Kingborough



COUNCIL MEETING AGENDA

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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, 21 September 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

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QUALIFIED PERSONS

In accordance with Section 65 of the *Local Government Act 1993*, I confirm that the reports contained in Council Meeting Agenda No. 17 to be held on Monday, 21 September 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)

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Tuesday, 15 September 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.

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.

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AGENDA of an Ordinary Meeting of Council
Kingborough Civic Centre, 15 Channel Highway, Kingston
Monday, 21 September 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.

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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. 16 held on 7 September 2026 be confirmed as a true record.

5 WORKSHOPS HELD SINCE LAST COUNCIL MEETING

Date	Topic	Detail	Consultant
14 September	Taroona Bike Lane & Other Projects	Discussion on the progression of the bike lane project	Nigel Vivian – Sugden and Gee

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.

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8 QUESTIONS WITHOUT NOTICE FROM THE PUBLIC

9 QUESTIONS ON NOTICE FROM THE PUBLIC

9.1 Channel Highway Pedestrian and Cycle Pathway

Ms Roz Thurn submitted the following question on notice:

Could we get an update as to where Building Tasmania (State Growth) is in regards to the design of the proposed Channel Highway shared pedestrian and cycle path to cross the Northwest Bay River, Margate? Is there a timeframe of when this design is to be completed? If not, then we need to get one.

Officer's Response:

Council is currently in preliminary discussions with officers from Building Tasmania regarding the proposed shared path between Huntingfield and Margate. These discussions are focused on reviewing the previously developed concept designs, confirming priorities, cost estimate and determining the next steps to progress the work.

Craig Mackey, Director Engineering Services

9.2 Graffiti

At the Council meeting on 7 September 2026, **Ms Kim Phillips** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

Council's Graffiti Management Guideline commits to prioritising removal of offensive graffiti from Council property but sets no time frame for doing so. What is Council's internal target for removal once graffiti is reported?

Officer's Response:

When a service request relating to graffiti is received, it is entered into Council's customer request system and assigned a target review, response or completion timeframe of seven days. This does not necessarily mean the graffiti will be removed within seven days, particularly where it is located on property that is not owned or managed by Council.

For graffiti on Council-owned assets, removal timeframes may vary depending on the scale, location and complexity of the works required. Graffiti that is offensive or contains inappropriate content is assigned a higher priority and is generally actioned on the same day the request is made, or if it can't be removed on the day it is covered until it can be.

While the Graffiti Management Policy and Action Plan has not been the subject of regular reporting, graffiti management has continued to be addressed through a range of initiatives. Given competing reporting priorities across Council's operations, it has not been identified as a stand-alone reporting focus.

Key actions completed to date include:

- Completion of a graffiti audit within the Kingston area.
- Development of graffiti register which can be shared with Police and other public property managers.
- Removal of graffiti from two underpasses.
- Securing agreement from a property owner and facilitating the removal of prominent graffiti in Kingston.
- Delivery of four murals in prominent locations that were previously prone to graffiti, with additional mural projects planned.
- Partnering with TasNetworks to install 'art wraps' on graffiti-prone transformer boxes.

Allocation of a dedicated works budget for graffiti removal and maintenance activities.

Deleeze Chetcuti, Director Environment, Development & Community Services

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9.3 Planning

At the Council meeting on 7 September 2026, **Mr Nick Booth** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

1. *Council reports show that planning costs increased from about $1.9 million in 2019 to 2020 to almost $3.2 million in 2024 to 2025. What caused the $1.3 million increase in planning costs and how much was spent on staff, consultants, legal matters and administration?*

2. *How many full-time planning staff did Council employ in 2019 to 2020 compared with 2024 to 2025, and how many positions were vacant or filled by consultants?*

3. *What improvements in planning performance have resulted from this increase in spending and will Council publish the costs, starting levels, application numbers and assessment times on a public dashboard?*

Officer's Response:

1. Council acknowledges that expenditure associated with the Planning Department increased between 2019/20 and 2024/25. However, expenditure alone does not provide a complete picture of the department's activity, workload or financial position.

   It is also important to consider planning income. Planning fees are established under Tasmania's legislative framework and are primarily based on development value, which is commonly used as a proxy for the scale and complexity of applications. Council has also benchmarked its fees against other similar Council's in Tasmania to ensure consistency. Accordingly, planning fee revenue provides an indication not only of the number of applications received, but also the complexity and assessment effort associated with those applications. From FY20 to FY26 the planning function generated a total income of $5.9M

   High-level analysis of staffing costs between FY20 and FY26 shows that the normal annual wage increases in accordance with the Enterprise Agreement contributed to approximately 30% of the increase to total costs and 40% of the net cost increase during this period.

   In addition to normal wage growth, expenditure increased as a result of:

   a) implementation of recommendations arising from a review of the planning function undertaken in 2019, which identified the need for additional planning resources;

   b) resourcing requirements associated with major statutory projects, including preparation and implementation of Council's Local Provisions Schedule;

   c) recruitment and retention challenges experienced across the planning profession, requiring temporary consultant engagement during periods of vacancy;

   Detailed expenditure by category is available through Council's financial records published in Council agendas. However, in general terms employee costs comprise the majority of Planning Department expenditure and are substantially higher than annual consultancy, legal and administrative costs. Council acknowledges that consultant expenditure was relatively high during 2025/26. This was primarily due to several vacancies within the department and was necessary to maintain statutory planning services while recruitment occurred. A proportion of this consultancy expenditure also related to the review of components of the draft Local Provisions Schedule, which was progressed in response to a Council resolution. Also to note that most of the legal costs each year are associated with appeals, where often the appeal is against the decision to grant a permit for a development, and Council still needs to attend and participate in this

2. In FY2020 the planning team comprised 18 approved positions (not FTE). These positions included statutory and strategic planning roles, development engineers, administrative staff with a varied mix of full-time and part-time roles. Currently there are 20 approved positions in the team (not FTE) across these roles.

   While Council maintains records of approved positions, a precise comparison of full-time equivalent employees across the period is difficult due to vacancies, temporary acting arrangements, overtime, changes in team and reporting structures, and variations in individual working hours arising from flexible work arrangements.

   At the end of 2025 and into 2026 the planning team had 5 vacancies (various roles) as well as key staff that needed to take unplanned leave. Analysis of consultancy hours for statutory planning work during this period estimates that their use equated to approx. 1FTE. Other team members took on additional work to assist during this period.

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3. It is difficult to comment in detail on the effectiveness of decisions made in 2019 and 2020, as the senior management and executive staff currently responsible for the department were not employed at Council at that time.

   However, Council acknowledges that there have been ongoing concerns regarding planning service delivery, assessment efficiency and customer experience. Council has taken these concerns seriously and has been actively working to improve the service. Further information regarding this work will be provided in the coming weeks.

   In relation to public reporting, Council supports increased transparency and is exploring opportunities, through its broader digital improvement program, to make additional operational and performance information available to the community. This includes consideration of how information such as application volumes, assessment timeframes and other key service indicators may be reported into the future.

   Council considers that planning performance is best assessed through a range of indicators, including application volumes, application complexity, statutory compliance, assessment timeframes, customer experience, staffing levels and the net cost of providing the service, rather than by reference to a single expenditure figure alone.

   Deleeze Chetcuti, Director Environment, Development & Community Services

9.4 Kingston Green

At the Council meeting on 7 September 2026, **Mr Mark Donnellon** asked the following question without notice to the Chief Executive Officer, with a response that the question would be taken on notice:

There's a largish privately owned bit of land that's long been planned for development, I believe it's known as Kingston Green between what's now a petrol station and I forget what's on the other side, but hopefully that explains where it is. There's a large water body in there that I'm told from natural areas and biodiversity staff that is a natural spring that flows into Coffee Creek and which continues through the Coffee Creek Reserve and Peter Murrell Reserve through to Howden emptying into the Northwest Bay. I had a question from a Landcare volunteer that does a lot of work in the reserves along that creek and they want to know what amount of modifications could the landowner make to this water body and are there any limitations that prevent negative impacts to the downstream environment?

Officer's Response:

The dam being referenced is on private land that is known as 'Kingston Green' in the upper portion of the Coffee Creek catchment. It is a perennial waterbody that is reported to maintain water levels, regardless of rainfall and seasonal variations (from dry to wet periods). Catchment investigations have indicated that the levels are maintained by near-surface groundwater associated with regional faulting and location with respect to the adjacent elevated areas of Maranoa Heights. The dam also appears to receive stormwater from surrounding residential areas.

The Department of Natural resources and Environment (NRE) regulate dam works, including the decommissioning of dams under the *Water Management Act 1999*. A permit from NRE would be required prior to the landowner undertaking any significant works on the dam. The dam is also identified in a Master Plan that is embedded in the Kingborough Interim Planning Scheme 2015 as well as under a Part 5 Agreement that is subject of discussions with the landowner about the future development opportunities of the site. The impacts on the immediate environment as well as downstream in Coffee Creek would be considered where applicable.

Deleeze Chetcuti, Director Environment, Development & Community Services

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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.

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OPEN SESSION ADJOURNS

PLANNING AUTHORITY IN SESSION

12 OFFICERS REPORTS TO PLANNING AUTHORITY

12.1 DEVELOPMENT APPLICATION FOR TITLE CONSOLIDATION AND FIVE (5) MULTIPLE DWELLINGS (ONE EXISTING) AT 157 ROSLYN AVENUE, BLACKMANS BAY

File Number: **DA-2026-70**

Author: **Trevor Bonheim, Consultant Planner**

Authoriser: **Sarah Silva, Senior Statutory Planner**

Applicant:	Oramatis Studio
Owner:	Roslyn Ave Projects Pty Ltd
Subject Site:	157 Roslyn Avenue, Blackmans Bay (CT 23514/21 and CT 23514/22) and the adjacent road reservation
Proposal:	Title consolidation and five (5) multiple dwellings (one existing)
Planning Scheme:	Kingborough Interim Planning Scheme 2015 *Assessment is based on KIPS2015 and provisions of PD8 (which commenced 22 Feb 2022)*
Zoning:	General Residential
Codes:	E5.0 Road and Railway Assets E6.0 Parking and Access E7.0 Stormwater Management
Use Class/Category:	Residential / Multiple Dwellings and Subdivision
Discretions:	Clause 10.4.2 P1 - Setbacks and building envelopes for all dwellings. Clause 10.4.2 P3 - Setbacks and building envelopes for all dwellings. Clause 10.4.3 P2 - Site coverage and private open space for all dwellings. Clause 10.4.4 P1 - Sunlight to private open space of multiple dwellings.
Public Notification:	Public advertising was undertaken between 15 August 2026 and 28 August 2026 in accordance with section 57 of the *Land Use Planning and Approvals Act 1993.*
Section 52(1B) Owner consent requirements:	The proposal includes stormwater works and the construction of a waste collection area within the road reservations for Roslyn Avenue and Hiern Road respectively, which are in Council ownership and therefore owner's consent under section 52(1B) of the *Land Use Planning and Approvals Act 1993* was required and was obtained.
Representations:	Three (3)
Recommendation:	Approval, subject to conditions.

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1. PROPOSAL

1.1 Description of Proposal

The application seeks a planning permit to:

- Demolish the existing driveway and crossover, outbuildings, covered outdoor area, sections of the dwelling, and the fence along the Hiern Road frontage (primary frontage)
- Develop the site with four detached dwellings, each with a double garage
- Construct a driveway from Hiern Road to provide access to the garages, along with four parking spaces (two visitor spaces and two spaces for the existing dwelling)
- Drain stormwater from all new impervious surfaces, including the roofs of the four new dwellings, the existing dwelling, the driveway and parking areas, to the existing stormwater main in Roslyn Avenue (secondary frontage)
- Provide on-site stormwater detention via tanks adjacent to two of the new dwellings and a 2,500-litre underground detention tank beneath a visitor parking space
- Remove selected existing trees and the large hedge along the Roslyn Avenue frontage, and undertake landscaping throughout the site; and
- Consolidate the two existing titles into a single title.

An extract of the proposed development layout is at Figure 1 below

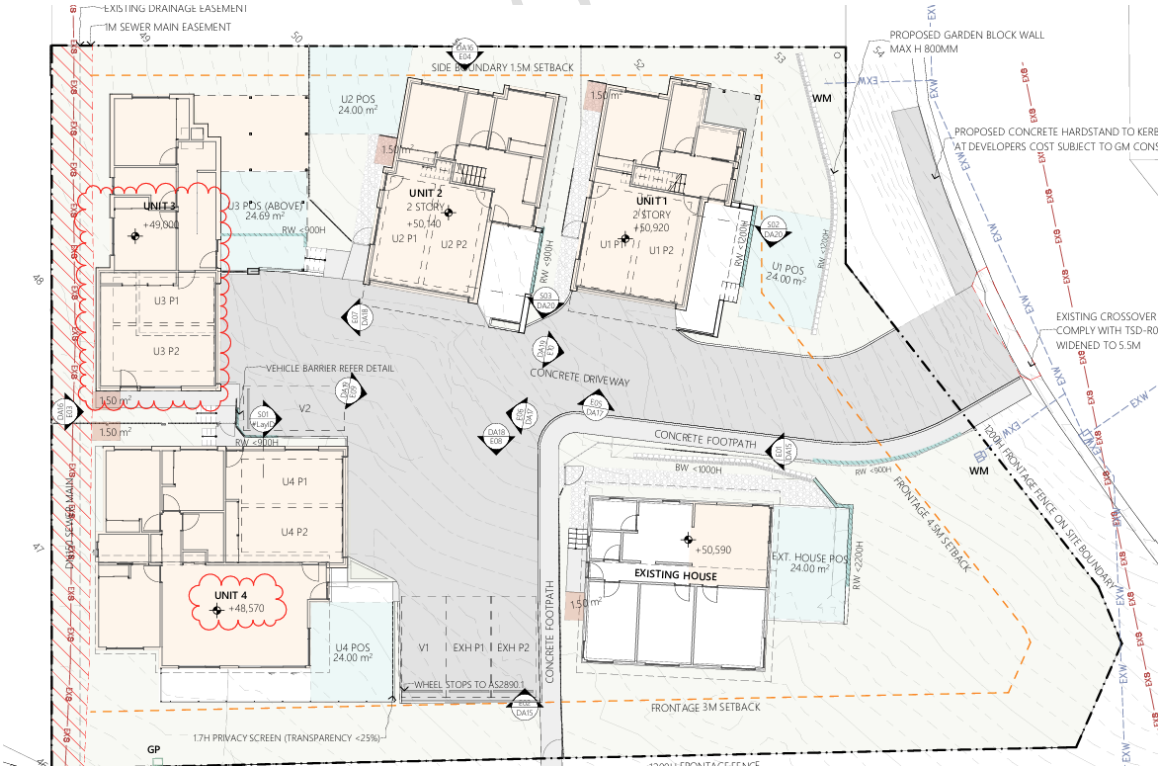


Figure 1: *The proposed multiple dwelling development (source: Oramatis Studio)*

Existing dwelling

The existing three-bedroom dwelling will be retained and modified through the demolition of the chimney and attached laundry, and the addition of a 4.0m × 6.0m deck on its northern side; accessible from the living area. Two car parking spaces are proposed south of the dwelling near the main entry.

Proposed four dwelling additions

The proposal includes four new dwellings comprising three two-storey, three-bedroom dwellings (Units 1-3) and one single-storey, three-bedroom dwelling (Unit 4). Each dwelling includes a double garage with internal access, a minimum of 24m² of private open space, and a dedicated waste storage area. Due to the site's slope, retaining walls and earthworks are proposed to create level access and usable open space areas, with a batter slope proposed along the Hiern Road frontage adjacent to Unit 1.

Access is provided via a new 5.5m-wide crossover on Hiern Road leading to a 4.35m-wide internal driveway. In addition to the garages, four on-site parking spaces are proposed, comprising two visitor spaces and two spaces for the existing dwelling. A manoeuvring area between Units 2, 3 and 4 enables vehicles to access the garages and exit the site in a forward direction.

A 1.2m-high fence is proposed along the full length of the Roslyn Avenue frontage and part of the Hiern Road frontage. The fence along the Roslyn Avenue frontage will replace an existing hedge that is currently approximately 3m in height.

The proposed configuration of the new dwellings is detailed below:

Unit 1 is a two-storey dwelling with a garage, entry, bedroom, bathroom and laundry at ground level, and a living area, kitchen, dining space, two bedrooms, ensuite and powder room above. It includes a 16.75m² balcony and 24m² of ground-level private open space. The dwelling has a maximum height of 6.4m and is setback at least 5.0m from Hiern Road and 1.59m from the western side boundary.

Unit 2 is a two-storey dwelling with a garage, entry/laundry, two bedrooms and a bathroom at ground level, and a living area, kitchen, dining space, bedroom, ensuite and bathroom above. It includes an 18.06m² balcony and 24.8m² of private open space. The dwelling has a maximum height of 6.7m will be setback a minimum of 1.75m from the western side boundary.

Unit 3 is a two-storey dwelling with a garage, entry, two bedrooms and a bathroom at ground level, and a living area, kitchen, dining space, bedroom, ensuite and powder room above. It includes a 24.51m² balcony serving as its private open space and has a maximum height of 6.3m. This dwelling is to be setback a minimum of 2.6m from the western side boundary and 2.47m from the southern side boundary.

Unit 4 is a single-storey dwelling comprising a garage, three bedrooms, a bathroom, ensuite and an open-plan living area. It includes a 42.17m² deck, incorporating a 24.91m² private open space area, and has a maximum height of 5.4m. This dwelling will front Roslyn Avenue and will be setback 3.23m from the front boundary and a minimum of 2.1m from the southern side boundary.

The dwellings are to be finished in a combination of brick veneer, fibre cement cladding and steel sheeting, with custom orb roofing proposed for Units 1-4. The existing dwelling will retain its weatherboard walls and iron roof.

Visual perspectives of the proposed development are at Figure 2 through to Figure 5 below.

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Figure 2: *Looking south-west from Hiern Street (proposed Units 1, 2 and 3)*
(source: Oramatis Studio)



Figure 3: *Looking north-west from Roslyn Avenue (existing dwelling at the forefront)*
(source: Oramatis Studio)



Figure 4: *Internal site view looking south-west (Unit 3) (source: Oramatis Studio)*



Figure 5: *Internal site view looking west (Unit 2) (source: Oramatis Studio)*

1.2 Description of Site

The site comprises two adjoining titles (CT 23514/21 and CT 23514/22) at 157 Roslyn Avenue, with frontages to both Roslyn Avenue and Hiern Road. Together, the lots have a total area of 1,864m² and contain an existing dwelling, three outbuildings and a covered outdoor entertaining area. Vehicular access is currently provided from Roslyn Avenue, while pedestrian access is available from both Roslyn Avenue and Hiern Road. An existing but unused crossover is located on the Hiern Road frontage.

The site has a frontage of 54.85m to Roslyn Avenue, 36.82m to Hiern Road, and 6.03m to the corner truncation. It slopes uniformly to the south-east at approximately

13.5% (1 in 7), falling from about 53m AHD at the Hiern Road frontage to 46m AHD at its south-eastern corner.

Surrounding land is developed predominantly for residential purposes, with single dwellings located to the south and west. The dwelling to the west is situated above most of the site, while the dwelling to the south is at a lower level. A 1.52m-wide drainage easement containing a sewer main extends along the full southern boundary. Sewer and stormwater infrastructure is located within the Roslyn Avenue road reserve, while water supply is available from Hiern Road.

The site and surrounding properties are zoned General Residential and are not affected by any overlays. As the proposal includes works within the road reserve, including a stormwater connection and hardstand construction behind the Hiern Road kerb, this land forms part of the application site.

A site locality plan is at Figure 6 below.



Figure 6: *Site locality plan (source: Oramatis Studio)*

1.3 Background

The subject land was subdivided in the 1950s and developed with the existing dwelling in 1961. Several outbuildings have subsequently been constructed on the site, including a garage approved under a building permit issued in 1990.

A previous application (DAS-2024-16) seeking subdivision of the two existing lots into four lots was lodged on 7 October 2024 but was not made valid and did not proceed.

The current application was lodged on 2 March 2026 and became valid on 14 May 2026 following receipt of General Manager Consent. Requests for further information were issued on 29 May, 11 June, 25 June and 25 August 2026, with the final request made during the public advertising period. The final request sought further details regarding the position of the development within the building envelope listed in Clause 10.4.2 Acceptable Solution A3 to ensure assessment against the standard is accurate.

Updated plans were submitted on 26 August 2026 to clearly demonstrate that all proposed development can be contained within the required building envelope. As these plans were received during the public advertising period, they have not been relied upon in the assessment. Instead, the amended plans are required to be submitted pursuant to Condition 1 of the recommended permit.

This approach is necessary because relevant case law establishes that amended plans lodged during the advertising period cannot be re-advertised, but may be required as a condition of approval. The amendments were limited in scope and are discussed in more detail in section 2.4 of this report.

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:

Zone Purpose Statements of the General Residential zone

The relevant zone purpose statements of the General Residential zone are to:

10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

10.1.1.3 To provide for the efficient utilisation of services.

10.1.1.4 To implement the Regional Settlement Strategy and the Greater Hobart Residential Strategy.

10.1.1.5 To encourage residential development that respects the neighbourhood character, natural landscape and provides a high standard of residential amenity.

10.1.1.6 To encourage urban consolidation and greater housing choice through a range of housing types and residential densities.

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Clause 10.1.2 – Local Area Objectives and Desired Future Character Statements

The Scheme details separate Local Area Objectives and Desired Future Character Statements for the main towns in the municipal area. The following Local Area Objectives and Desired Future Character Statements are relevant to the assessment of this application.

Local Area Objectives		**Implementation Strategy**	
(a)	Blackmans Bay should be maintained as an established residential area with a high level of amenity associated with its coastal location, pleasant views and lifestyle.	(a)	The natural landscape and setting is an important issue when considering new development proposals.
Desired Future Character Statements		**Implementation Strategy**	
(a)	Blackmans Bay should continue as a predominantly low-density residential area with larger lot sizes that enable reasonable setbacks, the retention of native vegetation and gardens.	(a)	New development should respect the amenity of surrounding residences and the natural landscape. Multi-unit housing should be encouraged to locate in the area surrounding the Opal Drive commercial precinct.

The proposal complies with the above-mentioned statements and objectives as it provides greater choice in housing types within a predominantly low-density residential location where the impacts on the natural landscape are minimised.

2.3 Statutory Planning

The use is categorised as Residential (Multiple Dwelling) under the Scheme, which is a use that requires Permitted assessment in the General Residential Zone. Whilst the application is classified as a Permitted use, it relies on Performance Criteria to comply with the Scheme provisions and is therefore discretionary.

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

2.4 Use and Development Standards

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

General Residential Zone
Clause 10.4.2 - Setbacks and building envelopes for all dwellings

Acceptable Solution
A1 - Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level; or if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.
Performance Criteria
P1 – A dwelling must: (a) have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints; and (b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.
Proposal
The proposal includes two retaining walls within the 4.5 metre Hiern Road primary frontage setback, measuring 1.2 metres and 0.9 metres in height. As these retaining walls are located within the required frontage setback, the proposal does not satisfy the Acceptable Solution (A1(a) and is therefore assessed against Performance Criteria P1.

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

- In response to P1 (a), the retaining walls are considered to satisfy the Performance Criteria as they appropriately respond to the site's topographical constraints while maintaining a streetscape outcome that is compatible with the surrounding area. The site has a substantial frontage of 36.82 metres to Hiern Road and slopes uniformly to the south-east at approximately 13.5 per cent (1 in 7), falling from approximately 53 metres AHD at the frontage to 46 metres AHD at the south-eastern corner. Given the degree of slope across the site, some retaining is necessary to facilitate development and achieve suitable access and site grading.

  The retaining walls are modest in scale, being limited to heights of 1.2 metres and 0.9 metres, and are ancillary to the dwelling. Due to their height, location and function, the walls will not dominate the streetscape or unreasonably impact the visual character of the Hiern Road frontage. The proposed dwelling itself maintains the required setback from the frontage, with the retaining walls representing a site-responsive design solution rather than an encroachment by the building.

- In response to P1 (b) Hiern Road is not a road identified Table 10.4.2 and this criterion is not applicable.

General Residential Zone
Clause 10.4.2 - Setbacks and building envelopes for all dwellings

Acceptable Solution
A3 - A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 10.1, 10.2 and 10.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).
Performance Criteria
P3 – The siting and scale of a dwelling must: (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and

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(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: (i) an adjoining property; or (ii) another dwelling on the same site.
Proposal
The proposal includes two retaining walls within the 4.5 metre Hiern Road primary frontage setback, measuring 1.2 metres and 0.9 metres in height. As these retaining walls are located within the required frontage setback, the proposal technically is not contained within a building envelope and does not comply with A3(a). For this reason, the development must be considered against Performance Criteria P3.

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

- The advertised plans included a retaining wall within the 4.5m frontage setback and so did not satisfy Acceptable Solution A3(a)(i). The plans also did not clearly demonstrate that the multiple dwellings were contained within the building envelope with respect to the side and rear boundaries that is required to satisfy Acceptable Solution A3(a)(ii). The proposal shown in the advertised plans does not comply with Acceptable Solution A3 of Clause 10.4.2 and so assessment against Performance Criteria P3 was required.

- Assessment against Performance Criteria P3 of Clause 10.4.2 requires consideration of the impacts of reduction in sunlight to habitable rooms and overshadowing of the private open space of dwellings on adjoining properties, which are matters that cannot be assessed under Acceptable Solution A3.

- The shadow diagrams submitted with the application (figure 7, 8 and 9) show the proposed development overshadowing the dwelling on the adjoining property to the south for much of the day on 21 June. Council officers raised concerns with the applicant over compliance with this standard and the level of overshadowing and advised that this could be considered to represent an unreasonable loss of amenity. An unreasonable loss of amenity through overshadowing would mean the proposal does not comply with Performance Criteria P3.

- The applicant then provided amended plans during the public advertising period in response to the concerns. The amendments include:

    - the removal of a landscape retaining wall along the eastern side of the proposed driveway and the Hiern Road frontage

    - the removal of a landscape retaining wall between Unit 1 and the Hiern Road frontage and its replacement with a batter slope

    - a lower roof profile for Unit 4 that reduces its overall height

    - lowering Unit 2 by 0.1m so its height above the natural ground level is reduced

    - increasing the boundary setback of Unit 3 by 0.1m; and

    - amended building envelope drawings that reflect the above.

  The amended plans remove the retaining wall within the frontage setback and demonstrate containment of the proposed dwellings within the building envelope outlined in Acceptable Solution A3.

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- As discussed previously in this report, as the amended plans were received during the advertising period, the application has been assessed against the advertised plans and a condition has been recommended for amended plans to be submitted with the retaining walls removed and confirmation the dwellings are wholly contained in the building envelope.

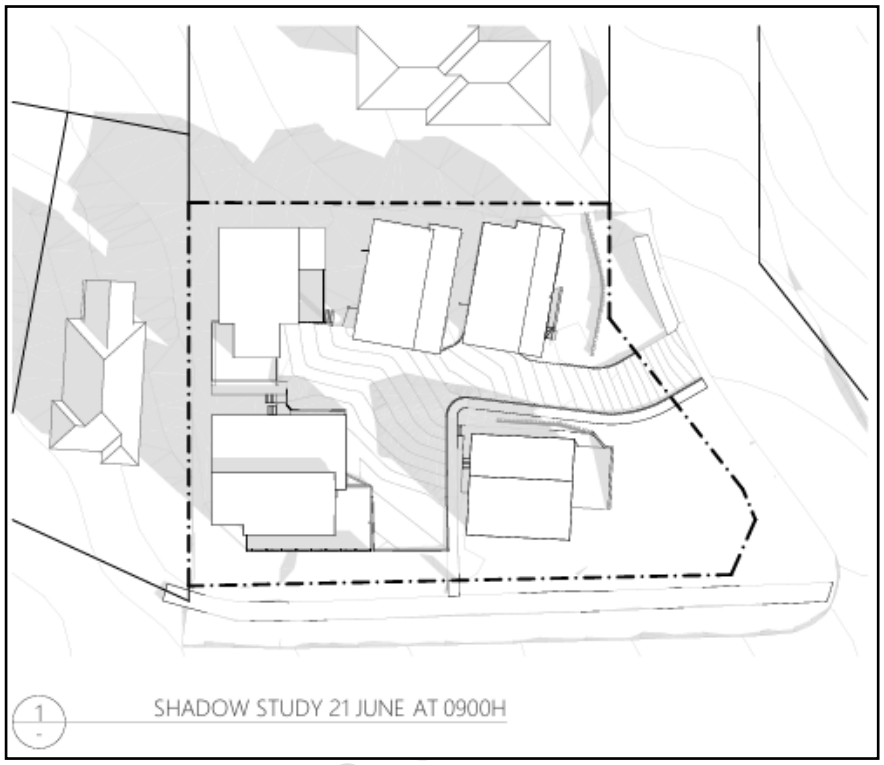


Figure 7: *9am 21 June shadow diagram (Source: Oramatis Studio).*

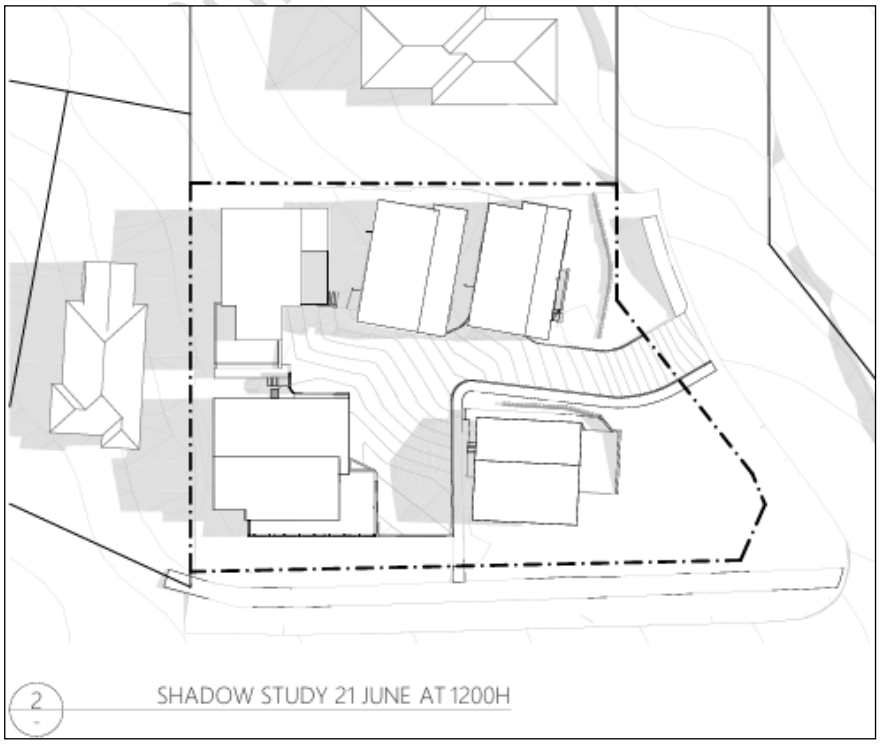


Figure 8: *Midday 21 June shadow diagram (Source: Oramatis Studio).*

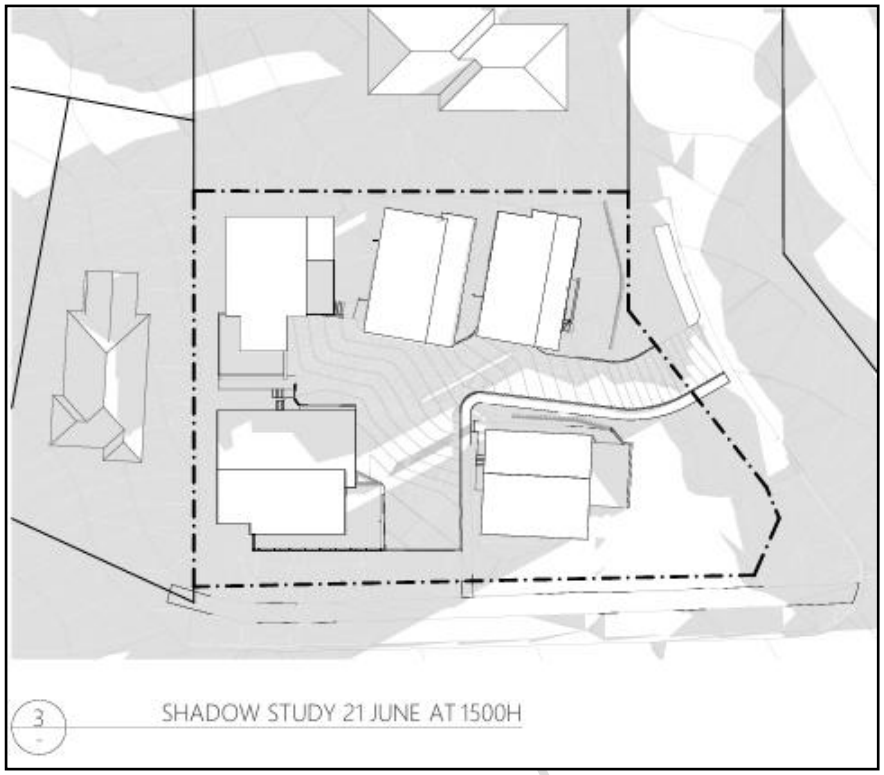


Figure 9: *3pm 21 June shadow diagram (Source: Oramatis Studio)*

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General Residential Zone
Clause 10.4.3 - Site coverage and private open space for all dwellings

Acceptable Solution
A2 - A dwelling must have private open space that: (a) is in one location and is not less than: (i) 24m^2; or (ii) 12m^2, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of not less than: (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; (d) has a gradient not steeper than 1 in 10; and (e) is not used for vehicle access or parking.
Performance Criteria
P2 - A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is: (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.

Proposal
The private open space areas for Unit 1 and the existing dwelling are situated between the dwelling and the primary frontage. The primary frontage (Hiern Road) is not wholly oriented between 30 degrees west of true north and 30 degrees east of true north and so (c) is not satisfied.

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

- The 24m^2 private open space area for Unit 1 is located to the north of the dwelling where it has good access to sunlight, is accessible from the ground floor entry of the dwelling and adjoins a 12.6m^2 sheltered patio space beneath the upper level of the dwelling. This area is capable of being used for outdoor relaxation, dining, entertaining and supervised children's play.

- In addition to the 24m^2 private open space area at the ground level, Unit 1 is provided with a 16.75m^2 east facing balcony which is directly accessible from the living and dining areas on the upper level of the dwelling. This area is also capable of being used for outdoor relaxation, dining, entertaining and children's play.

