

GLENORCHY CITY COUNCIL
ATTACHMENTS
MONDAY, 20 AUGUST 2018



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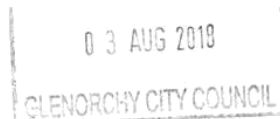
GOVERNANCE

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Janiece Bryan

14 England Avenue

MONTROSE TAS 7010

Mobile No: 0417 515 968

3rd August 2018

Mr Tony McMullen

General Manager

Glenorchy City Council

PO Box 103

Glenorchy Tas 7010

Group OBJECTION—Certificate of Title Volume 110871 Folio 1 (under Section 178 of the Local Government Act 1993)

This Group Objection is submitted for your attention on behalf of the citizens of the Glenorchy Municipality and the Greater Hobart Area and in response to your DISPOSAL OF LAND proposal notified on 14th July and 21st July 2018 under

Section 178 of the *Local Government Act 1993*.

Subject: Objection to Disposal of Derwent Entertainment Centre and surrounding land (*Certificate of Title Volume 110871 Folio 1*)

Reasons for Objection:

- The named citizens object to Council disposing of the Derwent Entertainment Centre & Community Facility, a Bi-Centennial Gift to the People of Glenorchy.
- The decision of Council is not in the Public Interest in that-
 - (a) the Community may suffer undue hardship due to the loss of access to, and use of public land and
 - (b) there is no similar facility available to the users of that facility.
- There is no budgetary requirement to sell this important and valuable community facility belonging to the People of Glenorchy
- There is no replacement building for similar community use. Glenorchy has no Civic Centre to use for a range of community based activities which are currently undertaken at this facility including use of the car park area. The lease on a property previously used as a Civic Centre was terminated as a cost saving measure by Council on the agreement that the Derwent Entertainment Centre facilities would be used.

Yours sincerely, Janiece Bryan, Ratepayer of Glenorchy on behalf of the signatories

A handwritten signature in black ink, appearing to read 'Janiece Bryan'.

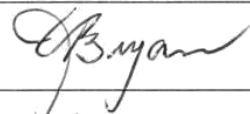
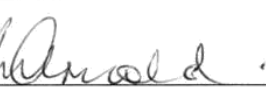
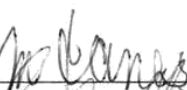
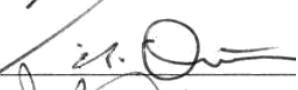
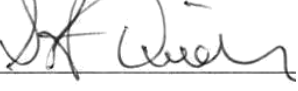
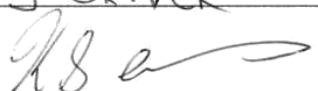
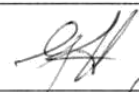
(Please note: These signatures have been collected at 8 venues for an average period of 6 days)

(418)

Petition to Glenorchy City Council

Stop selling our Public Assets and Land

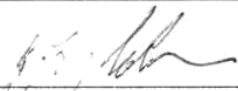
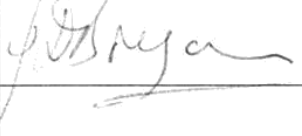
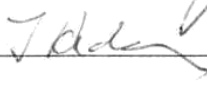
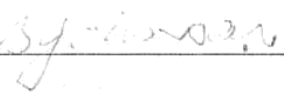
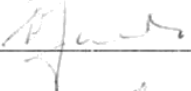
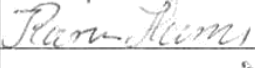
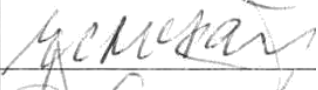
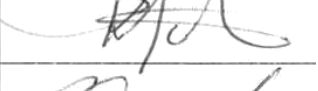
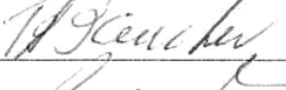
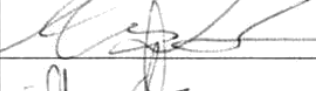
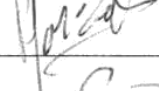
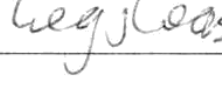
**HANDS OFF OUR DEC and WE SAY NO TO THE \$4,000,000 LIBERAL
GOVERNMENT LOAN TO DEVELOP AND SELL OUR LAND**

Name (Please Print)	Address (Please Print)	Signature
JANIECE BRYAN	14 ENGLAND AVE, MONTROSE	
ROLI BROOKIE	1 KARIZU CI CT MOONAH	
MAX ARNOLD	1 PATTERSON ST MOONAH	
M. JONES	25 COCHRANE ST. GLEN	
L CRAWFORD	TOLOSA ST Glenorchy	
L Cullen	1 searnew st claremont	
P. DRIVER.	BAROSSA RD GLENORCHY	
S DRIVER	WINDSOR ST GLENORCHY	
	SIXTH Avenue W. MOONAH	KS EVANS
G. Heyward	SIXTH AVE W/MOONAH	
BEN RICHARDSON	2 GROVE RD, GLENORCHY	
JARROD NICHOLSON	11 EADY STREET GLENORCHY	J. NICHOLSON
E Towns	55 Bedford St Clarendon 7210	
Kirby Cross	13B Madison Ave Brighton	
AARON CLIFFORD	2/1 Donald crt Glenorchy	

Petition to Glenorchy City Council

Stop selling our Public Assets and Land

**HANDS OFF OUR DEC and WE SAY NO TO THE \$4,000,000 LIBERAL
GOVERNMENT LOAN TO DEVELOP AND SELL OUR LAND**

Name (Please Print)	Address (Please Print)	Signature
PHIL ROBINSON	20 TAYLOR COURT, ROSETTA	
JAMES BRYAN	14 ENGLAND AVE. MONTROSE	
Christine Wilks	3 Binga St Glenorchy	
Pamela Hayes	27 Addison St ROSETTA	
Therese Hudson	9 Eldon St Clarendon	
Sydney	301 Rennie St Glenorchy	
D JACOBS	Glenorchy	
K LADRIE	PURDY PARK	
E. McKay	AUSTINS FERRY	
W. ANDREWS	43 GROVE RD. GLEN	
K Johns	Clarendonvale	
R Boucher	18 Edinburgh Cres	
C Bonnes	20 George St Perth	
P McCOLL	50 Leonard Street	
G GLEASON	40 RENFREW CR. GOODWOOD	

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Name (Please Print)	Address (Please Print)	Signature
REBECCA SMITH	U3 106 BOA RD N, HOBART	Rebecca Smith
REBECCA SMITH		
Lauren Eagling	11 Sinclair Avenue, Moonah, 7009	Lauren Eagling
David Bell	Regina St Carlton.	David Bell
Sam Buxton	23 Clifford St. Moonah	Sam Buxton
Adelle Drury	4 Gurrabong Road, Lenah Valley	Adelle Drury
Chantelle Nowicki	29A Main Road Moonah	Chantelle Nowicki
Anabelle Dooley	51 Milton Cr Moonah	Anabelle Dooley
Lanny Pabooki	50 Montrose Rd Montross	Lanny Pabooki
Tijs Odeman	171 Carlton beach Rd ^{Carlton}	Tijs Odeman
Sophie Campbell	37 Congress St South Hobart	Sophie Campbell
Libby Garuck	115 Augusta Rd ^{NEW TOWN} 7008	Libby Garuck
J SINGH	#36 BELL ST N TOWN	J Singh
K Bowles	25 MCCA street, Lindisfarne	K Bowles
Therese Smith	17A Camden Cres, Moonah	Therese Smith

Petition to Glenorchy City Council

Stop selling our Public Assets and Land

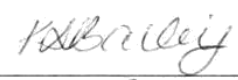
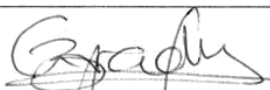
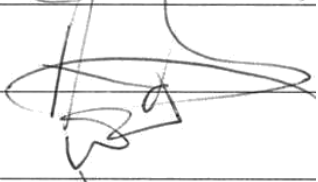
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Name (Please Print)	Address (Please Print)	Signature
Wendy Green	25 Scott Rd, Bridgewater	W Green
Don Murray	4 Randall Street Sandy Bay	Don Murray
Tom Relford	115 Bowen Rd Lutana	Tom Relford
Connagh Hughes	1 Turanna Street Lutana	J. P. Hughes
Gabrielle Hughes	1 Turanna Street Lutana	Gabrielle Hughes
Angela Vincent	49 Sinclair Ave Moonah	Angela Vincent
JENNA SYKES	50 QUAYLE ST SANDY BAY	Jenna Sykes
Hanna Richardson	Albert St, Moonah	Hanna Richardson
M FLACK	Milton Crescent Moonah	M Flack
ET VOZAR	SUMMERHILL RD	ET Vozar
T HAYES	17 BAYWATER RD	T Hayes
Nick Allie	A pear crt, Lutana	N. Allie
LUKE CAMPBELL	UNIT 3 431A NELSON RD, MOUNT NELSON	LUC
Georgia McCall	Knocklepty Ice	Georgia McCall

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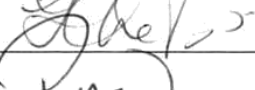
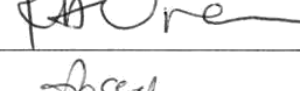
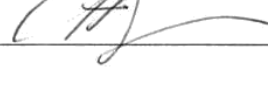
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Name (Please Print)	Address (Please Print)	Signature
MATT THOMAS	108 WELW PARADE BLACKMOUNTAIN	
Kirsten Bailey	1/18 Clydesdale Ave Glen.	
L 22 Berry	1 Fletcher Ave Moonah	
R. Sussems	89 Marilyn Rd South Hobart	
L Schultz	42 Sinclair ave moonah	
P. Bleathman	17 O'Grady Ave Lutana	P Bleathman
E. DIGNEY	34 GORMANSTON RD MOONAH	
Crystal Brady	133 Marys Hope Rd Rosetta	
K. Isakiradin	Albert Rd Moonah	
K. May	4 Pontos Court, Granton	
P. Lee	4 Pontos Court, Granton	
D. WIEBZICKI	1/30 Hymettus St Hawrah	
N. Garrad	3 Burgess ave, Moonah	N Garrad
Jess Smyth	147 Hopkins St, Moonah	Jess Smyth
N. HAMILTON	WARRAH AVE, NEW TOWN	
C. COULSON	15 Sinclair Ave, Moonah	ell Coulson

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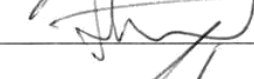
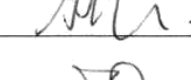
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Name (Please Print)	Address (Please Print)	Signature
L. SILCOCK	MAIND MOONAH	
D. SINKOVITS	225 ROXBURY MAINE MOONAH	
M. PEGE	LARNEY, WEST MOONAH	
CLARA FANTINI	85 MAIN RD, MOONAH	
Jemimah Priest	51 Hudson Crescent Glenorchy 7010	
DAVID LEMESURIER	5 PARKWOOD COURT, CLAREMONT	
BEA TARDLEY	10 GROVE RD GLENORCHY	
De-Anna Parkinson	18 Cheviot Rd W Moonah	
Marc Salter	3 Juneest Chigwell	
DEAN KORMER	15 VIVANCOU CRT GLENORCHY	
Jeka Kaat	Second Ave. West Moonah.	
Goldie Chatloup	200 CARROLL ST HAWKATH	
Roz Wren	18a Florence St. Moonah	
TRISSA RITCHIE	12 KOGARAH AVE, BERRIEDALE	
CATHERINE CAMPBELL	48 RETFREW CIR GOODWOOD	

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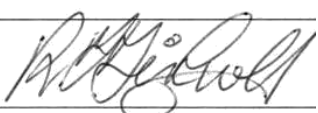
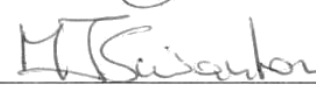
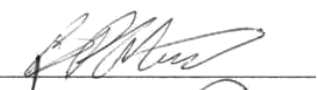
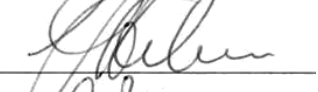
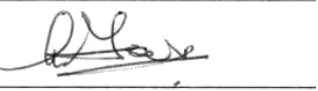
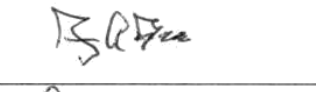
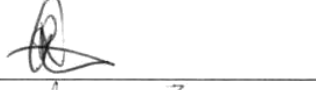
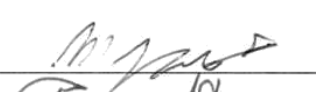
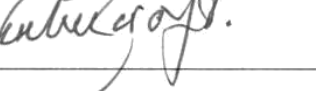
**HANDS OFF OUR DEC and WE SAY NO TO THE \$4,000,000 LIBERAL
GOVERNMENT LOAN TO DEVELOP AND SELL OUR LAND**

Name (Please Print)	Address (Please Print)	Signature
Emily Newman	87 Abbotsfield Rd, Clarendon	
Dean Boulter	6 Amaro Rd, Ashburton	
Donna Hassan	29 Lampton Ave, Denmore Park	
Jaron Pinnington	59 Radcliffe Cres, Rosetta	
James Treure	8 Doyle Ave, Mt Stuart	
Helen Turner	30 Dyall St, Clifton Beach	
Kristi Holzner	7 LINDSAY ST MOONAH	
Rob Bowden	10 Rianna Road Lindisfarne	
ZOE VISOU	2/41B Hill Street HOBART TAS	
Anita Meier	97 Main Rd Moonah 7009	
Monika Dutkiewicz	22 Augusta Rd. N/Town 7008	
Katie Fredheim	Milton Cres, Moonah	
Gerald Chyng	24 Catherine St, Berriedale	
Tamara Hudson	6 CATHERINE ST BERRIEDALE	
BUAUNE HUSCH	6 CATH ERINE ST BERRIEDALE	

Petition to Glenorchy City Council

Stop selling our Public Assets and Land

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Name (Please Print)	Address (Please Print)	Signature
RICHARD THURLWELL	73 MAIN ROAD MOONAH	
Michael Swanton	56 Carinda Grove Wooloona	
Margaret Howell	2/5 Twelfth Ave. West Moonah	
Baden Hunt	9 Croesus Cir Lindisfarne	
M. Sabir - Ali	3 Negara Crescent	
Giolia Hilliard	96 Pedder St Newton	
Graham Victor	CYGNET - TAS	
Alex Victor	Cygnat Tas	Alex Victor
M. FARR	HOPKINS ST MOONAH	
ISQ BEN	HOPKINS ST	
TINO CARNEVALE	43 SIXTH AVE WEST HOBART	
BOB WILLIAMS	MOONAH	
PAUL JAMROZIK	23a SEABROOK STREET SEVEN MILE BEACH	
MJ HAK	MOONAH	
Eve Beecroft	Bellerive	

