proposed lease agreement included provision for a reversionary lease to the State Government if the lease with the TDFC was terminated. This provided important protection for Council from the potential to take on responsibility for a \$100m asset.
- 2.5 At its meeting of 16 February 2026, Council resolved to advertise its intent to lease the Twin Ovals AFL Oval to the TDFC.
- 2.6 Having gone through the prescribed advertising and public notification process and receiving no objections, Council at its meeting of 1 June 2026, resolved to proceed with a long-term lease to the Tasmanian Devils Football Club.

3. STATUTORY REQUIREMENTS

- 3.1 This report is being considered in Open Session as it relates to the disposal of public land.
- 3.2 The requirements for the disposal of public land are detailed in Section 178 of the *Local Government Act 1993*.

4. DISCUSSION

- 4.1 Council has received independent legal advice that the Reversionary Lease to the State Government over the footprint of land for the HPTC is captured by the requirements of section 178 of the Act.
- 4.2 Accordingly, Council has been advised to proceed with that instrument in accordance with the requirements of section 178 of the Act (ie go through the process as prescribed by the Act).
- 4.3 In regard to the lease to the TDFC over both the land for the HPTC and the existing AFL Oval, negotiations have progressed in accordance with the terms and conditions as outlined in Council's resolutions. However, the leases cannot be signed until the subdivision of the main Kingborough Sports Precinct title to create discrete titles is completed.
- 4.4 To enable the TDFC to occupy the land and commence work on the HPTC and AFL Oval in the interim, construction licences are required.
- 4.5 Due to synergies associated with the construction of the HPTC and the new Oval 3, in principle agreement has been reached for the TDFC to manage the construction of the latter. Council approval is sought to authorise the CEO to finalise the terms of the construction licence for this project.
- 4.6 The TDFC will have use of this oval (Oval 3), as well as the existing Cricket ground (Oval 2) during the winter season. As this use won't be exclusive, the provisions of Section 178 of the Act don't apply, however, there is an intent to capture the terms of this use within a shared use licence agreement.
- 4.7 The key principles underpinning this licence agreement will be terms and conditions of access to the respective facilities by all stakeholders (including the TDFC, Tigers Football Club and the Knights Cricket Club), with use by the TDFC to be on a cost recovery basis.

5. FINANCE

- 5.1 The cost of the construction of the HPTC and reconstruction of any displaced infrastructure is being met by the State Government and the AFL.
- 5.2 This commitment is to be captured in agreements between Council, the TDFC and the State Government.

6. ENVIRONMENT

- 6.1 Environmental impacts associated with this project will be addressed through the development application process.

7. COMMUNICATION AND CONSULTATION

- 7.1 Section 178(4) of the Local Government Act requires the following public notification process to be followed:

If a council intends to sell, lease, donate, exchange or otherwise dispose of public land, the general manager is to –

(a) publish that intention on at least 2 separate occasions in a daily newspaper circulating in the municipal area; and

(ab) display a copy of the notice on any boundary of the public land that abuts a highway; and

(b) notify the public that objection to the proposed sale, lease, donation, exchange or disposal may be made to the general manager within 21 days of the date of the first publication.

8. RISK

- 8.1 Having the TDFC deliver the construction of Oval 3 removes elements of risk to Council associated with management of the project (eg cost, time and reputation).
- 8.2 Legal advice indicates that there is a risk that Council has not fully satisfied the requirements of Section 178 of the Local Government Act if it does not go through the prescribed process for the reversionary lease to the State Government.

9. CONCLUSION

- 9.1 Council has previously resolved to dispose of public land within the Kingborough Sports Precinct by means of a lease to the Tasmanian Devils Football Club over land for the AFL HPTC and existing AFL Oval. Council approval is sought to authorise the CEO to finalise and execute these agreements.
- 9.2 However, these leases cannot be enacted until a subdivision process is completed and title issued. Construction licences are therefore proposed to enable the TDFC to occupy the land and commence work in the interim. Council approval is therefore sought to authorise the CEO to finalise these licences.
- 9.3 Legal advice has indicated that Council is also required to go through the prescribed process for the disposal of public land for the proposed reversionary lease with the State Government for the site of the HPTC. Council approval is sought to commence this process.
- 9.4 It is proposed that the TDFC will manage the construction of the new Oval 3, which will become the home of the Tigers Football Club. Council approval is sought to authorise the CEO to finalise a construction licence to formalise this arrangement.
- 9.5 Funding for the construction of community infrastructure associated with the project is being provided by the State Government. Council approval is sought to authorise the CEO to finalise the funding agreements that formalise these commitments.
- 9.6 Use of the new Oval 3 and existing Oval 2 (and associated pavilions) by the TDFC will be managed by Council via a shared use licence agreement. Council approval is sought to authorise the CEO to finalise this agreement.

10. RECOMMENDATION

That Council:

- a) Pursuant to section 178(1) of the Act, Council confirms by absolute majority its decisions to dispose of public land at 10 Kingston View Drive, Kingston, Certificate of Title reference 164078/2, PID 3202222 (being the footprint of land required for the construction of the AFL High Performance Training Centre and the existing AFL Oval) by means of leases to the Tasmanian Devils Football Club and authorises the Chief Executive Officer to execute the final agreements.
- b) Pursuant to section 178(1) of the *Local Government Act 1993*, resolves of its intention to dispose of public land at 10 Kingston View Drive, Kingston, Certificate of Title reference 164078/2, PID 3202222 by means of a lease to the State Government and directs the Chief Executive Officer to undertake the public notice requirements pursuant to section 178(4) of the Act.
- c) Authorises the Chief Executive Officer to finalise and execute agreements with the Tasmanian Devils and the State Government at 10 Kingston View Drive, Kingston, Certificate of Title reference 164078/2, PID 3202222 required for the construction of the AFL High Performance Training Centre and the existing AFL Oval.
- d) Authorises the Chief Executive Officer to finalise and execute agreements for funding with the State Government and the Tasmanian Devils Football Club for the provision of community infrastructure in the Kingborough Sports Precinct associated with the development of the Tasmanian Devils Football Club's High Performance Training Centre.

- e) Authorises the Chief Executive Officer to finalise and execute a shared use licence agreement with the Tasmanian Devils Football Club in relation to use of ovals and their associated infrastructure within the Kingborough Sports Precinct.
- f) Authorises the Chief Executive Officer to finalise and execute agreements with the State Government, the Tasmanian Devils Football Club and contractors for:
 - i) The construction of Oval 3 and associated works; and
 - ii) Related works within the Kingborough Sports Precinct.

ATTACHMENTS

Nil

15 NOTICES OF MOTION

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

16 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*

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

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	

Public Copy