- The 24m^2 private open space area for the existing dwelling is located to the north of the dwelling where it has good access to sunlight, and it is directly accessible from the living area of the dwelling. This area is also capable of being used for outdoor relaxation, dining, entertaining and children's play.

General Residential Zone
Clause 10.4.4 - Sunlight to private open space of multiple dwellings

Acceptable Solution
A1 - A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 10.4.3, must satisfy (a) or (b), unless excluded by (c): (a) the multiple dwelling is contained within a line projecting (see Figure 10.4): (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; (b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and (c) this Acceptable Solution excludes that part of a multiple dwelling consisting of: (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.
Performance Criteria
P1 - A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 10.4.3 of this planning scheme.
Proposal
Unit 2 is located to the north of the minimum 24m² private open space serving Unit 3. While the proposal satisfies A1(a)(i), as Unit 2 is setback a minimum of 3.25 metres from the northern boundary of Unit 3's private open space, it does not satisfy A1(a)(ii). This is because portions of Unit 2 extend beyond a line projected at 45 degrees from a height of 3 metres above existing ground level. The proposal also does not satisfy A1(b), as the private open space for Unit 3 does not

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receive direct sunlight at midday on 21 June and therefore cannot achieve a minimum of three hours of sunlight between 9.00am and 3.00pm on that day.

The exemption under A1(c) does not apply, as the elements of Unit 2 that contribute to the overshadowing are not outbuildings or projections extending no more than 0.9 metres from the building.

Accordingly, the proposal must be assessed against the Performance Criteria.

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

- Unit 2 is located to the north of the 24m² private open space serving Unit 3 and, due to its two-storey form, results in overshadowing of that area at midday on 21 June. While the private open space does not achieve three hours of sunlight between 9.00am and 3.00pm on 21 June, it continues to receive sunlight during the morning and late afternoon.

- The overshadowing impact is greatest on 21 June and diminishes throughout the remainder of the year. From approximately mid-September to mid-March, the private open space is not subject to overshadowing from Unit 2, and for most of the period between mid-March and mid-September it retains partial access to sunlight.

- Although the proposal results in some reduction in solar access to the private open space of Unit 3, the impact is seasonal and limited in duration. Having regard to the overall availability of sunlight throughout the year, the resulting loss of amenity is not considered unreasonable.

2.5 Public Consultation and Representations

The application was advertised in accordance with the requirements of s.57 of the *Land Use Planning and Approvals Act 1993* (from 15 August 2026 to 28 August 2026). Three (3) representations were received during the public exhibition period. The following issues were raised by the representors:

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2.5.1 The scale of the development dominates Roslyn Avenue

The scale of the proposed multiple dwellings will dominate Roslyn Avenue.

Response:

The overall design of the development includes two single storey dwellings, one of which is the existing dwelling on the site, and both are located adjacent to the Roslyn Avenue frontage. The proposed multiple dwellings satisfy the setback requirements for Roslyn Avenue and are wholly contained within the building envelope, including that set by the Roslyn Avenue frontage.

2.5.2 Loss of the hedge would change the streetscape and character

The development will require the removal of the established hedge along the Roslyn Avenue frontage, and this will change the familiar streetscape and the character of Blackmans Bay.

Response:

The hedge is a familiar feature of this section of Roslyn Avenue, and it would be expected it is highly regarded by some residents of the area. It however is not protected by the planning scheme and could be removed by the landowner at any time independent of the development proposal. The proposal includes the provision of landscaping as part of the development including along the interface with Roslyn Avenue.

2.5.3 Loss of trees and nesting places for birds

The development will require the removal of trees that provide nesting sites for birds. The application is not supported by an arborist report and it is a concern some of the trees may be significant trees.

Response:

The trees on the site that will need to be removed for the development are part of the domestic garden of the existing dwelling and could be removed by the landowner at any time independent of the proposed development. The trees are not assessed as having any conservation value. It is noted that some trees adjacent to the Roslyn Avenue/Hiern Road corner are intended to be retained. The development will include landscaping that may be attractive to birdlife.

2.5.4 Proximity to neighbouring dwellings

The development is too close to the two neighbouring properties that will have less sunlight and less privacy.

Response:

The proposed multiple dwelling development is located much closer to the boundaries of the site than the existing single dwelling and so will have greater impacts on adjoining properties. Apart from the two retaining walls along the Hiern Road frontage, discussed further in section 2.4 of this report, the proposed multiple dwellings comply with the planning scheme requirements regarding boundary setbacks and are wholly contained with the building envelope for the site.

2.5.5 Increased vehicle movements

There will be an increase in the amount of traffic entering and leaving the property.

Response:

The multiple dwelling development on the site will result in approximately 24 to 32 vehicle movements per day. This is within the increase of 20% or 40 vehicle movements per day which is necessary to satisfy the relevant assessment solution of the planning scheme (A3 of Clause E5.5.1 of the Road and Railway Assets Code).

2.5.6 Concern that the adjoining property encroaches onto the site

The plans provided with the application indicate that the boundary fence between the site and the adjoining property to the west is located within the site and not on the boundary line. If this is correct areas of garden within the adjoining property will need to be trimmed and in-ground garden watering system will need to be relocated. The representor wishes to be informed if the fence is to be relocated so they can commence the necessary work on their garden and watering system.

Response:

The detail plan provided with the application indicates that the fence between the site and adjoining property to the west departs from the boundary and is approximately 0.9m within the site at the Roslyn Avenue frontage. The development does not include any proposal to reconstruct or relocate the fence. The owner of the adjoining property should contact the developer for guidance on what action they should take.

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2.5.7 Parking of vehicles on proposed hardstand area

The parking of vehicles on the proposed hardstand area behind the kerb in Hiern Road will obscure views from vehicles exiting the driveway of the adjoining property to the west.

Response:

The 1.5m wide concrete hardstand area behind the kerb in Hiern Road is a waste and recycling bin collection area for use by the occupants of the multiple dwellings on the site. It is not a vehicle parking space. The placement of bins on this area is not expected to obstruct views from vehicles exiting the adjoining property.

2.5.8 Views into bedrooms of adjoining property

Concern that views from the windows in the lower levels of Units 1, 2 and 3 are for living areas of those units, as they would have a direct view into the bedroom windows of the dwelling on the adjoining property to the west.

Response:

The windows on the western side of the lower levels of Units 1, 2 and 3 are for bedrooms and living areas. The dwelling on the adjoining property to the west is setback approximately 7.5m from the boundary, so the separation is at a minimum approximately 9.5m complying with the planning scheme requirements.

2.5.9 Lack of detail in proposal plans

The plans provided with the application do not provide levels, floor heights, window sill heights, or setbacks that are measured against the adjoining property to the south. The building envelope drawings do not show the adjoining property to the south so the height of the proposed buildings above the dwelling on that property cannot be considered. Plans showing accurate levels in relation to the adjoining property to the south should be provided.

Response:

The set of drawings provided with the application show the contour levels of the site with a 0.2m contour interval, the finished floor levels of the ground floor levels of the proposed multiple dwellings, scaled elevations showing heights relative to the finished floor levels, and scaled plans showing setbacks. These are adequate to assess the application against the relevant planning scheme provisions. It is correct that the drawings do not show the elevation of adjoining properties or the relative height of the dwellings on adjoining properties, however this information is not required to assess the application against the provisions of the planning scheme.

2.5.10 Overshadowing adjoining property

Due to the slope of the site the two dwellings closest to the southern boundary of the site will sit well above the level of the dwelling on the property to the south of the site. Unit 3 is to be a two-level building and is to be setback only about two metres from the boundary. The kitchen and dining room are situated on the northern side of the dwelling to the south, and a sunroom was constructed to the rear to take advantage of the sunlight. The shadow diagrams provided with the application indicate that the dwelling and the garden area to the north, which the resident uses for relaxation and entertaining, will be in shade for most of the day in mid-winter.

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Response:

The shadow diagrams submitted with the application indicate that the dwelling on the adjoining property to the south, and its associated northern outdoor space, will receive limited sunlight during mid-winter, resulting in some loss of amenity.

Notwithstanding this impact, the dwellings nearest the southern boundary are located wholly within the prescribed building envelope required by Acceptable Solution A3(a) of Clause 10.4.2. In addition, the minimum side setbacks of 2.47 metres for Unit 3 and 2.348 metres for Unit 4 exceed the minimum 1.5 metre setback required by Acceptable Solution A3(a). The only elements proposed outside the building envelope are two retaining walls within the Hiern Road frontage setback.

As the proposal includes building elements that extend beyond the prescribed building envelope, it must be assessed against Performance Criteria P3 of Clause 10.4.2. This Performance Criterion specifically considers the impacts of reduced sunlight to adjoining dwellings and overshadowing of adjoining private open space. As discussed earlier in the report, concerns were raised with the applicant over compliance with this standard. The applicant provided further plans to remove the retaining walls that trigger assessment against the Performance Criteria and confirm their proposal is within the building envelope outlined in the Acceptable Solution.

2.5.11 Bulk of the proposed dwellings when viewed from an adjoining property

The two dwellings closest to the southern boundary of the site will, as a result of the slope of the site and proximity to the site boundary, cause an unreasonable and unacceptable loss of amenity due to their bulk. There will be what appears to be a 7m wall close to the boundary.

Response:

The maximum height of the wall of Unit 3 facing the southern boundary is 5.9m. While Unit 3, being a two-level dwelling, will have an appearance of visual bulk when viewed from the adjoining property to the south of the site, as indicated above, these elements of the design satisfy Acceptable Solution A3(a) and (b) of Clause 10.4.2. A recommended condition of approval requires independent building surveyor verification of full compliance with Acceptable Solution A3 of the planning scheme.

2.5.12 The dwellings should at least 5m from the southern boundary

The impacts of loss of sunlight, overshadowing and appearance of bulk could be alleviated if the dwellings closest to the southern boundary were setback at least 5m from the boundary.

Response:

The minimum setbacks of 2.47m for Unit 3 and 2.348m for Unit 4 both satisfy the 1.5m minimum setback required to satisfy Acceptable Solution A3(a) of Clause 10.4.2.

2.5.13 Impact on future installation of solar panels

The level of overshadowing of the adjoining property to the south will impact on the generating capacity of solar panels that are intended to be installed.

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Response:

The planning scheme allows for consideration of impacts of overshadowing on existing solar panels only when assessment is required against Performance Criteria P3 of Clause 10.4.2. A recommended condition of approval requires independent building surveyor verification of full compliance with Acceptable Solution A3 of the planning scheme to ensure there is no unreasonable impact on any adjoining property.

2.5.14 Loss of privacy

The south facing windows of Units 3 and 4 will look directly into the home and garden of the adjoining property to the south. This can be addressed by requiring Window W03 for Unit 3 to have a sill at least 1.7m above the floor, Window 06 of Unit 3 to be unopenable and have obscure glazing, and the deck for Unit 4 to have a 1.8m high fixed solid screen along the southern edge.

Response:

Windows W03 and W06 of Unit 3 are setback 3.21m from the boundary and being more than 3.0m from the boundary they satisfy Acceptable Solution A2 of Clause 10.4.6 and are not required to be screened or designed to minimise direct views to other dwellings or private open space. The deck at Unit 4 is setback 5.7m from the southern site boundary and so exceeds the 3.0m required to satisfy Acceptable Solution A1 of Clause 10.4.6 and so screening is not required.

2.5.15 Impact of stormwater runoff on downhill properties

Concern that the large areas of additional hard surface and changed levels will result in additional stormwater impacts on downhill properties. The site may be flood prone and no flood assessment has been provided.

Response:

The design of the proposed development includes stormwater drainage works that will capture rainwater from all roof areas and all vehicle access, manoeuvring and parking areas and discharge it to the public stormwater network. There is no evidence the site is subject to flooding.

2.5.16 Development is not in keeping with the area

The layout of the development and location of the proposed dwellings has not been well considered in relation to neighbouring properties. The density is inconsistent with the established area.

Response:

The proposed development will satisfy the relevant acceptable solutions that address density, building envelope and setback requirements. There are other multiple dwelling developments of a similar scale in the area including a number in Powell Road and a four-unit development opposite the site at 136 Roslyn Avenue.

2.6 Other Matters

2.6.1 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.

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3. CONCLUSION

The application seeks approval for the use and development of the land at 157 Roslyn Avenue, Blackmans Bay (CT 23514/21 & CT 23514/22) for 5 multiple dwellings (one existing), together with a bin collection platform in Hiern Road, and the consolidation of the existing titles.

The use is categorised as Residential (Multiple Dwelling), a Permitted use in the General Residential Zone. As the proposal relies on Performance Criteria to satisfy the applicable standards, the application falls to be determined as a discretionary application under section 57 of the *Land Use Planning and Approvals Act 1993*. The consent of the General Manager to the works on Council land has been obtained under section 52(1B) of the Act. The matters raised in the representations have been considered and addressed in this report.

Approval is recommended subject to conditions addressing building envelope compliance, car parking line-marking to AS 2890.1:2004; sediment and erosion controls, reinstatement and construction of driveway crossover, weed hygiene measures; and engineering works for stormwater, access and the crossover.

4. RECOMMENDATION

That the Planning Authority resolves that the development application for title consolidation and five (5) multiple dwellings (one existing) at 157 Roslyn Avenue, Blackmans Bay and adjoining road reserve for Oramatis Studio be approved subject to the following conditions:

1. Before the approved use and/or development starts, amended plans must be submitted to Council for approval. The plans must be generally in accordance with Council Plan Reference No's P6 submitted on 3 August 2026 but modified to show:

   (a) the removal of the landscape retaining wall along the eastern side of the proposed driveway and the Hiern Road frontage

   (b) the removal of the landscape retaining wall between Unit 1 and the Hiern Road frontage and its replacement with a batter slope

   (c) the dwellings wholly contained within the building envelope listed in Acceptable Solution A3 of Clause 10.4.2 by:

      i. including a lower roof profile for Unit 4 that reduces its overall height

      ii. lowering Unit 2 by 0.1m so its height above the natural ground level is reduced; and

      iii. increasing the boundary setback of Unit 3 by 0.1m; and

   (d) amended building envelope drawings that reflect the above.

   The amended plans must be to the satisfaction of the Manager Development Services and once approved will form part of this Permit and then be referred to as the Approved Plans.

   Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with the Approved 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. Before occupation of the new dwellings, the titles for CT 23514/21 and CT 23514/22 must be consolidated into a single lot. To consolidate the two titles a Final Plan of Survey must be submitted to Council for sealing, together with a Schedule of Easements, a copy of the

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survey notes, and a copy of the balance plan (where applicable) prior to building works commencing. Payment of Council's fee for sealing the Final Plan of Survey and Schedule of Easements must be made upon submission of plans.

For Advice: This condition does not prevent the demolition of the existing buildings approved for demolition prior to the consolidation of the titles.

3. The Schedule of Easements submitted for sealing must include a covenant to the effect that the consolidated lot must not be developed for less than a total of two dwellings.

4. Before the start of works, engineering design drawings must be submitted to Council for approval. The engineering plans and specifications must be prepared and certified by a professional Civil Engineer. Plans must be to satisfaction of the Director Engineering Services and comply with:

   - Tasmanian Standard Drawings
   - Austroads Standards and Australian Standards
   - Australian Rainfall and Runoff Guidelines

   The plans must include, but are not limited to:

   (a) Provide a subdivision plan indicating the removal and/or capping of all existing services serving both involved lots, together with the location of the proposed new service connection for the proposed single lot.

   (b) Detailed internal vehicle and pedestrian access, car parking and maneuvering areas including:

      (i) Longitudinal and cross sections of the driveway/access road

      (ii) Contours, finish levels and gradients of the driveway/access road

      (iii) Provision of vehicle access (crossovers) with notation to be constructed in standard grey concrete with a broomed non-slip finish

      (iv) Signage for visitor spaces and residential spaces as required

      (v) Line marking for visitor spaces and residential spaces as required

      (vi) 'No parking/keep clear' signage for turning bay areas

      (vii) Wheel stops for open parking bays (as appropriate)

      (viii) Lighting for parking and vehicle circulation roadways and pedestrian paths

      (ix) Surface treatment and stormwater drainage

   (c) Design (including supporting documentation and hydraulic calculations) of the proposed stormwater infrastructure including:

      (i) Layout details

      (ii) A reticulated stormwater system sized to accommodate at least the estimated 10% AEP (Annual Exceedance Probability) flow, incorporating climate change allowances to the year 2100

      (iii) Any on-site stormwater detention must be detailed including how the on-site detention will be serviced to prevent blockages while maintaining its capacity

      (iv) A new DN225 connection to Council stormwater mains/manhole

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Once endorsed the plans will form part of the permit.

5. The construction works must be undertaken in accordance with the approved drawings. Works must be to the satisfaction and approval of the Director Engineering Services and must include the following:

   (a) Install 'No Parking' and/or 'Keep Clear' signage within the designated turning bay/area.

   (b) Install appropriate 'Visitor Parking' signage for all visitor car parking spaces.

   (c) Install appropriate residential parking signage identifying the allocated parking spaces for each dwelling.

   (d) Provide line marking to clearly delineate all visitor and residential parking spaces.

   (e) Provide bollard lighting along parking areas, vehicle circulation roadways and pedestrian paths.

   (f) Construct the approved on-site stormwater detention system in accordance with the approved stormwater design.

   (g) Ensure all stormwater runoff from new impervious areas is collected and discharged by gravity to Council's stormwater infrastructure.

   (h) Construct a new DN225 stormwater connection to the Council stormwater main/manhole in accordance with Council's requirements.

6. Before the start of works, an erosion and sedimentation control plan must be submitted. The plan must be to the satisfaction of Council's Executive Manager – Engineering Services and must be in accordance with the *Hobart Regional Soil and Water Management Code of Practice*. All sediment and erosion control measures must be kept and maintained in place until such time as adequate grass or other vegetation is well established over the whole site.

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

7. Any excess fill must be disposed of at a Level 1 facility for disposal of fill or alternatively at a site that has been approved for the disposal or use of Level 1 fill under a development use permit issued by Council.

8. 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.

9. The stormwater runoff from all new impervious areas must be disposed of by gravity to Council's reticulated stormwater system to the satisfaction and approval of the Director Engineering Services.

10. The new double width (5.5m) vehicular access must be constructed in accordance with the Tasmanian Standard Drawings (TSD-RO9, TSD-E01 and TSD-RF01) in standard grey concrete with a broomed non-slip finish from the kerb crossing layback to the lot boundary.

    The existing redundant vehicular access must be removed and the kerb and channel reconstructed in accordance with the Tasmanian Standard Drawings (TSD-R14, TSD-

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R15, TSD-E01 and TSD-R11 if applicable) to the satisfaction and approval of the Director Engineering Services.

A Permit to carry out works within a Council Road reservation must be obtained prior to any works commencing within the Council Road reservation.

11. A concrete hardstand area with a minimum width of 1.5 metres, measured from the back of the kerb, must be constructed in accordance with the approved plans and to the satisfaction of the Director Engineering Services.

12. The existing gravel bin storage area and boxed timber steps located within the nature strip on Roslyn Avenue must be removed. The affected nature strip must be reinstated to Council's standard and to the satisfaction of the Director Engineering Services.

13. All waste material generated by the development or from other sources must be contained in appropriate building waste containers for periodic removal to a licensed disposal site. The receptacle must be of a size to adequately contain the amount of waste generated and must be appropriately located on the subject site and must not impede residential traffic or parking at any time.

14. All existing sewer, water, stormwater, TasNetworks, and telecommunication authorities supply infrastructure traversing newly created lots, must be removed and/or replaced as necessary so that they are contained wholly within the boundaries of the specific lot which they service with all associated costs borne by the applicant. The requirements of the relevant service authorities must be strictly complied with by the applicant.

15. At least two (2) visitor parking spaces must be provided for the proposed development. These visitor parking spaces must be appropriately signposted and kept available for visitor parking at all times. Any future application for strata title in respect of the property must ensure that the visitor parking spaces are included within the common property on the strata plan.

16. Before the occupation of the units, the following works must be completed in accordance with the endorsed plans to the satisfaction of the Council:

    (a) The parking areas (including signage and access);

    (b) The garden and landscape areas;

    (c) Drainage works undertaken and completed;

    (d) Letterboxes installed;

    (e) Existing gravel bin storage area and boxed timber steps located within the nature strip on Roslyn Avenue removed; and

    (f) Waste collection platform completed.

17. Before the occupation of the units, landscaping must be provided to the satisfaction of the Manager Development Services.

    The landscaping areas shown on the endorsed plans must be used for landscaping and no other purpose and any landscaping must be maintained to the satisfaction of the Manager Development Services, including that any dead, diseased or damaged plants are to be replaced.

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

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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. An application for Notifiable Plumbing Work must be lodged with Council before commencing any work.

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 should not allocate any property address numbers for the proposed units.

New property addresses have been allocated as follows:

Lot/Unit No.	Allocated Property Address
1	Unit 1/1 Hiern Road, Blackmans Bay
2	Unit 2/1 Hiern Road, Blackmans Bay
3	Unit 3/1 Hiern Road, Blackmans Bay
4	Unit 4/1 Hiern Road, Blackmans Bay
Existing Dwelling	Unit 5/1 Hiern Road, Blackmans Bay

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

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ATTACHMENTS

1. **Title Documents**
2. **Assessment Checklist**
3. **Proposed Development Plans**

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
23514	22
EDITION	DATE OF ISSUE
2	29-Jan-2025

SEARCH DATE : 02-Mar-2026
SEARCH TIME : 12.46 pm

DESCRIPTION OF LAND

Town of BLACKMANS BAY
Lot 22 on Plan 23514
Being the land described in Assent No. 66/2096
Derivation : Part of 640-0-0 Granted to W. Harris
Derived from A15567

SCHEDULE 1

N231066 TRANSFER to ROSLYN AVE PROJECTS PTY LTD Registered 29-Jan-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
33/7108 CONVEYANCE: Burdening Easement: Drainage right (appurtenant to Lots 23 to 32, Lots 34 to 40 and Kiama Place on Plan No. 23514) over the Drainage Easement shown on the said Plan as passing through the said land within described

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Public Copy

Document Set ID: 4723752
Department of Natural Resources and Environment Tasmania
Version: 1, Version Date: 02/03/2026
www.thelist.tas.gov.au

FOLIO PLAN

RECORDER OF TITLES

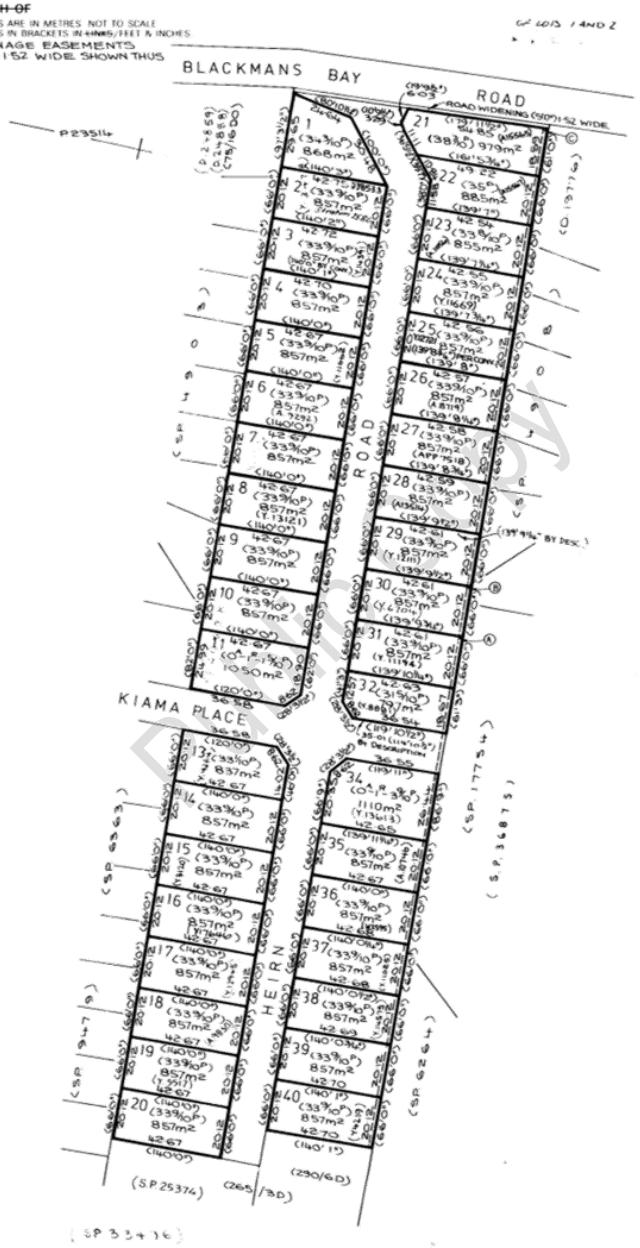
Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

APPROVED ~~FROM~~ 16 JUL 1984 RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER P. 23514
FILE NUMBER	GRANTEE PART OF 640A-0R-0P GTD. TO WILLIAM HARRIS	

SKETCH BY WAY OF ILLUSTRATION ONLY

~~CITY~~/TOWN OF BLACKMANS BAY
~~LAND DISTRICT OF~~
~~PARISH OF~~
LENGTHS ARE IN METRES NOT TO SCALE
LENGTHS IN BRACKETS IN ~~LINKS~~/FEET & INCHES
DRAINAGE EASEMENTS (5.00) 1.52 WIDE SHOWN THUS



LETTERS A,B,C, ADDED 19/4/94 FOR FOLIO AUTOMATION

Search Date: 02 Mar 2026 Search Time: 12:46 pm Volume Number: 23514 Revision Number: 02 Page 1 of 1

Document Set ID: 4723712
Version: 1, Version Date: 02/03/2026

Department of Natural Resources and Environment Tasmania
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RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
23514	21
EDITION	DATE OF ISSUE
3	29-Jan-2025

SEARCH DATE : 02-Mar-2026
SEARCH TIME : 12.46 pm

DESCRIPTION OF LAND

Town of BLACKMANS BAY
Lot 21 on Plan 23514
Being the land described in Assent No. 66/2095
Derivation : Part of 640-0-0 Granted to W. Harris
Derived from A15565

SCHEDULE 1

N231066 TRANSFER to ROSLYN AVE PROJECTS PTY LTD Registered 29-Jan-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
25/3881 CONVEYANCE: Burdening Easement: Drainage right (appurtenant to Lots 23 to 32, Lots 34 to 40 and Kiama Place on Plan No. 23514) over the Drainage Easement shown on the said Plan as passing through the said land within described

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Public Copy

Document Set ID: 4733714
Department of Natural Resources and Environment Tasmania
Version: 1, Version Date: 02/03/2026
www.thelist.tas.gov.au

FOLIO PLAN

RECORDER OF TITLES

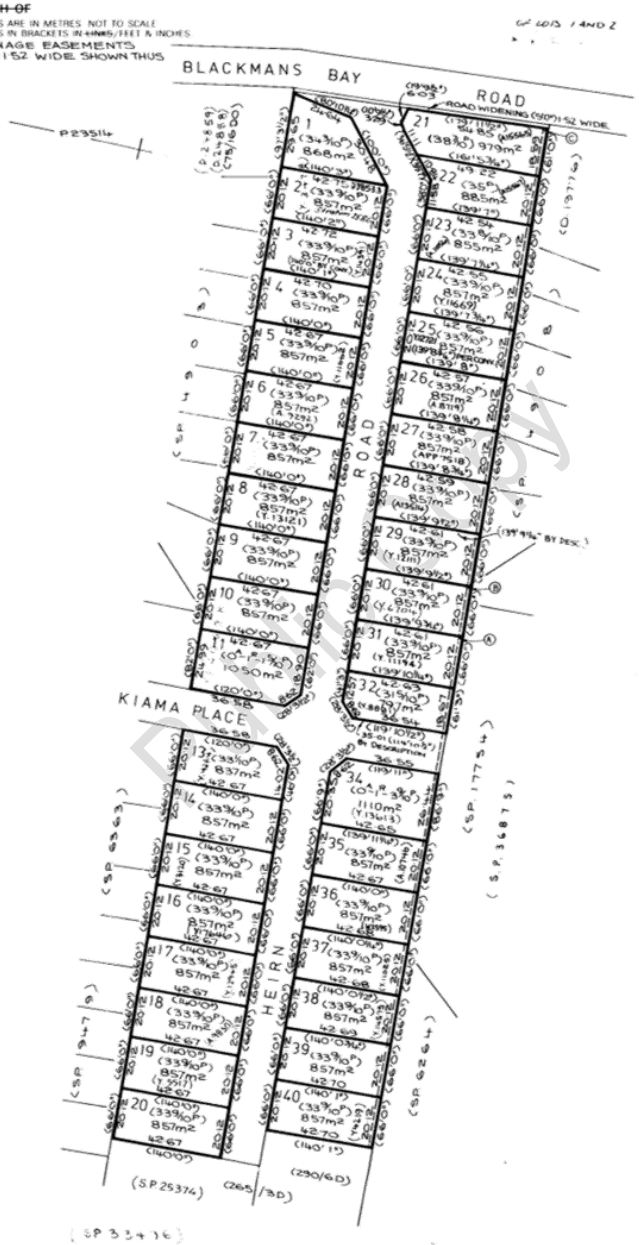
Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

APPROVED ~~FROM~~ 16 JUL 1984 RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER P. 23514
FILE NUMBER	GRANTEE PART OF 640A-0R-0P GTD. TO WILLIAM HARRIS	

SKETCH BY WAY OF ILLUSTRATION ONLY

~~CITY~~/TOWN OF BLACKMANS BAY
~~LAND DISTRICT OF~~
~~PARISH OF~~
LENGTHS ARE IN METRES NOT TO SCALE
LENGTHS IN BRACKETS IN ~~LINKS~~/FEET & INCHES
DRAINAGE EASEMENTS (5.0M) 1.52 WIDE SHOWN THUS



LETTERS A,B,C, ADDED 19/4/94 FOR FOLIO AUTOMATION

Search Date: 02 Mar 2026 Search Time: 12:46 pm Volume Number: 23514 Revision Number: 02 Page 1 of 1

Document Set ID: 4723714
Version: 1, Version Date: 02/03/2026
Department of Natural Resources and Environment Tasmania
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Assessment Checklist for Development Applications for Multiple Dwellings within the General Residential Zone

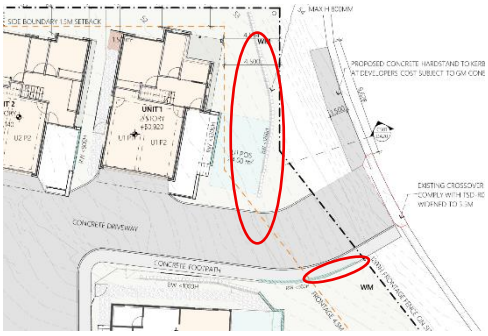
Application No: DA-2026-70	**Description:** Title consolidation and five (5) multiple dwellings (one existing)
Applicant: Oramatis Studio	**Owner:** Roslyn Ave Projects Pty Ltd
Location: 157 Roslyn Avenue, Blackmans Bay and adjacent road reservation.	

Use Status

Use Class	**Residential**
Use Status	**Permitted**

General Residential Zone Provisions (multiple dwellings)

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

Clause	Compliance/Comments
Clause 10.4.1 - Residential Density for multiple dwellings **A1** - Multiple dwellings must have a site area per dwelling of not less than 325m^2.	**A1 - Complies** The density is 372.8m^2 of site area per dwelling. 1864m^2 ÷ 5 dwellings = 372.8m^2.
Clause 10.4.2 - Setbacks and building envelopes for all dwellings **A1** - Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level; or	**A1(a) – Does not comply** The Hiern Road frontage is the primary frontage of the site. The dwelling fronting this road complies with the acceptable solution as the first floor level of Unit 1 is setback a minimum of 4.594m from the primary frontage. These walls are highlighted in red in the image below:  Two retaining walls are proposed within the 4.5m Hiern Road frontage setback (measuring 1.2 metres and 0.9 metres in height). For this reason, the development must be considered against the performance criteria. **A1(b) - Complies** The Roslyn Avenue frontage is the secondary frontage of the site. The balcony for Unit 4 is setback a minimum of 3.23m from the secondary frontage. **A1(c) - Not applicable**

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Clause	Compliance/Comments
(e) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.	The site is not vacant. **A1(d) - Not applicable** None of the dwellings are located above a non-residential use. **A1(e) - Not applicable** Table 10.4.2. does not specify any roads.
A2 - A garage or carport for a dwelling must have a setback from a primary frontage of not less than: (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	**A2(a) - Complies** The garages are all setback more than 5.5m from the primary frontage. The closest garage to the primary frontage is at Unit 1, and it is setback 9.4m from the primary frontage. **A2(b) - Complies** The garage for Unit 1 is located beneath a portion of the dwelling, and it is setback 9.4m from the primary frontage. **A2(c) - Not applicable** The slope of the site is 1 in 7.
A3 - A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 10.1, 10.2 and 10.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).	**A3(a) – Does not comply** The dwellings are wholly contained within the building envelope shown in Figure 10.2, which is the building envelope for corner lots with primary and secondary frontages. The proposal includes two retaining walls within the 4.5 metre Hiern Road primary frontage setback, measuring 1.2 metres and 0.9 metres in height. As these retaining walls are located within the required frontage setback, the proposal technically is not contained within a building envelope and does not comply with A3(a). For this reason, the development must be considered against Performance Criteria P3. **A3(b) - Complies** No part of a dwelling is less than 1.5m from the side boundaries. Unit 1 is the closest and it is setback a minimum of 1.586m from the western side boundary. Unit 2 it is setback a minimum of 1.75m from the western side boundary. Unit 3 it is setback a minimum of 2.6m from the western side boundary, and a minimum of 2.6m from the southern side boundary. Unit 4 is setback a minimum of 2.1m from the southern side boundary.
A4 - No trees of high conservation value will be impacted.	**A4 - Complies** Trees proposed for removal are part of the domestic garden of the existing dwelling.
Clause 10.4.3 - Site coverage and private open space for all dwellings **A1** - Dwellings must have:	**A1(a) - Complies** The total site coverage is measured at 525m^2 which is 28.2% of the 1864m^2 site area.