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Name (Please Print)	Address (Please Print)	Signature
NANCY HOSKINSON	OLD BEACH.	<i>N. Hoskinson</i>
Nat Lyde	12 Bateman Ct Claremont	<i>Nat Lyde</i>
Shayn Hill	Kingston	<i>Shayn Hill</i>
David Williams		<i>David Williams</i>
MATTHEW ANDERS	26 Maxwell Drive B. WATER	<i>M. Anders</i>
ROSS DARVELL	4/2 SUSSEX ST GLENORCHY	<i>R. Darvell</i>
Alan Bennett	44 Station St Moonah	<i>A. Bennett</i>
Jo McRae	5 Langford Ct. L.V.	<i>J. McRae</i>
SANDRA ANDERS	Austins Ferry	<i>S. Anders</i>
Louise Stubbs	Old Beach	<i>L. Stubbs</i>
ELLEN JOHNSON	LENAH VALLEY	<i>E. Johnson</i>
Emily Andersson	Claremont	<i>E. Andersson</i>
Pamela Malay	1 Greenpoint Rd, Bridge ^{water}	<i>Pamela Malay</i>
Pamela for	Eaglehawk Neck	<i>P. Malay</i>
Jackie Webb	Claremont	<i>J. Webb</i>

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Name (Please Print)	Address (Please Print)	Signature
<i>[Signature]</i>	SOUTH HOBART	<i>[Signature]</i>
Frances Russon	4/46 CROSS ST New Town	<i>[Signature]</i>
Lynne Bannon	LINDISFARNE	<i>[Signature]</i>
R SPRINGALL	COLLINSVILLE	<i>[Signature]</i>
T. Wiken.	Newtown	<i>[Signature]</i>
Chris Polder	W Moonah	<i>[Signature]</i>
Broadstock	NEW TOWN	<i>[Signature]</i>
R Blanchall	Kingston	<i>[Signature]</i>
Anna Thich	Lerak Valley	<i>[Signature]</i>
Yuen Yuen	Lerak Valley	<i>[Signature]</i>
G. LINTON	CLAREMONT	<i>[Signature]</i>
A. Rosendale	Franklin	<i>[Signature]</i>
B. HOOKER	CLAREMONT	<i>[Signature]</i>
S. Stubbs	Old Beach	<i>[Signature]</i>
J Jarmidge	W/ moonah	<i>[Signature]</i>

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Name (Please Print)	Address (Please Print)	Signature
ANN LYONS	33 ROSEHILL CRESCENT LENAH VALLEY 7008	Ann Lyons
JOAN JOB	1/22 Keubrae Ave Glen	Joan Job
ELAIN EDLON	4/526 Main Rd Montrose	Elain Edlon
Lana Hipman	2/23 Alice Plce. Brighton	Lana Hipman
Tess Smyth	147 Hopline St Moonah	Tess Smyth
Cathy James	28 Lansdowne Cres, W. Hob.	Cathy James
Mikahla Hill	5/213 Tolosa St Glenorchy	Mikahla Hill
Roslyn G-B-Gadd	4 Austins Ferry Rd. A-F	Roslyn G-B-Gadd
Monique Wilson	42/8 PHILIP AVE MONTROSE	Monique Wilson
ALAN LESLIE	4 SHENSTONE PL MONTROSE	Alan Leslie
JAN. LESLIE	4 SHENSTONE PL MONTROSE	Jan Leslie
R. MORRIS	2/25 FOURTH AVENUE - W/MOONAH	R Morris
K. McKenna	97 Tranmere Rd, Howrah	K McKenna

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Name (Please Print)	Address (Please Print)	Signature
N. Irvine	31 ELLIOTT RD Glenorchy	ck Irvine
R. Vincent	1A Gale St Glenorchy	R Vincent
A MALCOLMAN	6 KAWAY CARR B'DALE	A Malcolman
T. Mundy	Leith	T Mundy
S. Hossa	9 Shrewin Crt Roselle	S Hossa
D. Newell	101 Kathleen Ave, Old Beach	D Newell
Sam Mallinson	53 Elwick rd Glenorchy	Sam Mallinson
Verauca Sharma	111 Alexander St, Sandy Bay	V Sharma
Josh Bond	bridgeways relative designed it	Josh Bond
L. Tapner	11 12th Ave West Moorah	L Tapner
J. BROCHER	711A 47th RD B'dale	J Brocher
D. Smith	8 ECLIPSE RD Aust. V. Kelly	D Smith
NEIL B	10 GATEWAY DR N/NORFOLK	NEIL B
LIL OWENS	8 DEWENT TCE N/NORFOLK	LIL OWENS
Ben YAYLOR	11	Ben YAYLOR

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Name (Please Print)	Address (Please Print)	Signature
L. Doddridge	899 Bream ^{creek rd} Kellavie	L Doddridge
T. Klug	CLAREMONT	T Klug
Merle Klug	@ Claremont	M Klug
FRAN BRADLEY	GAGEBROOK	F Bradley
Michelle Sham	Glenorchy	M Sham
B. GOLDAMITA	CLAREMONT	B Goldamita
Z. Prønderager	montrose	Z Prønderager
Thoods	Glenorchy	Thoods
R Heatley	Glenorchy	R Heatley
Annette Day	Glenorchy	A Day
Jane Bridges	Chigwell	J Bridges
Taneal Hall	New Norfolk	T Hall
A. PIASZCZYK	atobau	A Piasczyk

Petition to Glenorchy City Council

Stop selling our Public Assets and Land

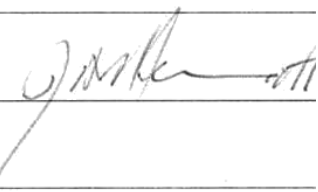
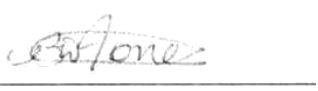
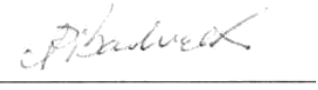
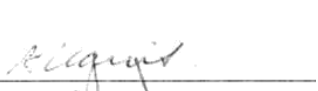
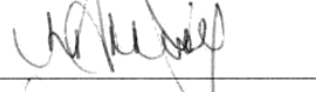
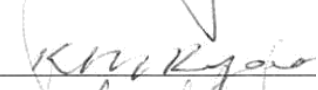
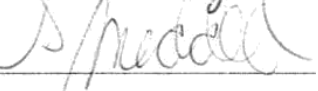
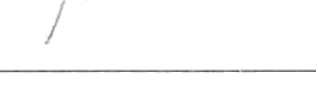
**HANDS OFF OUR DEC and WE SAY NO TO THE \$4,000,000 LIBERAL
GOVERNMENT LOAN TO DEVELOP AND SELL OUR LAND**

Name (Please Print)	Address (Please Print)	Signature
R. DAVENPORT	2/1A KNOLL ST, GLENORCHY	R. Davenport
S. HINES	AUSTINS FERRY	S. Hines
A. Hobson	20 Glansha Heights Rd	A. Hobson
Mr. J. Bird		J. Bird
D. REYNOLDS	CHARLETTA HOLMAN	D. Reynolds
G. RICHARDSON	EAGLE HAWK NECK	G. Richardson
SUZI Q	Berriedale	Suzi Q
SUZANNE DOBSON	W. M. DOBSON	Suzanne Dobson
S. Hawes	Glenorchy	S. Hawes
J. STINGER	MOONAH	J. Stinger
Sajida Akbar	Glenorchy	Sajida Akbar
S. MUIR	Brigden	S. Muir
M. PORIET	Magra	M. Pori
MAFZ	Glenorchy	MAFZ
Caithlyn Hadolt	Lindisfarne	Caithlyn Hadolt

Petition to Glenorchy City Council

Stop selling our Public Assets and Land

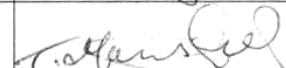
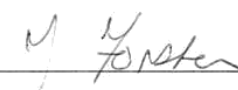
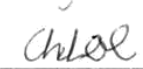
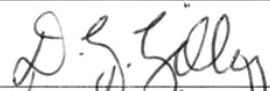
**HANDS OFF OUR DEC and WE SAY NO TO THE \$4,000,000 LIBERAL
GOVERNMENT LOAN TO DEVELOP AND SELL OUR LAND**

Name (Please Print)	Address (Please Print)	Signature
J MARRIOTT	127 ALLUNDA RD CHIGWELL	
Dorcy	8 Cheswick crescent bridgewater	
B Jones	EAST RISDON	
P. BARWICK	EAST RISDON	
N. HARRIS	BRIGHTON	
N ANNING	ROSE BAY	
K Ryan	Glenorchy	
S Middleton	Montrose	

Petition to Glenorchy City Council

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Name (Please Print)	Address (Please Print)	Signature
HENRYK KASPRZAK	14 TENTH AVE W. MOUNT	
CAROL MARINO	14 TENTH AVE W. MOUNT	
CYNTHIA DIXON	7 LADY CHALK AVE MOUNT CLARE	
H BROOKING	18 HILTON ROAD	
TAS. MANSFIELD	740 MAIN RD BERRIEDALE	
L Broughton	66 HILTON ROAD	
L SNYD	MAYOR OF C/MONT	
Sue Baldwin	unit 2/21 CH. MENDLE ST CLAREMONT	
MICK CAWDEE	18 DALGETY ST CLAREMONT	
Neville Forster	28 Lake Borumba St. Logan R.	
Sam Forster	28 Lake Borumba St QLD	
Chloe Forster	QLD	
Phil BIERNACKI	16 HILTON RD	
DARREN GILLEY	3 BAXTER C/MONT	
Gwen Gilley	3 BAXTER C/MONT	

Petition to Glenorchy City Council

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Name (Please Print)	Address (Please Print)	Signature
Pauline Grubb	13 Andrew St Brighton.	P. Grubb
Tony Twible	11. Manley Rd A/Grubb	Twible
of course Eaten	7 Darton St Claremont	Eaten
N. Boulton	Claremont.	N. Boulton
P. BOULTER	14 SANCTUARY RD.	P. Boulter
B. MIDSON	15 Highland Rd	B. Midson
W. ELKIN	18 AMBER ST	W. Elkin
C. ROBINSON	8 KAROMBI ST CHILWELL	C. Robinson
B. JONES	12 KAROMBI ST CHILWELL	B. Jones
A. Di Santo	Rosetta	A. Di Santo

Petition to Glenorchy City Council

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Name (Please Print)	Address (Please Print)	Signature
M. HAMILTON	9/7A KNOLL ST GLENORCHY	M Hamilton
DE LACY	419 PECHAN RD EDELSHE	De Lacy
Maria Kalimnios	116 Brent st.	M Kalimnios
Sandra Fehre	135 Fehre's Rd Margate	S Fehre
LYNN WHITNEY	536 MAIW RD MONTROSE	L. Whitney
Lee Rookie	536 MAIW RD MONTROSE	Lee Rookie
Meg Wilkinson	11 Esdaile st Claremont	Meg Wilkinson
Sandra Stenning	Barry st Glenorchy	S. Stenning
M. Sward	Kenbrae Ave Glen	M Sward
R. Smith	36 Carnegie St Claremont	R. Smith
S. Lincoln	5 Kenmore Road Wrentham	S. Lincoln
F. Geer	Tooma Ave. Berriedale	F. Geer
K Lawrence	Glenorchy.	K Lawrence
MAX KLUG	CLAREMONT	Max Klug
SANDRA KLUG	CLAREMONT	Sandra Klug

Petition to Glenorchy City Council

Stop selling our Public Assets and Land

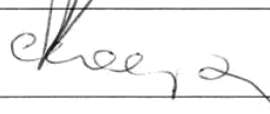
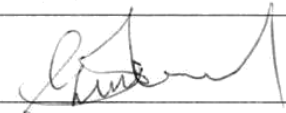
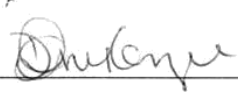
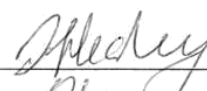
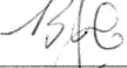
**HANDS OFF OUR DEC and WE SAY NO TO THE \$4,000,000 LIBERAL
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Name (Please Print)	Address (Please Print)	Signature
Allison Turner	30 Riviera Dve Old Beach	Atterton
Phillip WEBB	Unit 1 114 TERRY STREET	Phillip Webb
ROSEMARY WEBB	" " " "	R Webb
MURRAY JACOBSON	138 NASH ST SORELL	Murray Jacobson
FAY JACOBSON	138 NASH ST SORELL	Fay Jacobson
Louise Pickett	61 Mannata St Lauderdale	L Pickett
Mary Trayling	UNIT 2/3 Veronica St HULL ST GLENORCHY Belovue	Mary Trayling
Danda Nicholson	it belongs to the people	D. Nicholson
Margaret Dodge	114 Stapleton St Glenorchy	M Dodge

Petition to Glenorchy City Council

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Name (Please Print)	Address (Please Print)	Signature
Katerina Grafandis	124 Mantova Rd Mont	
Cheryl Cooper	2 yardley St New Hobart	
Barbara Baker	Hobart.	B.B.
Ray. Cocks.	Hobart.	R. Cocks.
Jagannath Lurley	Glenorchy	JL
F Jordan	Glenorchy	
J. Pearson	Glenorchy	J.P.
a. pearson	Glenorchy	a.p.
Geoffrey Forrest	27. Hudson Cres Willborough	
Debbie McKenzie	Rosetta	
Abbie Fox	Oystart	
Kim Walker	Glenorchy	
David Healey	Glenorchy	
B Callander	Montrose	
Lo Underwood	Moornook	

Petition to Glenorchy City Council

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Name (Please Print)	Address (Please Print)	Signature
Tanika Needijk	35 Clebourne St claremont 7011	J. Waddy
Veronica Fuller	11 TAYLOR CRT ROSETTA 7010	V. Fuller
Michael Fuller	" " "	M. Fuller
Tina Thompson	1/25 Second Avenue West Moonah 7009	
Ann Butlerworth	Glenorchy	AB.
Anthony Dick	16 Hookey Street Rokeby 7019	
D.J GIER	55 Montagu St Newtown 7008	
BVZZ GIER	Same as above	BVZZ
Shir GIER	Same as above	Shir
Birza GIER	Same as above	Birza
Yared GIER	Same as above	Yared
Yayesh GIER	Same as above	Yayesh
Ayana GIER	NEWTOWN	Ayana
DESAIEGNE	NEWTOWN	DESAIEGN-
Burtukan GIER	NEWTOWN	Burtukan

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Petition to Glenorchy City Council

Stop selling our Public Assets and Land

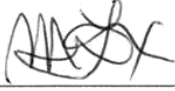
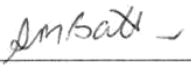
**HANDS OFF OUR DEC and WE SAY NO TO THE \$4,000,000 LIBERAL
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Name (Please Print)	Address (Please Print)	Signature
BRADFORD CHRISTINE	6 KILPATRICK CIRC. BERKEDALE	<i>Christine Bradford</i>
J. Harkin	41 CONEMAN ST ^{MOORAN}	<i>J. Harkin</i>
Paula Carrin	Unit 1/8 CLIVES Avenue ^{OLD RED}	<i>Paula Carrin</i>
Ruth Chivers		<i>Ruth Chivers</i>
J. MARTIN	70 LORRA ST	<i>J. Martin</i>
M. MacQueen	Barrett St Glenorchy	<i>M. MacQueen</i>
A. Sum	142 Hopkins Moorah	<i>A. Sum</i>
C. GRAYSON	9/88 Hilton RD	
L Szypior	Corinda Gave W Moorah	<i>L Szypior</i>
G. Pinkum	Philip Ave. Mentrose.	<i>G. Pinkum</i>
B Turner	Marys Hope Rd.	<i>B. Turner</i>
M Smith	Marys Hope Rd	<i>M. Smith</i>
S. Campbell		<i>S. Campbell</i>
K. Campbell		<i>K. Campbell</i>
P. Cleaver		<i>P. Cleaver</i>