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Clause	Compliance/Comments
(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m^2 associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).	**A1(b)** - Complies All five dwellings have more than 60m^2 of private open space. Unit 1 has 120m^2, Unit 2 has 80m^2, Unit 3 has 148m^2, Unit 4 has 150m^2, and the existing dwelling has 310m^2.
A2 - A dwelling must have private open space that: (a) is in one location and is not less than: (i) 24m^2; or (ii) 12m^2, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of not less than: (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; (d) has a gradient not steeper than 1 in 10; and (e) is not used for vehicle access or parking.	**A2(a) - Complies** All five dwellings have an area of private open space in one location that is not less than 24m^2. Unit 1 has 24m^2, Unit 2 has 24.8m^2, Unit 3 has 24.5m^2, Unit 4 has 24.9m^2 and the existing dwelling has 24m^2. **A2(b) - Complies** The private open space for all five dwellings has a minimum dimension of not less than 4m. Unit 1 is 4m x 6m, Unit 2 is 4.64m-5.52m x 4.76m, Unit 3 is 4.8m x 5.3m, Unit 4 is 4.7m x 5.3m and the existing dwelling is 4m x 6m. **A2(c) - Does not comply** The private open space areas for Unit 1 and the existing dwelling are situated between the dwelling and the primary frontage. The primary frontage (Hiern Road) is not wholly oriented between 30 degrees west of true north and 30 degrees east of true north. **A2(d) - Complies** All areas of private open space with a minimum area of 24m^2 have a gradient of no more than 1 in 10. **A2(d) - Complies** No area of private open space is used for vehicle access or parking.
Clause 10.4.4 - Sunlight to private open space of multiple dwellings **A1** - A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 10.4.3, must satisfy (a) or (b), unless excluded by (c): (a) the multiple dwelling is contained within a line projecting (see Figure 10.4): (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal;	**A1(a) - Does not comply** Unit 2 is located to the north of the minimum 24m^2 private open space area of Unit 3. (i) The dwelling (Unit 2) is setback a minimum of 3.25m from the northern edge of the private open space (for Unit 3). (ii) The dwelling (Unit 2) is not contained within the line projected at 45 degrees from a 3m height above the existing ground level. **A1(b) - Does not comply** The private open space for Unit 3 does not receive sunlight at midday on 21 June and would not receive 3 hours of sunlight between 9.00am and 3.00pm on 21 June.

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Clause	Compliance/Comments
(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and (c) this Acceptable Solution excludes that part of a multiple dwelling consisting of: (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.	**A1(c) - Not applicable** The portions of Unit 2 that prevent sunlight reaching the private open space for Unit 3 are not an outbuilding or a protrusion that extends not more than 0.9m horizontally from Unit 2.
Clause 10.4.5 - Width of openings for garages and carports for all dwellings **A1** - A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	**A1 - Complies** No garage that faces the primary frontage is within 12m of the frontage.
Clause 10.4.6 - Privacy for all dwellings **A1** - A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary; (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.	**A1(a) - Complies** The balconies at Units 1, 2 and 3 all have a finished surface more than 1m above existing ground level. They are however setback more than 3m from the western side boundary (Unit 1 = 11.3m, Unit 2 = 10.9m, Unit 3 = 6.7m) and so do not require a screen to that boundary. The balconies at Units 3 and 4 both have a finished surface more than 1m above existing ground level. They are however setback more than 3m from the southern side boundary (Unit 3 = 9.0m, Unit 4 = 5.7m) and so do not require a screen to that boundary. **A1(b) – Not applicable** As the lot is a corner lot, there is no rear boundary. **A1(c) - Complies** <u>Unit 1</u> The balcony at Unit 1 has a finished surface more than 1m above existing ground level. It is setback 2.1m from the window of the dining space of Unit 2; however, the side of the balcony facing this window is a solid wall. The balcony at Unit 1 is setback a minimum of 9.1m from the existing dwelling. <u>Unit 2</u> The balcony at Unit 2 has a finished surface more than 1m above existing ground level. It is setback a minimum of 7.4m from habitable rooms in Unit 3 and a minimum of 7.7m from Unit 4. It is setback 3m from the private open space for Unit 3; however, the side of the

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Clause	Compliance/Comments
	balcony facing this private open space is a solid wall. Unit 3 The balcony at Unit 3 has a finished surface more than 1m above existing ground level and is setback between 3.0m and 3.9m from the southern wall of Unit 2; however, this wall does not contain any windows to habitable rooms. The balcony at Unit 3 is setback 9.5m from Unit 4. Unit 4 The balcony at Unit 4 has a finished surface more than 1m above existing ground level. It is setback 10.2m from the existing dwelling.  Above: Balconies with finished surface >1m above existing ground level.
A2 - A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b): (a) the window or glazed door: (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site. (b) the window or glazed door: (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable	**A2 - Complies** Unit 1 The upper level of Unit 1 has a floor level more than 1m above existing ground level. The window of Bedroom 2 is setback 2.4m from the western side boundary but has a sill height of 1.7m above the floor level. The southern wall of Unit 1 is setback 2.38m from the northern wall of Unit 2; however, the southern wall of Unit 1 does not contain any windows or glazed doors to a habitable room. Unit 2 The upper level of Unit 2 has a floor level more than 1m above existing ground level. The window of the Master Bedroom is setback 2.2m from the western side boundary but has a sill height of 1.7m above the floor level. The northern wall of Unit 2 is setback 2.38m from the southern wall of Unit 1; however, the southern wall of Unit 1 does not contain any windows or glazed doors to a habitable room. The southern wall of Unit 2 is setback a

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Clause	Compliance/Comments
room of another dwelling; (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.	minimum of 3.9m from the northern wall of Unit 3; however, the southern wall of Unit 2 does not contain any windows or glazed doors to a habitable room. The southern wall of Unit 2 is setback a minimum of 2.5m from the private open space of Unit 3; however, the southern wall of Unit 2 does not contain any windows or glazed doors to a habitable room. <u>Unit 3</u> The upper level of Unit 3 has a floor level more than 1m above existing ground level. There are no windows of habitable rooms facing the western side boundary. The window of the kitchen is setback 3.3m from the southern side boundary. The northern wall of Unit 3 is setback a minimum of 3.9m from the southern wall of Unit 2; however, neither the southern wall of Unit 2 or the northern wall of Unit 3 contains windows or glazed doors to habitable rooms. The eastern wall of Unit 3 (which contains windows to the living area) is setback 6m from the western wall of Unit 4 (which contains windows to Bedrooms 1 and 2 of Unit 4). The northern wall of Unit 3 has a zero setback from the private open space of Unit 2; however, the northern wall of Unit 3 does not contain windows or glazed doors to habitable rooms. <u>Unit 4</u> The windows in Unit 4 that face the southern side boundary are for habitable rooms that do not have a floor level more than 1m above existing ground level.
A3 - A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than: (a) 2.5m; or (b) 1m if: (i) it is separated by a screen of not less than 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.	**A3 - Complies** No windows or glazed doors to habitable rooms of any dwelling are less than 2.5m from a shared driveway or parking space that is not allocated to that dwelling.

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Clause	Compliance/Comments
Clause 10.4.7 - Frontage fences for all dwellings **A1** - No Acceptable solution (when not exempt)	**A1** - **Not applicable** The proposed frontage fences to the Roslyn Avenue and part of the Hiern Road frontages have a height of 1.2m and are exempt under Clause 5.6.2(b).
Clause 10.4.8 - Waste storage for multiple dwellings **A1** - A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m^2 per dwelling and is within one of the following locations: (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.	**A1(a)** - **Complies** Each dwelling is provided with a 1.5m^2 bin storage area that is not in front of the dwelling. **A1(b)** - **Not applicable** No common bin storage area is proposed.
Clause 10.6.1 - Lot Design **A1** - The size of each lot must comply with the minimum and maximum lot sizes specified in Table 10.1, except if for public open space, a riparian or littoral reserve or utilities.	**A1** – **Not applicable** The development is for multiple dwellings and for this reason there is no maximum lot size.
A2 - The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities: (a) clear of the frontage, side and rear boundary setbacks; (b) not subject to any codes in this planning scheme; (c) clear of title restrictions such as easements and restrictive covenants; (d) has an average slope of no more than 1 in 5; (e) the long axis of the building area faces north or within 20 degrees west or 30 degrees east of north; is 10m x 15m in size. (f) no trees of high conservation value will be impacted.	**A1** - **Complies** The lot to be created by the consolidation can accommodate minimum building area that is rectangular in shape, and which satisfies (a)-(f).
A3 - The frontage for each lot must comply with the minimum and maximum frontage specified in Table 10.2, except if for public open space, a	**A1** - **Complies** The frontages of the consolidated lot of 54.85m

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Clause	Compliance/Comments
riparian or littoral reserve or utilities or if an internal lot.	to Roslyn Avenue and 36.82m to Hiern Road satisfy the 15m minimum frontage requirement for corner lots.
A4 - No lot is an internal lot.	**A1** - **Complies** The lot that will be created by the consolidation is not an internal lot.
A5 - Subdivision is for no more than 3 lots.	**A1** - **Complies** The consolidation will create one lot.
Clause 10.6.2 - Roads **A1** - The subdivision includes no new road.	**A1** - **Complies** No road is to be created by the consolidation.
Clause 10.6.3 - Ways and Public Open Space **A1** - No Acceptable Solution.	**A1** – **Not applicable** The consolidation does not create any ways of public open space.
Clause 10.6.4 - Services **A1** - Each lot must be connected to a reticulated potable water supply.	**A1** - **Complies** The lot that will be created by the consolidation is connected to the reticulated potable water supply.
A2 - Each lot must be connected to a reticulated sewerage system.	**A1** - **Complies** The lot that will be created by the consolidation is connected to the reticulated sewerage system.
A3 - Each lot must be connected to a stormwater system able to service the building area by gravity.	**A1** - **Complies** The lot that will be created by the consolidation is connected to the stormwater system which services the lot by gravity.
A4 - The subdivision includes no new road.	**A4** - **Complies** No road is to be created by the consolidation.

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Code Provisions

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

Clause	Compliance/Comments
increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	
A3 - The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.	**A3 - Complies** The proposal is in an area subject to a speed limit 60km/h or less and the number of vehicle movements does not increase by more than 20% or 40 movements per day. Each dwelling generates 6-8 vehicle movement per day. For four new dwellings = 24-32 vehicle movements per day.
Clause E5.6.1 - Development adjacent to roads and railways **A1.1** – Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h: (a) new buildings; (b) other road or earth works; and (c) building envelopes on new lots.	**A1.1 - Not applicable** The development is not within 50m of a Category 1 or 2 road, or a rail network.
A1.2 - Buildings, may be: (a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or (b) an extension which extends no closer than: (i) the existing building; or (ii) an immediately adjacent building.	**A1.2 - Not applicable** The development is not within 50m of a Category 1 or 2 road, or a rail network.
Clause E5.6.2 - Road access and junctions **A1** - No new access or junction to roads in an area subject to a speed limit of more than 60km/h.	**A1 - Not applicable** The speed limit in area being accessed is less than 60km/h.
A2 - No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.	**A2 - Complies** The speed limit is 60km/h or less and a single access providing both entry and exit is proposed.
Clause E5.6.4 - Sight distance at accesses, junctions and level crossings **A1** - Sight distances at: (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.	**A1 - Complies** The design of the existing access meets the standard.

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Clause	Compliance/Comments
E6.0 Parking and Access Code	
Clause E6.6.1 - Number of car parking spaces **A1** - The number of on-site car parking spaces must be: (a) no less than the number specified in Table E6.1; except if: (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;	**A1** - **Complies** Development has proposed total of 12 car parking spaces including 2 for visitors.
Clause E6.6.3 - Number of Motorcycle Parking Spaces **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.	**A1** - **Not applicable** The proposal demands fewer than 20 parking spaces, so motorcycle parking spaces are not required.
Clause E6.7.1 - Number of vehicular accesses **A1** - The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.	**A1** - **Complies** There is only one access point provided for each road frontage.
Clause E6.7.2 - Design of vehicular accesses **A1** - Design of vehicle access points must comply with all of the following: (a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – "Access Facilities to Off-street Parking Areas and Queuing Areas" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 "Access	**A1** - **Complies** The vehicle access point complies with the Australian Standard.

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Clause	Compliance/Comments
Driveways and Circulation Roadways" of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.	
Clause E6.7.3 - Vehicular passing areas along an access **A1** - Vehicular passing areas must: (a) be provided if any of the following applies to an access: (i) it serves more than 5 car parking spaces; (ii) is more than 30 m long; (iii) it meets a road serving more than 6000 vehicles per day (b) be 6 m long, 5.5 m wide, and taper to the width of the driveway; (c) it meets a road serving more than 6000 vehicles per day; (d) have the first passing area constructed at the kerb; (e) be at intervals of no more than 30 m along the access.	**A1** - **Complies** Two vehicles can pass each other is various sections of the driveway including in proposed crossover as its 5.5m wide.
Clause E6.7.4 - On-site turning **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: (a) it serves no more than two dwelling units;	**A1** - **Complies** All vehicles can enter and leave the site in a forward direction.
Clause E6.7.5 - Layout of parking areas **A1** - The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard.	**A1** - **Complies** The vehicle access and parking layout complies with the Australian Standard.
Clause E6.7.6 - Surface treatment of parking areas **A1** - Parking spaces and vehicle circulation roadways must be in accordance with all of the following; (a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway; (b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.	**A1** - **Complies** Concrete driveway proposed.

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Clause	Compliance/Comments
Clause E6.7.7 - Lighting of parking areas **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.	**A1 - Complies** Solar bollard lighting is to be provided. A lighting plan has been submitted.
Clause E6.7.8 - Landscaping of parking areas **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.	**A1 - Complies** A landscaping plan has been provided with the application showing that there is more than 5% of the area incorporating landscaping.
Clause E6.7.9 - Design of motorcycle parking areas **A1** - The design of motorcycle parking areas must comply with all of the following: (a) be located, designed and constructed to comply with section 2.4.7 "Provision for Motorcycles" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) be located within 30 m of the main entrance to the building.	**A1 - Not applicable** This proposal is not required to provide motorcycle parking in accordance with Clause E6.6.3.
Clause E6.7.12 - Siting of car parking **A1** - Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.	**A1 - Not applicable** The proposal is in the General Residential zone.
Clause E6.7.13 - Facilities for commercial vehicles **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: (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; (b) the use is not primarily dependent on outward delivery of goods from the site.	**A1 - Complies** Roadside waste collection by Council.

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Clause	Compliance/Comments
Clause E6.7.14 - Access to a road **A1** - Access to a road must be in accordance with the requirements of the road authority.	**A1** - **Complies** The access is in accordance with Council's requirements.
E7.0 Stormwater Management Code	
Clause E7.7.1 - Stormwater drainage and disposal **A1** - Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.	**A1** - **Complies** All stormwater from new impervious surfaces is to be captured and disposed of by gravity to the public stormwater system.
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: (a) the size of new impervious area is more than 600 m^2; (b) new car parking is provided for more than 6 cars; (c) a subdivision is for more than 5 lots.	**A2** - **Not applicable** The size of the impervious area is less than 600m^2; there are fewer than 6 parking spaces provided not within a garage; and the application is not a subdivision.
A3 - A minor stormwater drainage system must be designed to comply with all of the following: (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; (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.	**A3** - **Complies** Calculation and report provided. Stormwater detention is proposed.
A4 - A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.	**A4** - **Complies** The stormwater design has been designed to accommodate a storm with an ARI of 100 years.

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

TREVOR BOHEIM
CONSULTING PLANNER

9 September 2026

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Kingborough Council
Development Application: DA-2026-70
Plan Reference No: P6
Date Received: 3/8/2026
Date placed on Public Exhibition: 15/8/2026

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ORAMATIS

DEVELOPMENT APPLICATION

157 ROSLYN AVE BLACKMANS BAY 7052

Document Set ID: 4818155
Version: 1, Version Date: 11/08/2026

157 ROSLYN AVE TOWNHOUSES

ID	NAME	REV
	COVER PAGE	
DA01	NOTES & SITE LOCATION PLAN	
DA02	SITE SURVEY	C
DA03	UTILITY SURVEY	E
DA04	AREA PLAN	
DA05	EXISTING SITE PLAN	B
DA06	PROPOSED SITE PLAN	E
DA07	SETOUT	D
DA08	LANDSCAPE PLAN	
DA09	DRAINAGE PLAN	C
DA10	EXISTING HOUSE	
DA11	UNIT 1 FLOOR PLAN	
DA12	UNIT 2 FLOOR PLAN	
DA13	UNIT 3 FLOOR PLAN	E
DA14	UNIT 4 FLOOR PLAN	D
DA15	SITE ELEVATION N/E	E
DA16	SITE ELEVATION S/W	E
DA17	ELEVATION	D
DA18	ELEVATION	D
DA19	ELEVATION	D
DA20	SECTIONS	A
DA21	SECTIONS - DRAINAGE	E
DA22	BUILDING ENVELOPE	E
DA23	BUILDING ENVELOPE SECTIONS	E
DA24	SHADING	D
DA25	WINDOWS	C
DA26	LIGHTING PLAN	C
DA27	[illegible]	[illegible]



1 LOCATION PLAN/SATELLITE IMAGERY
1:1000



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GENERAL
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THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS, LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS

ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT FOR INSTRUCTION

ALL LEVELS INDICATED PERTAIN TO FINISHED LEVELS AND NOT STRUCTURAL LEVELS UNLESS OTHERWISE INDICATED

MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND OTHER RELEVANT CODES REFERRED TO IN THE NCC

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, SPECIFICATIONS AND DRAWINGS

PROPRIETARY ITEMS, SYSTEMS AND ASSEMBLIES ARE TO BE ASSEMBLED, INSTALLED OR FIXED IN CONFORMANCE WITH THE CURRENT WRITTEN RECOMMENDATIONS AND INSTRUCTIONS OF THE MANUFACTURER OR SUPPLIER

WORKPLACE HEALTH AND SAFETY
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SAFE DESIGN REPORT

ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT PLAN

LAND TITLE REFERENCE
VOLUME (PLAN): 23514/21(22)

DESIGN WIND SPEED
WIND LOADING TO AS 4055: N*

SOIL CLASSIFICATION
SOIL CLASSIFICATION TO AS 2870: M

CLIMATE ZONE FOR THERMAL DESIGN
CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING
BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: N/A

CORROSION ENVIRONMENT
CORROSION ENVIRONMENT TO AS/NZS 2312: N/A

KNOWN SITE HAZARDS: n/a

SCHEDULE OF AREAS
GROUND FLOOR SITE COVERAGE: 472m²
EXISTING HOUSE (APPROX): 90m²
SITE AREA : 1864m²
SITE COVERAGE: 25.3%

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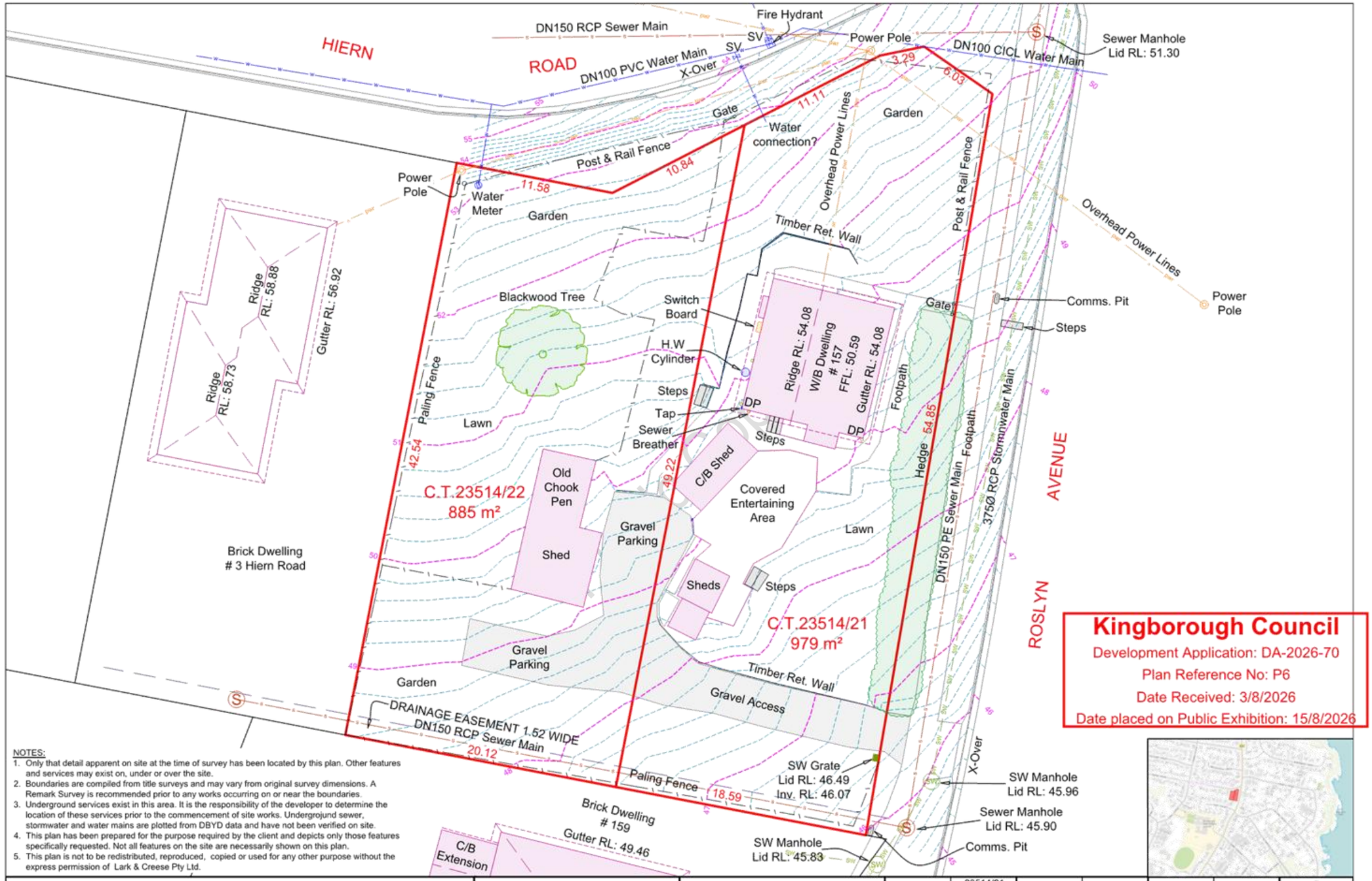
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REV ID	DESCRIPTION	DATE

PROJECT: TOWNHOUSES, 157 ROSLYN AVE BLACKMANS BAY 7052
CLIENT:
REVISION:
PROJECT ID: 2540
DATE: 30/07/2026
CHECKED BY: A.HILL
SCALE: AS SHOWN @ A3
DRAWN BY: A.PETERSON
PAGE: DA01
DRAWING: NOTES & SITE LOCATION PLAN
NORTH: N

Document Set ID: 4818155
Version: 1, Version Date: 11/08/2026



NOTES:
1. Only that detail apparent on site at the time of survey has been located by this plan. Other features and services may exist on, under or over the site.
2. Boundaries are compiled from title surveys and may vary from original survey dimensions. A Remark Survey is recommended prior to any works occurring on or near the boundaries.
3. Underground services exist in this area. It is the responsibility of the developer to determine the location of these services prior to the commencement of site works. Undergrojund sewer, stormwater and water mains are plotted from DBYD data and have not been verified on site.
4. This plan has been prepared for the purpose required by the client and depicts only those features specifically requested. Not all features on the site are necessarily shown on this plan.
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Kingborough Council
Development Application: DA-2026-70
Plan Reference No: P6
Date Received: 3/8/2026
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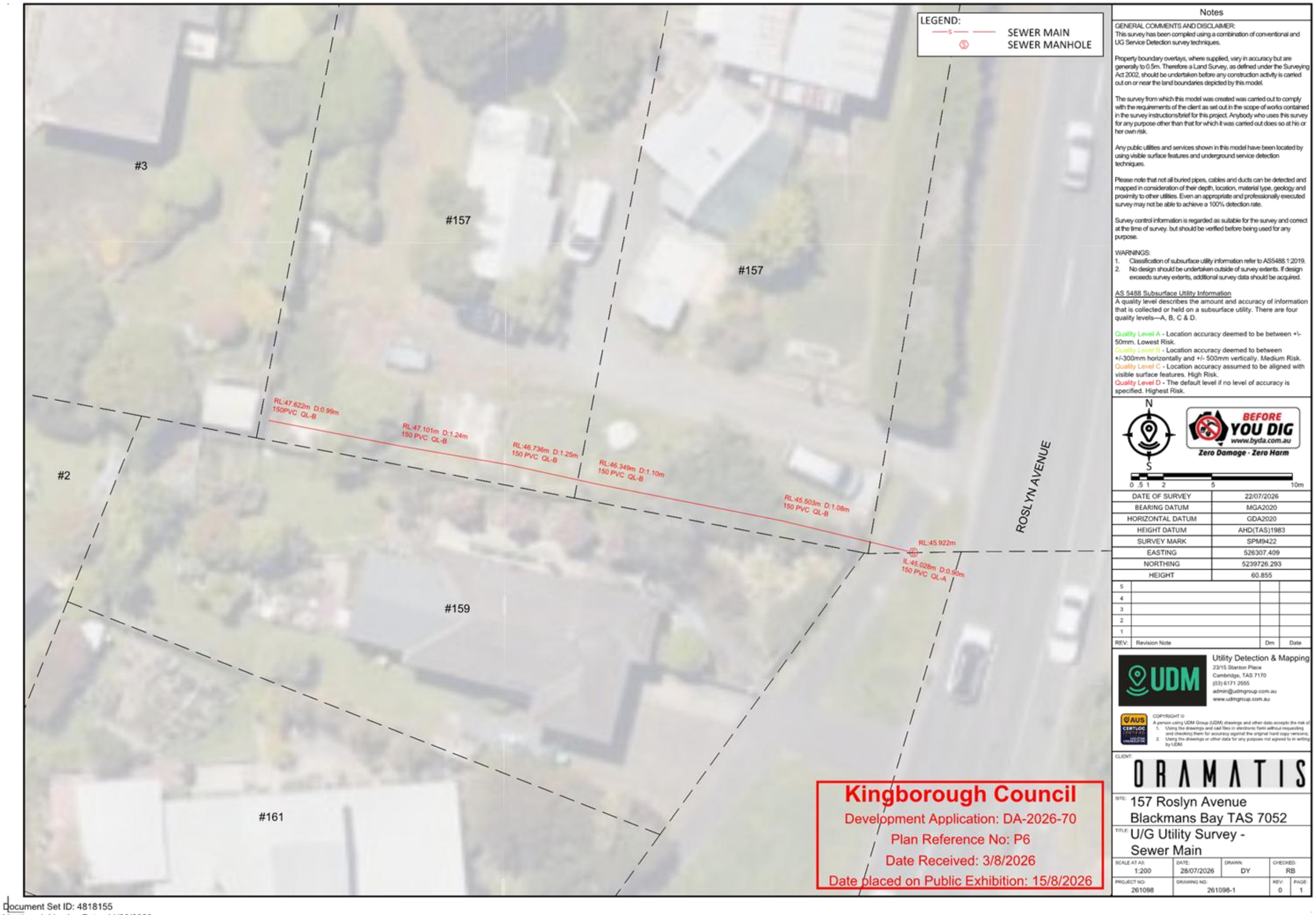
DETAIL PLAN

157 ROSLYN AVENUE
BLACKMANS BAY
A. Mudge

TITLE	23514/21 23514/22	PROJECT	30793	DATE	23/08/2024		
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Notes

GENERAL COMMENTS AND DISCLAIMER:
This survey has been compiled using a combination of conventional and UG Service Detection survey techniques.

Property boundary overlays, where supplied, vary in accuracy but are generally to 0.5m. Therefore a Land Survey, as defined under the Surveying Act 2002, should be undertaken before any construction activity is carried out on or near the land boundaries depicted by this model.

The survey from which this model was created was carried out to comply with the requirements of the client as set out in the scope of works contained in the survey instructions/brief for this project. Anybody who uses this survey for any purpose other than that for which it was carried out does so at his or her own risk.

Any public utilities and services shown in this model have been located by using visible surface features and underground service detection techniques.

Please note that not all buried pipes, cables and ducts can be detected and mapped in consideration of their depth, location, material type, geology and proximity to other utilities. Even an appropriate and professionally executed survey may not be able to achieve a 100% detection rate.

Survey control information is regarded as suitable for the survey and correct at the time of survey. but should be verified before being used for any purpose.

WARNINGS:
1. Classification of subsurface utility information refer to AS5488.1:2019.
2. No design should be undertaken outside of survey extents. If design exceeds survey extents, additional survey data should be acquired.

AS 5488 Subsurface Utility Information
A quality level describes the amount and accuracy of information that is collected or held on a subsurface utility. There are four quality levels—A, B, C & D.

Quality Level A - Location accuracy deemed to be between +/- 50mm. Lowest Risk.
Quality Level B - Location accuracy deemed to between +/-300mm horizontally and +/- 500mm vertically. Medium Risk.
Quality Level C - Location accuracy assumed to be aligned with visible surface features. High Risk.
Quality Level D - The default level if no level of accuracy is specified. Highest Risk.

N
S
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DATE OF SURVEY	22/07/2026
BEARING DATUM	MGA2020
HORIZONTAL DATUM	GDA2020
HEIGHT DATUM	AHD(TAS)1983
SURVEY MARK	SPM9422
EASTING	526307.409
NORTHING	5239726.293
HEIGHT	60.855

REV:	Revision Note	Dm	Date
5			
4			
3			
2			
1			

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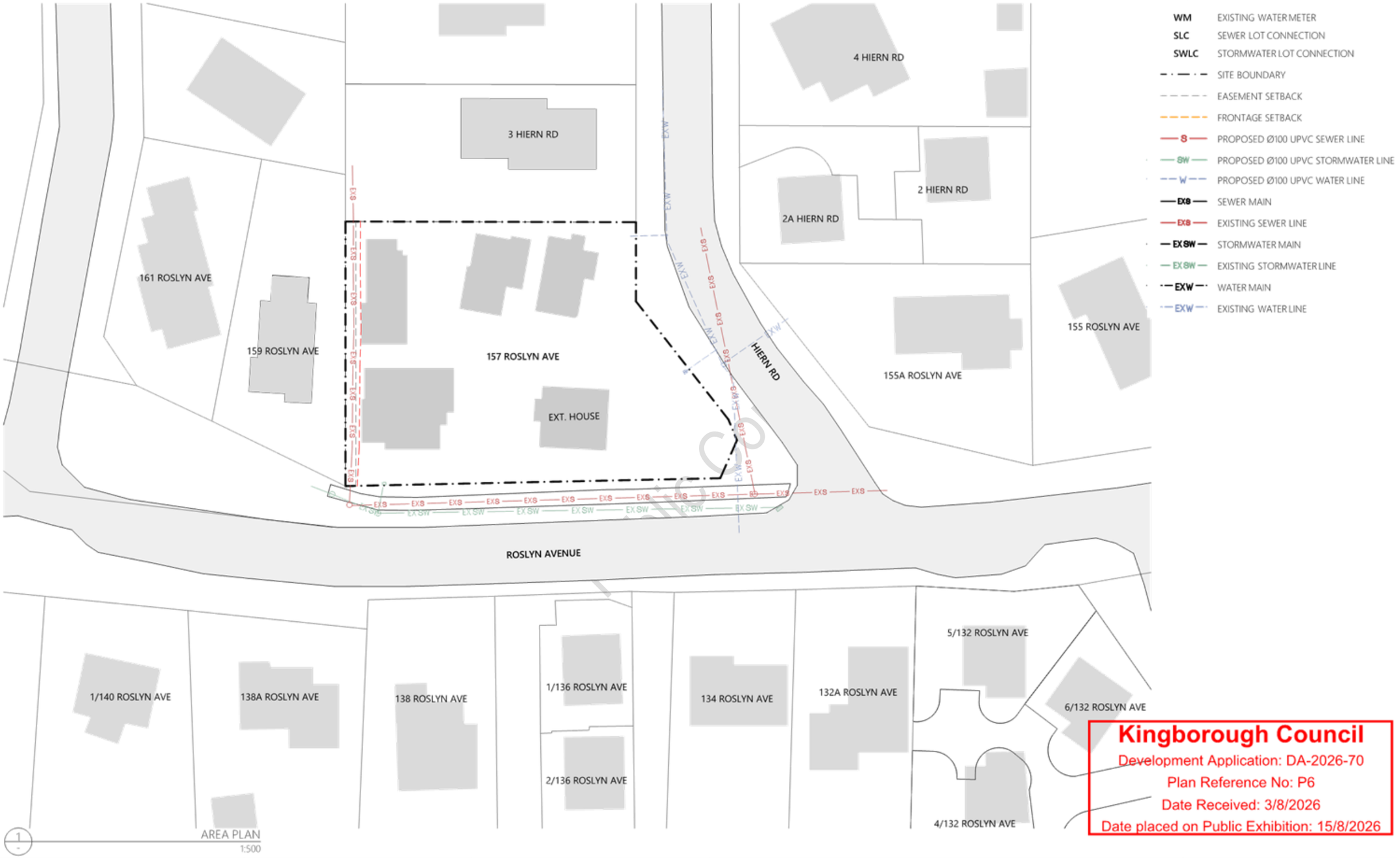
SITE: 157 Roslyn Avenue
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TITLE: U/G Utility Survey - Sewer Main

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REV:	PAGE:
261098	261098-1	0	1