Petition to Glenorchy City Council

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Name (Please Print)	Address (Please Print)	Signature
Melinda Tenors	644 Main Rd B'dale	
Sharmayne Batt	ct Risdon	
Kate Taylor	6 Michael St	
Mary Anne Carter	1/2 Daylesford Road	
Lyn Bellman	5 STOREY PL GLENORCHY	
ROBERT FRENCH	12 ENGLAND AVE MONTROSE	

Petition to Glenorchy City Council

Stop selling our Public Assets and Land

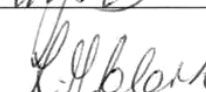
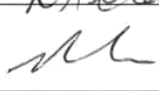
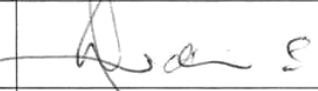
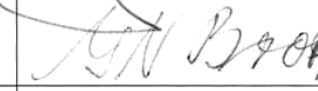
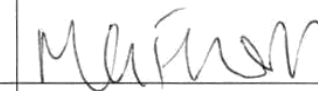
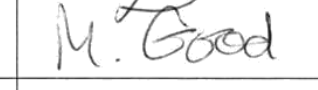
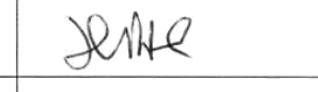
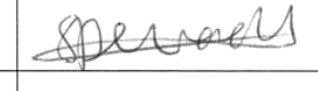
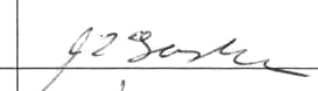
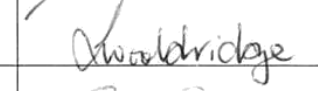
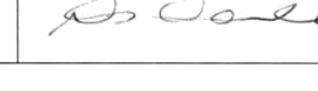
**HANDS OFF OUR DEC and WE SAY NO TO THE \$4,000,000 LIBERAL
GOVERNMENT LOAN TO DEVELOP AND SELL OUR LAND**

Name (Please Print)	Address (Please Print)	Signature
K. Jackman	25 Driscoll St. Rosetta.	K. Jack
D. Jackman	" "	D. Jackman
T. LAKOS	n/a	T. L.
S. Goldfinch	Rosetta	S. G.
C. Moloney	64 Kerboe Ave Glenorchy	C. M.
P. DRIVER	BAROSSA RD.	P. Driver
Tom Clarke	22 Rendell street Lutana.	T. C.
Shalve Smith	7/10 Bonyea St, Kingston	S. Smith
C. Hansch	1/18 Phenice Court, Brighton	C. H.
B. Stephenson	122 Bayview Rd, Lauderdale	B. S.
N. Smith	West Moorish	N. Smith
Kayla Street	109A Montagu St Newtown	Kayla S
J. White	33 Hotham Crt. Glenorchy	J. W.
T. WALSH		T. Walsh
B. Cracknell	103 Chapel St Glenorchy	B. Cracknell

Petition to Glenorchy City Council

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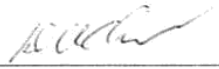
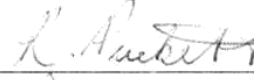
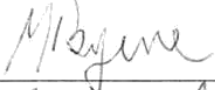
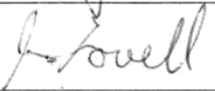
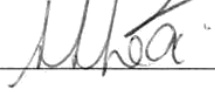
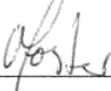
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Name (Please Print)	Address (Please Print)	Signature
Catherine Gales	30 Power Rd North Bruny	
LYNN CLARK	33 EASTON AVE	
Peter Collins	Lenah Valley	
Jordan Palmer	Glenorchy	
W. ANDREWS	43 Grove Rd, Glenorchy	
Sven Brock	Units 5/13 Chardonnay Drive	
M. Fraser	Back River rd Magra	
A. Fraser	Back River Rd. Magra	
M. Good	Tolosa St. GLENORCHY	
Josh White	Claremont	
Andrew Black-	Cygnet	
Sam Duxell	Brighton	
Jamie Gordon	Collinsvale	
Linda Wooldridge	Granton	
D. McDONELL	"	

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Name (Please Print)	Address (Please Print)	Signature
D. L. McLEAN	27 RIVERWAY RD MONTROSE	
K. McLEAN	" " " "	
R. Puckett	5 MORRIS AVE Montrose	
M. Byrne	2/77 Abbotsfield Rd Claremont	
S. Lovell	1 BARLEY MOW CRT AUSTINS FERRY 7011	
J. Foley	5 Bethune St. Chigwell T 7011.	
F. RATCHIFFE	7 ADELPHI RD CLAREMONT	
NOEL FULTON	6/113 TOLOSA ST GLENORCHY	
Pat Mineely	8 Panorama Cir Glenorchy	
Suzanne Stea	32 Balcraig St Blackmans Bay	
Belinda Ryan	469 Main Rd Glenorchy	
Tom Locke	184 Myrtle Forest Road	
KARL BOURKE	16 C ROXBURY AV	
Heather R. Lock	5 Nash Street Sorrell	
Vicki Foster	260 Glen Fern Rd Glenfern	

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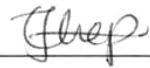
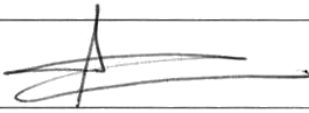
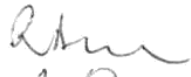
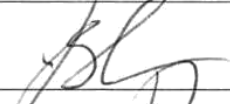
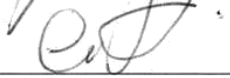
**HANDS OFF OUR DEC and WE SAY NO TO THE \$4,000,000 LIBERAL
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Name (Please Print)	Address (Please Print)	Signature
Melissa Lovell	10 Hanlon St Claremont	Melissa
P. McGrath	New Norfolk	P. McGrath
M. M. M. M.	"	M. M. M.
Nic Paulsen	NEW TOWN	Nic Paulsen
Tan Feng	Geelong	Tan Feng
SUSAN TILK	MOONAH	Susan Tilk
amanda street	Rosetta	amanda street
L. Stewer	Glenorchy	L. Stewer
grodill	HOBART	grodill
Wendy Beattie	New Norfolk	Wendy Beattie
P. SEALY	HOBART	P. Sealy
A. Brophy	14 Flamenco circle	A. Brophy
Marlise Leimbach	30 Lumsden Ave, Lumsden Valley 7008	Marlise Leimbach
GARRY GILES	7 PARK ROAD DOWSING POINT	Garry Giles
Tom Mally	290, Main Rd. Austburg	Tom Mally

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Name (Please Print)	Address (Please Print)	Signature
Judith Midei	129A Springfield Avenue	
Christopher H.	Hauzimanu	
Heidi Smith	43 Stephen St	
Eileen Ford	Clydesdale Ave Glen	
ALAN TUBE	unit 30, 33A CLYDEDALE AVE	
Bobby Mackatha.	42/54 Ripley Rd, Mt Maun.	
Lisa Percey	17 Longley Court Glenorchy	
Jahangir Nawar	172 Amundsen Cres Warrane Post 7018	
Rob Dineen	10 Cam LA St 7005	
Kim Richardson.	Brighton	
Noel	Sandy Bay	
J. BOUCHER.	16 O'BRIEN ST	
N. Jell	Bridgeview	
R. WARWICK	8 CLEBURNE ST RISDON	
W. Blair	13 Elapen Crt Glen	

**HANDS OFF OUR DEC and WE SAY NO TO THE \$4,000,000 LIBERAL
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[illegible]

**HANDS OFF OUR DEC and WE SAY NO TO THE \$4,000,000 LIBERAL
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[illegible]

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Name (Please Print)	Address (Please Print)	Signature
LORRAINE DETTMANN	21 HERBERT STREET	No, 2 & 3 Lorraine Dettmann
BRENT STEWART	20 COCHRANE ST	NO 4 Brent Stewart
XXXXXXXXXX		
JEMIMA WHITEWAY	NG Coffee club	Jemima Whiteway
Judy Hyneman	56 Windsor Street	Judy Hyneman
Danny Moore	56 Windsor Street	Danny Moore
Debbie Fisher	5 th Ave Springfield	Debbie Anne Fisher
Kaye Chandler	134 Pitcairn St Montrose	Kaye Chandler
XXXXXXXXXX		
Justin Kamarić	28 Eighth avenue westmont	J. Kamarić
Greg Dzierbicki	8 Lowrie Pl. Glenorchy	Greg Dzierbicki

Attachment 1 – Responders to the section 178 process

Date	Name	Acknowledged	Support the Sale	Comment
9 July 2018	Adrian Gordon	Y	Unstated.	Question what the sale includes. Will public access be retained to GASP / Wilkinson Point? Comment to safeguard public amenities. Will the sale result in zoning reclassification?
11 July 2018	Janiece Bryan	Y	Unstated	Request detailed financial figures for the DEC.
	Janiece Bryan	Y	Unstated	Requested clarity around open and closed meetings held on 9 July 2018.
	Janiece Bryan	Y	Unstated	Questioned method of advertising proposed disposal of land.
24 July 2018	Janiece Bryan	Y	No	A range of questions and statements around media coverage, state government \$4 million loan, perceived low cost events at the DEC, who comprises the “Hydraplay Consortium”, speed of the process, request to table concerns at a Council meeting.
3 Aug 2018	Janiece Bryan	Y	Unstated	Request for a list of events held at the DEC.
12 July 2018	Brian Hinson	Y	Unstated	Suggests the venue could be used for winery / distillery complex.
16 July 2018	Nick Griggs	Y	Unstated	Offers his companies service to carry out a land survey.
19 July 2018	David Mitchell	Y	No	Objection until further details provided including reserve price for asset, how will sale funds be used, how will car parking work, adherence to Wilkinson Point masterplan, assurance of future usage, questioned legality of sale.
16 July 2018	John Green	Y	No	Suggests a lease instead of sale. Suggests involvement of MONA to attract events.
23 July 2018	M & S Watkins	Y	Yes	Concern around transparency of the process. Concern that the broad usage is retained for other events outside of sport.
19 July 2018	Phil Arthur	Y	Yes	Sell per current market value, pursue a lease if it covers Council annual outlay.
21 July 2018	David Neads	Y	Yes	Supports the opportunity.
22 July 2018	Paul Schluter	Y	No	Suggest leasing DEC instead.
27 July 2018	J Foley	Y	Unstated	Concerns and clarification sought re Special Council Meeting 9 July 2018, concerns around depreciation, maintenance of the venue, management of the venue, Council’s process to allow community to comment, the future for the Chargers, lack of data to examine, links the Board of Inquiry process and advertising of Special Council meeting timeline.
29 July 2018	David Mitchell	Y	No	DEC was a gift to Tasmania, misleading ratepayers, GCC should retain land ownership, facility should be available for public use, suggests other uses for the facility. Suggests public poll should be used.
31 July 2018	Lyn Dawson	Y	No	Green space and bushland should be retained.

Attachment 1**Responses to section 178 Process**

Date	Name	Acknowledged	Support the Sale	Comment
1 Aug 2018	Lana Neads	Y	Yes	Support sale and increase rate return to Council.
3 Aug 2018	Pat Mineely	Y	No	Opposition is based on alleged unreasonableness of decision, market value, alleged irrelevant considerations, questions new disposal policy, questions cost of running DEC, questions venue managers 5 year contract, questions vehicle access and parking precinct infrastructure, lack of detail on proposed use, links past land sales across Tasmania, disputes the consent to issue the notice to sell.
3 Aug 2018	J Foley	Y	No	Repeat of earlier objections / questions and concerns about the current process.
3 Aug 2018	James Bryan	Spoken to directly upon receipt of correspondence	No	Objects as the venue was a bicentennial gift, states not in the public interest and there is no replacement building and links Council previous use of the Civic Centre to be referred to the DEC.
3 Aug 2018	Janiece Bryan	Spoken to directly upon receipt of petition.	No	Group Petition – 418 Signatures – Based on the objections listed above.
3 Aug 2018	Paul Schluter	Y	No	Against the sale – states no council assets make a profit. Relates argument to Royal Hobart Agricultural Showgrounds arrangement of leasing.
Outside the Timeframe				
6 Aug 2018	Australian Government Department of Defence	Y	Yes	No Objection
10 Aug 2018	Bicycle Network Tasmania	Y	Yes	No Objection – Suggests spending any funds from potential sale on Cycling infrastructure.

Attachment 2 – Objections to the Proposed Disposal

Date	Name	Acknowledged	Comment
24 July 2018	Janiece Bryan	Y	A range of questions and statements around media coverage, state government \$4 million loan, perceived low cost events at the DEC, who comprises the “Hydraplay Consortium”, speed of the process, request to table concerns at a Council meeting.
19 July 2018	David Mitchell	Y	Objection until further details provided including reserve price for asset, how will sale funds be used, how will car parking work, adherence to Wilkinson Point masterplan, assurance of future usage, questioned legality of sale.
29 July 2018	David Mitchell	Y	DEC was a gift to Tasmania, misleading ratepayers, GCC should retain land ownership, facility should be available for public use, suggests other uses for the facility. Suggests public poll should be used.
31 July 2018	Lyn Dawson	Y	Green space and bushland should be retained.
3 Aug 2018	Pat Mineely	Y	Opposition is based on alleged unreasonableness of decision, market value, alleged irrelevant considerations, questions new disposal policy, questions cost of running DEC, questions venue managers 5 year contract, questions vehicle access and parking precinct infrastructure, lack of detail on proposed use, links past land sales across Tasmania, disputes the consent to issue the notice to sell.
3 Aug 2018	J Foley	Y	Repeat of earlier objections / questions and concerns about the current process.
3 Aug 2018	James Bryan	Spoken to directly upon receipt of correspondence	Objects as the venue was a bicentennial gift, states not in the public interest and there is no replacement building and links Council previous use of the Civic Centre to be referred to the DEC.
3 Aug 2018	Paul Schluter	Y	Against the sale – states no council assets make a profit. Relates argument to Royal Hobart Agricultural Showgrounds arrangement of leasing.

Ronaldson, David

From: Adrian Gordon <agordon86@gmail.com>
Sent: Monday, 9 July 2018 8:36 AM
To: GCC Corporate Mail
Cc: kristie@kristiejohnston.com
Subject: DEC sale

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

I'm reading about the proposed sale of the Derwent Entertainment Centre.

The Mercury news article has statements from the council, saying:

Old Johnston said if the council did proceed with a sale of the DEC, the land to be sold would include Brooker Highway frontage, the front car park and rear car park.

"It doesn't include the remainder of Wilkinsons Point or ... or any public foreshore," she said.

<https://www.themercury.com.au/news/tasmania/glenorchy-council-to-consider-sale-of-the-derwent-entertainment-centre-at-a-special-meeting-tonight/news-story/7304983fbc958c7d630d0d0d7f966d14>

I'm wanting to know what this may mean for access to the GASP and Wilkinsons Point using the through road and car park.

Would these still be available for the community to use?

This area is a very popular dog exercise area - and is also zoned for off leash dog exercise.

Would the sale result in a reclassification of the zoning?

I am interested in seeing conditions placed on the sale that safeguard the public amenities - ensuring that the area remains accessible and usable for the community.

Regards,

Adrian Gordon

Ronaldson, David

From: King, June
Sent: Wednesday, 11 July 2018 4:32 PM
To: Ronaldson, David
Subject: FW: Derwent Entertainment Centre

June King | Mayoral & Executive Support Officer | Glenorchy City Council



P: 03 6216 6767

E: jking@gcc.tas.gov.au | W: www.gcc.tas.gov.au | PO Box 103, Glenorchy TAS 7010

From: Jim & Jan Bryan <jdbryan@bigpond.net.au>
Sent: Wednesday, 11 July 2018 12:22 PM
To: King, June <JKing@gcc.tas.gov.au>
Subject: Derwent Entertainment Centre

Could you please refer this email to the General Manager, Tony McMullen as I do not have an email address for him
Many thanks

Dear Tony

Are you able to supply me with information in regard to the Derwent Entertainment Centre?

I would like to have detailed information on Operating Profit & Loss, Maintenance Costs and separate depreciation amounts factored into budgets for each year.

Could this be provided for the last 5 years. With many thanks

Yours sincerely

Janiece Bryan

Ratepayer of Glenorchy

Janiece Bryan

14 England Avenue

MONTROSE Tas 7010

24th July 2018

Tony McMullen

General Manager

Glenorchy City Council

Main Road

Glenorchy Tas 7010

RE: Sale of Derwent Entertainment Centre(DEC)

Dear Sir

Could you please provide the Council's Open & Transparent comments/answers in regard to the following issues related to Council's sale of the Derwent Entertainment Centre(DEC) and adjacent land.

1. The intention to consider sale of DEC announced in "The Mercury" on 20th June. I strongly object to Ald announcement inferring there was a DEC operating loss of over \$1 million. I believe that figure is misleading and the operating loss is only \$234,000 for 2016-2017 and that includes repairs and normal maintenance which are to be expected on any asset of this value. The operating loss for the previous year was only \$105,000. On 10th July "The Mercury" statements made by Kristie Johnston included the fact that the DEC suffered a \$1,094,000 operating loss during 2016-17. This is clearly incorrect and needs to be corrected in the Media. It is misleading information targeted at the people of Glenorchy.
2. The Special Council meeting held to consider sale of the DEC was announced in "The Mercury" on 9th July and the statement was made that Stadium ownership is one of the requirements of a successful NBL bid. This is incorrect, misleading and also targeted at the people of Glenorchy. There are other NBL Teams who are Tenants of Entertainment and Convention centres owned by the Government. The Governments actually financially support these Centres because they understand the important and valuable part they play in the lives of people. Also in "The Mercury" on 18th July, David Bartlett reported that a ninth licence had been granted to Romie Chaudhari despite there being no location or name for the team yet. This means that Stadium Ownership is not essential for the successful bid and a Long Term Lease, as is the case for a number of the teams in other states, could be granted by the Council in lieu of the sale of this valuable asset. This would generate income for the people of Glenorchy. If Stadium Ownership was a requirement for an NBL Team it would be a ridiculous impediment to the development of Basketball in Australia.
3. On 9th July Kristie Johnston stated in "The Mercury" that "if the Council did proceed with a sale of the DEC, the land to be sold would include Brooker Highway frontage, the front car park and rear car park. "It doesn't include the remainder of Wilkinson's Point or ... or any public foreshore," she said.

Why then is David Bartlett saying a hotel will be built when Kristie Johnston has stated to the people of Glenorchy that the only land considered with the DEC sale are the front and rear carparks? Could you please provide complete details of what has been agreed to by Council to be included in this sale?

In addition to this the Council would be significantly devaluing the Wilkinson's Point Land and Public Foreshore by cutting off access to it with this DEC sale. Due to the complication of access, no-one else would be interested in acquiring the land on these terms and it means this consortium would again get preference to this land without a competitive bidding process as has happened also with the DEC. Does the Council intend to use a \$4million Liberal Government loan offer to deliver services to this land as announced by Kristie Johnston and referenced during the Budget Presentation on 19th June? There is a high risk of a huge ongoing burden to the people of Glenorchy in that, as often occurs, these costs increase significantly once development is commenced. There is a huge and unacceptable risk in that this strategy could ultimately lead to the cheap sale of this land to the Consortium who would own the access road to it or the Council could have difficulty selling it if the Consortium advise they have changed their mind about acquiring this land due to a variety of reasons that may occur. This Council and should I also say the people of Glenorchy are being treated like fools.

4. The \$4 million loan from the Liberal Government should not be accepted by this Council. There has already been a huge rate rise of over \$4 million per year and this additional liability is clearly unwarranted. Subdivision developers should and do carry the costs of providing infrastructure and services for developing their land. The loan is clearly wrong and if the future sale and development of Wilkinson's Point fails then the people of Glenorchy are left with a potentially huge debt burden they could not recover from. The Council should never consider this with any land in the Municipality even if there is pressure from the State Government.
5. Could you please provide me with the names of members of the Consortium and names of the companies making up the Consortium?
6. If the DEC sale was to proceed three (3) Independent Commercial Market Valuations should be obtained (independent of the Valuer-General) to ensure due diligence in the assessment of the true market value of this significant asset and taking into account the value of similar interstate buildings of this quality, size and potential. It is the largest building of its type in Tasmania. The Valuer-General's assessment is usually lower than market valuation and the people of Glenorchy deserve a Council that properly looks after their interests separate to politics. The people need to know they are receiving a fair price for this valuable asset and qualified independent valuers have been used by Council for this purpose in the past. Could you please advise if the up-to date Valuations you have for the DEC are available to the people of Glenorchy?
7. Ability of the people to use the DEC for Community Low Cost Events is a big issue. This is the only suitable venue they have in many cases and the sale of the Derwent Entertainment Centre is not in the best interests of the people of Glenorchy. Another issue is when the asset is sold, what will the money received be dwindled away or wasted on? We would be better retaining the asset and managing and marketing it in a more professional manner to generate ongoing income including assessing long term leasing opportunities.
8. Why is this process so rushed? Why isn't sufficient time allowed for further Public Consultation? There cannot be a consultation process when the public are not told the correct and complete facts. It was reported in "The Mercury" on 21st July that the deadline for objections (and Expressions of Interest) is the 3rd August. This is ridiculous when the people of Glenorchy have not been given the facts. The timeframe is clearly inappropriate in the case of this valuable and substantial commercial asset both from a Public Consultation viewpoint and also due to the fact that it prevents the possibility of anyone developing a comprehensive competing Expression of Interest.

9. In "The Mercury" on 21st July, David Bartlett speaks about the building of their hotel as if the adjacent land will belong to them. He is using this in his case to the NBL and one wonders what is going on when Kristie Johnston says that it has not been decided by Council if the adjacent land will be sold. The land clearly does not belong to the consortium and why is he able to claim this in his plans.

As mentioned previously, is this Consortium just waiting for the \$4 million loan to be spent on the infrastructure and services before acquiring the land cheap from the Council? Is this why it was separated off?

Mr Bartlett also speaks about the DEC deal being 3 to 4 weeks away. He realises that there will be no further Expressions of Interest as the timeframe is too restrictive to allow due process. A quick turn-around indeed especially when there has been no analysis by Council of the option of leasing the DEC to an NBL Team as well as examining the option of improving the marketing of the DEC to raise important ongoing revenue for the people of Glenorchy. I thought this Council was supposed to look after and stand up for the interests of the people of Glenorchy.

Importantly this Council stated they would be Open and Transparent with the people of Glenorchy and that is clearly not being demonstrated in this case where people are being left in the dark.

It would be appreciated if you could provide Council's response in regard to these questions and issues.

Also I wish to formally register my objection to this sale.

In addition, I request this letter be tabled at your Council Meeting on 30th July.

Yours faithfully

Janiece Bryan, Ratepayer of Glenorchy

Hannan, Bryn

From: Hannan, Bryn
Sent: Sunday, 22 July 2018 8:01 PM
To: Jim & Jan Bryan
Subject: RE: RE: Consortium Information

Hi Janiece,

The proposal that Council has received to purchase the DEC was made by Hydraplay Pty Ltd A.C.N 159 602 721 as trustee for the Hickey Family Trust. I don't have any further information available about Hydraplay's ownership etc, however you can request a company search through the ASIC website (www.asic.gov.au) which will provide more information about the company (such as who its directors and shareholders are).

I hope that assists.

Kind regards,

Bryn Hannan LLB (UQ) | Acting Manager, Governance and Risk | Glenorchy City Council



P: 03 6216 6752 | M: 0438 149 371
E: bhannan@gcc.tas.gov.au | W: www.gcc.tas.gov.au

From: Jim & Jan Bryan [mailto:jdbryan@bigpond.net.au]
Sent: Sunday, 22 July 2018 6:05 PM
To: Hannan, Bryn <BHannan@gcc.tas.gov.au>
Subject: FW: RE: Consortium Information

Dear Bryn

Could you please provide me with the names of members of the Consortium and names of the companies making up the Consortium.

Your sincerely
Janiece Bryan
Ratepayer of Glenorchy

From: brian@devilsdistillery.com.au
Sent: 12 Jul 2018 16:09:12 +1000
To: GCC Corporate Mail
Cc: Percy, Alice (StateGrowth); 'MacDonald, Christine (DPaC)'
Subject: Att Mayor Johnston

Dear Mayor Johnston,

I few months ago I submitted an idea to the Tasmanian Premier that Government consider establishing a combined and interlinked distillery, winery, cooperage, malthouse, cask maturation house and sales/display foyer, with possible room for products Expos. It functions were to cater for TAFE training, UTAS research, and tourists as well as sales of wines and spirits from around the State.

The concept was that each section have a commercial manager/tenant and allow the section to be used for TAFE pre-vocational training and for any relevant UTAS research investigations. I suggested that it be set up as a working display of the State's wines and spirits industries and be operating for 7 day per week tourist tours to progressively view the equipment and processes in each section. Each section's tenant needed ensure that their sections were economically viable to cover on-costs.

I noticed that the Glenorchy Council recently commented about tourist attractions in their city and now there appears to be a move to sell or lease the Derwent Entertainment Centre to a sports organisation.

It is my opinion that the above mentioned winery/distillery complex could be placed around the periphery of the Derwent Entertainment Centre. This would leave the auditorium/stage area free for current activities and future State-wide wine/spirit sales expositions.

Incidentally, as well as being a distiller(only gold medal in their class in the 2018 World Drinks Awards for a pure vodka and a whisky liqueur I named Mellifera), I hold several Innovation Patents for novel wine grape juice extraction, non-standard fruit preparation for fermentation/distillation and fresh stone, pome, and berry fruit preserved in alcohol. Some of my earlier ideas are of interest to the Federal Horticultural Innovations scheme, others have since been submitted. I would hope that the above mentioned complex could develop these ideas for alternative fruit wines, plus grape, cherry and apricot brandy and alcohol preserved fruit preserved.

I feel confident that such a complex could become a major tourist attraction, as well as an employment and training provider.

Regards,

Brian Hinson

PO Box 117, Brighton, Tasmania, 7030
Phone: 03 62681101: Mob: 0438681104
Email: bhinson@tasmanian-olives.com

From: Nick Griggs
Sent: 16 Jul 2018 15:43:48 +1000
To: GCC Corporate Mail
Subject: The Derwent Entertainment Centre 601 Brooker Highway Glenorchy. C.T 110871/1

The General Manager

Dear Sir /Madam

I refer to the Public Notice in the Mercury newspaper dated 14/7/2018 relating to the proposed sale of this property.

I am sole Director of a company called Humd P/L which is the owner of different properties at Branscombe Rd and Batemean Court CLAREMONT. This ownership is over 30 years.

I am also a Registered Land Surveyor working mostly in the Subdivision area and Resurveying of old titles.

REGARDING THE PROPOSED SALE OF THE DEC (C.T 110871/1) IT IS MY SUGGESTION THAT THE COUNCIL REQUEST A BOUNDARY REMARK AND IDENTIFICATION SURVEY OF THE PROPERTY. THIS SURVEY COULD BE INCLUDED IN A DUE DILIGENCE PRESENTATION OF THE PROPERTY BY THE COUNCIL.

If requested I would be able to carry out the relevant LAND SURVEY.

Please advise if I may be of any assistance with this matter.

Regards

Nick Griggs 0418 129301

NICK GRIGGS & CO

LAND SURVEYORS HOBART TASMANIA

295 Elizabeth Street, North Hobart, 7000

Ph. (03) 6234 5022 Fax: (03) 6231 2412 E-mail: nickgriggs@netspace.net.au

162 Marys Hope Road
Rosetta 7010

July 19, 2018

Mr Tony McMullen
General Manager
Glenorchy City Council

Dear Mr McMullen

Re proposed sale of the Derwent Entertainment Centre

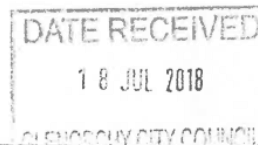
To date, ratepayers have been given only scant information regarding the proposed sale of the Derwent Entertainment Centre, and much of this has come via the media. I wish to lodge an objection to the sale until further details are provided on the following matters:

1. What is the reserve price that Council has placed on the property, and how was it assessed? I expect that this would be considered as commercial-in-confidence, but ratepayers are entitled to be given some indication. The sale should be only at the best market value and not a "fire sale".
2. What will be the process for assessing offers of interest?
3. How will funds from the sale be applied?
4. It has been suggested, in the media, that the present interested party might consider building a hotel and other developments on the site. These could only be in the car park areas so how would the lost parking space be replaced?
5. Will a developer be required to follow the Wilkinson Point Master Plan?
6. Will developers be required to provide assurances that the stadium will continue to be available for major entertainment productions?
7. The proposed sale is described as disposal of land under the provisions of S 178 of the Local Government Act. How can this section be utilised for the sale of a multi-million dollar capital building asset? Would it not be more appropriate for Council to sell only the building and appurtenant facilities and lease the land?

Finally I note that the DEC was a Bicentennial gift from the Commonwealth to Tasmania, and it was subsequently handed over by the State government to GCC. Was sale of the DEC permitted under the deed of arrangement?

Yours truly,

David Mitchell

JOHN GREEN

Postal Address:
PO Box 312
Moonah 7009
Email: johngllb@bigpond.com

1/8 Dawkins Court
West Moonah 7009
Telephone: (03) 6278 1538

Our Ref: JEG:KB:

16th July 2018

Officer D. Ronaldson

Please provide a Mayoral
Response to GM Secretary

By 25-7-18

Ms K Johnston
PO Box 103
GLENORCHY TAS 7010

Ph. 6228 0755

Dear Ms Johnston

RE: SALE OF THE DEC BY THE GCC

I enclose the letter I have sent to the media.

It's not meant to be hostile to you or the Council or the Council's desire to offload the DEC it's just that there are some things there that don't add up to me. Perhaps you might like to contact me so we can discuss it?

It's also a pity the Council doesn't investigate the possibility of a long term lease rather than a sale for what I suspect will be a very low price.

In my opinion it might be worthwhile the Council talking to Mona about the use of Wilkinson's Point and the DEC because next year it has been said that Macquarie Point will not be available for Dark MOFO and the Theatre Royal which is used for musical events and theatrical events during both of Mona's festivals winter and summer will be unavailable for 6 months, because it has to be connected to the Hedberg Centre and as all the levels of the floors in the 19th century Theatre Royal are different heights to the levels of the floors in the Hedberg Centre which is providing alot of work for architects and builders.

But it may be possible to get some of Mona's events to come to the DEC or Wilkinson's Point providing that the Council of course still has some say in what happens, which is why you should think about a lease.