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Kingborough Council
Development Application: DA-2026-70
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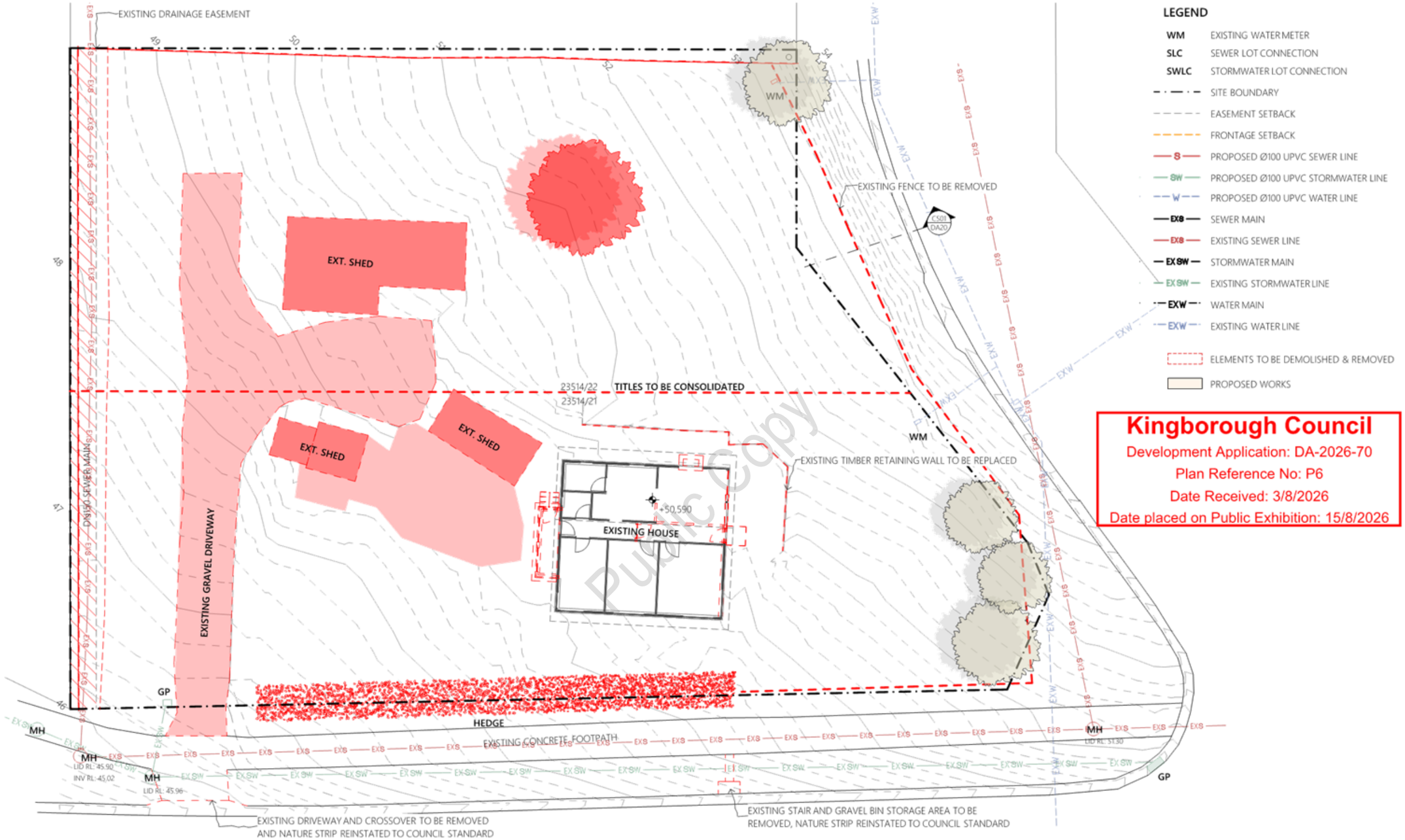
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PROJECT: TOWNHOUSES
157 ROSLYN AVE BLACKMANS BAY 7052
CLIENT:
REVISION:
PROJECT ID: 2540
DATE: 30/07/2026
CHECKED BY: A.HILL
SCALE: AS SHOWN @ A3
DRAWN BY: A.PETERSON
PAGE: DA04
NORTH
DRAWING: AREA PLAN

Document Set ID: 4818155
Version: 1, Version Date: 11/08/2026



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Development Application: DA-2026-70
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1 EXISTING SITE PLAN
1:200

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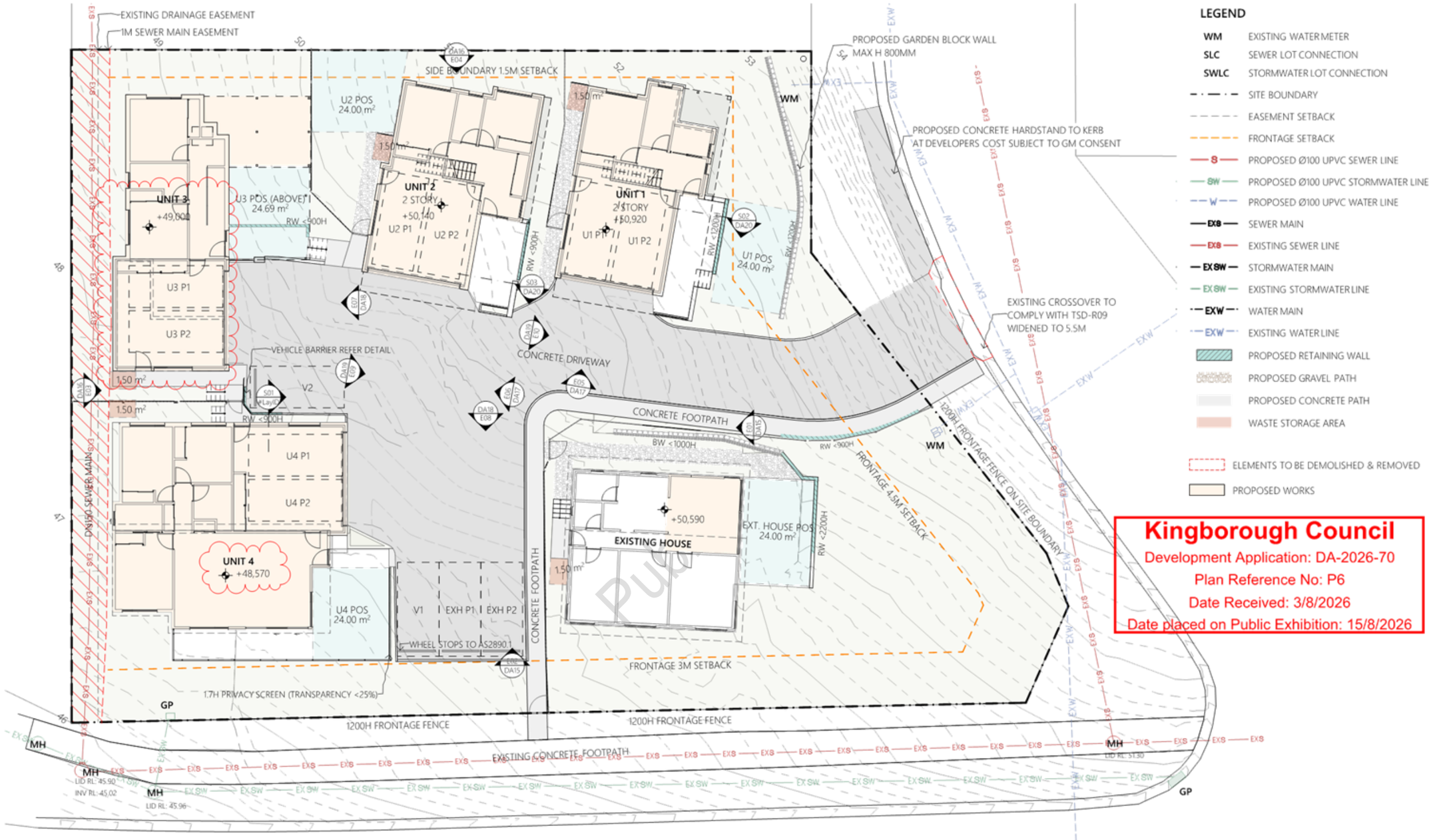
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REV ID	DESCRIPTION	DATE
A	RFI1 - GM	17/05/2026
B	PLN RFI1	18/05/2026

PROJECT	REVISION	DATE	SCALE
TOWNHOUSES 157 ROSLYN AVE BLACKMANS BAY 7052	B	30/07/2026	AS SHOWN @ A3
CLIENT	PROJECT ID	CHECKED BY	DRAWN BY
	2540	A.HILL	A.PETERSON

PAGE DA05
DRAWING EXISTING SITE PLAN
NORTH

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1 PROPOSED SITE PLAN
1:200

NOTE:
- ALL POS MAX 1:10 FALL
- RETAINING WALL DETAILS REFER CIVIL PLAN

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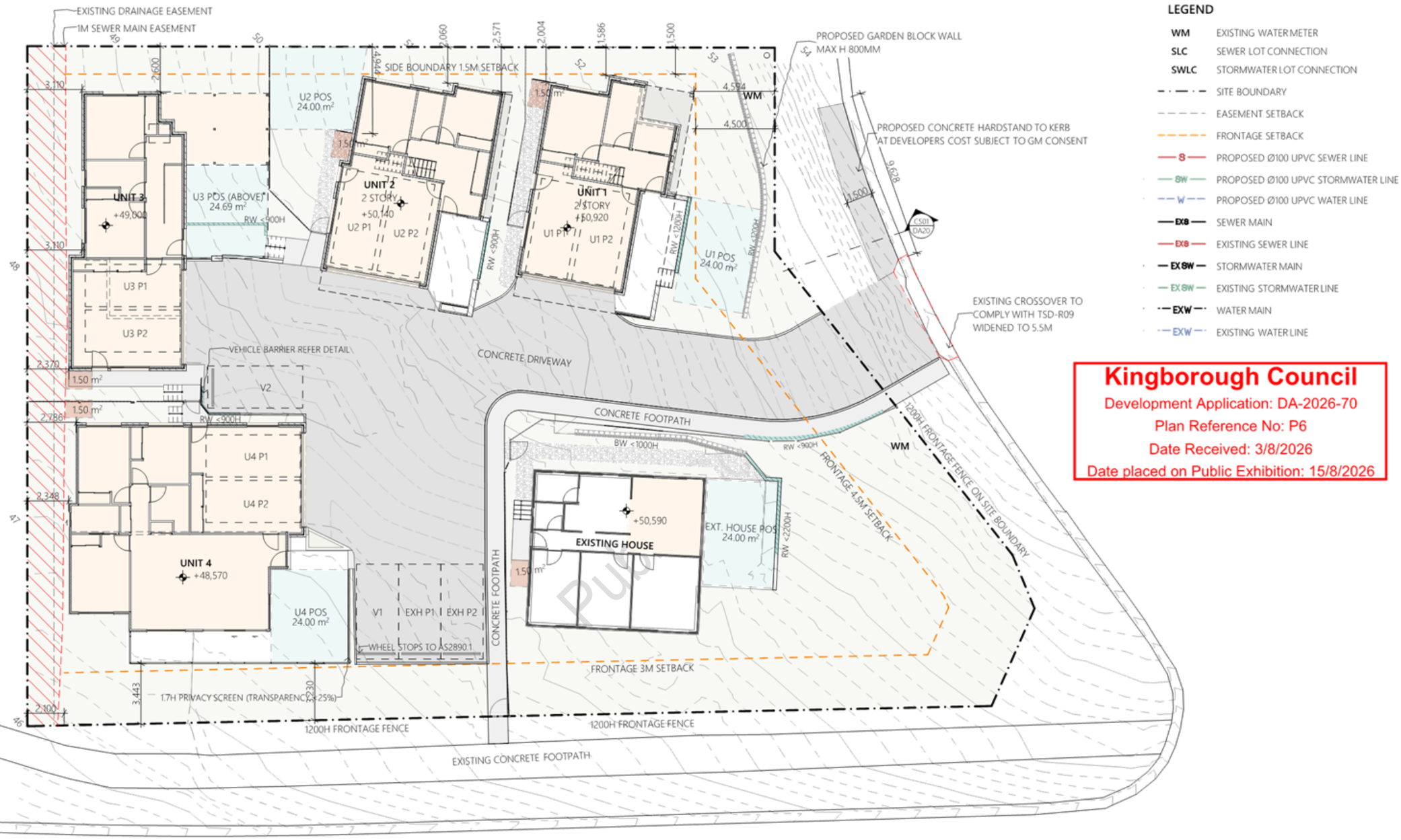
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REV ID	DESCRIPTION	DATE
A	RFI1 - GM	12/05/2026
C	PLN RFI2	2/06/2026
E	PLN/TASWATER - RFI	30/07/2026

PROJECT	REVISION	DATE	SCALE
TOWNHOUSES 157 ROSLYN AVE BLACKMANS BAY 7052	E	30/07/2026	AS SHOWN @ A3
CLIENT	PROJECT ID	CHECKED BY	DRAWN BY
	2540	A.HILL	A.PETERSON

PAGE DA06
NORTH
DRAWING PROPOSED SITE PLAN



1 SETOUT PLAN
1:200

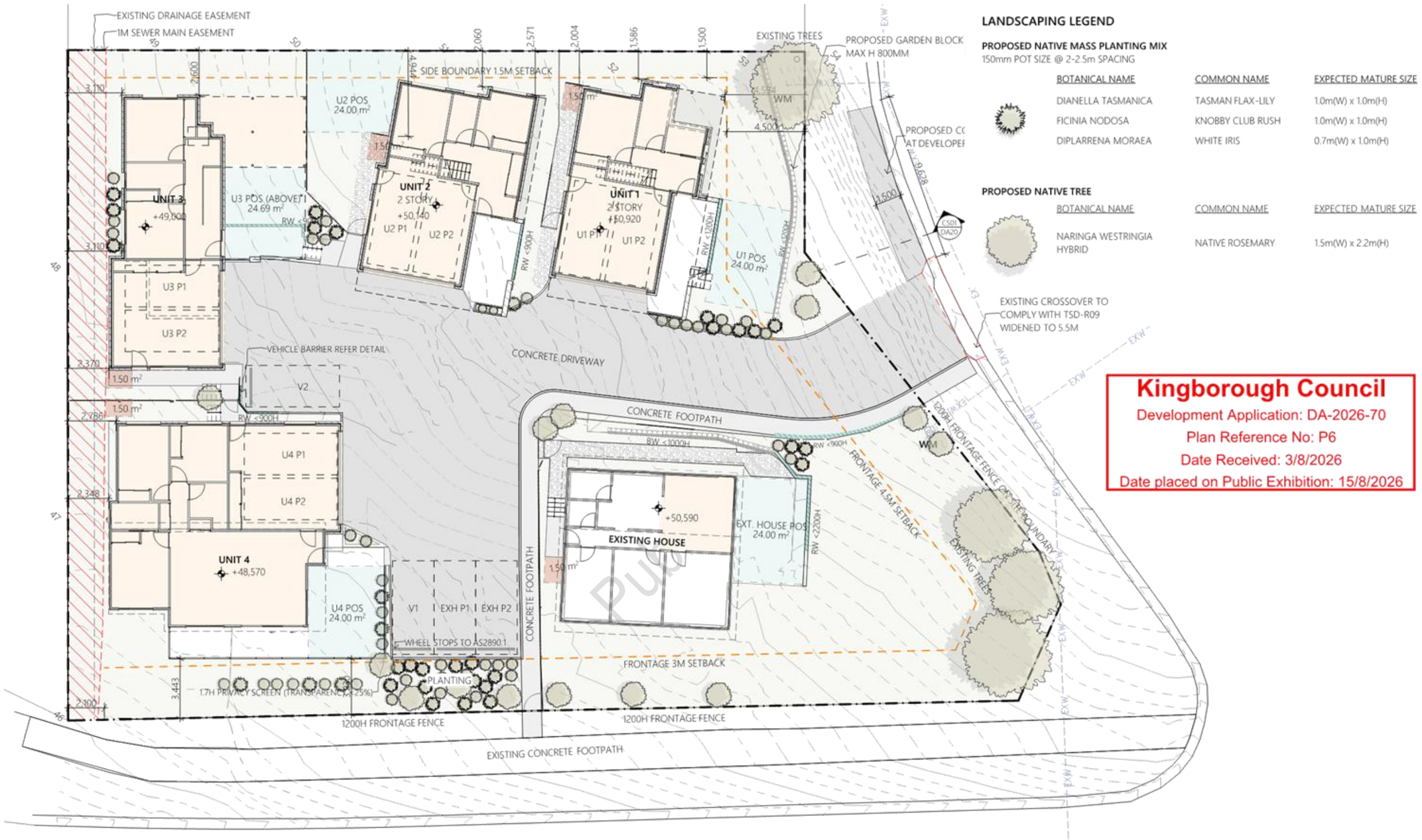
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A	RFI1 - GM	12/05/2026
D	PLN RFI3	17/06/2026

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CLIENT	PROJECT ID	CHECKED BY	DRAWN BY	DRAWING	
	2540	A.HILL	A.PETERSON	SETOUT	

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Plan Reference No: P6
Date Received: 3/8/2026
Date placed on Public Exhibition: 15/8/2026

1 LANDSCAPE PLAN

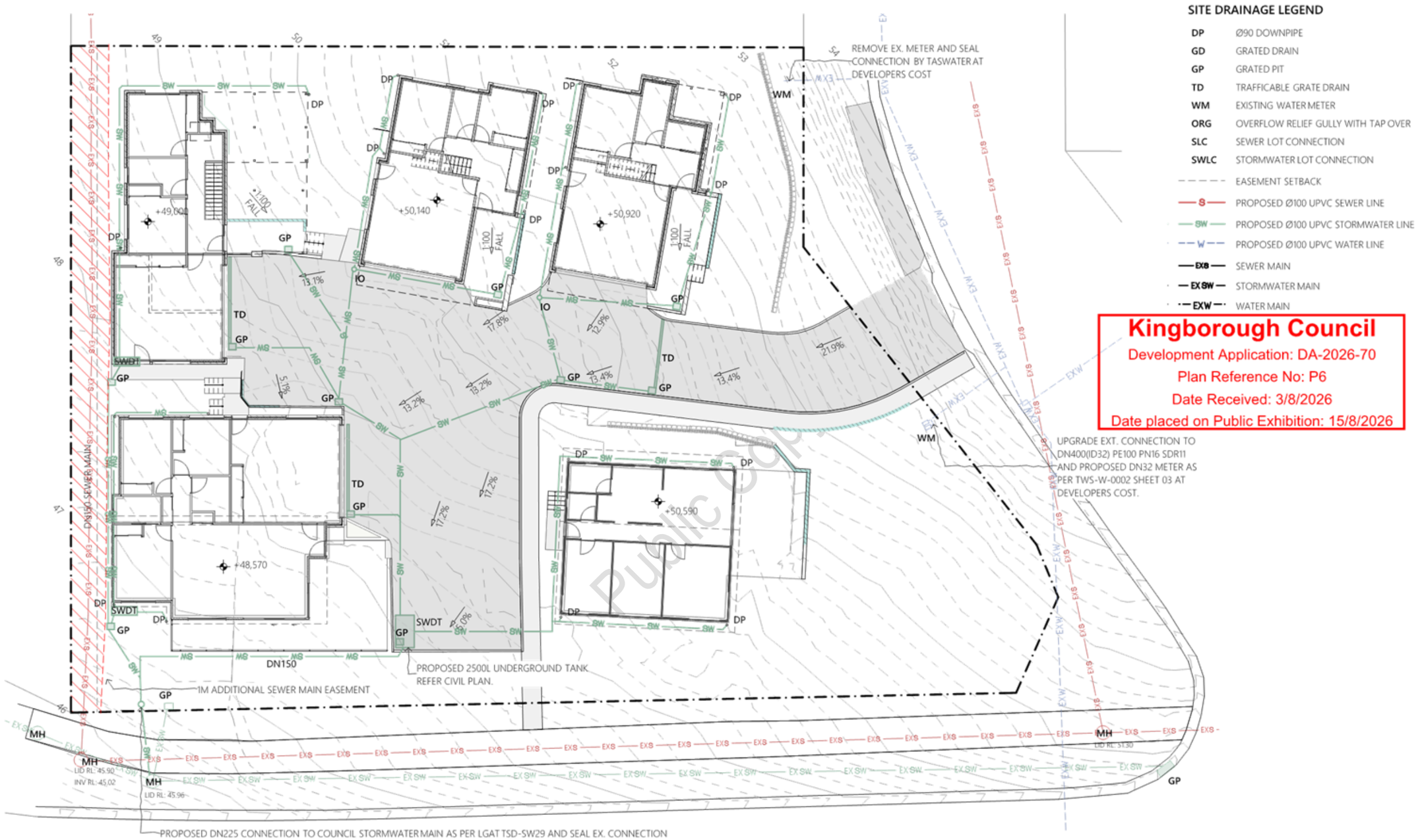
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REV ID	DESCRIPTION	DATE

PROJECT	REVISION	DATE	SCALE	PAGE / NORTH
TOWNHOUSES 157 ROSLYN AVE BLACKMANS BAY 7052		30/07/2026	AS SHOWN @ A3	DA08
CLIENT	PROJECT ID	CHECKED BY	DRAWN BY	DRAWING
	2540	A.HILL	A.PETERSON	LANDSCAPE PLAN

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1 DRAINAGE PLAN
1:200

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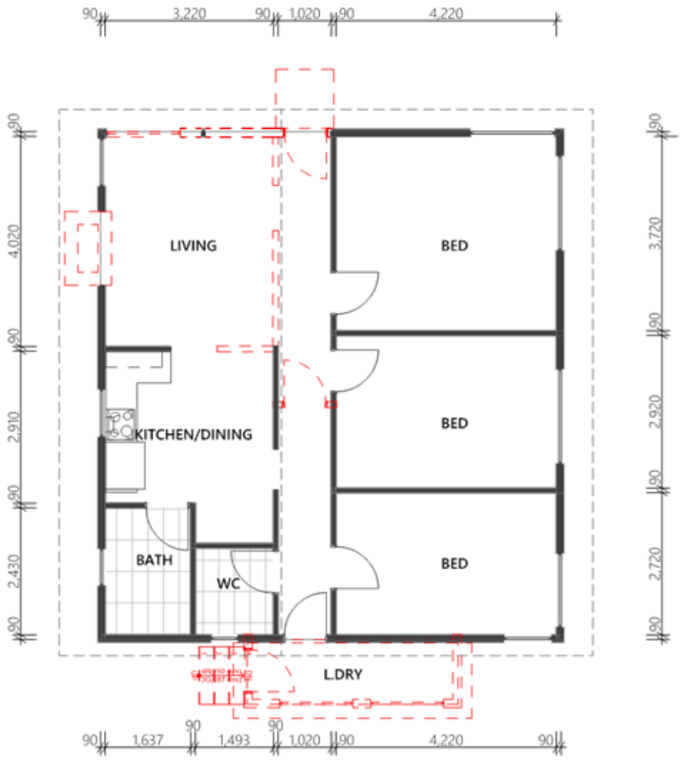
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C	PLN RFI2	2/06/2026

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CLIENT	PROJECT ID: 2540	CHECKED BY: A.HILL	DRAWN BY: A.PETERSON

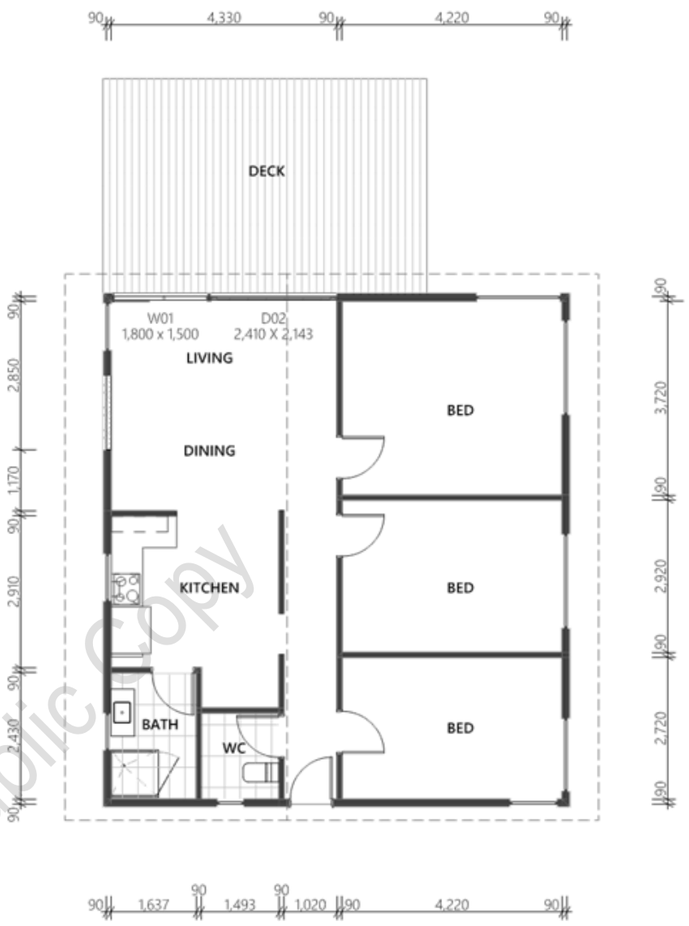
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Development Application: DA-2026-70
Plan Reference No: P6
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Date placed on Public Exhibition: 15/8/2026



3 EXISTING HOUSE GROUND FLOOR
1:100



2 EXISTING HOUSE PROPOSED GROUND FLOOR
1:100

Public Copy

NOTE
ALL DIMENSIONS ARE TO THE WALL FRAME

AJ MAX. SPACING @ 4000-6000mm
NOTE: SOIL CLASS M

FLOOR PLAN LEGEND

B	BASIN
BR	BROOM CLOSET
BT	BATH TUB
CT	COOKTOP
DW	DISHWASHER
DR	DRYER
F	FRIDGE
OC	OVERHEAD CABINETS
P	PANTRY
RH	RANGEHOOD
S	SINK
SH	SHOWER CABIN
ST	STORAGE
TR	LAUNDRY TROUGH
V	VANITY
WM	WASHING MACHINE

EXISTING WALLS RETAINED
ELEMENTS TO BE DEMOLISHED & REMOVED

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PROJECT
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157 ROSLYN AVE BLACKMANS BAY 7052

CLIENT

REVISION

PROJECT ID
2540

DATE
30/07/2026

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PAGE
DA10

DRAWING
EXISTING HOUSE

NORTH
N

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Development Application: DA-2026-70
Plan Reference No: P6
Date Received: 3/8/2026
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WALL BUILD UP SCHEDULE

PROPOSED WALLS

SINGLE LEAF BRICK WALL

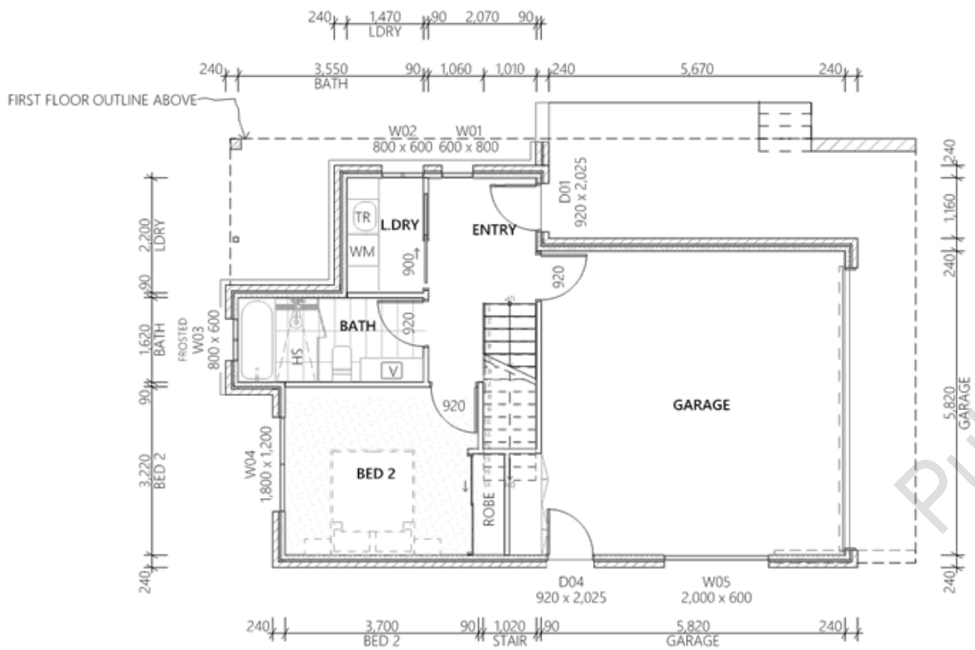
BRICK VENEER WALL
SELECTED BRICK
40mm CAVITY
VAPOUR PERMEABLE MEMBRANE
90mm STUD MPG 10 GRADE
BULK INSULATION
10mm PLASTERBOARD *PAINT FINISH*

LIGHTWEIGHT CLADDING WALL
SELECTED CLADDING
35mm FIXING BATTEN
VAPOUR PERMEABLE MEMBRANE
90mm STUD MPG 10 GRADE
BULK INSULATION

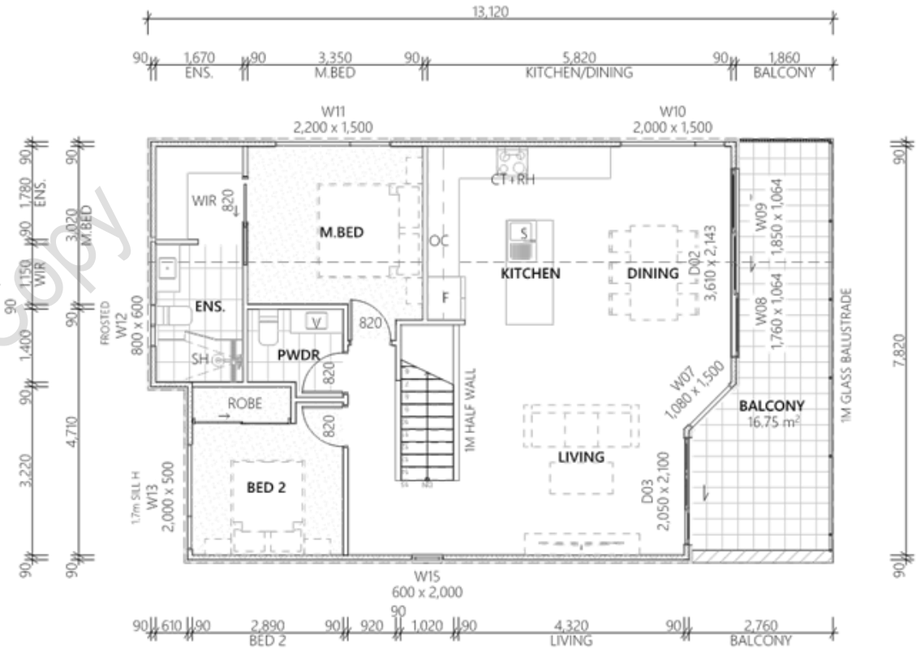
INTERNAL WALL
10mm PLASTERBOARD *PAINT FINISH*
90mm STUD MPG 10 GRADE
10mm PLASTERBOARD *PAINT FINISH*

FLOOR PLAN LEGEND

B	BASIN
BR	BROOM CLOSET
BT	BATH TUB
CT	COOKTOP
DW	DISHWASHER
DR	DRYER
F	FRIDGE
OC	OVERHEAD CABINETS
P	PANTRY
RH	RANGEHOOD
S	SINK
SH	SHOWER CABIN
ST	STORAGE
TR	LAUNDRY TROUGH
V	VANITY
WM	WASHING MACHINE



1 - UNIT 1 GROUND FLOOR 1:100



2 - UNIT 1 FIRST FLOOR 1:100

NOTE
ALL DIMENSIONS ARE TO THE WALL FRAME

AJ MAX. SPACING @ 4000-6000mm
NOTE: SOIL CLASS M

UNIT 1 AREA SCHEDULE

NAME	AREA m2
GROUND FLOOR	34.60
GARAGE	36.70
FIRST FLOOR	81.65
	152.95 m²

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157 ROSLYN AVE BLACKMANS BAY 7052
CLIENT:
REVISION:
PROJECT ID: 2540
DATE: 30/07/2026
CHECKED BY: A.HILL
SCALE: AS SHOWN @ A3
DRAWN BY: A.PETERSON
PAGE: DA11
DRAWING: UNIT 1 FLOOR PLAN
NORTH: N

Document Set ID: 4818155
Version: 1, Version Date: 11/08/2026

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Development Application: DA-2026-70
Plan Reference No: P6
Date Received: 3/8/2026
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WALL BUILD UP SCHEDULE

PROPOSED WALLS

SINGLE LEAF BRICK WALL

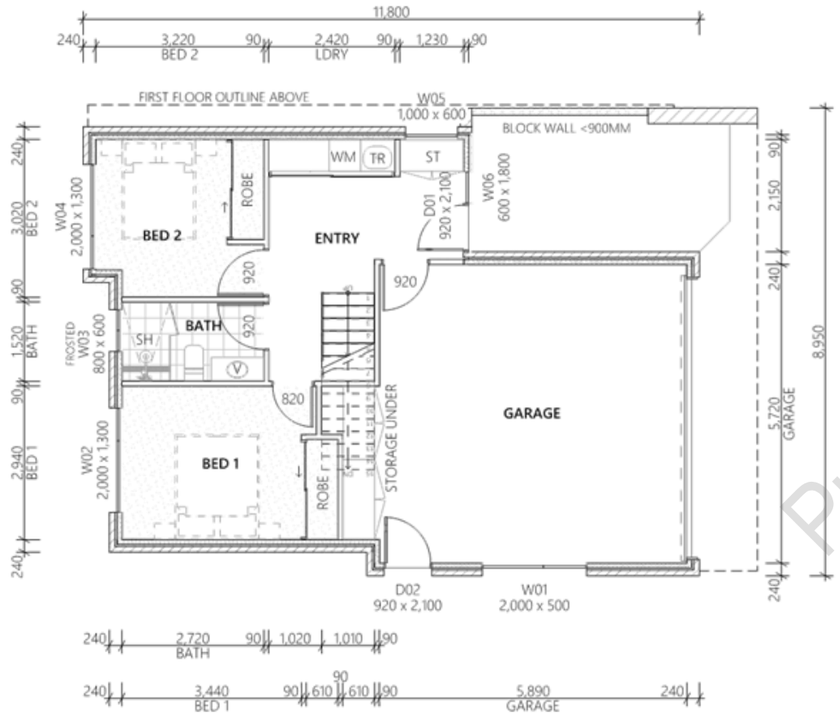
BRICK VENEER WALL
SELECTED BRICK
40mm CAVITY
VAPOUR PERMEABLE MEMBRANE
90mm STUD MPG 10 GRADE
BULK INSULATION
10mm PLASTERBOARD *PAINT FINISH*

LIGHTWEIGHT CLADDING WALL
SELECTED CLADDING
35mm FIXING BATTEN
VAPOUR PERMEABLE MEMBRANE
90mm STUD MPG 10 GRADE
BULK INSULATION