Also no one has explained why there are more than 40 additional properties in the sport & recreation category in the table presented to the public meeting of the rates increase.

May a please make an appointment to discuss the matter.

Yours Respectfully,

A handwritten signature in dark ink, appearing to be "JG".

John Green LLB

18/07/2018

Letter to the Editor on sale of DEC by GCC | Tasmanian Times

Tasmanian
Times.com

REGIS

Letter to the Editor on sale of DEC by GCCJohn Green LLB
16.07.18 3:41 pm[Back to Media Releases](#)

Dear Sir

I note that some media outlets claim that the Glenorchy City Council runs an operating loss in excess of a million dollars on the DEC.

That statement is inaccurate.

What the Mayor of Glenorchy Kristie Johnston explained at the public meetings to justify the large rate increase was that the Glenorchy Council makes an operating loss likely in excess of \$200,000 but the Auditor General forces the Council to set aside \$800,000 per annum as a depreciation allowance.

If one applies the conventional 2.5% depreciation rate for buildings, that values the Derwent Entertainment Centre at \$32 million.

I would be very surprised if the basketball consortium that wants to buy the DEC are going to pay anything like \$32 million for it.

It seems to be the case that public assets are given away; it's a pity if this happens again in Glenorchy.

Of course it maybe, that the Auditor General has grossly overvalued the Centre or has been misunderstood or that something else strange is happening.

But I suspect that the figures don't add up properly.

One must also question the attitude of the Auditor General in insisting that Glenorchy set aside a large amount of money in depreciation for an asset that doesn't make any profit and which the Council doesn't really want to keep.

But if the Council can't get its \$32 million for the DEC it might be smarter to give the basketball as a long term lease even for 50 years or 25 years in return for renovating it and taking it off the Council's hands.

The big advantage of a lease is that a lease can contain positive covenants compelling people to do things so all the wonderful promises about the DEC being available for the community to use can be enforced.

There are technical legal difficulties about creating and enforcing positive as opposed to restrictive covenants on land unless you use the mechanism of a lease.

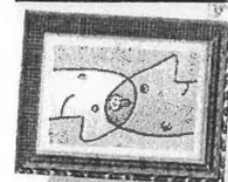
What concerns me is that I suspect this is yet another case of a public asset being GIVEN away to some form of "developer".

Yours Faithfully,

John Green LLB

[Comments \(0\)](#)[Show Comments](#)Thankyou
Mr
Shortenfor the
Labor
promiseof a
Federal
ICAC8TH
HOBART
ORATIONJust
the
GerSenator Erich
CongratulaHaving renounced your
German Citizenship on
9 March 2010, this allows
you to take up your seat in
the Australian Parliament
with a clear conscience.

John Hawkins - 1515 Mole Creek Road -

Pick our brains on from
We employ people who know stuff...
about art, about protecting precious
frames it for you to help you get it right
Hobart's Premier frame is for over 15
1st Collins St 6234 3788 www.atherton<http://tasmaniantimes.com/index.php?pr-article/letter-to-the-editor-on-sale-of-dec-by-gcc/>

1/2

Mayor Kristie Johnston and General Manager Tony McMullen
Glenorchy City Council
Main Rd Glenorchy 7010

23.07 2018

Re Derwent Entertainment Centre (DEC)

Good morning Mayor Johnston and Mr McMullen

On a personal note Suzanne and I do not have any problems and/or issues with the sale by GCC and the subsequent re-development of the DEC, we believe it's been a white Elephant and burden to GCC's ratepayers for many years. In fact, the re-development is remarkably like the comments we made to the Department of Infrastructure some years ago when we were asked what was needed in our Northern suburbs.

The process and transparency of the sale is of great concern to us as the current comment by most Governments is "commercial in confidence", to be brutally honest we are over that sort of secrecy as it's an excuse for keeping information from the public that we should be made aware of.

You will have our complete support for the sale and the re-development of the DEC providing it is not developed for a single purpose such as a sports arena that would exclude a large percentage of Glenorchy residents who are not fussed about basketball or other sports. The DEC must be suitable and available for a variety of purposes and functions and entry fees for all events must be affordable to all residents in and around Glenorchy.

Transparency, openness, information on who the players are, what plans for traffic control, any environmental issues, and any perceived

conflicts of interest must be made public, this is what's needed from the GCC **before the event not after**, with a bit of luck that will keep the punters out here happy.

We understand there is lots of work ahead for the GCC and it won't happen tomorrow, perhaps an information session for interested parties at the DEC once the plans are made available, so we can have some understanding on the scope of the re-development and introduce us to the players, what they will do, approximate costs involved and an expected time frame for completion.

We look forward to what's going to happen with the DEC and the surrounding area and trust it will happen sooner rather than later.

Kind regards

Martin and Suzanne Watkins
4 Dunedin Close
Claremont 7011
6249 2671

From: Phil Arthur
Sent: 19 Jul 2018 15:08:55 +1000
To: GCC Corporate Mail
Subject: Derwent Entertainment centre sale

To Whom it May Concern,

I am in favour of the Derwent Entertainment centre being sold. As it stands the DEC is a large financial burden to the GCC. It is quite apparent that this asset has been under performing for many years with no foreseeable change to this situation. I am in favour of the following options

1. Sell DEC as per current market value.
2. Lease the DEC as a going concern, only if the income from a lease agreement would cover the 800k in projected maintenance, eg be a neutral concern on the budget. This would allow GCC to still own DEC as an asset. In turn GCC would benefit from possible income from rent and the tourist dollar.

I would also be in favour of a management team being employed to fully utilise the DEC. Obviously a business management plan would have to be undertaken to ascertain viability.

Regards
Phil Arthur
44 Carnegie St
Claremont
0421 275 808

Ronaldson, David

From: David Neads <neadsy83@gmail.com>
Sent: Saturday, 21 July 2018 8:08 PM
To: GCC Corporate Mail
Subject: Proposed sale of the Derwent Entertainment Center

Hi there,

I think the sale of the DEC is a fantastic idea and am 100% for it.

If the interested consortium are serious about the purchase of the DEC and Wilkinson's point then it would be a significant boost for the area to have a basketball franchise and an entertainment precinct.

The council will benefit two fold as the revenue from the sale can be invested and future rate increases will be reduced. Plus the GCC can also charge a high rate for any hotel, cafes, restaurants etc in the area.

Don't miss this opportunity!

Kind regards,

David Neads
21 Aldridge Crt,
Claremont.

Ronaldson, David

From: Paul Schluter <pschluter@hotmail.com>
Sent: Sunday, 22 July 2018 5:02 AM
To: GCC Corporate Mail
Subject: Question on Notice for Council Meeting

The Royal Agricultural Show Society bought their land for several thousand pounds over a century ago.

They now have Bunnings as their major tenant for an extended period.

Would the council please consider not selling valuable waterfront public land but leasing DEC to the Huskies?

Paul Schlüter
Moonah

§

Ronaldson, David

From: j foley <foley1731a@outlook.com.au>
Sent: Friday, 27 July 2018 9:03 PM
To: GCC Corporate Mail
Subject: Attention David Ronaldson : RE Proposed sale Derwent Entertainment Centre

RE: Proposed sale of the Derwent Entertainment Centre

Clarification – purpose of documents.

There appear to be two (2) documents “Special Council Agenda – Monday, 9 July 2018”.

The first has four (4) pages . The second has eleven (11) pages .

Why were two documents required?

Neither define “unsolicited proposal”. Can you provide the definition Council is working with? An example is given in “Unsolicited Proposals – Policy and Guidelines 2015, Dept Treasury and Finance, p.5”. I’m not seeking a discussion of different levels of government but information to develop an understanding of how this situation developed (governance).

Why wasn’t the 11 page document the stand alone brief? What purpose(s) was the 4 page document supposed to serve?

Was the 11 page document available to members of the public at the meeting held on Monday, 9 July 2018?

The conduct of this meeting, in which no input from the public was allowed seemed rushed, lacked preparation and seemed chaotic.

In relation to the 11 page document.

Page 6 discusses the difference between sale of public land and sale of council land.

Clarification sought .

If Council proceeds with classification of the DEC as ‘public land’, how is the value of the DEC assessed?

How can the ratepayer access that information?

What is the benefit to the ratepayer of not proceeding with S 177 which would appear to give the ratepayer less input but may produce a more economically beneficial outcome?

If the full range of economic information about the DEC is not released to the ratepayer but the argument of Council is transparency (public land) how is this credible if at the point of sale the ratepayer has no independent mechanism available to judge whether or not their asset has realised a fair market price?

Page 7.

It is concerning to read the sentence , “Without a **thorough** analysis of the definitions in section 177A of the Act or **reviewing** the history of acquisition, it is considered...”.

In light of recent events and the apparent need to impose a permanent 12.5% tax [totally avoidable according to Min Gutwein, Budget Estimates A p.p 99-101] this seems reckless and the question as to why no thorough analysis or review stands?

Again what risk matrixing around potential ratepayer exposure was revealed by not performing what would appear to be essential actions to protect the interests of the Glenorchy ratepayer community?

Page 8.

What was the revenue returned by the DEC in 2016/17 financial year or any other relevant financial reporting mechanism?

Has the Council depreciation policy changed since 2016/17 and is the amount \$860,000 a reflection of the latest depreciation assessment?

What is the depreciation history of this asset – were there any recent changes – over the last 10 year period?

Has the Derwent Entertainment centre provided a financial report to Council in either March or June 2018? A quarterly report?

If yes – where is this located and how can the ratepayer access information it contains?

How can the ratepayer find out how much money has been spent on preparing the DEC (in particular the business operations and assets) for sale?

For example - Painting and roof upgrade. Any electrical work completed within the last 12-24 months? Any work on improvements to POS systems. This information is crucial if the ratepayer is to make an informed decision regarding whether their investment in this asset is realised or returned at the point of sale/transfer. The ratepayer has funded any 'improvements' (other than routine maintenance) so can advice be given around how the ratepayer can gain an understanding of when, how and why these improvements were authorised and what value add the ratepayer gains by this expenditure at the point of sale?

Why did Council feel the need to provide only two negative economic indicators and does this represent a true and accurate picture of the operating environment of the DEC? This construction of the DEC has been repeated in local media coverage and if it is not a true and accurate representation of the DEC, Council needs to correct the mis-representation of a public asset. If this sale does not proceed and this representation is not accurate then potential buyers may use this information and the ratepayer may be disadvantaged as a result.

An explanation is sought as to why successive Councils appear to have lacked the skills, ability and capacity to manage an asset a private 'consortium' believes is economically attractive enough to acquire?

Page 9.

Community opportunity to comment. Is there a weighting systems applied to public comments(submissions/appeals)? Are emotional comments (learning to drive etc.) regarded as having the same impact as economic argument? If there is a lack of economic data for the ratepayer to make an economic case against the 'consortium' bid then what purpose does public comment/input serve in the overall process. The ratepayer appears to being asked for their opinion rather than being provided with a range of relevant economic data to construct solid argument to support the proposal either way.

What mechanisms does Council have in place to allow those members of the Glenorchy community to contribute to this process if they lack literacy skills to either access, construct or have input to this process?

How is Council allowing these members (some organisations report that between 40-70% of people in the Glenorchy LGA operate under some kind of skill deficit e.g 'Dropping off the Edge Report', ShelterTas submission to Productivity Commission and so on) to express their opinion and have their say in this

process? If no thought has been given to allowing this cohort of Glenorchy citizens to have their say then council cannot describe this process as 'community consultation' as it has the appearance of having been deliberately set up to exclude many voices and opinions.

Comment sought.

Does Council already have any commercial arrangements with the Chargers via the DEC?

How will this/these be impacted by the sale?

What financial, social implications are identified as applying to the ratepayer by this changed circumstance?

Is the ratepayer at all liable/disadvantaged /by any changed contractual circumstances to the Chargers if the DEC is sold?

Mr Hickey Interview issues raised.

According to an interview July 22 2018, <http://www.aussiehoopla.com/the-southern-huskies-plan-to-bring-nbl-basketball-back-to-tasmania/> David Bartlett and Justin Hickey sell their 'vision' for the DEC.

At 11.30 Justin Hickey states, "...knocking off this deal with the Glenorchy City Council for the stadium which we're a long way down the path, they're just going through, as you'll be aware when you're dealing with council it's a slow process...they've been great...it's probably been the fastest thing we've ever done... there's probably about 30 people working on this in the background ..."

12.19 "...I'm working on improvements to the DEC so that we can present a viable case to the NBL...

From 13.0 onwards Mr Hickey goes into detail about the 'improvements' the DEC will undergo. Council needs to inform the ratepayer if any of the preliminary works Mr Hickey refers to has been funded by the GCC prior to sale. In particular any recent work performed by H and L Australia and E.T.C.S.

At 18.24 Mr Hickey states that "...the plan needs to take into consideration what we want to do with the venue long term...the basketball team is the big winner... or it may not be the basketball team...it may be a number of other sporting franchises we have...that are under our control... we've got a lot of resources... we've got a lot of people working on this."

Again this raises the question as to why are the actual details around the make-up and operation of the 'consortium' so hard to obtain if Mr Hickey and Mr Bartlett (who talks about having input into the naming narrative which a mere spokesperson should not have this level of influence. Mr Bartlett went to great lengths in an ABC interview to distance himself from membership of the 'consortium'. This interview raises more questions around the make-up and membership of the 'consortium'.) have such confidence that they compare it to o/seas examples of highly profitable enterprises?

The whole basis of their model (business plan) of multiple revenue streams relies on ownership of the DEC. It cannot proceed unless the 'consortium' owns the DEC.

There is no team. There is no management infrastructure. There is no NBL licence. There has been community concern over the branding 'southern' and name 'Huskies'.

Justin Hickey is not Vince Carter and Glenorchy is not Toronto. The concept of 'tunnel clubs' have had very mixed results. Council would do well to review the compelling but differential outcomes of the Townsville Crocodiles and the Cairns Taipans.

Lack of data raises questions that the ratepayer cannot answer

There remains as an outstanding concern a lack of detailed analytical data that ratepayers need to gain a full and complete understanding of how the DEC operates and whether or not the best interest of the ratepayer is served by proceeding with the offer from the 'consortium'.

The lack of high quality, reliable real time data remains a concern . In light of Minister Gutwein's negative construction of the operation of the current Glenorchy City Council and the fact that the Glenorchy City Council (Dismissal of Councillors) Act 2017 does not expire until December 2018, and the ongoing arrangements around meeting compliance and governance requirements from the 'Board of Inquiry' report - the conduct relating to the matter of the potential sale of the Derwent Entertainment Centre appears to have raised more questions than it has answered.

The fact that Council did not take the time to prepare a full, reliable, data informed brief for the ratepayer remains a disappointment. Consultation is not simply a word but a series of actions and information that allows the ratepayer community to build trust, respect and credibility around the operation of the current Glenorchy City Council. It would seem an opportunity for Council and the ratepayer has been missed.

Process.

Finally did Council consider that informing community late Friday that a special meeting was to be held on the following Monday which marked the start of the school holiday period might not have been the most collegiate, respectful way to begin this matter?