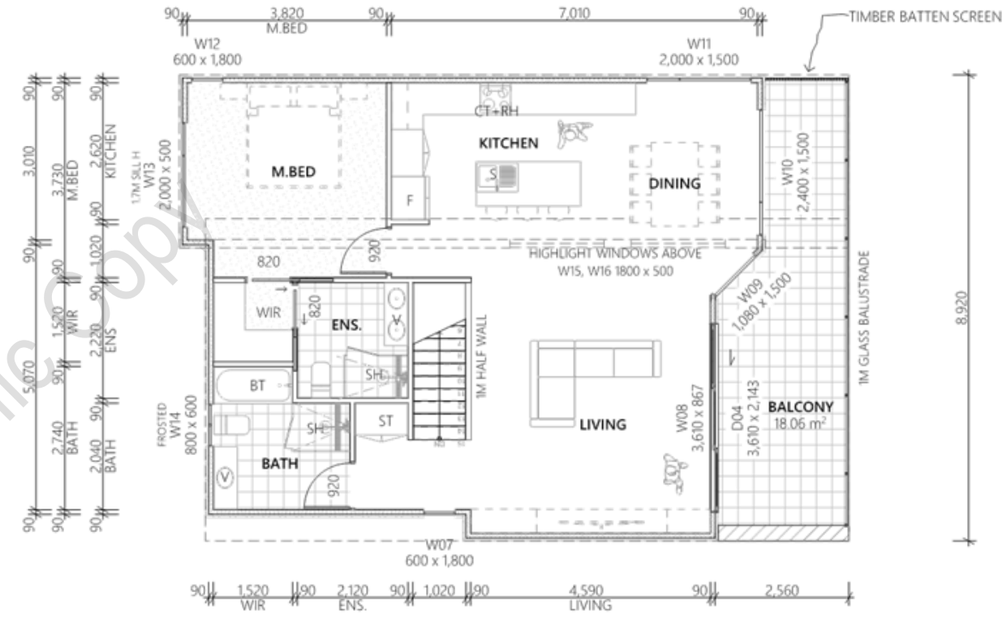
INTERNAL WALL
10mm PLASTERBOARD *PAINT FINISH*
90mm STUD MPG 10 GRADE
10mm PLASTERBOARD *PAINT FINISH*

FLOOR PLAN LEGEND

B	BASIN
BR	BROOM CLOSET
BT	BATH TUB
CT	COOKTOP
DW	DISHWASHER
DR	DRYER
F	FRIDGE
OC	OVERHEAD CABINETS
P	PANTRY
RH	RANGEHOOD
S	SINK
SH	SHOWER CABIN
ST	STORAGE
TR	LAUNDRY TROUGH
V	VANITY
WM	WASHING MACHINE



1 UNIT 2 GROUND FLOOR
1:100



2 UNIT 2 FIRST FLOOR
1:100

NOTE
ALL DIMENSIONS ARE TO THE WALL FRAME

AJ MAX. SPACING @ 4000-6000mm
NOTE: SOIL CLASS M

UNIT 2 AREA SCHEDULE

NAME	AREA m2
GARAGE	37.16
GROUND FLOOR	42.54
FIRST FLOOR	85.11
	164.81 m²

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TOWNHOUSES
157 ROSLYN AVE BLACKMANS BAY 7052

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REVISION

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DATE
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DRAWN BY
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PAGE
DA12

DRAWING
UNIT 2 FLOOR PLAN

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Plan Reference No: P6
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WALL BUILD UP SCHEDULE

PROPOSED WALLS

SINGLE LEAF BRICK WALL

BRICK VENEER WALL
SELECTED BRICK
40mm CAVITY
VAPOUR PERMEABLE MEMBRANE
90mm STUD MPG 10 GRADE
BULK INSULATION
10mm PLASTERBOARD *PAINT FINISH*

LIGHTWEIGHT CLADDING WALL
SELECTED CLADDING
35mm FIXING BATTEN
VAPOUR PERMEABLE MEMBRANE
90mm STUD MPG 10 GRADE
BULK INSULATION

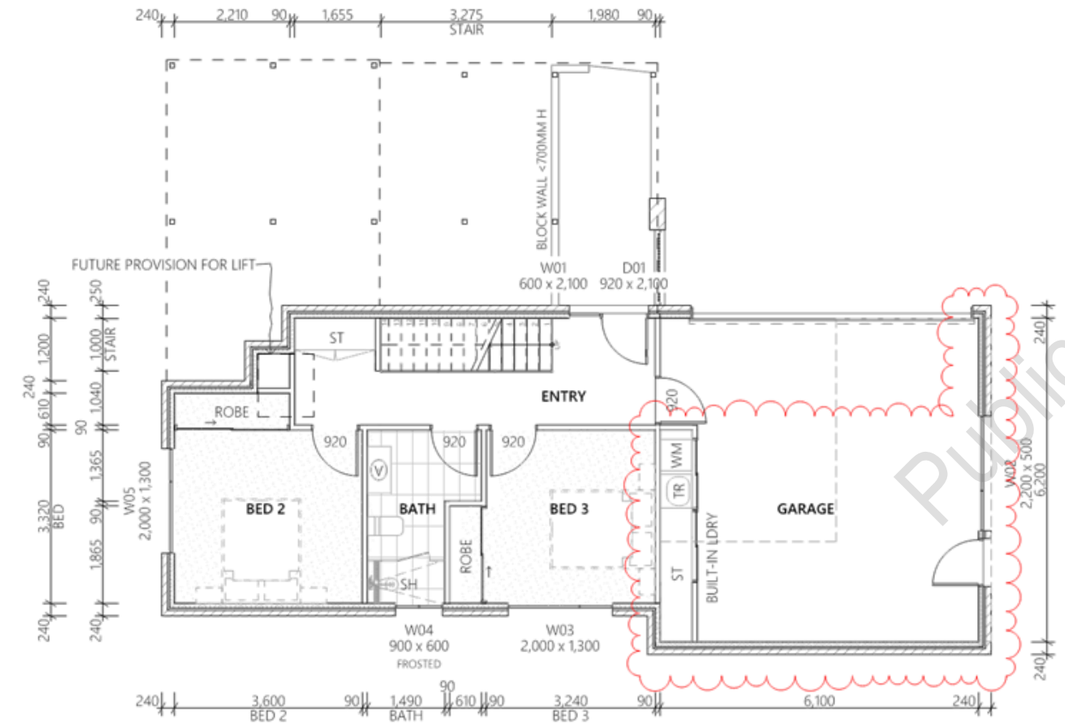
INTERNAL WALL
10mm PLASTERBOARD *PAINT FINISH*
90mm STUD MPG 10 GRADE
10mm PLASTERBOARD *PAINT FINISH*

NOTE
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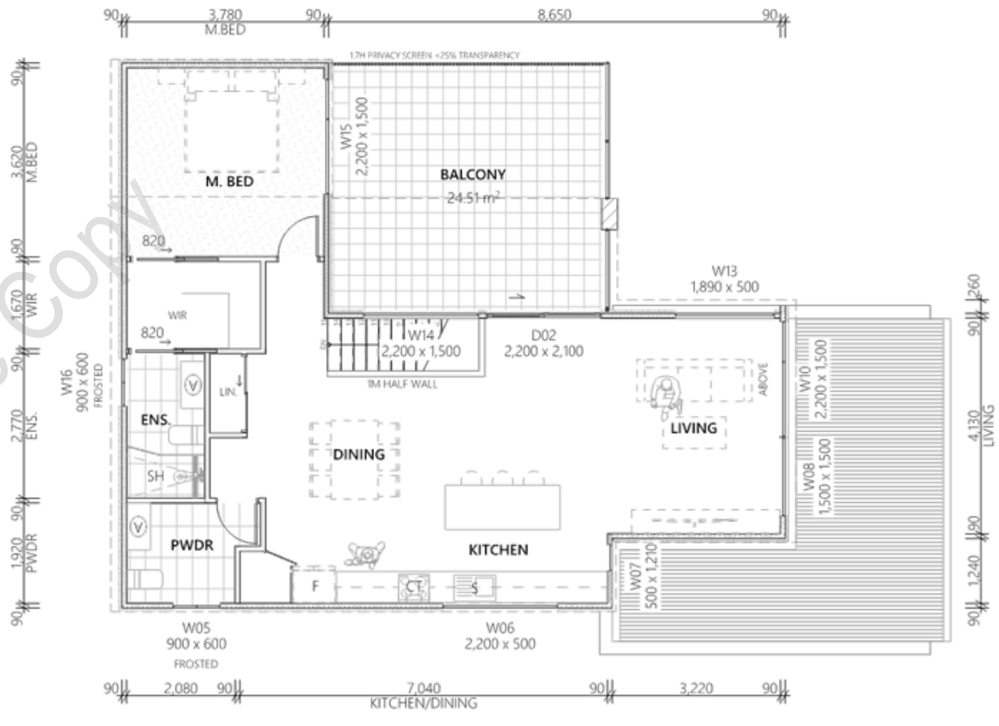
AJ MAX. SPACING @ 4000-6000mm
NOTE: SOIL CLASS M

FLOOR PLAN LEGEND

B	BASIN
BR	BROOM CLOSET
BT	BATH TUB
CT	COOKTOP
DW	DISHWASHER
DR	DRYER
F	FRIDGE
OC	OVERHEAD CABINETS
P	PANTRY
RH	RANGEHOOD
S	SINK
SH	SHOWER CABIN
ST	STORAGE
TR	LAUNDRY TROUGH
V	VANITY
WM	WASHING MACHINE



1 UNIT 3 GROUND FLOOR
1:100



2 UNIT 3 FIRST FLOOR
1:100

UNIT 3 AREA SCHEDULE

	AREA m2
FIRST FLOOR	83.59
GARAGE	40.07
GROUND FLOOR	49.68
	173.34 m²

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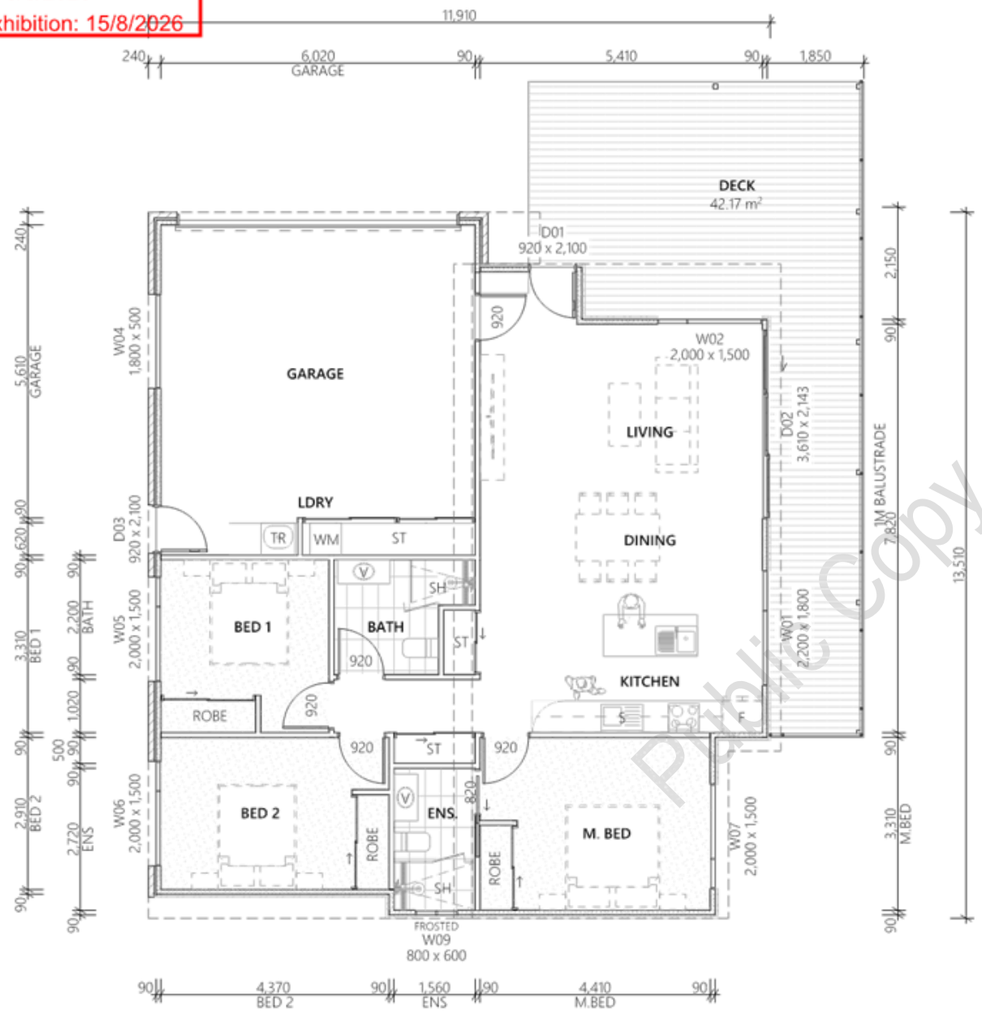
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REV ID	DESCRIPTION	DATE
B	PLN RFI1	18/05/2026
C	PLN RFI2	2/06/2026
D	PLN RFI3	17/06/2026
E	PLN/TASWATER - RFI	30/07/2026

PROJECT: TOWNHOUSES
157 ROSLYN AVE BLACKMANS BAY 7052
CLIENT:
REVISION: E
PROJECT ID: 2540
DATE: 30/07/2026
CHECKED BY: A.HILL
SCALE: AS SHOWN @ A3
DRAWN BY: A.PETERSON
PAGE: DA13
DRAWING: UNIT 3 FLOOR PLAN
NORTH: N

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Development Application: DA-2026-70
Plan Reference No: P6
Date Received: 3/8/2026
Date placed on Public Exhibition: 15/8/2026



1 / - UNIT 4 GROUND FLOOR
1:100

WALL BUILD UP SCHEDULE

PROPOSED WALLS

SINGLE LEAF BRICK WALL

BRICK VENEER WALL
SELECTED BRICK
40mm CAVITY
VAPOUR PERMEABLE MEMBRANE
90mm STUD MPG 10 GRADE
BULK INSULATION
10mm PLASTERBOARD *PAINT FINISH*

LIGHTWEIGHT CLADDING WALL
SELECTED CLADDING
35mm FIXING BATTEN
VAPOUR PERMEABLE MEMBRANE
90mm STUD MPG 10 GRADE
BULK INSULATION
10mm PLASTERBOARD *PAINT FINISH*

INTERNAL WALL
10mm PLASTERBOARD *PAINT FINISH*
90mm STUD MPG 10 GRADE
10mm PLASTERBOARD *PAINT FINISH*

NOTE
ALL DIMENSIONS ARE TO THE WALL FRAME

AJ MAX. SPACING @ 4000-6000mm
NOTE: SOIL CLASS M

FLOOR PLAN LEGEND

B	BASIN
BR	BROOM CLOSET
BT	BATH TUB
CT	COOKTOP
DW	DISHWASHER
DR	DRYER
F	FRIDGE
OC	OVERHEAD CABINETS
P	PANTRY
RH	RANGEHOOD
S	SINK
SH	SHOWER CABIN
ST	STORAGE
TR	LAUNDRY TROUGH
V	VANITY
WM	WASHING MACHINE

UNIT 4 AREA SCHEDULE

NAME	AREA m2
GARAGE	39.28
GROUND FLOOR	102.80
	142.08 m²

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D	PLN RFI3	17/06/2026

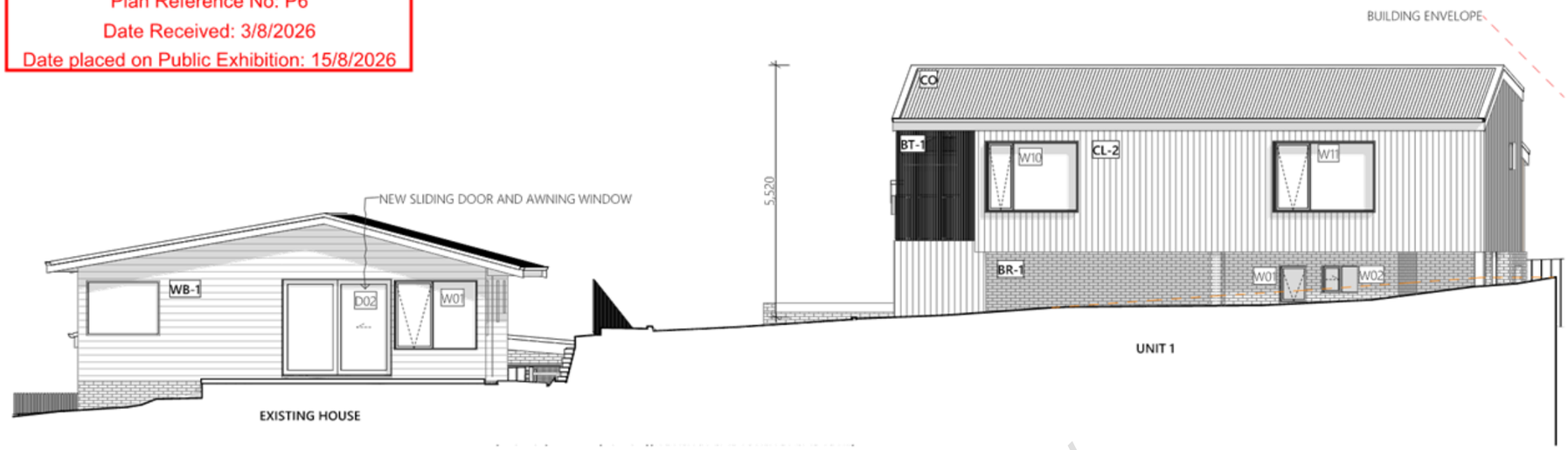
PROJECT: TOWNHOUSES
157 ROSLYN AVE BLACKMANS BAY 7052
CLIENT:

REVISION: D
PROJECT ID: 2540
DATE: 30/07/2026
CHECKED BY: A.HILL
SCALE: AS SHOWN @ A3
DRAWN BY: A.PETERSON

PAGE: DA14
DRAWING: UNIT 4 FLOOR PLAN
NORTH: N

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Version: 1, Version Date: 11/08/2026

Kingborough Council
Development Application: DA-2026-70
Plan Reference No: P6
Date Received: 3/8/2026
Date placed on Public Exhibition: 15/8/2026



F01 NORTH ELEVATION

MATERIAL & FINISHES

ROOF

CO — CUSTOM ORB ROOF SHEET
COLOUR: *SURFMIST* ***TBC***

D1 — DOWNPIPES
COLOUR: *TO MATCH WALL*

WALL

BR-1 — BRICK VENEER WALL
COLOUR: *IB PEARL WHITE ECO* ***TBC***

CL-1 — HARDIE FC PANEL
COLOUR: *SURFMIST* ***TBC***

CL-2 — TRIMDEK STEEL SHEET
COLOUR: *MONUMENT* ***TBC***

CL-3 — HARDWOOD PANEL
FINISH: *NATURAL* ***TBC***

COLUMN

C1 — SHS COLUMN EPOXY FINISH
COLOUR: *SURFMIST* ***TBC***

C2 — MASONRY COLUMN RENDER FINISH
COLOUR: *SURFMIST* ***TBC***

MISC

BL-1 — STEEL FRAMED GLASS BALUSTRADE
GLASS: *GRADE A TOUGHENED* ***TBC***

BT-1 — TIMBER-LOOK BATTEN SCREEN
DECOBATTEN BIRCH 40MM ***TBC***

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E02 EAST ELEVATION
1:100

NOTE:
ALL PROPRIETARY MATERIALS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

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C	PLN RFI2	2/06/2026
D	PLN RFI3	17/06/2026
E	PLN/TASWATER - RFI	30/07/2026

PROJECT
TOWNHOUSES
157 ROSLYN AVE BLACKMANS BAY 7052

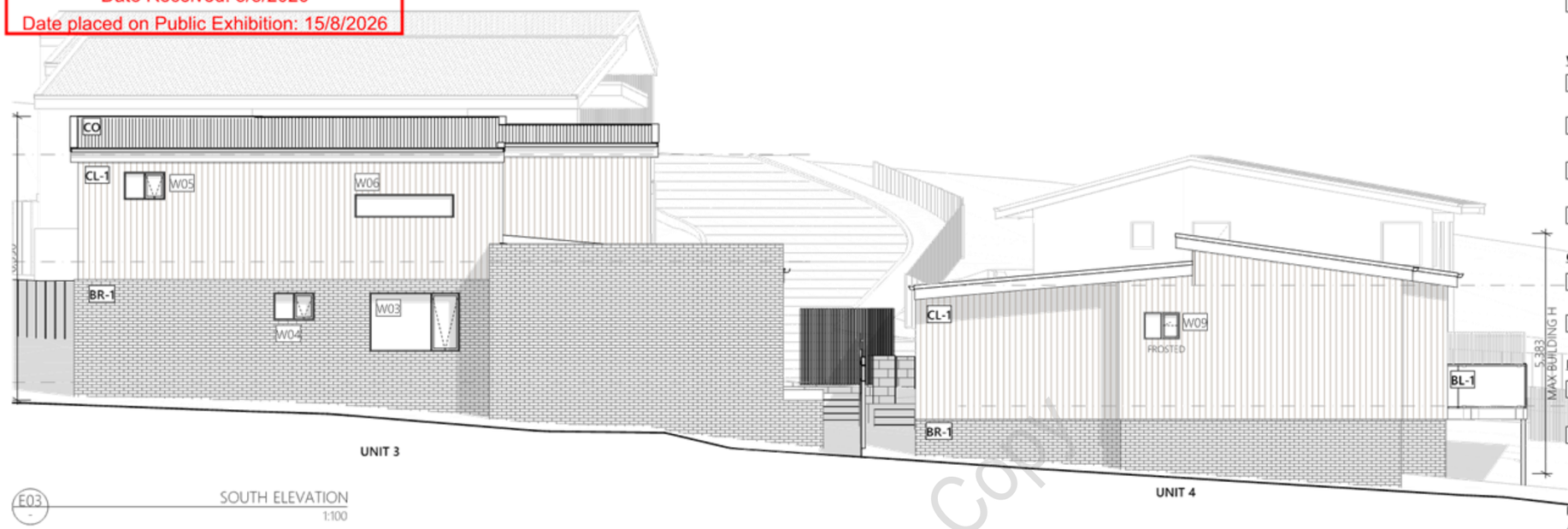
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REVISION: E
PROJECT ID: 2540
DATE: 30/07/2026
CHECKED BY: A.HILL
SCALE: AS SHOWN @ A3
DRAWN BY: A.PETERSON

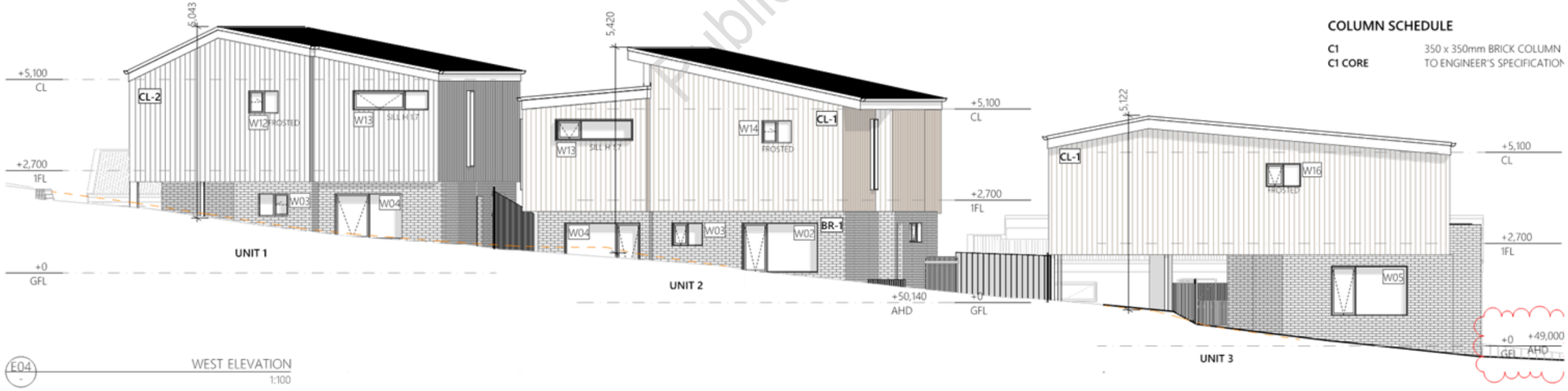
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DRAWING: SITE ELEVATION N/E

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Version: 1, Version Date: 11/08/2026

Kingborough Council
Development Application: DA-2026-70
Plan Reference No: P6
Date Received: 3/8/2026
Date placed on Public Exhibition: 15/8/2026



E03 SOUTH ELEVATION 1:100



E04 WEST ELEVATION 1:100

MATERIAL & FINISHES

ROOF

CO — CUSTOM ORB ROOF SHEET
COLOUR: *SURFMIST* ***TBC***

D1 — DOWNPIPES
COLOUR: *TO MATCH WALL*

WALL

BR-1 — BRICK VENEER WALL
COLOUR: *IB PEARL WHITE ECO* ***TBC***

CL-1 — HARDIE FC PANEL
COLOUR: *SURFMIST* ***TBC***

CL-2 — TRIMDEK STEEL SHEET
COLOUR: *MONUMENT* ***TBC***

CL-3 — HARDWOOD PANEL
FINISH: *NATURAL* ***TBC***

COLUMN

C1 — SHS COLUMN EPOXY FINISH
COLOUR: *SURFMIST* ***TBC***

C2 — MASONRY COLUMN RENDER FINISH
COLOUR: *SURFMIST* ***TBC***

MISC

BL-1 — STEEL FRAMED GLASS BALUSTRADE
GLASS: *GRADE A TOUGHENED* ***TBC***

BT-1 — TIMBER-LOOK BATTEN SCREEN
DECOBATTEN BIRCH 40MM ***TBC***

NOTE:
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COLUMN SCHEDULE

C1	350 x 350mm BRICK COLUMN
C1 CORE	TO ENGINEER'S SPECIFICATION

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D	PLN RFI3	17/06/2026
E	PLN/TASWATER - RFI	30/07/2026

PROJECT: TOWNHOUSES
157 ROSLYN AVE BLACKMANS BAY 7052
CLIENT:
REVISION: E
PROJECT ID: 2540
DATE: 30/07/2026
CHECKED BY: A.HILL
SCALE: AS SHOWN @ A3
DRAWN BY: A.PETERSON
PAGE: DA16
NORTH
DRAWING: SITE ELEVATION S/W

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Development Application: DA-2026-70
Plan Reference No: P6
Date Received: 3/8/2026
Date placed on Public Exhibition: 15/8/2026



E06 UNIT 2 NORTH ELEVATION
1:100

MATERIAL & FINISHES

ROOF

CO — CUSTOM ORB ROOF SHEET
COLOUR: *SURFMIST* ***TBC***

D1 — DOWNPIPES
COLOUR: *TO MATCH WALL*

WALL

BR-1 — BRICK VENEER WALL
COLOUR: *IB PEARL WHITE ECO* ***TBC***

CL-1 — HARDIE FC PANEL
COLOUR: *SURFMIST* ***TBC***

CL-2 — TRIMDEK STEEL SHEET
COLOUR: *MONUMENT* ***TBC***

CL-3 — HARDWOOD PANEL
FINISH: *NATURAL* ***TBC***

COLUMN

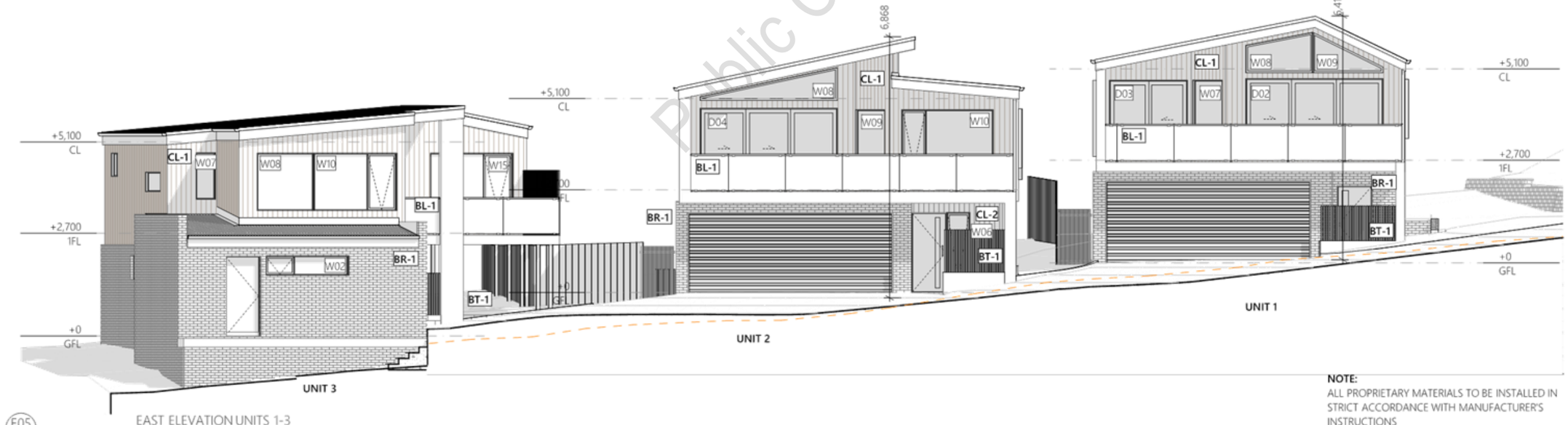
C1 — SHS COLUMN EPOXY FINISH
COLOUR: *SURFMIST* ***TBC***

C2 — MASONRY COLUMN RENDER FINISH
COLOUR: *SURFMIST* ***TBC***

MISC

BL-1 — STEEL FRAMED GLASS BALUSTRADE
GLASS: *GRADE A TOUGHENED* ***TBC***

BT-1 — TIMBER-LOOK BATTEN SCREEN
DECOBATTEN BIRCH 40MM ***TBC***



E05 EAST ELEVATION UNITS 1-3
1:100

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PROJECT: TOWNHOUSES
157 ROSLYN AVE BLACKMANS BAY 7052
CLIENT:
REVISION: D
PROJECT ID: 2540
DATE: 30/07/2026
CHECKED BY: A.HILL
SCALE: AS SHOWN @ A3
DRAWN BY: A.PETERSON
PAGE: DA17
DRAWING: ELEVATION
NORTH

Document Set ID: 4818155
Version: 1, Version Date: 11/08/2026

MATERIAL & FINISHES

ROOF

CO — CUSTOM ORB ROOF SHEET
COLOUR: *SURFMIST* ***TBC***

D1 — DOWNPIPES
COLOUR: *TO MATCH WALL*

WALL

BR-1 — BRICK VENEER WALL
COLOUR: *IB PEARL WHITE ECO* ***TBC***

CL-1 — HARDIE FC PANEL
COLOUR: *SURFMIST* ***TBC***

CL-2 — TRIMDEK STEEL SHEET
COLOUR: *MONUMENT* ***TBC***

CL-3 — HARDWOOD PANEL
FINISH: *NATURAL* ***TBC***

COLUMN

C1 — SHS COLUMN EPOXY FINISH
COLOUR: *SURFMIST* ***TBC***

C2 — MASONRY COLUMN RENDER FINISH
COLOUR: *SURFMIST* ***TBC***

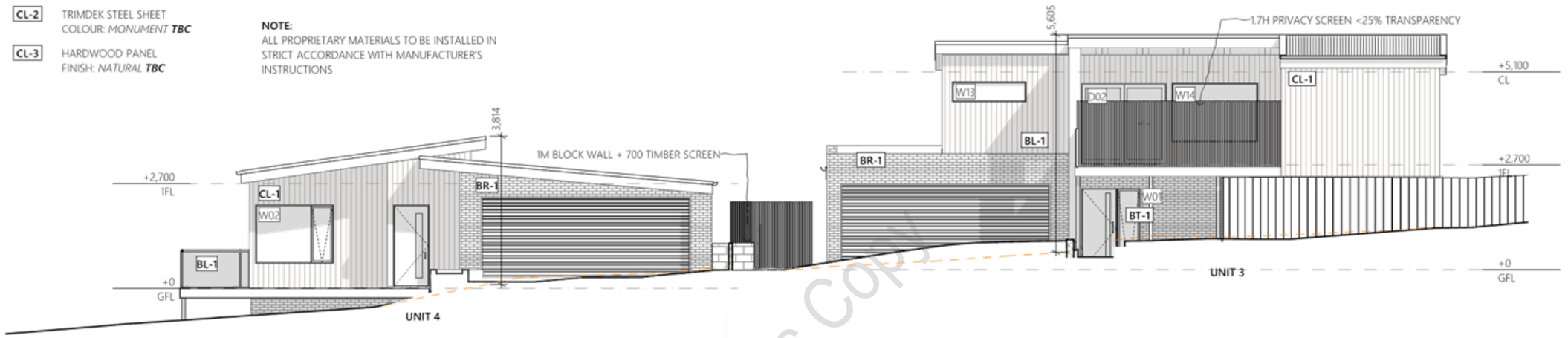
MISC

BL-1 — STEEL FRAMED GLASS BALUSTRADE
GLASS: *GRADE A TOUGHENED* ***TBC***

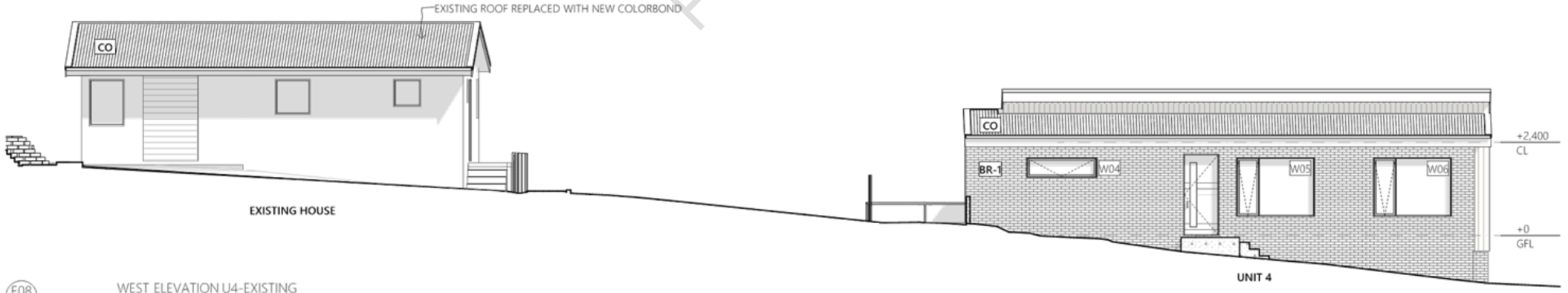
BT-1 — TIMBER-LOOK BATTEN SCREEN
DECOBATTEN BIRCH 40MM ***TBC***

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E07 UNIT 3/4 NORTH ELEVATION