Janine Foley

5 Bethune Street Chigwell T 7011

Sent from Outlook

162 Marys Hope Road
Rosetta 7010

Ph. 6272 9964

July 29, 2018

Mr Tony McMullen
General Manager
Glenorchy City Council

Dear Mr McMullen

Re proposed sale of the Derwent Entertainment Centre

Further to my letter of 19 July, in the light of recent media publicity of the proposed sale of the DEC I now wish to state my firm opposition to the disposal of the asset in the manner that is planned. In summary my reasons are:

- The entertainment centre was a gift from the Commonwealth to the people of Tasmania, and I don't consider that 30 years on it should be sold of for what appears to be a specific commercial venture.
- To describe the sale as "disposal of land" is misleading.
- GCC should retain the ownership of the land.
- If the decision to sell the DEC prevails then it should only be to an organisation that guarantees to continue to make it available as a facility for public use.
- There are opportunities for peripheral uses of the facility, e.g. converting the Bowen Room to a public restaurant, and having a coffee bar on the terrace outside the Bowen Room.

I also feel that Council should consider wider community engagement before making further decisions. I am unhappy that some form of poll was not conducted, for example by using the Glenorchy Matters online survey process.

Yours truly,

David Mitchell

Ronaldson, David

From: Lyn Dawson <lyn.dawson80@gmail.com>
Sent: Tuesday, 31 July 2018 12:17 PM
To: GCC Corporate Mail
Subject: Proposed sale of Derwent Entertainment Centre.

As a ratepayer in Glenorchy I strongly oppose the sale of the Derwent Entertainment Centre. I am an aged pensioner and my rates are deducted from my bank account each fortnight but I do not object to the increase in rates even though it means a tighter budget if it means not selling the Dec.

I moved from Mt. Stuart to Glenorchy 4 years ago and fell in love with my home which overlooks the Dec and beautiful surrounds. The green space and bush fronting on to the Brooker should never be sold and the building itself sits beautifully into the landscape and the adjoining GASP and is used by so many.

The council has been selling property off for years - part of the showground with the intention of selling off more near Bunnings to name just a few.

Some of the most spectacular world shows have performed at the Dec over the years: Cats, Lord of the Dance, Riverdance, Elton John, Midnight Oil, African Footprint to name just a few. It must be the only place in Hobart which has such a large stage, easy parking not only in the carpark but surrounding streets. There are no guarantees that the sale of the Dec will remain in Australian hands or that we will continue to have world class shows visit. The arts need to be supported not just sport.

Perhaps the council should put a little more effort in advertising the advantages of the Dec and over the years could be a good investment to the council.

Sincerely,
Lyn Dawson.

Ronaldson, David

From: Lana Neads <ruslana.bila7@gmail.com>
Sent: Wednesday, 1 August 2018 8:49 AM
To: GCC Corporate Mail
Subject: Proposed sale of the Derwent Entertainment Center

Hi there,

I am aware that GCC are still accepting public opinions for the proposed DEC sale. I am 100% supporting the idea - would be nice to see some development in the area and also trash cleaned out from the derwent river and those old reeds.

Also GCC will directly benefit from it twice - from one time injection into the budget after sale and afterwards the council would be claiming rates on DEC as well.

I hope this helps.

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Kind regards,

Lana
21 Aldridge Court,
Claremont

Submission Objection of Disposal of Land
Representor Dr Mineely

General Manager
Glenorchy Council

Friday, 3 August 2018

By Email gccmail@gcc.tas.gov.au

By Email each aldermen

Dear General Manager and Aldermen

I provide the following submission within time on the proposed disposal of Land specifically certificate of title volume 110871 folio (the Land) also known as the Derwent Entertainment Centre (DEC) pursuant to a notice 21 July 2017 (the Notice) and also located on the Council website.

The Land to be Disposed

The Notice purports to detail the intention consented to by Glenorchy City Council Aldermen (the Council) on 9 July 2018 at a closed meeting of the Council; to dispose of under section 178 of the Local Government Act 1993 (the Act) or at least potentially sell the Derwent Entertainment Centre and surrounding land comprising Certificate of Title Volume 110871 Folio 1 and the business operations as a going concern in response to a unsolicited bidder.

Unsolicited bidder

It is noted Council purports to have received an unsolicited proposal (on conditions unknown as the details have not been publically released) by Hydraplay Pty Ltd A.C.N 159 602 721 as trustee for the Hickey Family Trust (Hydraplay) to consider a sale of the Derwent Entertainment Centre including the business operations and assets and the land and building to it.

It is not known for how long this unsolicited bidder has been in communication with Council; nor is it known what was the extent of those negotiations including any with the former Commissioner Smith; nor the offer price or terms thereof nor has any documentation as and between the parties been publically released to ratepayers to consider .

Key Reasons mentioned in the closed meeting to proceed with the Notice of intention to dispose of the Land

- Derwent Entertainment Centre is currently operating at a loss to the Glenorchy Community and that the depreciation costs are significant.

Other issues raised at the 9 July 2018 meeting included but not limited to:

- Any potential sale of the Derwent Entertainment Centre will need to address ongoing legal and permanent access via the existing road that accesses both Wilkinson's Point and the Derwent Entertainment Centre from the Brooker Highway frontage;

Submission Objection of Disposal of Land
Representor Dr Mineely

- Lack of public consultation as to the bid;
- Lack of certainty of employment Contracts of existing Staff;
- Lack of any Market Value analysis by Council to support a sale;
- Lack of information as to financial status of the bidder Hydraplay and the suitability of the bidder generally.
- A lack of detail as to what would be the justified public interest to be satisfied should a sale occur.

Grounds for Objection

In broad terms the submitter objects to the disposal of public land known as the DEC for the following reasons:

Prematurity/Unreasonableness of the Decision

The absence of both sufficient and adequate information at the time of consenting to issue an intention Notice to dispose does not equate to a thorough assessment of the likely reaction of the public prior to issuing the Notice having been made reasonably.

The uncertainty of the quality of information provided at the closed meeting further calls into question whether the decision maker has correctly turned their mind to the issue of public interest.

The Council had an option to call for more information and defer any decision to activate the Act requirements as to issuing a Notice until then, the perception in not doing so therefore remains Council was driven by the commercial priorities and timing of the unsolicited bidder over the public interest.

Market Value

Any disposal of the Land should only proceed on the basis that this Council dispose of Land at or above current market valuation and then only by whichever method is most likely to provide Council with a maximum return, unless there are reasons for Council to accept a lesser return which is consistent with the Council's overall strategic direction. These reasons must be documented in writing.

For the sake of clarity, use of the Valuer Generals capital and land value would not considered to be an indicator of true market value and is of little relevance specifically given the present Hobart property market valuations and interest over past 12 months have exploded.

Hydraplay and/or its spokesperson Mr Bartlett have publicly pressured the Council by media releases that it would prefer Council make a decision immediate the end of the 21 days for public comment on the Notice.

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Representor Dr Mineely

Accordingly it is reasonably open to conclude that the Valuer General Valuation option ought to be dismissed as an independent commercial valuation and best sales methodology conducted at arm's length is the best means to remove any perception of a non-market offer or rent seeking conflict.

The Council must ignore time frames imposed by Hydraplay or its associates and should have engaged a registered commercial valuer with appropriate and relevant experience in comparable sales and with consideration of the Land's highest and best use before issuing a Notice and then only after consulting with the public on the findings of such a report.

Inadequate or irrelevant considerations

Current research on the sale of public lands, evinces that a lack of adequate assessment of the non-financial values of public lands can be attributed to the need for agencies to avoid delays in realizing returns from disposal (Adam, P. (2001) 'The ecological impact of current development policy'. Bushland or Buildings? The Dilemma for Biodiversity Conservation in Urban Areas. Edited by Newton, S. (ed) Nature Conservation Council Conference Proceedings, held 21st June, 2001, Royal North Shore Hospital, St Leonards, Sydney. 44-52.).

Accordingly it is highly questionable that short-term financial imperatives such as was rolled out by Council staff to the alderman namely an operating loss and annual depreciation cost ought by themselves preclude **proper assessment** of significance and public consultation in disposal decisions concerning public property.

Disposal without assessment potentially results in important opportunity costs due to the loss of significant non-financial values (including environmental, social/cultural, economic and potential values) of a site (Gilbert, Helen. (2018). Contested Public Lands: Values, Power and Public Process in Government Asset Disposal Programs- A Summary).

The limited option paper that appears to have been presented to Alderman at the Closed Meeting 9 July 2018 purports to be some sort of quantitative risk assessment; on its face that document published on Council's minutes and agenda page ranked only two scenarios for the aldermen to consider and vote on; namely:

- Scenario 1 - Adopt the recommendation to advertise a Notice to Sell

It rated as a risk Council does not achieve best value for the community on disposal of the land. Loss of the DEC as a public asset - The Mitigation of the risk was to adopt a market valuation. The ranking of risk after this mitigation was then ranked as Notable; which was undefined.

- Scenario 2 – Reject the recommendation to advertise a Notice to Sell-

The risk to the Council was presented in the form of a business as usual with the Derwent Entertainment Centre owned by Council running at a significant financial loss. The risk mitigation was to attempt to continue to run the Derwent Entertainment Centre as effectively as possible and conserve costs where possible in terms of operations. The risk reference noted that Council viewed the depreciation costs (2016/2017 figure of approx.

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\$800k) could not be heavily mitigated and the risk ranking despite mitigation was ranked as a Significant Risk

According Councils officers appear to have ranked the higher risk to Council being not to sell, without any justification other than presumably a sale would have a short term positive cash injection hence recommending a Notice to Dispose be agreed by the aldermen who unfortunately adopted.

The Council's own risk assessment gave:

- no measurable consideration or risk reduction to Council of the DEC previously actually being a consistent former profit centre it is only recently become an operational loss maker; nor
- did it consider adequately any consideration of important opportunity costs due to the loss of significant non-financial values (including environmental, social/cultural, economic and potential values) of a site such as the DEC to the community; nor
- did Council consider an alternate risk model to manage the Land eg lease or alternate operating models; nor
- did the risk assessment mention that depreciation of an asset is a normal accounting method and that all assets of Council were depreciating accordingly looking at the depreciation amount in isolation was misleading and likely to give an over ranking of risk to Council from its retention under ownership of Council remaining.

Similarly the proponent's argument appears to be simply one of owning the DEC is paramount to its National Basketball Licence NBL licence ambitions.

With respect the NBL licence is irrelevant to a public purpose.

Secondly Hydraplay is a private company its duty is to its shareholders, it is noted it is part of a family trust it can't be bound by any public interest commitments, we have all seen this with former public owned assets eg Telstra and the Commonwealth Bank.

Whilst a family trust is a perfectly legal entity for any person to choose to runs its business; it is also agreed that such a vehicle has ordinarily at its core or primary purpose a means to minimise taxation consistent with Hydraplay business structures being of a private company and not one of a public interest or charitable organisation.

Accordingly Council appear to either misconstrue a private interest as being a public interest because the proponent has some sought of Tasmanian connection thru a basketball team.

If Council has this is completely inappropriate and irrelevant consideration when discharging the public interest test which the Council was required to have turned its mind solely before consenting to issue the Notice to dispose of the Land.

To be clear the Aldermen should only have been concerned whether:

- any sale of the Land would be in the public interest long term;
- that any process undertaken prior to a decision to issue a Notice been conducted in manner that would provide a reasonable person armed with all the information at the

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closed meeting 9 July 2018 to be reasonably satisfied such a process were it to have proceeded i.e. a Notice was obtained using a genuine and transparent disclosure process that involved an informed view of what is planned for the facility.

- other options such as a lease rather than sale or combination thereof had been modelled and ranked at the same time as the option to sell scenario.

As such it is open for any decision maker on review of the circumstances of issuing a Notice to find that the process undertaken 9 July 2018 was neither reasonable nor sufficient in terms of information exchange or detail to enable Council as a decision maker to make the decision to have issued a Notice to dispose in the manner that took place on 9 July 2018.

To be very clear one would have expected Council at the minimum would have fully informed themselves prior to voting at the closed meeting or had at least satisfied themselves that they had sufficient information in the form of an outline of:

- what was proposed to be developed on the Land in the event of a sale;
- that what was performed was likely to meet planning requirements and
- would likely have garnered general public support; and
- would have adequately assessed the opportunity costs forgone by a sale versus lease;
- quantified the benefits in \$ terms from a sale/lease to at least a range of low to high market values ;
- quantified financial costs of contractual matters eg redundancy that may be affected by any transfer of ownership;
- estimated the non-financial costs/benefits to the community in terms of intergenerational equity;
- estimated the in kind and actual financial costs to ratepayers to support redevelopment of the DEC that it would be liable in event of any sale eg easements, road works etc.;

and if these were not able to be quantified in part or full the Council ought then to have deferred voting on the issue of any Notice until Council had all the relevant information.

Council was required to fully inform the intention to dispose of the Land before issuing a Notice not to use a Notice to source information; as such the Notice was prematurely activated.

As matters stands there is a clear arguable case on the facts that in all the circumstances the overall public interest test favoured a particular form of sale /lease rather based on more than mere considering the purely operational cost and depreciation saving risk assessment provided to Aldermen by Council staff.

New Disposal Policy

A new Disposal of Land policy was tabled on 30 July 2018 during the Notice period perhaps a mere coincidence.

What were the driver's for an updated policy is unexplained; nor who initiated the new draft and the need for such to be endorsed during the Notice period.

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Representor Dr Mineely

Regardless of the above even if mere coincidence, there has still been a lack of transparency and the perception of poor governance remains as a result of a new Disposal Policy coinciding with a Notice to dispose of a strategic publically owned asset.

Cost of Running DEC

Councils own public documents variously state on its website and annual reports, include but not limited to:

- *The Derwent Entertainment Centre (the DEC) is a sporting and entertainment venue of statewide importance. The DEC hosts a wide range of concerts, events and major exhibitions each year. Concerts seat up to 7500 with an average attendance of 4000 per event. Some 40% of concert-goers on average are from intrastate, the remainder are from the metropolitan area. Exhibitions draw an average of 10000 people per weekend mostly from the metropolitan area.*
- *The DEC can accommodate sit down dinners for 1100 people, the biggest such venue in southern Tasmania.*
- *Conferencing, is limited to 150 people due to a lack of appropriate break out facilities and is thus not considered to be part of the core business of the centre. However, conferencing does provide activity and income during down times in the concert industry.*

Despite the regional and state significance of the DEC; the Council has not yet explained why the DEC now suddenly runs at an operating loss, when the Councils own documents in the recent past have stated

- *“the DEC operates as separate profit centre within the Council organisation with freedom of operational policy from Council. The DEC currently achieves a profit that covers its operating costs not allowing for depreciation.” (Wilkinson Point Master Plan 2012 p27).*
- *“A Strategic Business Plan was finalised in January 2016 and the Derwent Entertainment Centre venue team and Council staff are actively working to implement it. The key goals of the strategy are to increase the number of live entertainment events, improve patron experience, develop a DEC function centre, develop a future capital maintenance and business model plan, major sponsorships and partnerships, and community engagement.” (Annual Report GCC 2015/16)*
- *“The newly opened Moonah Arts Centre and the Derwent Entertainment Centre continue to be the heart of arts, culture and music in the City of Glenorchy. Importantly, their contribution extends beyond the boundaries of our City, attracting world-class events to Tasmania with audiences comprised of people from throughout the State. Glenorchy hosted 115 live ticketed events during the 2015-16 financial year with shows and performances including Cirque du Soleil, Cats and Tom Jones as well as numerous performances by local artists and theatre companies, and many more.” (Annual Report GCC 2015/16)*

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- *“Revenue Increased in the 2015 to 2016 years from \$1.37M to \$1.6 M” (Annual Report GCC 2015/16)*

To be blunt Council ought first identify the reasons for its only very recent operating losses and not simply walk away from the expected level of financial management by the public of its major asset the DEC; in fact Council has a duty to comply with competition law and should be charging a commercial level of fees for the use and operation of the facilities.