E08 WEST ELEVATION U4-EXISTING
1:100

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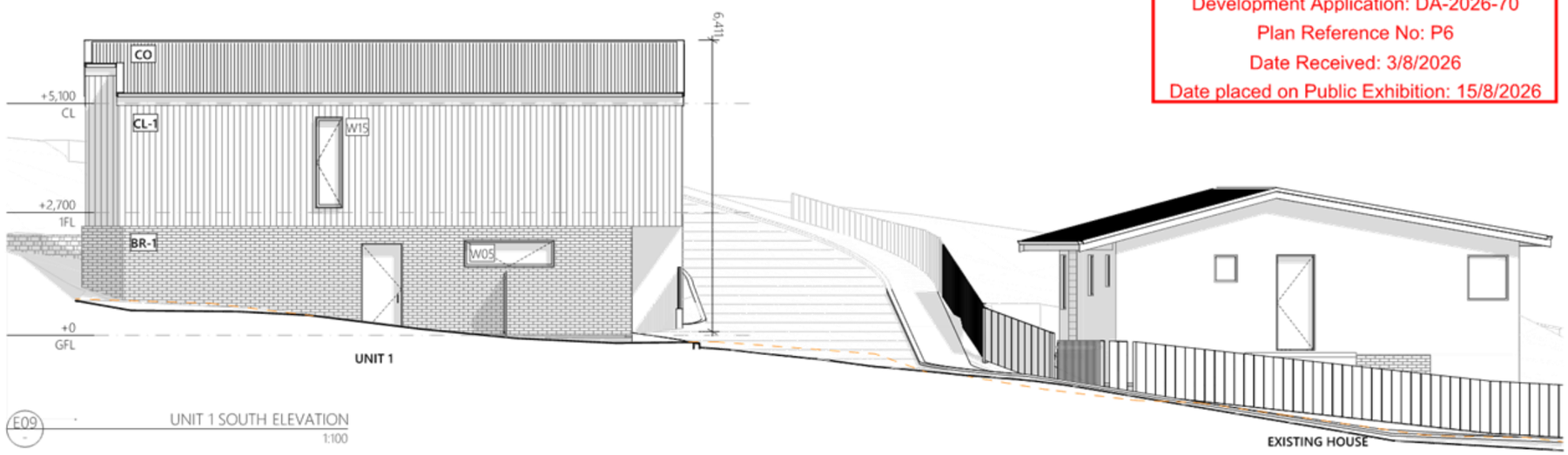
PROJECT: TOWNHOUSES
157 ROSLYN AVE BLACKMANS BAY 7052
CLIENT:

REVISION: D
PROJECT ID: 2540
DATE: 30/07/2026
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SCALE: AS SHOWN @ A3
DRAWN BY: A.PETERSON

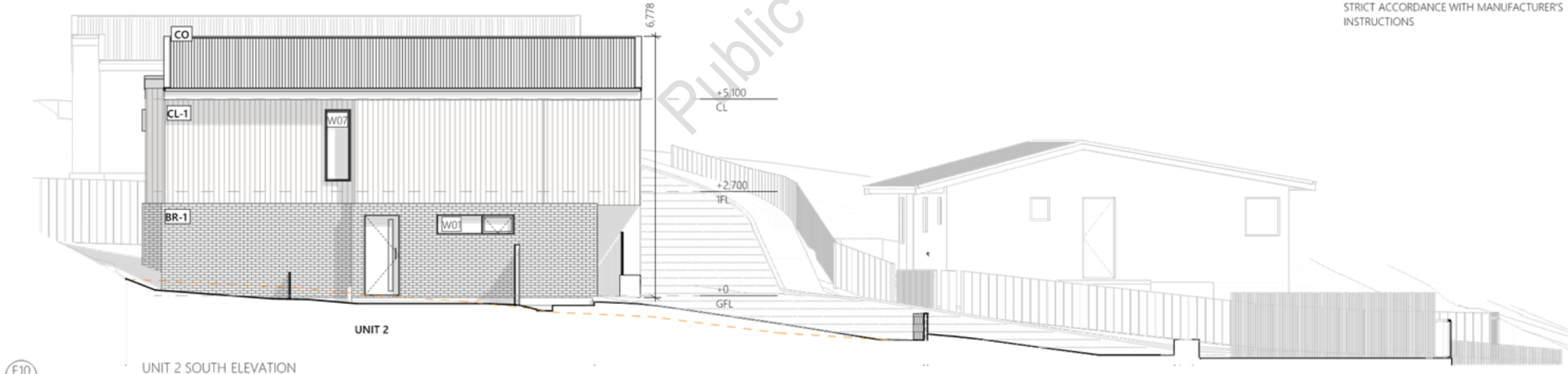
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E09 UNIT 1 SOUTH ELEVATION
1:100



E10 UNIT 2 SOUTH ELEVATION
1:100

MATERIAL & FINISHES

ROOF

CO — CUSTOM ORB ROOF SHEET
COLOUR: *SURFMIST* ***TBC***

D1 — DOWNPIPES
COLOUR: *TO MATCH WALL*

WALL

BR-1 — BRICK VENEER WALL
COLOUR: *IB PEARL WHITE ECO* ***TBC***

CL-1 — HARDIE FC PANEL
COLOUR: *SURFMIST* ***TBC***

CL-2 — TRIMDEK STEEL SHEET
COLOUR: *MONUMENT* ***TBC***

CL-3 — HARDWOOD PANEL
FINISH: *NATURAL* ***TBC***

COLUMN

C1 — SHS COLUMN EPOXY FINISH
COLOUR: *SURFMIST* ***TBC***

C2 — MASONRY COLUMN RENDER FINISH
COLOUR: *SURFMIST* ***TBC***

MISC

BL-1 — STEEL FRAMED GLASS BALUSTRADE
GLASS: *GRADE A TOUGHENED* ***TBC***

BT-1 — TIMBER-LOOK BATTEN SCREEN
DECOBATTEN BIRCH 40MM ***TBC***

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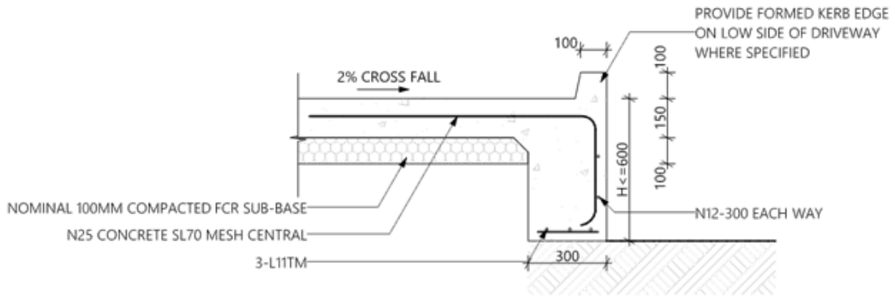
PROJECT: TOWNHOUSES
157 ROSLYN AVE BLACKMANS BAY 7052

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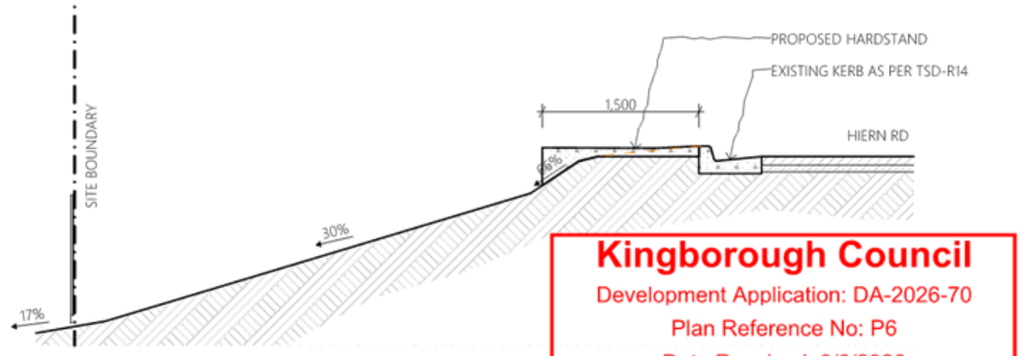
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PROJECT ID: 2540
DATE: 30/07/2026
CHECKED BY: A.HILL
SCALE: AS SHOWN @ A3
DRAWN BY: A.PETERSON

PAGE: DA19
DRAWING: ELEVATION
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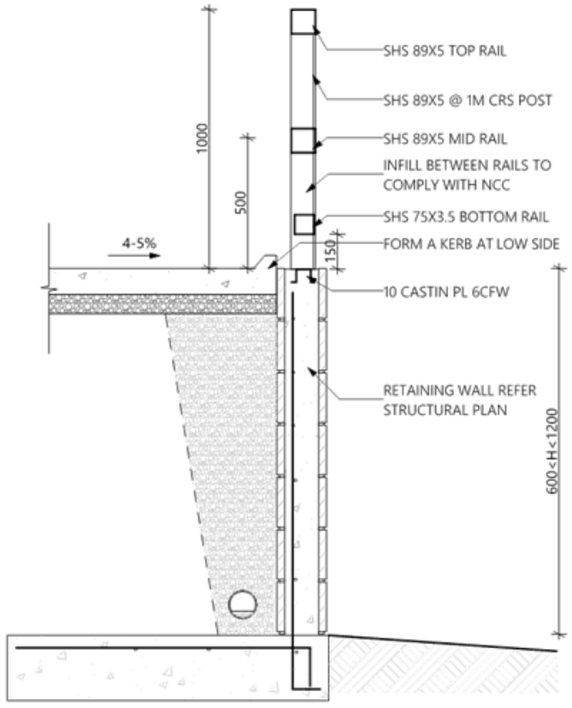


1 - TYPICAL DRIVEWAY SECTION 1:20

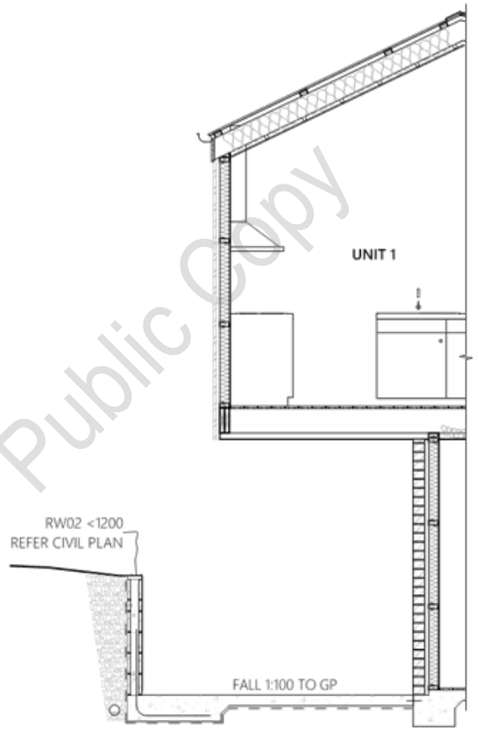


CS01 - WASTE HARDSTAND SECTION 1:50

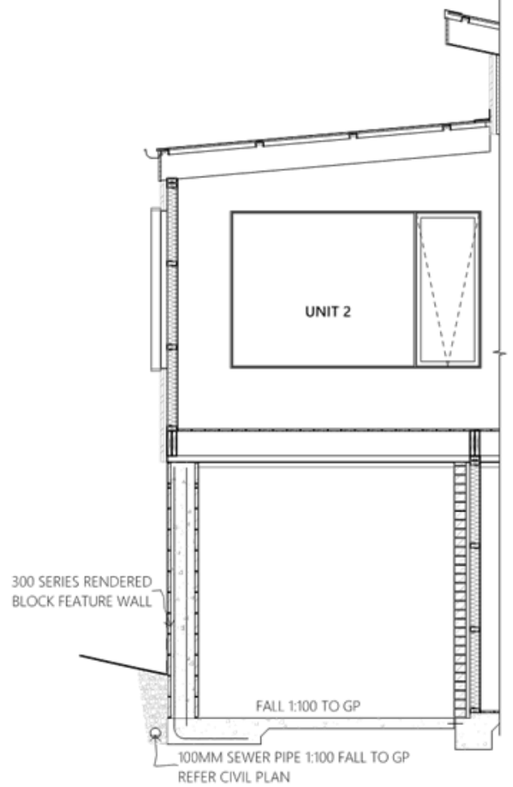
Kingborough Council
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2 - CAR BARRIER DETAIL 1:20



S02 - SECTION S02 1:50



S03 - SECTION S03 1:50

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A	RFI1 - GM	12/05/2026

PROJECT
TOWNHOUSES
157 ROSLYN AVE BLACKMANS BAY 7052

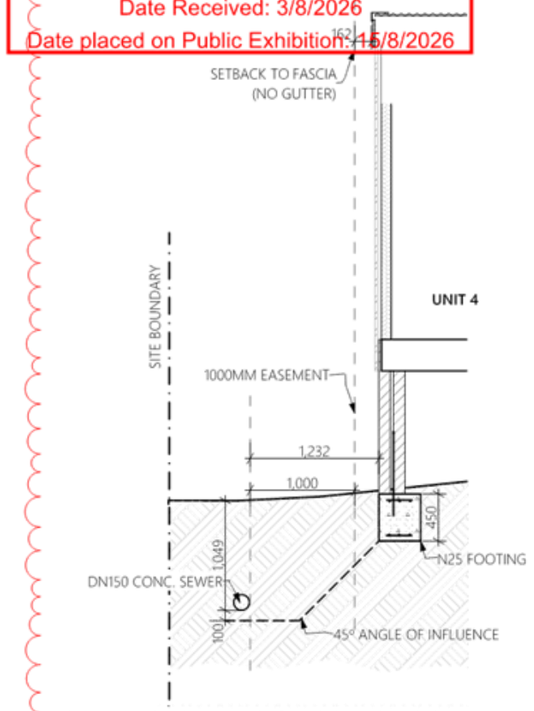
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PROJECT ID 2540
DATE 30/07/2026
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DRAWN BY A.PETERSON

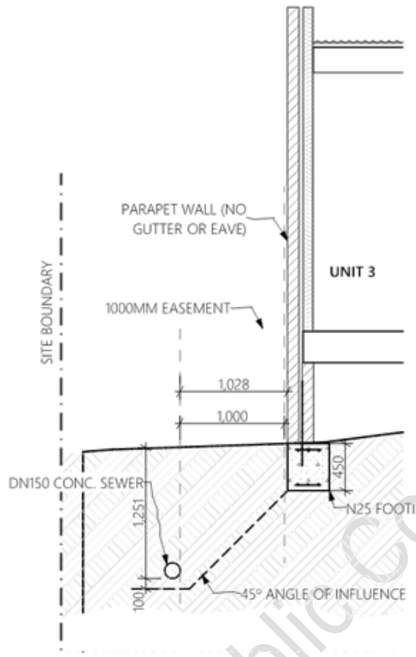
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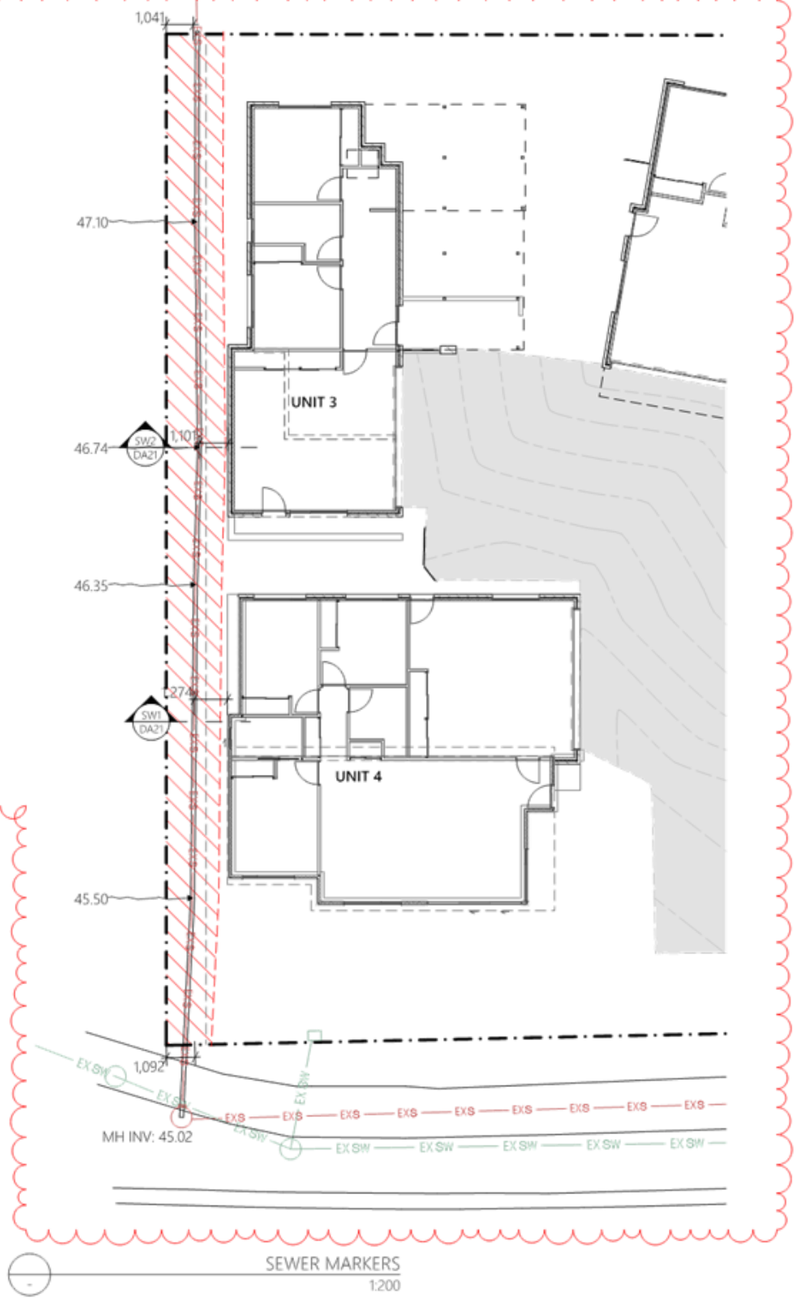
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Date Received: 3/8/2026
Date placed on Public Exhibition: 15/8/2026



SW1 - TASWATER SECTION A
1:50



SW2 - TASWATER SECTION B
1:50



SEWER MARKERS
1:200

NOTES:

1. SEWER MAIN LOCATION AND LEVELS LOCATED BY UDM REFER SURVEY *(DA03)*
2. MINIMUM 1000MM HORIZONTAL OFFSET FROM FOOTING TO SEWER MAIN

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E	PLN/TASWATER - RFI	30/07/2026

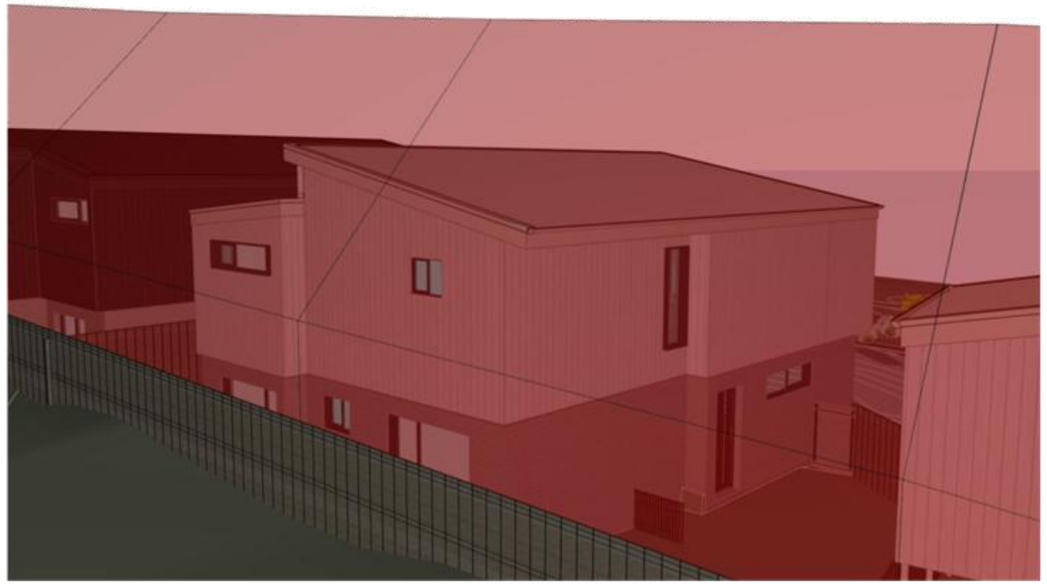
PROJECT
TOWNHOUSES
157 ROSLYN AVE BLACKMANS BAY 7052

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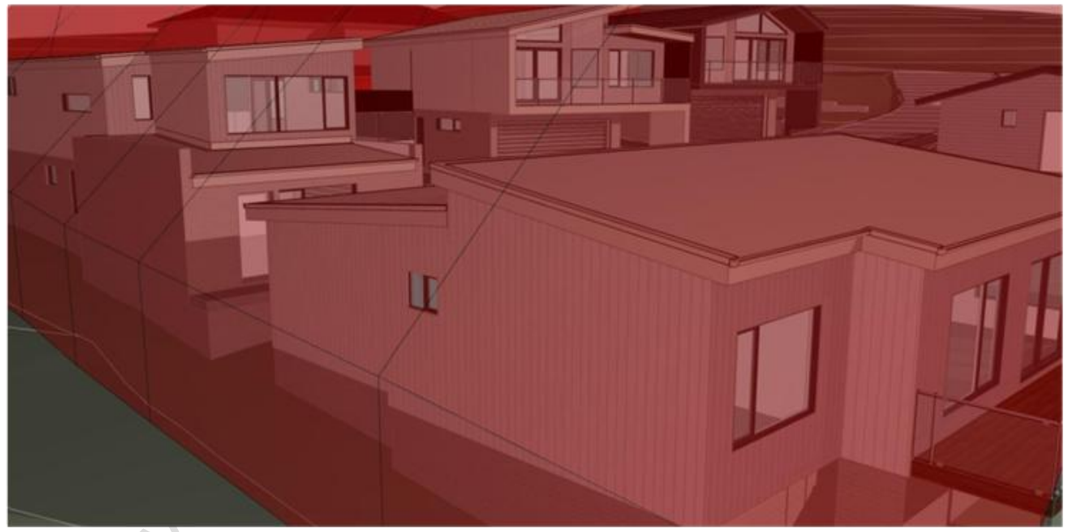
REVISION: E
DATE: 30/07/2026
SCALE: AS SHOWN @ A3
PROJECT ID: 2540
CHECKED BY: A.HILL
DRAWN BY: A.PETERSON

PAGE: DA21
NORTH
DRAWING: SECTIONS - DRAINAGE

Document Set ID: 4818155
Version: 1, Version Date: 11/08/2026



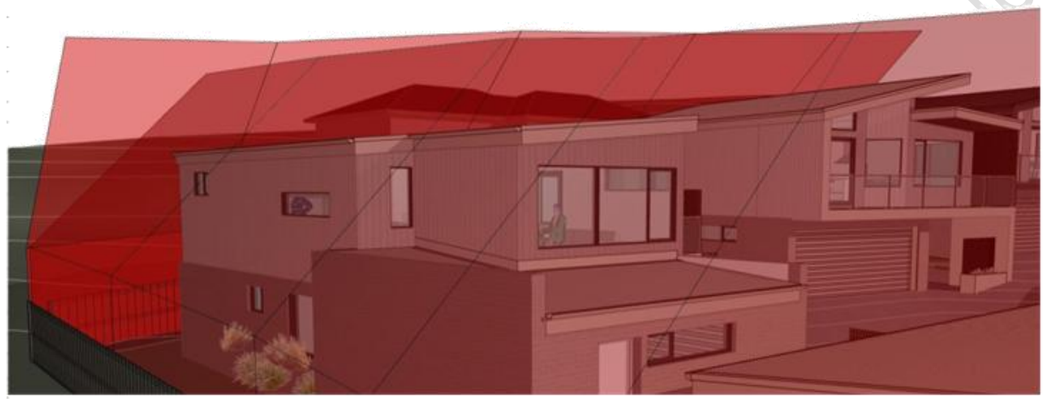
1 UNIT 2 BUILDING ENVELOPE



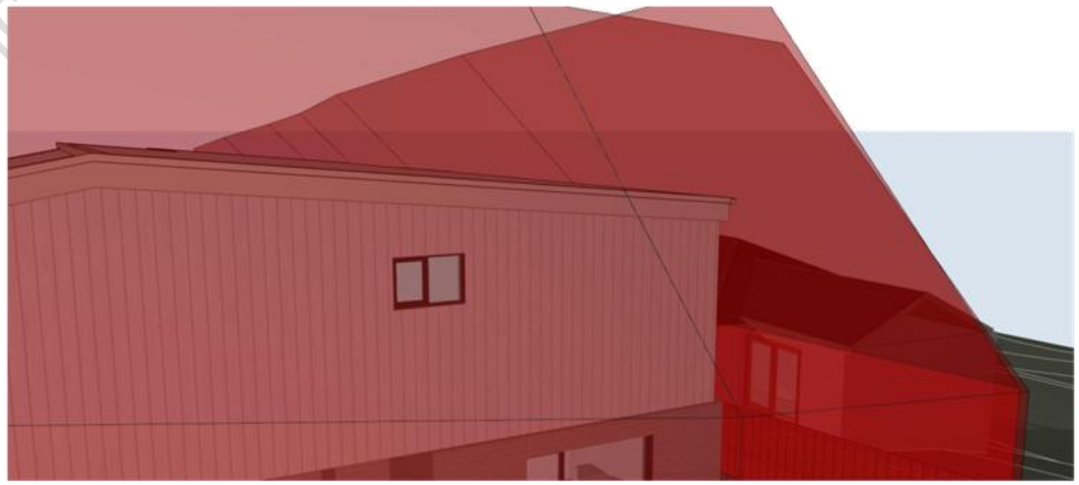
2 UNIT 4 BUILDING ENVELOPE

Kingborough Council
Development Application: DA-2026-70
Plan Reference No: P6
Date Received: 3/8/2026
Date placed on Public Exhibition: 15/8/2026

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3 UNIT 3 BUILDING ENVELOPE



4 UNIT 3 BUILDING ENVELOPE 2

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E	PLN/TASWATER - RFI	30/07/2026

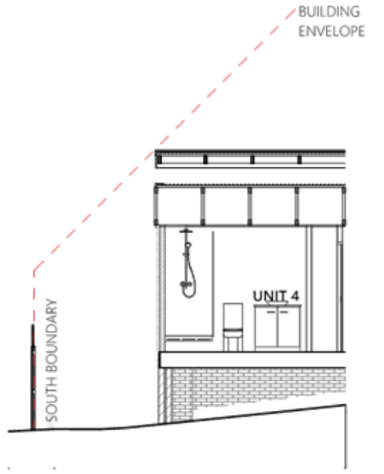
PROJECT
TOWNHOUSES
157 ROSLYN AVE BLACKMANS BAY 7052

CLIENT

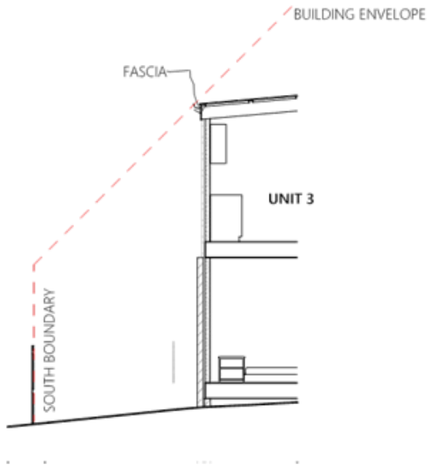
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PROJECT ID: 2540
DATE: 30/07/2026
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DRAWN BY: A.PETERSON

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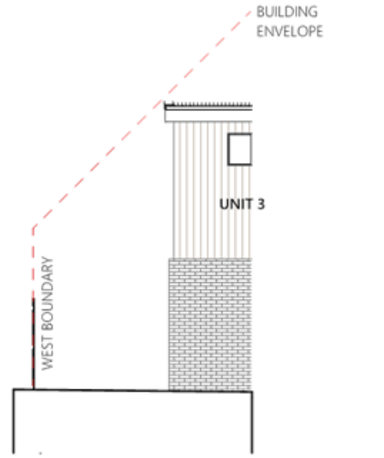
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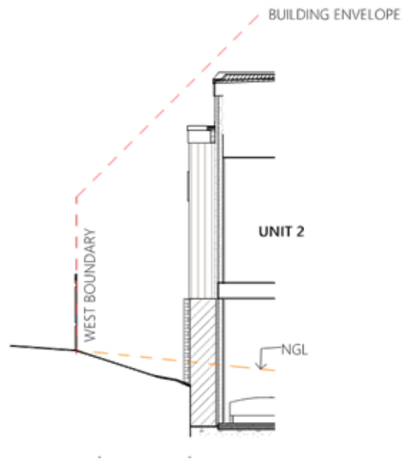
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S06 - UNIT 3 BUILDING ENVELOPE 1:100



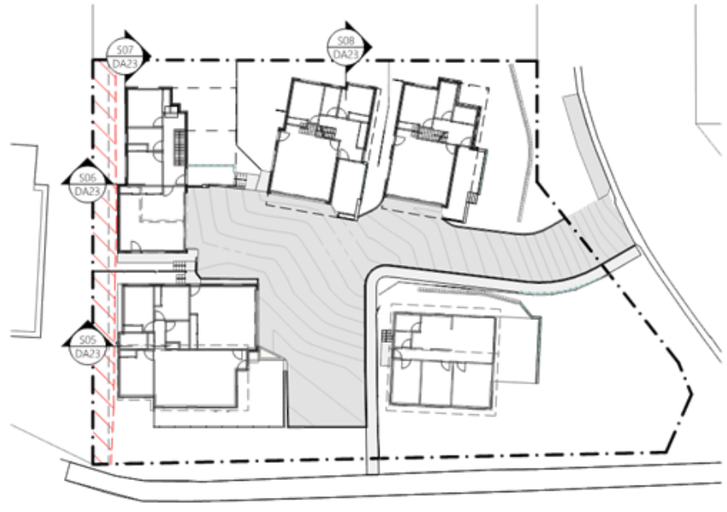
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S08 - UNIT 2 BUILDING ENVELOPE 1:100

Kingborough Council
Development Application: DA-2026-70
Plan Reference No: P6
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BUILDING ENVELOPE MARKERS 1:500

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REV ID	DESCRIPTION	DATE
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D	PLN RFI3	17/06/2026
E	PLN/TASWATER - RFI	30/07/2026

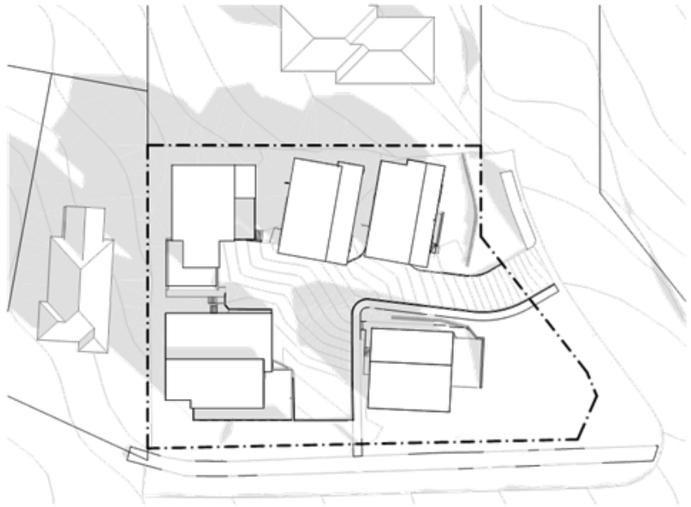
PROJECT
TOWNHOUSES
157 ROSLYN AVE BLACKMANS BAY 7052

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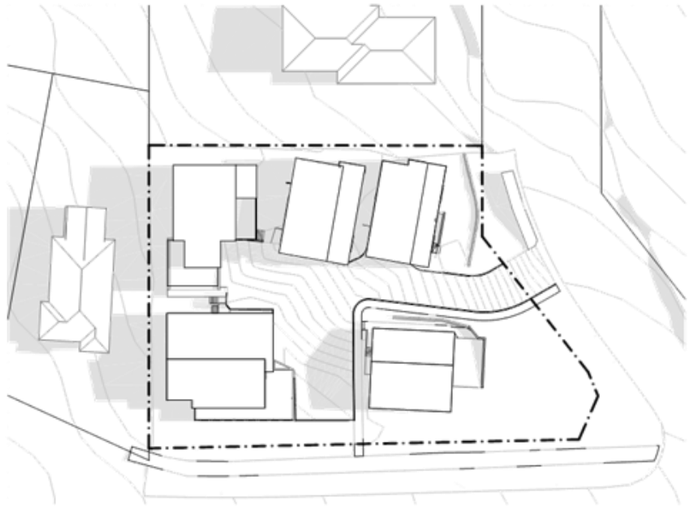
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PROJECT ID: 2540
DATE: 30/07/2026
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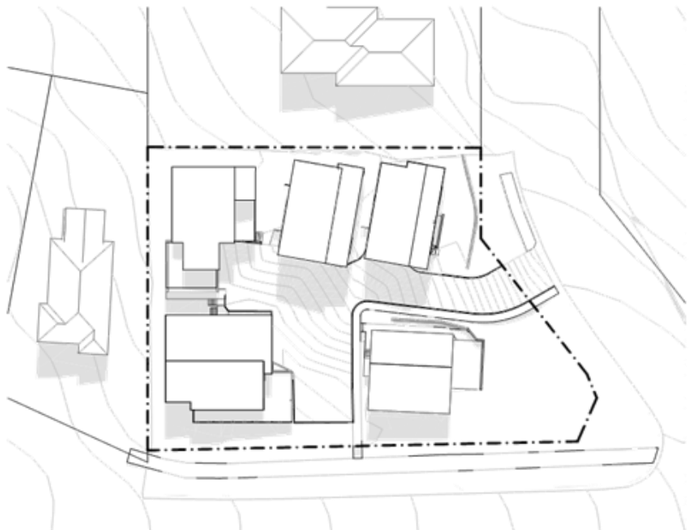
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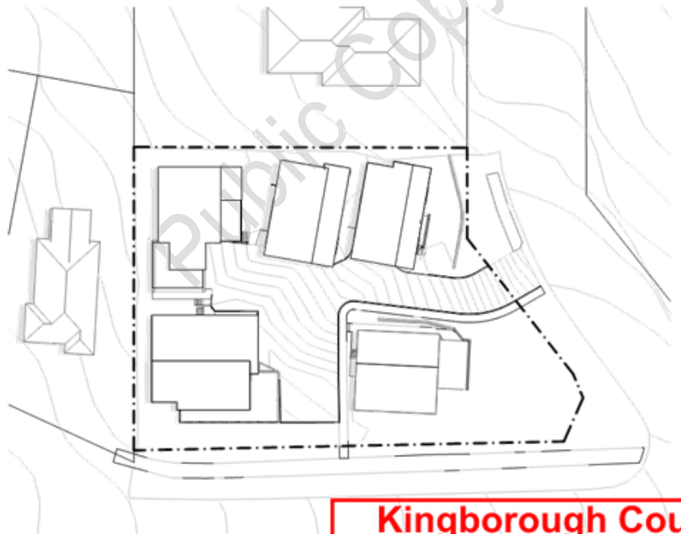
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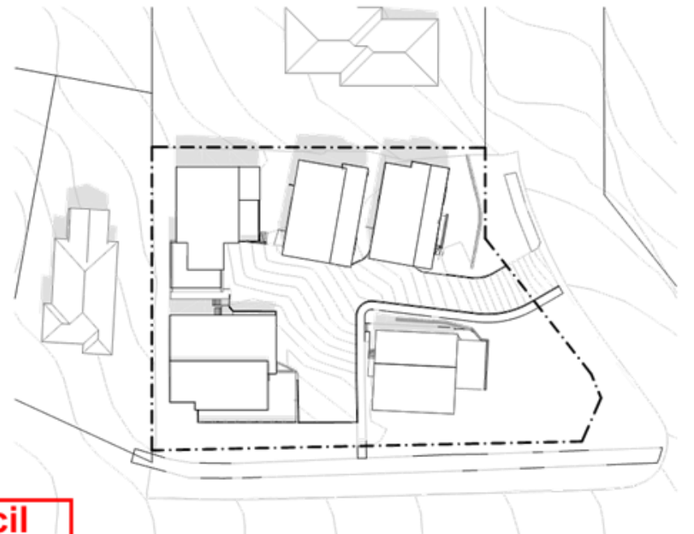
3 - SHADOW STUDY 21 JUNE AT 1500H