The increasing depreciation costs argument as a reason to sell are a red herring- if one uses this rational to assess the public interest then Council should sell all of the following immediately:

- the Swimming Pool, Council Offices, KGV precinct, both its Child Care centres and all if its road and pavement network; Derwent Park stormwater system to name but a few.

Of course such a course of conduct would be a legal nonsense as depreciation is a normal function of any asset and Council is expected to manage assets on a replacement value and incur depreciation and then manage its capital replacement program.

The real value in any building asset is the land value component its property and asset management 101 stuff.

I note on point the Mayor is reported recently on ABC radio

“We lose about \$1 million every year on operating the Derwent Entertainment Centre, it's not a core business of Glenorchy City Council.

“Whilst we're in difficult financial circumstances, as we find ourselves in at the moment, my view is that it's very hard to justify putting that burden on the mums and dads of Glenorchy.”

The Mayor was perhaps incorrect to state depreciation as an operating loss it was perhaps an honest mistake but does show a lack of financial acumen and indicates that not all aldermen perhaps knew or had a clear grasp of accounting principles when Council officers stated depreciation was a significant risk to the Council and justified selling the DEC asap.

On point and for example in the various annual reports for example the 2014/2017 Annual reports signed off by either the Mayors/ Commissioner /General Managers have all been audited by the Auditor General and the DEC has been classified as a core profit centre again.

In the most recent Annual Report specially the 2016/17 report Council refers to the DEC as a highlight specifically:

- *Highlights for 2016-17 include: • ongoing delivery of a suite of core services that the community relies on – child care, roads and footpaths, stormwater, parks and gardens, kerbside waste collection and recycling, landfill, community development, operation of the Derwent Entertainment Centre and Moonah Arts Centre, customer service and regulatory services in planning, building, environmental health, animal management, parking management, to name but a few.*

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- *Derwent Entertainment Centre (DEC) Council continues to own and operate the DEC, the largest capacity and most versatile indoor entertainment venue in Tasmania. During 2016-17 the DEC saw the return of the Hobart Chargers basketball team. Many patrons associated with the Chargers reminisce about the sentimental return to the 'Home of Basketball' and the days when the Tassie Devils ruled the DEC. Council has a three-year commitment with Hobart Chargers and looks forward to being a part of their on-court and off-court journey. The DEC also hosted a number of successful private events and seven successful shows, which included The Beach Boys, Nick Cave, Rodriguez, Smokie and The Next Step. The DEC staff also stepped in and assisted the promoter of the John Farnham Concert that was planned to be held at the Regatta grounds to relocate to the DEC in late March 2017. The DEC enjoyed continued success with hosting the Southern Tasmanian Dancing Eisteddfods and has a commitment to continue to host the event for another three years.*
- *Balance of Accounts Accounting Item 48. Significant business activities Council has identified the Derwent Entertainment Centre, Landfill Operations and Childcare Centres as commercial undertakings*

I note Council were quite explicit in public meetings on the 2018 draft budget that Council had a cash flow problem not a debt problem.

In the same Council told ratepayers that the 12.5% rate rise would restore councils finances to enable a sustainable cash flow going forward all things being equal Council was now well on its way to achieving its targets of 3 months operating cash reserves in 20/21.

But the facts are the Council employs a Venue Manager on good pay and on a 5 year contract who has in their contract of employment that financial management of the venue is their primary responsibility including a business plan. So why is the DEC operating at a loss or he/she being told to prepare a business plan that makes a loss?

I don't and many residents simply do not believe the argument being put forward on financial stress to justify the intention to dispose.

If operational cash flow from the DEC is at issue; and perhaps it is but it wasn't until very recent based on Council's own audited financial reports (and then unexplained) then it is clear that Council ought to be following its recommendations of the Wilkinson Point Master Plan namely:

- *"Consideration could also be given to day and night metering of parking with the pricing such that during events users might be encouraged to utilise alternative parking locations away from the study area and or other means of transport to the site."*

Rather than proceeding with a sale as the 'magic bullet' as it appears Council is simply jumping at shadows.

Please do not treat ratepayers as mugs and use a small operating loss as a factor or sell an asset that is almost impossible to replace.

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Representor Dr Mineely

Vehicle Access and Parking Precinct Infrastructure

It is significant that the Minutes of the Closed Meeting 9 July 2018 refer to the issue of road access; namely:

- *It has been identified that any potential sale of the Derwent Entertainment Centre will need to address ongoing legal and permanent access via the existing road that accesses both Wilkinsons Point and the Derwent Entertainment Centre from the Brooker Highway frontage.*

What the Aldermen appear to either not have been told or provided information at the relevant date of consenting to a Notice was that the Department of State Growth has made clear (State Growth Glenorchy to Hobart CBD Transit Corridor 2011) that:

- *Analysis of Hobart's five main arterial corridors shows that passengers along the Brooker Highway experience the longest delays and the slowest travel speeds, especially during the inward morning peak. The Brooker Highway Transport Plan identifies that there are capacity issues on the southern section of the highway from Berriedale Road to Davey Street and at some key intersections.*
- *Increasing residential density along the Brooker Highway is likely to result in land use conflict through amenity impacts, such as noise due to high traffic volumes, particularly heavy vehicles.*
- *The likelihood of further residential development along the Highway is therefore undesirable.*
- *Similarly, commercial development along the Brooker Highway needs to be carefully located to ensure that no new access points are created and that access is via local access points, which have adequate capacity to cater for an increase in volumes.*
- *The strategic goal for the Brooker Highway is to reduce and consolidate access points where possible. The Brooker Highway also does not exhibit the number of trip attractors found along the Main Road and rail corridor, in particular activity centres such as Glenorchy, Moonah and North Hobart, together with schools.*
- *The function of the Brooker Highway does not support increased land use density and activity around the corridor from a land use planning perspective.*

Accordingly any proposal to provide for increased commercial uses of the DEC surrounds eg Hotel etc. presumably consuming the carpark not be supported by State Growth on the basis of its assessment of the Brooker Highway function and capacity and its preference for no further residential or commercial development on the Brooker at Glenorchy due to the road being already congested.

Equally the Council's own Wilkinson Point Master Plan 2012 make detailed notes that parking is utilised already to a high level as such any reduction from future development of the site would likely exasperate parking and detract from the facility let residents having to deal with adjoining residential areas taking this overflow from reduced parking as there is no

Submission Objection of Disposal of Land
Representor Dr Mineely

doubt parking would over flow onto given absence of public transport to the DEC see the reports wording:

Parking is provided at the DEC for ~900 cars (650 in the 'blue/green' car parks and an additional 250 in the 'red' car park) plus 15 buses with informal parking for a further ~500 cars on unsealed parts of the site. The car park is estimated to be full 50-60 times per year. Additional car parking for up to 500 vehicles is available at the Tattersalls Park Racecourse. Nearly all of the DEC users arrive by private car, although for some of the larger concerts, some choose to park and then walk to the centre from nearby areas. (Wilkinson Point Master Plan 2012).

On point can I say where else does a major facility not have metered parking.

It is perhaps time that this Council thought a bit more laterally about operating the carparks at the DEC in a sustainable way such as by introducing a moderate fixed parking fee for concert events at the DEC as its paid consultants in 2012 advised and correctly identified.

I would confidently say that Hydraplay will do the same if it got control of the site as part of its own cash flow plans!

Lack of Detail on Proposed Use

In the same the public has not sighted any detailed or scoped development concept or application for Hydraplay's proposed works apart from publicity about Hydraplay's owner connections with basketball.

The public has had no detailed analysis whether such development even if the land was disposed of lawfully would even be compliant with the Planning Scheme or the strategic planning instruments for Wilkinson Point and Elwick Bay.

Indeed why such works are essential to an NBL licence is not stated or explained and is I suggest fictional.

Why would a business spend its valuable capital on a building when the same can be leased and employ working funds at a higher rate of return has not been questioned?

Surely a simply lease to use the facility for basketball on a periodic lease would not otherwise be sufficient even if the tenant upgraded the facility at their cost for a reduced rental to meet NBL specifications.

In the same the public have no idea of the negotiations that have taken laced between Council and Hydraplay before the Notice and what in kind support may be offered eg easement provision and infrastructure works to facilitate a development which would be at ratepayers cost no doubt.

Staff and Contracts

Whilst existing staff arrangements and contractual arrangements are important it is difficult to fathom what has caused the sudden mantra to sell the DEC when in January 2017 the Venue Manger position on a 5 year contract was advertised stating a range of prerequisites and capabilities.

Submission Objection of Disposal of Land
Representor Dr Mineely

- *The Derwent Entertainment Centre is Tasmania's Premier Entertainment Venue. It is wholly owned and managed by the Glenorchy City Council and caters for concerts, exhibitions, functions and sporting events.*
- *We are seeking a Venue Manager who will provide a high level of enthusiasm, commitment and professionalism to the operation of the Derwent Entertainment Centre. The manager is responsible for the day-to-day management of the venue, leadership of the staff and the attainment of financial goals and business plans.*
- *The successful applicant must exhibit a thorough knowledge of the entertainment industry and a minimum three years management of a similar sized venue would be an advantage.*

I note the specific competency to attain financial goals and business plans no mention of a loss making institution in 2017.

The 5 year employment contract in 2017 infers that Council had reasonable grounds at that time to expect the continuation of the DEC as a council run profit centre indefinitely so what has changed in 12 months again has not been explained by Council to suddenly sell other than Hydraplay private ambitions to sequester the DEC for its private purposes.

Hydraplay's plans for a NBL licence is purely linked to making \$ and the Asian market for live basketball as the driver, which is all good and what one would expect of a profit driven company but as stated these factors have no relevance to the public interest test.

The public are none the wiser after issuing of the Notice to dispose whether all employment and contractual arrangements pursuant to the existing operation DEC are transferrable? Or if the decision on 9 July 2018 would trigger any compensation or redundancy clause of any relevant contract affected by the Notice or potentially affected?

Whether these considerations crossed Council's staff minds let alone the Aldermen is unclear as the record of the closed meeting do not canvas these considerations in any real detail.

Past Land Sales

The State of Tasmania (over the history) is littered with buildings previously owned by the people of Tasmania and managed on our behalf by Government then sold, often below market value and then left for vandalism.

The heritage listed building in the Claremont Primary School whilst owned by the State before its sale to private interest's has suffered many thousands of dollars of damage from neglect and vandalism.

It would appear that history is repeating itself when it comes to the DEC and surrounding carparks, leaving ratepayers with less than valuation amounts for the assets.

Submission Objection of Disposal of Land
Representor Dr Mineely

For example in November 2008 the Council advertised in state newspapers and nationally an opportunity to develop the last remaining significant parcel of north facing land on the foreshore of the River Derwent, Hobart's principal waterway.

Council defined in Councils tender the land as follows:

- *"a prime waterfront parcel of land being some 13.344ha in area, owned by the City of Glenorchy. The land available for development comprises three sites with the total area of approximately 4.442ha. The Request for Proposals invites submissions from developers or consortia desiring to be a major catalyst in creating the New Visitor Development Precinct at Wilkinsons Point, Tasmania. Council is seeking innovative approaches that will provide: - visitor accommodation for the City, with a major visitor attraction adjacent to the existing jetty facilities - an entertainment/meeting/food/wine pavilion next to the Derwent Entertainment Centre - a Glenorchy Gateway Visitor Centre and food/retail outlets on the Brooker Highway frontage together with any other appropriate developments that complement the Wilkinsons Point and Elwick Bay Precinct Master Plan and comply with the Glenorchy Planning Scheme 1992."*

Nothing eventuated because I suspect in part the Council didn't engage appropriate commercial people to run the tender rather tried internally to be both a developer and decision maker.

The lessons learnt from 2008 appear to be lost with the present Notice is almost identical amateurs namely the Council proceeding with an intention to dispose arising from an unknown quantity Hydraplay and then proceeding without any adequate pre commercial advice or strategy rather a half page risk assessment based on very limited quantitative analysis.

On point let's not forget the Treasure Island caravan park at Berridale the last asset attempted to be disposed of a commensurate nature with the DEC; in the sense it was developed land with a commercial operation.

It is a widely held view that the manner the then Glenorchy council let that caravan asset run down and incidentally lost a significant revenue from both a lease and the City businesses from the associated economic activity the Carvan Park provided locally.

The then caravan park was popular in the wider community an extract from the 2012 Caravan Guide noted favourably of this former council asset:

- *Treasure Island Caravan Park Hobart is beautifully situated on a picturesque neck of land jutting out into the serene Derwent River with magnificent views of Mount Wellington; this spacious park is a peaceful place to stay. There are plenty of tent sites right on the banks of the river. Or choose from fully equipped cabins or onsite vans or bring your own camper van. Watch the dignified black swans and ducks float by, walk along the river and relax. Enjoy eating outdoors in the barbeque area, meet other travellers in the camper's kitchen or walk to a nearby tavern, which serves excellent counter meals.*

Submission Objection of Disposal of Land
Representor Dr Mineely

It is probable quite a few of the staff who recommended both the closure of the Berridale Caravan and failed later re development by Mona, and the 2008 failed Wilkinson Point sale by tender now claim to be able to save a dollar by selling the DEC with no track record of having ever delivered such a project successfully. The public record unfortunately doesn't flatter the Council in recent times when it comes to large scale public asset sales.

Presumption against selling Land

The sale and development of public land and open space can both help and hinder the ability of local government to fulfil its obligations to the community.

The role of local government in delivering a comprehensive range of place based services relies heavily on a diverse property portfolio of both buildings and open space, often held jointly and used for multiple purposes, the DEC is a multiple purpose asset.

Public land and open space should be regarded first and foremost as a community asset. The retention of public assets for community benefit is often desirable. Unsystematic and non-strategic disposal of public land and open space can preclude ongoing community access and use.

Residents Overall Position

I am trying very hard to be constructive in my response but I am really struggling to understand how the decision to consent to issue the Notice was published.

The Council ought not to have passed by resolution the issue of the Notice when there was clearly insufficient information on both the market value of the asset, the proponent and its plan nor any pre public consultation even by a select reference group in order to gauge some early public reaction to a possible sale.

The Council would save far more money exiting the two child centres which run at losses 3-4 times the DEC and without any public interest debate being raised.

Accordingly I call upon Council to do the right thing, and withdraw the Notice or if not then stay the decision for any sale process despite the 21 day notice period until a more logical and reasoned argument can be presented to the Glenorchy public for a sale or disposal of the DEC and if that takes several months so be it.

Whilst, it may be short term a financial expense to hold onto the DEC the fact is that the DEC was an operating profit centre until recent times and we need to get to the bottom of why the DEC isn't covering operational costs before any sale is even contemplated.

To be frank the whole process has been hardly a transparent process given the nature of the public asset, the extent public interest and the difficulty to replace/replicate such a major public asset.

Submission Objection of Disposal of Land
Representor Dr Mineely

I reserve all my rights in this matter pending Council's response as a representor against the Notice to dispose.