6 - SHADOW STUDY 21 DEC AT 1500h



5 - SHADOW STUDY 21 DEC AT 1200h



4 - SHADOW STUDY 21 DEC AT 0900H

Kingborough Council
Development Application: DA-2026-70
Plan Reference No: P6
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REV ID	DESCRIPTION	DATE
D	PLN RFI3	17/06/2026

PROJECT
TOWNHOUSES
157 ROSLYN AVE BLACKMANS BAY 7052

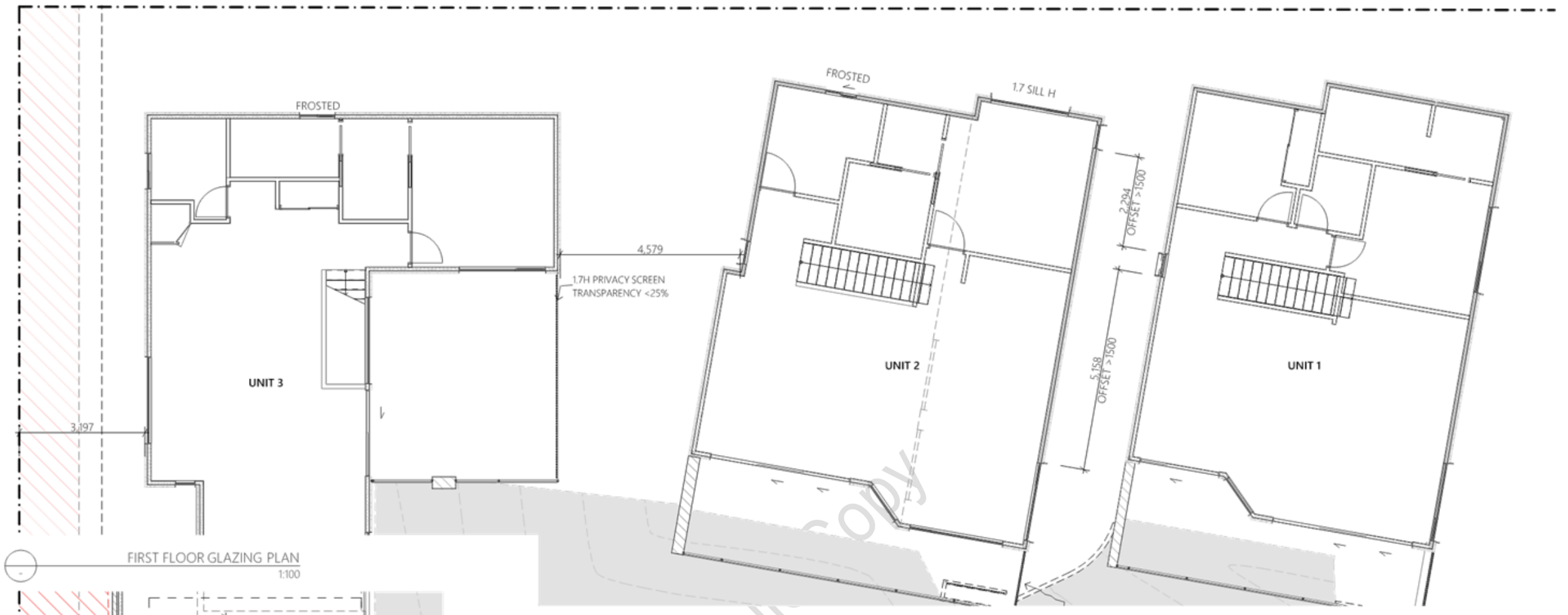
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PROJECT ID 2540
DATE 30/07/2026
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DRAWN BY A.PETERSON

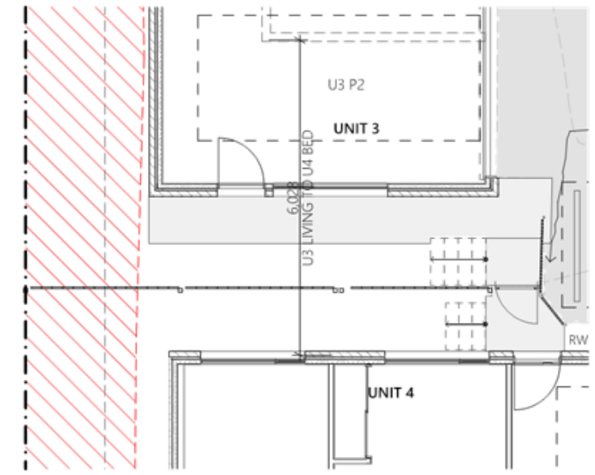
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Version: 1, Version Date: 11/08/2026



FIRST FLOOR GLAZING PLAN
1:100



GROUND LEVEL GLAZING PLAN
1:100

Kingborough Council
Development Application: DA-2026-70
Plan Reference No: P6
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REV ID	DESCRIPTION	DATE
B	PLN RFI1	18/05/2026
C	PLN RFI2	2/06/2026

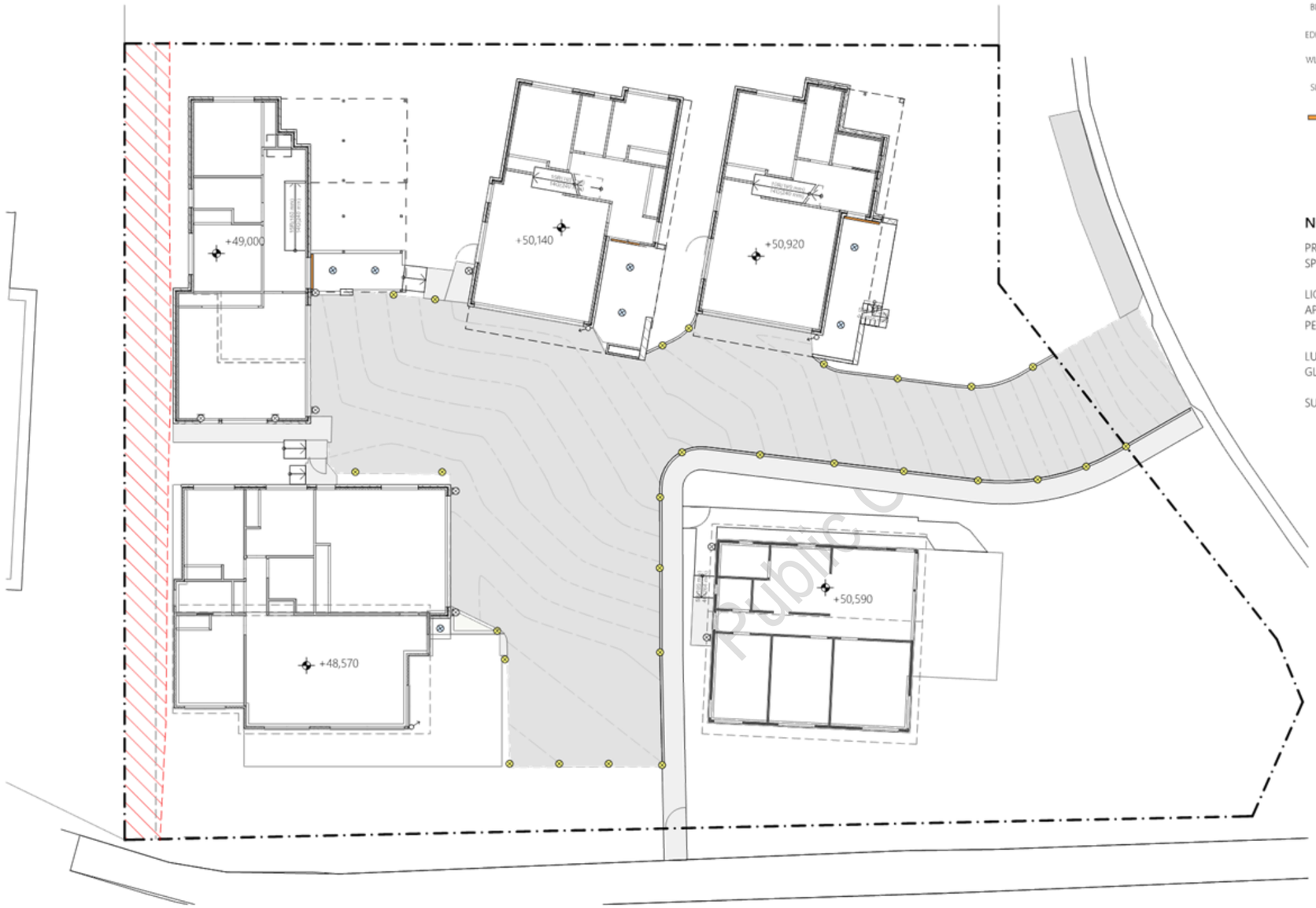
PROJECT
TOWNHOUSES
157 ROSLYN AVE BLACKMANS BAY 7052

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REVISION: C
PROJECT ID: 2540
DATE: 30/07/2026
CHECKED BY: A.HILL
SCALE: AS SHOWN @ A3
DRAWN BY: A.PETERSON

PAGE: DA25
NORTH
DRAWING: WINDOWS

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LIGHTING PLAN
1:200

LIGHTING LEGEND

BL	SOLAR LED BOLLARD LIGHT	20W - 60LM
BL	240V LED BOLLARD LIGHT	18W - 100LM
EDL	EXTERNAL LED DOWNLIGHT	15W
WL	WALL LIGHT	
SL	SPOT LIGHT	
	RECESSED LED STRIP LIGHT	

NOTES

PROVIDE LED LIGHTING TO ALL SHARED VEHICLE ACCESSWAYS PARKING SPACES AND PEDESTRIAN PATHS.

LIGHTING SHALL PROVIDE A MINIMUM MAINTAINED ILLUMINANCE OF APPROXIMATELY 5 LUX TO PARKING AND DRIVEWAY AREAS AND 10 LUX TO PEDESTRIAN CIRCULATION AREAS.

LUMINAIRES SHALL BE SHIELDED AND DIRECTED DOWNWARD TO MINIMISE GLARE AND LIGHT SPILL TO ADJOINING PROPERTIES.

SUPPLY & INSTALL WORKING GLOBES TO ALL LIGHT FITTINGS.

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Plan Reference No: P6
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REV ID	DESCRIPTION	DATE
C	PLN RFI2	2/06/2026

PROJECT: TOWNHOUSES
157 ROSLYN AVE BLACKMANS BAY 7052
CLIENT:

REVISION: C
PROJECT ID: 2540
DATE: 30/07/2026
CHECKED BY: A.HILL
SCALE: AS SHOWN @ A3
DRAWN BY: A.PETERSON

PAGE: DA26
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DRAWING: LIGHTING PLAN

Document Set ID: 4818155
Version: 1, Version Date: 11/08/2026

Kingborough Council
Development Application: DA-2026-70
Plan Reference No: P6
Date Received: 3/8/2026
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SW VIEW FROM HIERN ST



NW VIEW FROM ROSLYN AVE



UNIT 3



UNIT 2

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REV ID	DESCRIPTION	DATE

PROJECT	REVISION	DATE	SCALE	PAGE	NORTH
TOWNHOUSES 157 ROSLYN AVE BLACKMANS BAY 7052		30/07/2026	AS SHOWN @ A3	DA27	
CLIENT	PROJECT ID	CHECKED BY	DRAWN BY	DRAWING	
	2540	A.HILL	A.PETERSON	3D VIEWS	

Document Set ID: 4818155
Version: 1, Version Date: 11/08/2026

PLANNING AUTHORITY SESSION ADJOURNS

OPEN SESSION RESUMES

13 PETITIONS STILL BEING ACTIONED

There are no petitions still being actioned.

14 PETITIONS RECEIVED IN LAST PERIOD

A report on the petition headed 'Sealing of Van Morey Road, Margate' will be provided to a future Council meeting.

15 OFFICERS REPORTS TO COUNCIL

15.1 FINANCIAL REPORT AUGUST 2026 YEAR TO DATE

File Number: **10.47**

Author: **Anthony Lovell, Manager Finance**

Authoriser: **David Spinks, Director People & Finance**

Public Copy

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 To provide the August 2026 Financial Report Summary to Council for review.

2. BACKGROUND

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

3. STATUTORY REQUIREMENTS

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

4. DISCUSSION

4.1 The Summary Operating Statement contains several variances to the original budget. Revenue is favourable to budget and expenditure slightly over budget.

4.2 Overall the underlying result is $935,000 favourable to budget mainly attributable to timing variances. Council entered the year with a budgeted underlying deficit of $2.644M but forecast adjustments have reduced this to $2.355M.

4.3 The following are the major variances and explanations:

REVENUE

- Grants Recurrent is +$579K to Budget YTD mainly due to AFL grants (cost recovery) received, which will have matching expenditure.
- A full year Forecast adjustment has also been included for Financial Assistance Grants for $114K as an increase to Grants Recurrent for FY27.
- Reimbursements from State Government for pensioner discounts on general rates are +$105K to Budget YTD, a full year forecast adjustment of +$170k has been made for this item.
- Although not showing as a variance as yet, the full year forecast for dividends from TasWater has been increased. Following lobbying by local government upon the release of their draft corporate plan, TasWater increased the proposed dividends for 26/27 in their final corporate plan, but this occurred after the adoption of council's budget. As always, the payment of any TasWater dividend is contingent upon their financial performance.

EXPENDITURE

- Total Operating Expenses Aug YTD are +$72K to Budget (0.8%).
- The largest variance is within Other Expenses and the main contributor is Pensioner rates discount expense by $340k. A full year forecast adjustment of $240k has been made to this item. Note that the pensioner discount expense and reimbursement (noted above) will offset each other by year end.
- Within Materials and services the AFL expenses have caused an unfavourable variance of $524k but this is offset by the recovery noted above. Other offsetting favourable variances in materials and services include Digital Experience costs $347K favourable to budget mainly driven by Software Maintenance and Subscriptions, some of which are in the procurement and implementation phase. This in addition to $177k Favourable within Environment, Development and Community Services.

4.4 Cash – Council's cash position at the end of August amounted to $20.9M with $15.385 held in Investments. This compares favourably to August 2025 at which time cash holdings were $18.356M. Council Debt remains at $10.922M at a fixed rate average of 5.06%.

4.5 Capital – Year to Date Capital Expenditure report is attached.

5. FINANCE

5.1 Overall the underlying result is $935,000 favourable to budget mainly attributable to timing variances. Council entered the year with a budgeted underlying deficit of $2.644M but forecast adjustments have reduced this to $2.355M

6. ENVIRONMENT

6.1 No direct environmental effects.

7. COMMUNICATION AND CONSULTATION

7.1 Financial Results for August 2026 are available for public scrutiny within the Council meeting agenda.

Public Copy

8. RECOMMENDATION

That Council endorses the attached Financial Reports as at 31 August 2026.

ATTACHMENTS

1. **Financial Report Council August 2026**
2. **Capital Expenditure Report August 2026**

Public Copy

Kingborough

FINANCIAL REPORT

FOR THE PERIOD

1ST JULY, 2026

TO

31ST AUGUST, 2026

SUBMITTED TO COUNCIL

21ST SEPTEMBER, 2026

Public Copy

Financials August 2026 Council Report.xlsx 16/09/2026

KINGBOROUGH COUNCIL - August 2026

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Cash, Investments and Borrowings	6
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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

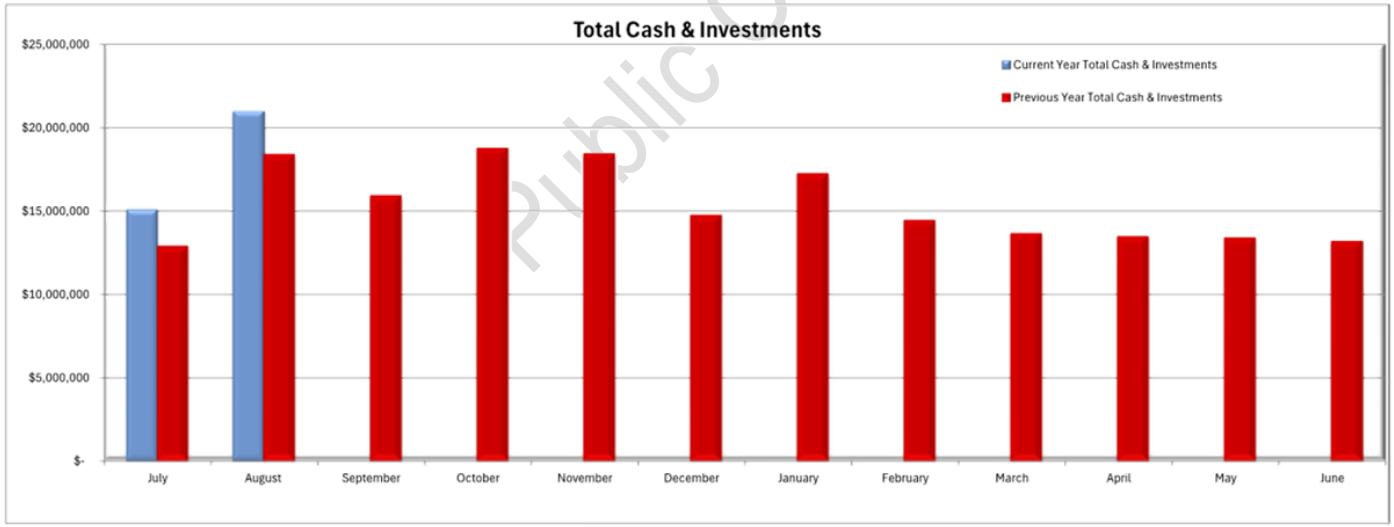
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KINGBOROUGH COUNCIL - August 2026

CASH BALANCES

Balance Type	July	August	September	October	November	December	January	February	March	April	May	June
Reserves	$ 7,418,663	$ 7,418,267	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Held in Trust	$ 1,501,586	$ 1,504,586										
Unexpended Capital Works*	$ 882,058	$ 1,621,111										
Current Year Total Committed Cash	$ 9,802,308	$ 10,543,965	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Previous 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	$ 14,061,710
Uncommitted Funds	$ 5,223,399	$ 10,396,875	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Current Year Total Cash	$ 15,025,707	$ 20,940,840	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Previous 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	$ 13,145,656

*Unexpended Capital Works exludes Kingston Park expenditure



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5

KINGBOROUGH COUNCIL - August 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	4.45%	Ongoing	$ 7,049,871	$ 5,526,390										
CBA - Applications Account	4.45%	Ongoing	$ 39,308	$ 5,682										
CBA - AR Account	4.45%	Ongoing	$ 87,015	$ 23,160										
CBA - Business Online Saver	0.40%	Ongoing	$ -	$ -										
Total Cash			$ 7,176,194	$ 5,555,232	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
INVESTMENTS														
Bendigo TD	5.15%	18-Jan-27		$ 3,000,000										
CBA TD	5.03%	30-Nov-26		$ 3,000,000										
Mystate 6TD	5.03%	10-Aug-26	$ 1,505,478	$ 1,517,691										
Westpac TD	5.04%	11-Dec-26		$ 1,500,000										
Tascorp HT - At Call	4.35%	Managed Trust	$ 2,830,937	$ 2,841,396										
Tascorp CG - 45 Day Wdl term on funds	4.50%	Managed Trust	$ 3,513,097	$ 3,526,521										
Total Investments			$ 7,849,512	$ 15,385,608	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Current Year Total Cash & Investments			$ 15,025,707	$ 20,940,840	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Previous Year 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	$ 13,145,656
Borrowings														
Tascorp	4.88%	27-Jun-27	$2,400,000	$2,400,000										
Tascorp	5.25%	21-Jan-27	$2,100,000	$2,100,000										
Tascorp	5.06%	19-Feb-29	$6,422,500	$6,422,500										
			$ 10,922,500	$ 10,922,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

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KINGBOROUGH COUNCIL - August 2026

RESERVES

Accounts	July	August	September	October	November	December	January	February	March	April	May	June
Boronia Hill Reserve	$ 10,733	$ 10,733										
Car Parking	$ 87,304	$ 87,304										
Infrastructure Replacement Reserve	$ 3,000,000	$ 3,000,000										
Hall Equipment Replacement	$ 78,068	$ 78,068										
IT Equipment Replacement	-$ 105,463	-$ 105,463										
KSC Equipment Replacement	$ 141,469	$ 141,469										
KWS Replacement Reserve	$ 500,000	$ 500,000										
Office Equipment Replacement	$ 69,653	$ 69,653										
Plant & Equipment Replacement	$ 2,237,391	$ 2,237,391										
Public Open Space Reserve	$ 495,728	$ 495,728										
Kingborough Environmental Reserve	$ 903,780	$ 903,384										
Current Year Total Reserve	**$ 7,418,663**	**$ 7,418,267**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Previous 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	$ 7,398,125

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7

KINGBOROUGH COUNCIL - August 2026 YTD

PUBLIC OPEN SPACE FUNDS

Opening Balance 01/08/2026	**$**	**495,728**
Closing Balance 31/08/2026	$	495,728
Public Open Space Uncommitted Balance	$	495,728

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KINGBOROUGH COUNCIL - August 2026

FORECAST CHANGES TO BUDGET NOTES

RECONCILIATION OF ORIGINAL TO FORECAST BUDGET	
BUDGET UNDERLYING RESULT	**(2,644,853)**
Income	
Grants Recurrent - Financial Assistance Grant (Cwth Gov) (Increase to Forecast)	114,000
Reimbursements - Pensioner Discounts on Gen Rates (Increase to Forecast)	169,512
Dividends -TasWater in accordance with Tas Water corporate plan	246,400
Expense	
Other Expenses - Pensioner Discounts Gen Rates remissions (Increase partially inline with Income)	(240,051)
FORECAST UNDERLYING RESULT	**(2,354,992)**

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

KINGBOROUGH COUNCIL - August 2026

Summary Operating Statement All

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	46,924,021	46,874,744	49,277	47,054,144	47,054,144	0
Income Levies	2,303,614	2,304,706	(1,092)	2,304,706	2,304,706	0
Statutory Fees & Fines	521,050	427,560	93,490	2,106,315	2,106,315	0
User Fees	465,380	395,680	69,700	2,256,205	2,256,205	0
Grants Recurrent	966,091	387,000	579,091	4,127,000	4,241,000	114,000
Contributions - Cash	44,650	50,000	(5,350)	300,000	300,000	0
Reimbursements	1,409,858	1,304,180	105,678	1,314,697	1,484,209	169,512
Other Income	79,600	55,540	24,060	683,302	683,302	0
Internal Charges Income	36,666	36,660	6	220,000	220,000	0
Total Income	**52,750,931**	**51,836,070**	**914,861**	**60,366,369**	**60,649,881**	**283,512**
Expenses						
Employee Costs	3,425,776	3,537,680	111,904	22,937,695	22,937,695	0
Expenses Levies	0	0	0	2,304,706	2,304,706	0
Loan Interest	88,240	92,060	3,820	552,350	552,350	0
Materials and Services	2,925,442	2,906,420	(19,022)	15,657,439	15,657,439	0
Other Expenses	2,696,374	2,526,887	(169,487)	5,296,492	5,536,543	(240,051)
Internal Charges Expense	36,666	36,660	(6)	220,000	220,000	0
Total Expenses	**9,172,498**	**9,099,707**	**(72,791)**	**46,968,682**	**47,208,733**	**(240,051)**
Net Operating Surplus/(Deficit) before:	**43,578,432**	**42,736,363**	842,069	**13,397,687**	**13,441,148**	43,461
Carrying Amount of Assets Retired	0	0	0	750,000	750,000	0
Depreciation	3,095,065	3,146,400	51,335	18,524,540	18,524,540	0
(Profit)/Loss on Disposal of Assets	(26,512)	0	26,512	(150,000)	(150,000)	0
Net Operating Surplus/(Deficit) before:	**40,509,880**	**39,589,963**	**919,917**	**(5,726,853)**	**(5,683,392)**	**43,461**
Interest	112,560	97,340	15,220	584,000	584,000	0
Dividends	0	0	0	1,232,000	1,478,400	246,400
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	278,000	278,000	0
Investment Copping	0	0	0	988,000	988,000	0
NET UNDERLYING SURPLUS/(DEFICIT)	**40,622,439**	**39,687,303**	**935,136**	**(2,644,853)**	**(2,354,992)**	**289,861**
NON UNDERLYING SURPLUS TRANSACTIONS						
Grants Capital	1,986,304	1,986,304	0	3,903,160	3,903,160	0
Contributions - Capital	0	0	0	0	0	0
Contributions - Non Monetory Assets	0	0	0	1,000,000	1,000,000	0
NET SURPLUS/(DEFICIT)	**42,608,744**	**41,673,607**	**935,137**	**2,258,307**	**2,548,168**	**289,861**
Transfers						
Transfers Income	0	0	0	0	0	0
Transfers Expense	24,170	0	(24,170)	0	0	0
Net Operating Surplus/(Deficit) After Transfers:	**42,584,573**	**41,673,607**	**910,966**	**2,258,307**	**2,548,168**	**289,861**

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KINGBOROUGH COUNCIL - August 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	47,830	47,560	270	285,400	285,400	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	10,620	10,800	(180)	156,975	156,975	0
Internal Charges Income	25,000	25,000	0	150,000	150,000	0
Total Income	**83,450**	**83,360**	**90**	**592,375**	**592,375**	**0**
Expenses						
Employee Costs	467,829	510,280	42,451	3,341,921	3,341,921	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	88,240	92,060	3,820	552,350	552,350	0
Materials and Services	433,488	786,520	353,032	2,681,171	2,681,171	0
Other Expenses	820,407	808,150	(12,257)	1,375,760	1,375,760	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	**1,809,964**	**2,197,010**	**387,046**	**7,951,202**	**7,951,202**	**0**
Net Operating Surplus/(Deficit) before:	**(1,726,514)**	**(2,113,650)**	**387,136**	**(7,358,827)**	**(7,358,827)**	**0**
Depreciation	34,564	34,140	(424)	201,000	201,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	**(1,761,078)**	**(2,147,790)**	**386,712**	**(7,559,827)**	**(7,559,827)**	**0**
Interest	112,560	97,340	15,220	584,000	584,000	0
Dividends	0	0	0	0	0	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	0	0	0
Investment Copping	0	0	0	0	0	0
NET OPERATING SURPLUS/(DEFICIT)	**(1,648,518)**	**(2,050,450)**	**401,932**	**(6,975,827)**	**(6,975,827)**	**0**
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetory Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	**(1,648,518)**	**(2,050,450)**	**401,932**	**(6,975,827)**	**(6,975,827)**	**0**

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KINGBOROUGH COUNCIL - August 2026

Summary Operating Statement Governance

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	37,455,924	37,414,074	41,850	37,593,474	37,593,474	0
Income Levies	2,303,614	2,304,706	(1,092)	2,304,706	2,304,706	0
Statutory Fees & Fines	0	0	0	0	0	0
User Fees	18,234	18,240	(6)	109,405	109,405	0
Grants Recurrent	189,330	294,000	(104,670)	3,644,000	3,758,000	114,000
Contributions - Cash	38,230	30,000	8,230	180,000	180,000	0
Reimbursements	1,409,858	1,304,180	105,678	1,314,697	1,484,209	169,512
Other Income	5,912	160	5,752	138,627	138,627	0
Internal Charges Income	0	0	0	0	0	0
Total Income	**41,421,103**	**41,365,360**	**55,743**	**45,284,909**	**45,568,421**	**283,512**
Expenses						
Employee Costs	95,306	91,580	(3,726)	605,426	605,426	0
Expenses Levies	0	0	0	2,304,706	2,304,706	0
Loan Interest	0	0	0	0	0	0
Materials and Services	13,552	19,190	5,638	179,100	179,100	0
Other Expenses	1,687,439	1,457,759	(229,680)	3,062,147	3,302,198	(240,051)
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	**1,796,297**	**1,568,529**	**(227,768)**	**6,151,379**	**6,391,430**	**(240,051)**
Net Operating Surplus/(Deficit) before:	**39,624,806**	**39,796,831**	**(172,025)**	**39,133,530**	**39,176,991**	**43,461**
Carrying Amount of Assets Retired	0	0	0	750,000	750,000	0
Depreciation	7,094	160	(6,934)	1,000	1,000	0
Loss/(Profit) on Disposal of Assets	(26,512)	0	26,512	(150,000)	(150,000)	0
Net Operating Surplus/(Deficit) before:	**39,644,223**	**39,796,671**	**(152,448)**	**38,532,530**	**38,575,991**	**43,461**
Interest	0	0	0	0	0	0
Dividends	0	0	0	1,232,000	1,232,000	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	278,000	278,000	0
Investment Copping	0	0	0	988,000	988,000	0
NET OPERATING SURPLUS/(DEFICIT)	**39,644,223**	**39,796,671**	**(152,448)**	**41,030,530**	**41,073,991**	**43,461**
Grants Capital	1,986,304	1,986,304	0	3,903,160	3,903,160	0
Contributions - Capital	0	0	0	0	0	0
Contributions - Non Monetory 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)	**41,630,528**	**41,782,975**	**(152,447)**	**45,933,690**	**45,977,151**	**43,461**
Transfers						
Transfers Income	0	0	0	0	0	0
Transfers Expense	17,750	0	(17,750)	0	0	0
Net Operating Surplus/(Deficit) After Transfers:	**41,612,778**	**41,782,975**	**(170,197)**	**45,933,690**	**45,977,151**	**43,461**

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KINGBOROUGH COUNCIL - August 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	171,016	155,240	15,776	472,500	472,500	0
User Fees	406,248	339,640	66,608	1,919,950	1,919,950	0
Grants Recurrent	0	0	0	0	**0**	0
Contributions - Cash	0	0	0	0	0	0
Reimbursements	0	0	0	0	0	0
Other Income	12,060	16,320	(4,260)	98,000	98,000	0
Internal Charges Income	0	0	0	0	0	0
Total Income	**589,324**	**511,200**	**78,124**	**2,490,450**	**2,490,450**	**0**
Expenses						
Employee Costs	645,844	709,960	64,116	4,621,581	4,621,581	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	343,490	312,960	(30,530)	1,872,130	1,872,130	0
Other Expenses	18,238	48,230	29,992	250,715	250,715	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	**1,007,572**	**1,071,150**	**63,578**	**6,744,426**	**6,744,426**	**0**
Net Operating Surplus/(Deficit) before:	**(418,248)**	**(559,950)**	**141,702**	**(4,253,976)**	**(4,253,976)**	**0**
Depreciation	333,114	373,180	40,066	2,197,000	2,197,000	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	**(751,362)**	**(933,130)**	**181,768**	**(6,450,976)**	**(6,450,976)**	**0**
Interest	0	0	0	0	0	0
Dividends	0	0	0	0	0	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	0	0	0
Investment Copping	0	0	0	0	0	0
NET OPERATING SURPLUS/(DEFICIT)	**(751,362)**	**(933,130)**	**181,768**	**(6,450,976)**	**(6,450,976)**	**0**
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetory Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	**(751,362)**	**(933,130)**	**181,768**	**(6,450,976)**	**(6,450,976)**	**0**
Transfers						

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KINGBOROUGH COUNCIL - August 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	302,203	224,760	77,443	1,348,415	1,348,415	0
User Fees	17,836	20,540	(2,704)	123,250	123,250	0
Grants Recurrent	23,307	16,340	6,967	23,000	23,000	0
Contributions - Cash	6,420	20,000	(13,580)	120,000	120,000	0
Reimbursements	0	0	0	0	0	0
Other Income	9,990	6,340	3,650	38,000	38,000	0
Internal Charges Income	0	0	0	0	0	0
Total Income	**359,756**	**287,980**	**71,776**	**1,652,665**	**1,652,665**	**0**
Expenses						
Employee Costs	993,618	1,107,140	113,522	7,259,103	7,259,103	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	115,257	292,605	177,348	1,191,061	1,191,061	0
Other Expenses	47,418	86,048	38,630	290,770	290,770	0
Internal Charges Expense	0	0	0	0	0	0
Total Expenses	**1,156,293**	**1,485,793**	**329,500**	**8,740,934**	**8,740,934**	**0**
Net Operating Surplus/(Deficit) before:	**(796,537)**	**(1,197,813)**	**401,276**	**(7,088,269)**	**(7,088,269)**	**0**
Depreciation	44,193	41,000	(3,193)	242,440	242,440	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	**(840,730)**	**(1,238,813)**	**398,083**	**(7,330,709)**	**(7,330,709)**	**0**
Interest	0	0	0	0	0	0
Dividends	0	0	0	0	0	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	0	0	0
Investment Copping	0	0	0	0	0	0
NET OPERATING SURPLUS/(DEFICIT)	**(840,730)**	**(1,238,813)**	**398,083**	**(7,330,709)**	**(7,330,709)**	**0**
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetory Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	**(840,730)**	**(1,238,813)**	**398,083**	**(7,330,709)**	**(7,330,709)**	**0**

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KINGBOROUGH COUNCIL - August 2026

Summary Operating Statement Infrastructure Services

	YTD Actuals	YTD Budget	YTD Variance	Annual Budget	Forecast Budget	Forecast Variance
Income						
Rates	9,468,097	9,460,670	7,427	9,460,670	9,460,670	0
Income Levies	0	0	0	0	0	0
Statutory Fees & Fines	0	0	0	0	0	0
User Fees	23,063	17,260	5,803	103,600	103,600	0
Grants Recurrent	753,453	76,660	676,793	460,000	460,000	0
Contributions - Cash	0	0	0	0	0	0
Reimbursements	0	0	0	0	0	0
Other Income	41,019	21,920	19,099	251,700	251,700	0
Internal Charges Income	11,666	11,660	6	70,000	70,000	0
Total Income	**10,297,297**	**9,588,170**	**709,127**	**10,345,970**	**10,345,970**	**0**
Expenses						
Employee Costs	1,223,179	1,118,720	(104,459)	7,109,664	7,109,664	0
Expenses Levies	0	0	0	0	0	0
Loan Interest	0	0	0	0	0	0
Materials and Services	2,019,654	1,495,145	(524,509)	9,733,977	9,733,977	0
Other Expenses	122,873	126,700	3,827	317,100	317,100	0
Internal Charges Expense	36,666	36,660	(6)	220,000	220,000	0
Total Expenses	**3,402,372**	**2,777,225**	**(625,147)**	**17,380,741**	**17,380,741**	**0**
Net Operating Surplus/(Deficit) before:	**6,894,925**	**6,810,945**	**83,980**	**(7,034,771)**	**(7,034,771)**	**0**
Depreciation	2,676,099	2,697,920	21,821	15,883,100	15,883,100	0
Loss/(Profit) on Disposal of Assets	0	0	0	0	0	0
Net Operating Surplus/(Deficit) before:	**4,218,826**	**4,113,025**	**105,801**	**(22,917,871)**	**(22,917,871)**	**0**
Interest	0	0	0	0	0	0
Dividends	0	0	0	0	0	0
Share of Profits/(Losses) of Invest. In Assoc	0	0	0	0	0	0
Investment Copping	0	0	0	0	0	0
NET OPERATING SURPLUS/(DEFICIT)	**4,218,826**	**4,113,025**	**105,801**	**(22,917,871)**	**(22,917,871)**	**0**
Grants Capital	0	0	0	0	0	0
Contributions - Non Monetory Assets	0	0	0	0	0	0
Initial Recognition of Infrastructure Assets	0	0	0	0	0	0
NET SUPRPLUS/(DEFICIT)	**4,218,826**	**4,113,025**	**105,801**	**(22,917,871)**	**(22,917,871)**	**0**

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KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/08/2026

Line No.	Closed?	Capital Project No.	Description	Program	Renewal, Upgrade, or New	Budget							Actual			
						Carry Forward	Annual Budget	Grants, POS Funding, Council decision, Contributions	On costs allocated	End of Year Balancing	IMG Adjustments	Total	Actual	Commit-ments	Total	Remaining
1			**LOCAL ROADS AND COMMUNITY INFRASTRUCTURE**													
2		G10095	Total Grant $939,947 - payable 2024/25 $563,969 and 2025/26 $375,978						-		-	-	-	-	-	-
3																
4	No	C03775	KB & Osborne Esp Foreshore Rehab - footpath, pedestrian ram		Renewal	417,537	-	20,480	-		-	438,017	28,939	-	28,939	409,078
5	No	C03776	Kingston Beach LATM - Stage 2 Beach Rd (G10095)		Upgrade	12,123	-	-	-		-	12,123	-	-	-	12,123
6																
7			**TOTAL LOCAL ROADS AND COMMUNITY INFRASTRUCTURE**			429,660	-	20,480	-	-	-	450,140	28,939	-	28,939	421,201
8																
9																
10			**PROPERTY AND RESERVES**													
11	No	C03455	Alamo Close Play Space and Parkland Wo	Property	Upgrade	154,424	-	-	-		-	154,424	427	-	427	153,997
12	No	C03546	Civic Centre HVAC System Upgrade, Desi	Property	New	20,000	-	-	-		-	20,000	-	-	-	20,000
13	No	C03622	Barretta Transfer Station Vehicle Storage	Property	New	28,628	-	-	-		-	28,628	5,563	155,923	161,486	(132,858)
14	No	C03640	Sherburd Oval cricket net replacement	Reserves	Renewal	(16,494)	-	-	-		-	(16,494)	-	-	-	(16,494)
15	No	C03713	KSC Main Stadium Fire Detection System	Property	Renewal	81,600	-	-	-		-	81,600	3,092	187,456	190,548	(108,948)
16	No	C03719	Sherburd Park Clubrooms Upgrade	Property	New	864,419	-	-	-		-	864,419	12,467	1,295	13,762	850,657
17	No	C03726	Works Depot Main Gate No 2 Replaceme	Reserves	Upgrade	27,830	-	-	-		-	27,830	-	17,100	17,100	10,730
18	No	C03780	Taroona Foreshore retaining structure (A	Reserves	50% R / 50% N	50,000	-	-	-		-	50,000	-	-	-	50,000
19	No	C03784	Kelvedon Park Ground Lighting (G10105)	Reserves	Upgrade	(16,024)	-	-	-		-	(16,024)	-	-	-	(16,024)
20	No	C03769	Old Station Rd to Davies Rd Shared Path	Reserves	New	20,000	-	-	-		-	20,000	-	-	-	20,000
21	No	C03785	Margate Hall Disability Access Ramp (G1(	Property	New	13,025	-	-	-		-	13,025	59,182	-	59,182	(46,157)
22	No	C03786	Blackmans Bay Hall Disability Toilet (G10	Property	New	125,331	-	-	-		-	125,331	76,501	-	76,501	48,830
23	No	C03787	Kettering Hall Disability Toilet (G10111)	Property	New	85,257	-	-	-		-	85,257	42,612	-	42,612	42,646
24	No	C03788	Kingston Beach Disability Toilet (G10107)	Property	New	89,306	-	-	-		-	89,306	67,623	-	67,623	21,683

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KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/08/2026

						Budget							Actual			
Line No.	Closed?	Capital Project No.	Description	Program	Renewal, Upgrade, or New	Carry Forward	Annual Budget	Grants, POS Funding, Council decision, Contributions	On costs allocated	End of Year Balancing	IMG Adjustments	Total	Actual	Commit-ments	Total	Remaining
33	No	C03793	Electric Vehicle Charging Station (G10115	Property	New	46,634	-	-	-		-	46,634	664	100,000	100,664	(54,030)
25	No	C25005	Margate Oval Changeroom Upgrade - De:	Property	Upgrade	35,349	-	-	-		-	35,349	130	-	130	35,219
26	No	C25008	Blackmans Bay Foreshore Shelter Replace	Reserves	Renewal	103,000	-	-	-		-	103,000	37,765	-	37,765	65,235
27	No	C25009	Tracks & Trails Signage Upgrades	Reserves	Upgrade	20,000	15,000	-	-		-	35,000	-	-	-	35,000
28	No	C25010	Hollyhock to Whitewater Connect Track -	Reserves	New	(8,808)	-	-	-		17,000	8,192	5,993	-	5,993	2,199
29	No	C25011	Snug Foreshore Beach Access - Design Or	Reserves	New	(2,213)	158,345	-	-		-	156,132	186	-	186	155,946
30	No	C25012	Blackmans Bay Community Hall Walkway	Reserves	New	20,313	-	-	-		-	20,313	66	-	66	20,247
31	No	C25013	Picnic Table / Bench Seat Replacement	Reserves	Renewal	-	45,000	-	-		-	45,000	1,527	-	1,527	43,473
32	No	C25040	Mills Reef Reserve Alonnah Rehabilitatio	Reserves	50% R / 50% U	100,000	-	-	-		-	100,000	47	-	47	99,953
34	No	C25046	Lightwood Park Access Link (Carpark to N	Property	New	(33,955)	-	-	-		-	(33,955)	-	-	-	(33,955)
35	No	C25051	Tinderbox Foreshore - Toilet Upgrade	Property	Upgrade	30,000	350,000	-	-		-	380,000	582	-	582	379,419
36	No	C25052	Kingston Modular Pump Track	Property	New	(300)	132,000	-	-		-	131,700	14,060	-	14,060	117,640
37	No	C25056	Sherburd Park Clubroom Slab Remediatic	Property	Renewal	39,071	-	-	-		-	39,071	-	-	-	39,071
38	No	C27001	Alonnah Hall & Cricket Club DDA toilet	Buildings	Upgrade	-	140,000	-	-		-	140,000	279	-	279	139,721
39	No	C27002	Dennes Point Foreshore Toilet - Flooring	Buildings	50% R / 50% U	-	40,000	-	-		-	40,000	-	-	-	40,000
40	No	C27003	Kingborough CCTV & Facility Access	Buildings	40% R / 60% U	-	200,000	-	-		-	200,000	-	-	-	200,000
41	No	C27004	KSC Main Stadium - Roof Refurbishment	Buildings	Renewal	(15,672)	100,000	-	-		40,000	124,328	-	-	-	124,328
42	No	C27005	Taroona Community Hall - Renovation St:	Buildings	50% R / 50% U	-	350,000	-	-		-	350,000	750	-	750	349,250
43	No	C27006	Works Depot Facility Renewal	Buildings	New	-	45,000	-	-		-	45,000	-	-	-	45,000
44	No	C27008	Hopfields Road Carpark - NW Bay River T	Open Spaces	New	-	155,000	-	-		-	155,000	-	-	-	155,000
45	No	C27009	Balmoral Park Playspace Renewal	Open Spaces	60% R / 40% U	-	115,000	-	-		-	115,000	-	-	-	115,000
46	No	C27010	Campbell Street Kingston Playspace Rene	Open Spaces	40% R / 20% U / 40% N	-	250,000	-	-		-	250,000	-	-	-	250,000
47	No	C27011	Dru Point Apex Picnic Shelter Renewal	Open Spaces	80% R / 20% U	-	10,000	-	-		-	10,000	-	-	-	10,000
48	No	C27012	Dru Point Playground Train Replacement	Open Spaces	Renewal	-	85,000	-	-		-	85,000	-	-	-	85,000
49	No	C27013	Hinsby Beach Path & Beach Access Upgra	Open Spaces	50% R / 50% U	-	15,000	-	-		-	15,000	-	-	-	15,000
50	No	C27014	Kingston Park Bouldering Wall	Open Spaces	New	-	10,000	-	-		-	10,000	-	-	-	10,000
51	No	C27015	Kingston Park Swings Rubber Softfall	Open Spaces	50% R / 50% U	-	38,000	-	-		-	38,000	-	-	-	38,000
52	No	C27016	Kingston Park Toddler Section Shade Sail:	Open Spaces	New	-	15,000	-	-		-	15,000	-	-	-	15,000
53	No	C27017	Margate Oval Road Protection (Cricket)	Open Spaces	Upgrade	-	150,000	-	-		-	150,000	-	-	-	150,000
54	No	C27018	Taroona Community Hall Playground Ren	Open Spaces	40% R / 40% U / 20% N	-	10,000	-	-		-	10,000	-	-	-	10,000
55	No	C27019	Taroona Park Foreshore Playspace Upgra	Open Spaces	50% R / 50% U	-	122,000	-	-		-	122,000	-	-	-	122,000
56	No	C27020	Alum Cliffs Track, Tyndall Rd Section Upg	Open Spaces	50% R / 50% U	-	40,000	-	-		-	40,000	2,400	-	2,400	37,600
57	No	C27021	Leslie Road Recreational Trail Stage 1	Open Spaces	New	-	20,000	-	-		-	20,000	-	-	-	20,000
58	No	C27022	Royce Thompson Track Upgrade Stage 2	Open Spaces	Upgrade	-	70,000	-	-		-	70,000	50,489	-	50,489	19,511
59	No	C27023	Spring Farm Track Link to the Mountain E	Open Spaces	New	-	10,000	-	-		-	10,000	-	-	-	10,000
60	No	C27024	Taroona Foreshore Track vic 112A Flinde	Open Spaces	Upgrade	-	15,000	-	-		-	15,000	-	-	-	15,000
61	No	C27025	Woodbridge Wreck of the Laura Track	Open Spaces	New	-	20,000	-	-		-	20,000	-	-	-	20,000
62	No	C27055	Barretta Re-use Shop & Recycling Upgrad	Buildings	Upgrade	-	80,000	-	-		-	80,000	-	-	-	80,000
63	No	C27056	Lightwood Park Fencing	Property	New	-	-	-	-		11,000	11,000	11,730	-	11,730	(730)
63	No	C27057	Soccer Goals - Sherburd Park (G10131)	Property	New	-	-	8,580	-		-	8,580	-	-	-	8,580
64	Yes	C90020	Dog Park Upgrades	Open Spaces	Upgrade	-	60,000	-	-		-	60,000	-	-	-	60,000
65																
66			**TOTAL PROPERTY AND RESERVES**			1,860,721	2,865,345	8,580	-	-	68,000	4,802,646	394,134	461,774	855,908	3,946,738
67																
68			**IT**													
69	No	C00613	Purchase IT Equipment	IT	33% R / 33% U / 34% N	-	42,500	-	-		-	42,500	17,720	-	17,720	24,780
70	No	C25036	NAV Implementation (finance system to	IT	Upgrade	45,000	-	-	-		-	45,000	-	90,000	90,000	(45,000)
71	No	C25037	Website Transformation	IT	Upgrade	120,400	-	-	-		-	120,400	31,395	-	31,395	89,005
72	No	C25059	Hub Speaker Replacement	IT	Renewal	18,819	-	-	-		-	18,819	-	-	-	18,819
73	No	C27007	Mobile & Telephony Modernisation	IT	New	-	200,000	-	-		-	200,000	2,494	-	2,494	197,506
74																
75			**TOTAL IT**			184,219	242,500	-	-	-	-	426,719	51,609	90,000	141,609	285,110
76																

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KINGBOROUGH COUNCIL
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						Budget							Actual			
Line No.	Closed?	Capital Project No.	Description	Program	Renewal, Upgrade, or New	Carry Forward	Annual Budget	Grants, POS Funding, Council decision, Contributions	On costs allocated	End of Year Balancing	IMG Adjustments	Total	Actual	Commit-ments	Total	Remaining
77			**DESIGN/SURVEY FOR FUTURE WORKS**													
79	No	C03571	Auburn Road Reconstruction - Design	Roads	80% R / 20% U	(87)	55,000	-	-		-	54,913	-	-	-	54,913
78	Yes	C90003	Design/survey for future works	Design	Renewal	-	150,000	-	-		(42,000)	108,000	-	-	-	108,000
80	Yes	C90025	Project Development	Roads	Renewal	-	100,000	-	-		(10,000)	90,000	-	-	-	90,000
81																
82			**TOTAL DESIGN/SURVEY FOR FUTURE WORKS**			(87)	305,000	-	-	-	(52,000)	252,913	-	-	-	252,913
83																
84			**ROADS**													
85	No	C03342	Pelverata Road (vic 609) Reconstruction -	Roads	Upgrade	20,000	-	-	-		-	20,000	-	-	-	20,000
86	No	C03499	Wyburton Place and Clare St Reconstruct	Roads	80% U / 20% N	333,554	880,000	-	-		-	1,213,554	16,245	5,938	22,183	1,191,371
87	No	C03541	Browns River Pedestrian Bridge Replacen	Roads	80% R / 20% U	-	25,000	-	-		-	25,000	-	-	-	25,000
88	No	C03572	Browns Road Stg2 (vic1-19) Reconstructi	Roads	80% R / 20% U	593,426	-	-	-		-	593,426	438,915	-	438,915	154,511
89	No	C03574	Taroona Bike Lanes Upgrade - Design	Roads	50% U / 50% N	522,580	-	-	-		-	522,580	9,070	50,000	59,070	463,510
90	No	C03577	Kingston Beach Precinct LATM - Stage 1	Roads	Upgrade	10,000	-	-	-		-	10,000	-	-	-	10,000
91	No	C03591	Davies Road (vic8-20) SW Investigation	Roads	Renewal	28,486	-	-	-		-	28,486	842	-	842	27,644
92	No	C03644	Crescent Drive shared path	Roads	50% R / 50% N	-	240,000	-	-		-	240,000	10,116	-	10,116	229,884
93	No	C03645	Belhaven Avenue (vic.2-16) Reconstructi	Roads	Renewal	-	750,000	-	-		-	750,000	5,116	-	5,116	744,884
94	No	C03646	Margate Main Street Master Plan	Roads	50% R / 50% U	5,561	50,000	-	-		-	55,561	21,386	-	21,386	34,175
95	No	C03664	Channel Hwy (Vic2216-2236) Snug Footp	Footpaths	New	10,000	-	-	-		-	10,000	-	-	-	10,000
96	No	C03665	Channel Hwy (vic157-197) Kingston Footp	Footpaths	New	9,000	-	-	-		-	9,000	-	-	-	9,000
97	No	C03672	North West Bay Bridge Replacement - De	Bridges	Renewal	14,360	-	-	-		-	14,360	-	-	-	14,360
98	No	C03737	Stewart Crescent Reconstruction	Roads	60% R / 40% N	-	1,500,000	-	-		-	1,500,000	1,875	-	1,875	1,498,125
99	No	C03738	Wells Parade (Illawarra-Suncoast) Recons	Roads	50% R / 50% U	-	570,000	-	-		-	570,000	2,597	-	2,597	567,403
100	No	C03741	Church St/Beach Rd Junction Signalisatio	Roads	Upgrade	243,200	-	-	-		-	243,200	18,747	-	18,747	224,453
101	No	C03758	Algona Road Shared Path feasability Stud	Roads	New	25,634	-	-	-		-	25,634	812	-	812	24,822
103	No	C25016	Tyndall Road (Christopher Johnson Pk) Sli	Roads	50% R / 50% N	68,145	-	-	-		-	68,145	-	16,442	16,442	51,703
104	No	C25022	Burwood Drive (vic69-130) Footpath Con	Roads	New	-	585,000	-	-		-	585,000	1,129	-	1,129	583,871
105	No	C25023	Esplanade (vic2-4) Snug Footpath	Roads	New	191,162	-	-	-		-	191,162	114,950	-	114,950	76,212
106	No	C25024	Sirius Dr to Park & Ride Footpath Constru	Roads	New	-	350,000	-	-		-	350,000	5,074	-	5,074	344,926
107	No	C25025	Hutchins Street (vic8-10) Footpath Upgra	Roads	50% R / 50% U	5,000	-	-	-		-	5,000	284	-	284	4,716
108	No	C25026	Tinderbox Jetty Dive Platform	Roads	New	34,750	-	-	-		20,000	54,750	529	-	529	54,221
109	No	C25042	Adventure Bay Road Footpath	Roads	New	(12,878)	160,000	250,000	-		-	397,122	5,333	-	5,333	391,789
110	No	C25043	Huon Road Safety Improvements	Roads	Upgrade	-	-	180,000	-		-	180,000	-	-	-	180,000
111	No	C27026	Kingston Beach Sailing Club Boat Ramp &	Roads	New	-	20,000	-	-		-	20,000	-	-	-	20,000
112	No	C27027	Middleton Foreshore Boat Ramp & Jetty	Roads	New	-	20,000	-	-		-	20,000	-	-	-	20,000
113	No	C27028	Channel Hwy / Torpy Ave, Snug - Local Pa	Roads	Upgrade	-	65,000	-	-		-	65,000	-	-	-	65,000
114	No	C27029	Channel Hwy Lower Snug Pedestrian Cros	Roads	New	-	20,000	-	-		-	20,000	722	-	722	19,278
115	No	C27043	Adventure Bay Road (vic Coal Point) Recc	Roads	70% R / 30% U	-	90,000	-	-		-	90,000	1,128	-	1,128	88,872
116	No	C27044	Cleburne Street, SW, FP & Road Rehabilit	Roads	Renewal	-	65,000	-	-		-	65,000	2,790	-	2,790	62,210
117	No	C27045	Illawong Crescent Taroona Road Reconst	Roads	Renewal	-	30,000	-	-		-	30,000	1,038	-	1,038	28,962
118	No	C27046	Jarvis Road Junction Sealing	Roads	Upgrade	-	80,000	-	-		-	80,000	-	-	-	80,000
119	No	C27047	Leslie Road Rehabilitation (vic 535-747)	Roads	Renewal	(3,492)	650,000	-	-		-	646,508	1,078	-	1,078	645,430
120	No	C27049	Lighthouse Road Sealing Lunawanna	Roads	Upgrade	-	60,000	-	-		-	60,000	-	-	-	60,000
121	No	C27050	Summerleas Rd / Gryces Rd Intersection I	Roads	Upgrade	-	30,000	-	-		-	30,000	-	-	-	30,000
122	No	C27052	Van Morey Road (Merediths-Frosts) Recc	Roads	Renewal	-	50,000	-	-		-	50,000	260	-	260	49,740
123	No	C27053	Van Morey Road Sealing to Old Bernies R	Roads	Upgrade	-	60,000	-	-		-	60,000	-	-	-	60,000
124	No	C27058	Pelverata Road Reconstruction (vic 450 t	Roads	Renewal	-	-	-	-		25,000	25,000	-	-	-	25,000
124	No	C27059	Streetlight Replacements 2026/2027	Roads	Renewal	-	60,000	-	-		-	60,000	1,265	-	1,265	58,735
124	No	C27060	KWS Traffic Improvements	Roads	Renewal	-	-	-	-		10,000	10,000	-	-	-	10,000
125	Yes	C90022	Footpath Priority Section Renewals	Roads	Renewal	-	300,000	-	-		-	300,000	-	-	-	300,000
126									-			-	-	-	-	-
127	Yes	C90006	Access Ramps	Roads	Upgrade	-	20,000	-	-		-	20,000	-	-	-	20,000

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KINGBOROUGH COUNCIL
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						Budget							Actual			
Line No.	Closed?	Capital Project No.	Description	Program	Renewal, Upgrade, or New	Carry Forward	Annual Budget	Grants, POS Funding, Council decision, Contributions	On costs allocated	End of Year Balancing	IMG Adjustments	Total	Actual	Commit-ments	Total	Remaining
128	No	C03736	Redwood Road/Lewan Avenue Access Ra	Roads	New	937	-	-	-		-	937	-	-	-	937
129									-			-	-	-	-	-
130	Yes	C90002	Annual Resheeting Program	Roads	Renewal	-	-	-	-		-	-	-	-	-	-
131	No	C25018	Summerleas Rd (vic429-799) Resheet	Roads	Renewal	40,000	-	-	-		-	40,000	-	-	-	40,000
132	No	C25019	Betts Road (vic20-126) Resheet	Roads	Renewal	6,829	-	-	-		-	6,829	-	20,300	20,300	(13,471)
133	No	C25020	Talbots Road (vic9-147) Resheet	Roads	Renewal	68,094	-	-	-		-	68,094	13,254	26,100	39,354	28,740
134	No	C27040	Kaoota Road Resheet	Roads	Renewal	-	408,000	-	-		-	408,000	-	-	-	408,000
135	No	C27041	Manuka Road Resheet	Roads	Renewal	-	231,000	-	-		-	231,000	-	-	-	231,000
136	No	C27042	Power Road Resheet	Roads	Renewal	-	181,000	-	-		-	181,000	-	-	-	181,000
137	Yes	C90024	Resheeting Prep Work for Following Year	Roads	Renewal	-	200,000	-	-		-	200,000	-	-	-	200,000
138																
139									-			-	-	-	-	-
140			Annual Resealing Program	Roads	Renewal	-	-	-	-		-	-	-	-	-	-
141	No	C25054	Adventure Bay Road (Section 1km-2km)	Roads	Renewal	3,823	115,500	-	-		-	119,323	-	-	-	119,323
142	No	C27031	Auburn Road (vic 77) Reseal	Roads	Renewal	-	39,600	-	-		-	39,600	-	-	-	39,600
143	No	C27032	Bloomsbury Lane Reseal	Roads	Renewal	-	18,700	-	-		-	18,700	-	-	-	18,700
144	No	C27033	Cherrywood Road Reseal	Roads	Renewal	-	33,000	-	-		50,000	83,000	-	-	-	83,000
145	No	C27034	Harts Road Reseal	Roads	Renewal	-	11,000	-	-		-	11,000	-	-	-	11,000
146	No	C27035	Maweena Place Reseal	Roads	Renewal	-	62,700	-	-		-	62,700	-	-	-	62,700
147	No	C27036	Old Channel Highway (vic 2101) Reseal	Roads	Renewal	-	34,100	-	-		40,000	74,100	-	-	-	74,100
148	No	C27037	Pelverata Stabilisation (vic Peacehaven) &	Roads	Upgrade	(6,086)	250,000	-	-		-	243,914	224	-	224	243,690
149	No	C27038	Tinderbox Road Reseal	Roads	Renewal	-	231,000	-	-		70,000	301,000	-	-	-	301,000
150	No	C27039	Waterworth Drive Reseal	Roads	Renewal	-	79,200	-	-		-	79,200	-	-	-	79,200
151						-	-	-	-		-					
152	Yes	C90001	Annual Resealing Program	Roads	Renewal	161,940	300,000	-	-		(160,000)	301,940	-	-	-	301,940
153									-		-	-	-	-	-	-
154																
155			**TOTAL ROADS**			2,374,025	8,924,800	430,000	-	-	55,000	11,783,825	674,777	118,780	793,557	10,990,268
156												-	-	-	-	-

KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/08/2026

						Budget							Actual			
Line No.	Closed?	Capital Project No.	Description	Program	Renewal, Upgrade, or New	Carry Forward	Annual Budget	Grants, POS Funding, Council decision, Contributions	On costs allocated	End of Year Balancing	IMG Adjustments	Total	Actual	Commit-ments	Total	Remaining
157			**STORMWATER**													
158	No	C03242	Leslie Road (vic140) Stormwater Upgrade	Stormwater	New	65,192	-	-	-	-	-	65,192	-	-	-	65,192
159	No	C03252	Willowbend Catchment Investigation	Stormwater	50% R / 50% N	-	30,000	-	-	-	-	30,000	336	-	336	29,664
160	No	C03444	Roslyn-Pearsall-Wells Catchment Investig	Stormwater	50% R / 50% N	-	125,000	-	-	-	-	125,000	384	-	384	124,616
161	No	C03447	Woodlands-View-Hazell Catchment Inves	Stormwater	50% R / 50% N	-	90,000	-	-	-	-	90,000	384	-	384	89,616
162	No	C03678	Campbell Street SW Upgrade Constructio	Stormwater	Upgrade	307,581	-	-	-	-	-	307,581	1,796	299,852	301,647	5,934
163	No	C03680	Drysdale / Whitewater SW Upgrade	Stormwater	Upgrade	-	10,000	-	-	-	-	10,000	96	-	96	9,904
164	No	C03707	Whitewater-Boddy Creek Flood Investiga	Stormwater	Upgrade	27,516	-	-	-	-	-	27,516	288	-	288	27,228
165	No	C03763	Baringa / Wandella Road SW Upgrade	Stormwater	Upgrade	227,255	-	-	-	-	-	227,255	99,608	-	99,608	127,647
166	No	C03765	Ewing Ave (vic2) SW Upgrade	Stormwater	Upgrade	(12,673)	-	-	-	-	-	(12,673)	4,105	-	4,105	(16,778)
167	No	C03768	Kingston Beach/Boriona Hill Flood Investi	Stormwater	50% R / 50% N	10,000	-	-	-	-	-	10,000	1,575	37,500	39,075	(29,075)
168	No	C03770	O'Connor Dr SW Improvements	Stormwater	Upgrade	-	760,000	-	-	-	-	760,000	-	46,000	46,000	714,000
169	No	C25028	Burwood Dr (vic98 & vic102) SW Improve	Stormwater	Upgrade	86,336	-	-	-	-	-	86,336	1,867	-	1,867	84,469
170	No	C25030	Pullens Rd (vic40) Woodbridge SW Upgra	Stormwater	Upgrade	5,000	-	-	-	-	-	5,000	4,323	-	4,323	677
171	No	C25033	Vinces Saddle Rd (vic208) Lower Longley	Stormwater	Upgrade	50,167	-	-	-	-	-	50,167	54,563	-	54,563	(4,396)
172	No	C25034	Tramway Creek / Snug River flood model	Stormwater	New	10,507	-	-	-	-	-	10,507	-	-	-	10,507
173	No	C25041	Snug River Flood Modelling	Stormwater	New	62,821	-	-	-	-	-	62,821	25,404	-	25,404	37,417
174	No	C25045	Auburn Rd to Beach Rd (vic 84) Stormwat	Stormwater	New	87,047	-	-	-	-	-	87,047	87	-	87	86,960
175	No	C25053	Summerleas Rd (vic 6) SW Upgrade	Stormwater	Upgrade	26,545	-	-	-	-	-	26,545	-	-	-	26,545
176	No	C25055	Suncoast Drive Blackmans Bay SW Upgra	Stormwater	Upgrade	3,958	500,000	-	-	-	-	503,958	7,347	-	7,347	496,611
177	No	C25057	Channel Hwy (vic44-52) Swale Drain Upg	Stormwater	Upgrade	77,000	-	-	-	-	-	77,000	-	-	-	77,000
178	No	C27054	Taroona Catchment Investigation	Stormwater	Upgrade	-	120,000	-	-	-	-	120,000	-	-	-	120,000
179	Yes	C90014	Rural Culvert Upgrades	Stormwater	50% R / 50% U	-	150,000	-	-	-	-	150,000	-	-	-	150,000
180																
181			**TOTAL STORMWATER**			1,034,252	1,785,000	-	-	-	-	2,819,252	202,161	383,352	585,512	2,233,740
182																
183			**PLANT & FLEET**													
184	No	F27101	Plant - Aerator Stand-on (30")	Plant	Renewal	-	20,000	-	-	-	-	20,000	20,181	-	20,181	(181)
185	No	F27102	Plant - ECO 250 Top Dresser	Plant	New	-	18,050	-	-	-	-	18,050	16,409	-	16,409	1,641
186	No	F27103	Plant - Loader Telehandler	Plant	Renewal	-	120,000	-	-	-	14,431	134,431	-	-	-	134,431
187	No	F27104	Plant - Mower Ride-on	Plant	Renewal	-	50,000	-	-	-	-	50,000	-	-	-	50,000
188	No	F27105	Plant - Mower Roller Attachment	Plant	Renewal	-	20,000	-	-	-	-	20,000	-	-	-	20,000
189	No	F27106	Plant - Multi Seeder Attachment Blec BM	Plant	Renewal	-	40,000	-	-	-	-	40,000	-	-	-	40,000
190	No	F27107	Plant - Roller Twin Smooth	Plant	Renewal	-	60,000	-	-	-	-	60,000	-	-	-	60,000
191	No	F27108	Plant - Top dresser attachment Tycrop 4C	Plant	Renewal	-	70,000	-	-	-	-	70,000	-	-	-	70,000
192	No	F27109	Plant - Toro Corer	Plant	New	-	22,199	-	-	-	-	22,199	-	-	-	22,199
193	No	F27110	Plant - Tractor Loader	Plant	Renewal	-	120,000	-	-	-	-	120,000	-	-	-	120,000
194	No	F27111	Plant - Truck Tip DBL Cab Hiab-large	Plant	Renewal	-	250,000	-	-	-	-	250,000	-	-	-	250,000
195	No	F27112	Plant - Ute 4*4 Dual Cab (D) Auto - Mngr	Plant	Renewal	-	55,000	-	-	-	-	55,000	-	-	-	55,000
196	No	F27113	Plant - Ute 4*4 Dual Cab F/Tray (D) Auto	Plant	Renewal	-	55,000	-	-	-	-	55,000	-	-	-	55,000
197	No	F27114	Plant - Van (D) Auto - Compliance	Plant	Renewal	-	60,000	-	-	-	-	60,000	-	-	-	60,000
198	No	F27115	Plant - Wagon (EV) Auto - Mngr IT	Plant	Renewal	-	75,000	-	-	-	-	75,000	-	-	-	75,000
199	No	F27116	Plant - Wagon (P) Auto - Mngr Prog Off	Plant	Renewal	-	55,000	-	-	-	-	55,000	-	-	-	55,000
200	No	F27117	Plant - Wagon (P) Auto - Mngr KSC	Plant	Renewal	-	55,000	-	-	-	-	55,000	-	-	-	55,000
201	No	F27118	Plant - Workman Tool Carrier - Twin Oval	Plant	Renewal	-	70,000	-	-	-	-	70,000	581,760	-	581,760	(511,760)
202	No	F27119	Plant - Electric Van - Cleaners	Plant	New	69,929	-	-	-	-	-	69,929	57,539	-	57,539	12,390
203	No	F27120	Plant - Truck Tip - Heavy	Plant	Renewal	300,000	-	-	-	-	-	300,000	-	-	-	300,000
204	No	F27121	Plant - Truck Tip - Heavy	Plant	Renewal	300,000	-	-	-	-	-	300,000	-	-	-	300,000
205	No	F27122	Plant - Light Fleet Wagon - Director P&F	Plant	Renewal	55,000	-	-	-	-	-	55,000	-	-	-	55,000
206	No	F27123	Plant - Light Fleet Ute - Mngr Asset Mngn	Plant	Renewal	55,000	-	-	-	-	-	55,000	62,813	-	62,813	(7,813)
207																
208			**TOTAL PLANT & FLEET**			779,929	1,215,249	-	-	-	14,431	2,009,609	738,702	-	738,702	1,270,907

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KINGBOROUGH COUNCIL
CAPITAL EXPENDITURE TO 31/08/2026

Line No.	Closed?	Capital Project No.	Description	Program	Renewal, Upgrade, or New	Budget: Carry Forward	Budget: Annual Budget	Budget: Grants, POS Funding, Council decision, Contributions	Budget: On costs allocated	Budget: End of Year Balancing	Budget: IMG Adjustments	Budget: Total	Actual: Actual	Actual: Commit-ments	Actual: Total	Remaining
209																
210		B00000	Capital Balancing Account	Other		363,537	-	-	-		(71,000)	292,537	-	-	-	292,537
211		Reserves	Funding From Other Reserves	Other		-	-	-	-		(14,431)	(14,431)	-	-	-	(14,431)
211		OC	On costs on capital project	Other		-	-	-	-		-	-	-	-	-	-
212																
213			**TOTAL CAPITAL EXPENDITURE**			**7,026,256**	**15,337,894**	**459,060**	**-**	**-**	**-**	**22,823,210**	**2,090,323**	**1,053,905**	**3,144,228**	**19,678,982**

	Budget	Actual incl Commit-ments
Renewal	10,568,680	1,401,790
Upgrade	6,638,594	883,975
New	5,615,936	858,463
	22,823,210	3,144,228

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

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15.2 APPENDICES

RECOMMENDATION

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

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 - 2026/27 Capital Works Projects - various

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

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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	
Tender Assessment - 2026/27 Capital Works Projects - Various	

CLOSURE

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APPENDICES

Please note that these two documents are for Councillor information only and are therefore not available in the public agenda

A Calendar

B Forward Agenda

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