Yours sincerely



Yours Sincerely

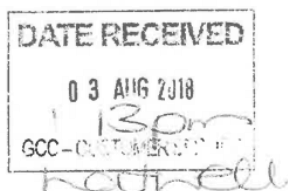
Dr Patrick Mineely
0447262501

8 Panorama Court Glenorchy.

For : - Acting Director, Community, Economic Development and
Business – David Ronaldson

Regarding: Proposed disposal of the Derwent Entertainment Centre.
Detailed in Special Council Agenda Monday, 9 July 2018.

Author: J Foley (address supplied)



03/08/2018

Please note the email account :

foley1731a@outlook.com.au that was recently set up has been compromised. This matter is being reported to the appropriate authorities/entities and investigation into the way in which this account [which had only communicated with two (2) addresses – the Glenorchy City Council being one] has been compromised will be ongoing.

Therefore the email that was originally sent to the following address:

gccmail@gcc.tas.gov.au will be hand delivered to the offices of the Glenorchy City Council along with the

Objection to the Sale of the Derwent Entertainment Centre

By close of business 03/08/2018.

Because of interference with electronic communication this is a formal request that any communication generated by either document be submitted in writing to the following address:

J.Foley

5 Bethune Street Chigwell T 7011

Page 2 of 14

Copy of communication originally submitted via (foley1731a@outlook.com.au) to Glenorchy City Council (27/07/2018). This account has been compromised and therefore remains unreliable. The deliberate compromising of this account is being reported to the appropriate authorities/entities.

TEXT OF EMAIL DOC BEGINS

Attention: David Ronaldson

RE: Proposed sale of the Derwent Entertainment Centre

Clarification – purpose of documents.

There appear to be two (2) documents “Special Council Agenda – Monday, 9 July 2018”.

The first has four (4) pages . The second has eleven (11) pages .

Why were two documents required?

Neither define “unsolicited proposal”. Can you provide the definition Council is working with? An example is given in “Unsolicited Proposals – Policy and Guidelines 2015, Dept Treasury and Finance, p.5”. I’m not seeking a discussion of different levels of government but information to develop an understanding of how this situation developed (governance).

Why wasn’t the 11 page document the stand alone brief? What purpose(s) was the 4 page document supposed to serve?

Page 3 of 14

Was the 11 page document available to members of the public at the meeting held on Monday, 9 July 2018?

The conduct of this meeting, in which no input from the public was allowed seemed rushed, lacked preparation and seemed chaotic.

In relation to the 11 page document.

Page 6 discusses the difference between sale of public land and sale of council land.

Clarification sought .

If Council proceeds with classification of the DEC as 'public land', how is the value of the DEC assessed?

How can the ratepayer access that information?

What is the benefit to the ratepayer of not proceeding with S 177 which would appear to give the ratepayer less input but may produce a more economically beneficial outcome?

If the full range of economic information about the DEC is not released to the ratepayer but the argument of Council is transparency (public land) how is this credible if at the point of sale the ratepayer has no independent mechanism available to judge whether or not their asset has realised a fair market price?

Page 7.

It is concerning to read the sentence , "Without a thorough analysis of the definitions in section 177A of the Act or reviewing the history of acquisition, it is considered..." .

Page 4 of 14

In light of recent events and the apparent need to impose a permanent 12.5% tax [totally avoidable according to Min Gutwein, Budget Estimates A p.p 99-101] this seems reckless and the question as to why no thorough analysis or review stands?

Again what risk matrixing around potential ratepayer exposure was revealed by not performing what would appear to be essential actions to protect the interests of the Glenorchy ratepayer community?

Page 8.

What was the revenue returned by the DEC in 2016/17 financial year or any other relevant financial reporting mechanism?

Has the Council depreciation policy changed since 2016/17 and is the amount \$860,000 a reflection of the latest depreciation assessment?

What is the depreciation history of this asset – were there any recent changes – over the last 10 year period?

Has the Derwent Entertainment centre provided a financial report to Council in either March or June 2018? A quarterly report?

If yes – where is this located and how can the ratepayer access information it contains?

How can the ratepayer find out how much money has been spent on preparing the DEC (in particular the business operations and assets) for sale?

Page 5 of 14

For example - Painting and roof upgrade. Any electrical work completed within the last 12-24 months? Any work on improvements to POS systems. This information is crucial if the ratepayer is to make an informed decision regarding whether their investment in this asset is realised or returned at the point of sale/transfer. The ratepayer has funded any 'improvements' (other than routine maintenance) so can advice be given around how the ratepayer can gain an understanding of when, how and why these improvements were authorised and what value add the ratepayer gains by this expenditure at the point of sale?

Why did Council feel the need to provide only two negative economic indicators and does this represent a true and accurate picture of the operating environment of the DEC? This construction of the DEC has been repeated in local media coverage and if it is not a true and accurate representation of the DEC, Council needs to correct the mis-representation of a public asset. If this sale does not proceed and this representation is not accurate then potential buyers may use this information and the ratepayer may be disadvantaged as a result.

An explanation is sought as to why successive Councils appear to have lacked the skills, ability and capacity to manage an asset a private 'consortium' believes is economically attractive enough to acquire?

Page 9.

Community opportunity to comment. Is there a weighting systems applied to public comments(submissions/appeals)? Are emotional comments (learning to drive etc.) regarded as having the same impact as economic argument? If there is a lack of economic data for the ratepayer to make an economic case against the 'consortium' bid then what purpose does public comment/input serve in the overall process. The ratepayer appears to being asked for their opinion rather than being provided with a range of relevant economic data to construct solid argument to support the proposal either way.

What mechanisms does Council have in place to allow those members of the Glenorchy community to contribute to this process if they lack literacy skills to either access, construct or have input to this process?

How is Council allowing these members (some organisations report that between 40-70% of people in the Glenorchy LGA operate under some kind of skill deficit e.g 'Dropping off the Edge Report', ShelterTas submission to Productivity Commission and so on) to express their opinion and have their say in this process? If no thought has been given to allowing this cohort of Glenorchy citizens to have their say then council cannot describe this process as 'community consultation' as it has the appearance of having been deliberately set up to exclude many voices and opinions.

Page 7 of 14

Comment sought.

Does Council already have any commercial arrangements with the Chargers via the DEC?

How will this/these be impacted by the sale?

What financial, social implications are identified as applying to the ratepayer by this changed circumstance?

Is the ratepayer at all liable/disadvantaged for/by any changed contractual circumstances to the Chargers if the DEC is sold?

Mr Hickey Interview issues raised.

According to an interview July 22 2018,
<http://www.aussiehoopla.com/the-southern-huskies-plan-to-bring-nbl-basketball-back-to-tasmania/> David Bartlett and Justin Hickey sell their 'vision' for the DEC.

At 11.30 Justin Hickey states, "...knocking off this deal with the Glenorchy City Council for the stadium which we're a long way down the path, they're just going through, as you'll be aware when you're dealing with council it's a slow process...they've been great...it's probably been the fastest thing we've ever done... there's probably about 30 people working on this in the background ..."

12.19 "...I'm working on improvements to the DEC so that we can present a viable case to the NBL...

From 13.0 onwards Mr Hickey goes into detail about the 'improvements' the DEC will undergo. Council needs to inform the ratepayer if any of the preliminary works Mr Hickey refers to has been funded by the GCC prior to sale. In particular any recent work performed by H and L Australia and E.T.C.S.

At 18.24 Mr Hickey states that "...the plan needs to take into consideration what we want to do with the venue long term...the basketball team is the big winner... or it may not be the basketball team...it may be a number of other sporting franchises we have...that are under our control... we've got a lot of resources... we've got a lot of people working on this."

Again this raises the question as to why are the actual details around the make-up and operation of the 'consortium' so hard to obtain if Mr Hickey and Mr Bartlett (who talks about having input into the naming narrative which a mere spokesperson should not have this level of influence. Mr Bartlett went to great lengths in an ABC interview to distance himself from membership of the 'consortium'. This interview raises more questions around the make-up and membership of the 'consortium'.) have such confidence that they compare it to o/seas examples of highly profitable enterprises?

The whole basis of their model (business plan) of multiple revenue streams relies on ownership of the DEC. It cannot proceed unless the 'consortium' owns the DEC.

There is no team. There is no management infrastructure. There is no NBL licence. There has been community concern over the branding 'southern' and name 'Huskies'.

Justin Hickey is not Vince Carter and Glenorchy is not Toronto. The concept of 'tunnel clubs' have had very mixed results. Council would do well to review the compelling but differential outcomes of the Townsville Crocodiles and the Cairns Taipans.

Lack of data raises questions that the ratepayer cannot answer

There remains as an outstanding concern a lack of detailed analytical data that ratepayers need to gain a full and complete understanding of how the DEC operates and whether or not the best interest of the ratepayer is served by proceeding with the offer from the 'consortium'.

The lack of high quality, reliable real time data remains a concern . In light of Minister Gutwein's negative construction of the operation of the current Glenorchy City Council and the fact that the Glenorchy City Council (Dismissal of Councillors) Act 2017 does not expire until December 2018, and the ongoing arrangements around meeting compliance and governance requirements from the 'Board of Inquiry' report - the conduct relating to the matter of the potential sale of the Derwent Entertainment Centre appears to have raised more questions than it has answered.

The fact that Council did not take the time to prepare a full, reliable, data informed brief for the ratepayer remains a disappointment. Consultation is not simply a word but a series of actions and information that allows the ratepayer community to build trust, respect and credibility around the operation of the current Glenorchy City Council. It would seem an opportunity for Council and the ratepayer has been missed.

Process.

Finally did Council consider that informing community late Friday that a special meeting was to be held on the following Monday which marked the start of the school holiday period might not have been the most collegiate, respectful way to begin this matter?

Janine Foley

5 Bethune Street Chigwell T 7011

TEXT OF EMAIL DOC ENDS

03/08/2018

OBJECTION TO THE SALE OF THE DERWENT ENTERTAINMENT
CENTRE BY THE GLENORCHY CITY COUNCIL

In recent years the Glenorchy City Council has been the subject of numerous reports and investigations all emphasis that there has been a breach of trust between the Glenorchy community and those elected and appointed to govern it. The proposed sale of the Derwent Entertainment Centre was an opportunity to start to rebuild confidence and trust and begin to gain back the respect of the Glenorchy community.

The Glenorchy City Council (Dismissal of Councillors) Act 2017 does not expire until the 1 December 2018. Glenorchy City Council has not yet met the requirements laid down in the Local Government Act 1993 Glenorchy City Council (Dismissal of Councillors) Act 2017 MINISTERIAL DIRECTIONS.

The Glenorchy City Council Board of Inquiry Report highlighted a number of areas of concern – the loss of community trust and respect being one.

The Special Council Meeting held on 9 July 2018 on page 5 notes an intention "...to (potentially) sell the Derwent Entertainment Centre."

There was no public discussion or input into whether it would be in the community's best interest to proceed with the sale in the manner described – page 6.

Page 12 of 14

It notes the parties who were consulted in the preparation of the five (5) page report. Page 7.

It notes that the community was not consulted, informed, engaged in any process that preceded the receipt of the unsolicited bid by Hydraplay Pty Ltd A.C.N. 159 602 721 as trustee for the Hickey Family Trust.

There is no description or provision of how community consultation is to be managed or the mechanisms by which community input will be sought. There is no detailing on the (potential) provision of verbal submission for community members who struggle with literacy skills or who are unfamiliar/uncomfortable with the submission process. In this context it is noted that there is a paragraph on 'Public Relations'.

By the end of the 'report' council has formed the intention (based on information provided in the five page report in which all information regarding the operation of the Derwent Entertainment Centre has been framed as negative) to dispose of the public land known as the Derwent Entertainment Centre.

The Strategic Plan reference of "Leading our Community" has formed an opinion based upon no preliminary discussions, consultations and information sessions involving the community. This data would have allowed the Council to gain an understanding of community input/opinion prior to the potential – actual disposal of this asset.

Finally it is noted that the "Council Agenda Monday, 30 July 2018" confirmed the minutes of 'Special Council Agenda Monday, 9 July 2018'. It is noted that the 'Pecuniary Interest Notification' remains blank.

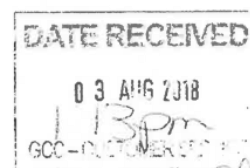
It is noted that at this meeting Council adopted a 'Disposal of Council Assets Policy' (Attachment 6 – not provided), a 'Disposal of Council Land Policy' (Attachment 8 – not provided) and an endorsement and re-adoption of the 'Asset Management Policy' (Attachment 4 – not provided). If any of these changed, amended, additional, re-framed policies may have had any impact on any potential/actual disposal process then timing becomes an important consideration for the community as these remain to be confirmed at the next meeting and may commence/cease at a crucial point in any potential/actual sale process. This may dis/advantage members of the Glenorchy community.

The way in which this process has been managed by the Glenorchy City Council and the increasing unease in the community about it highlights the need for Council to review the way in which it currently seeks to engage and seek consultation from community members.

I am in the process of considering whether it is appropriate to seek a meeting with the Minister for Local Government (and Shadow) to raise community concerns which are currently being expressed about this process.

Page 14 of 14

[Handwritten signature]
03/08/2018



James D Bryan

14 England Avenue

MONTROSE TAS 7010

Mobile No: 0417 515 968

3rd August 2018

Mr Tony McMullen

General Manager

Glenorchy City Council

PO Box 103

Glenorchy Tas 7010

**OBJECTION – Certificate of Title Volume 110871 Folio 1 (under Section 178 of
the Local Government Act 1993)**

This Objection is submitted for your attention and in response to your DISPOSAL OF LAND
proposal notified on 14th July and 21st July 2018 under

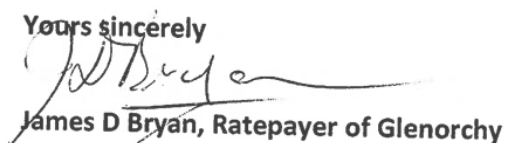
Section 178 of the *Local Government Act 1993*.

Subject: Objection to Disposal of Derwent Entertainment Centre and surrounding land (*Certificate
of Title Volume 110871 Folio 1*)

Reasons for Objection:

- I object to Council disposing of the Derwent Entertainment Centre & Community Facility, a Bi-Centennial Gift to the People of Glenorchy.
- The decision of Council is not in the Public Interest in that -
 - (a) the Community may suffer undue hardship due to the loss of access to, and use of public land and
 - (b) there is no similar facility available to the users of that facility.
- There is no budgetary requirement to sell our important and valuable community facility.
- There is no replacement building for similar community use. Glenorchy has no Civic Centre to use for a range of community based activities which are currently undertaken there including use of the car park area. The lease on a property previously used as a Civic Centre was terminated as a cost saving measure by Council on the agreement that the Derwent Entertainment Centre facilities would be used.

Yours sincerely



James D Bryan, Ratepayer of Glenorchy

Janiece Bryan

14 England Avenue

MONTROSE TAS 7010

Mobile No: 0417 515 968

3rd August 2018

Mr Tony McMullen

General Manager

Glenorchy City Council

PO Box 103

Glenorchy Tas 7010

**Group OBJECTION—Certificate of Title Volume 110871 Folio 1 (under Section 178 of
the Local Government Act 1993)**

This Group Objection is submitted for your attention on behalf of the citizens of the Glenorchy Municipality and the Greater Hobart Area and in response to your DISPOSAL OF LAND proposal notified on 14th July and 21st July 2018 under

Section 178 of the *Local Government Act 1993*.

Subject: Objection to Disposal of Derwent Entertainment Centre and surrounding land (*Certificate of Title Volume 110871 Folio 1*)

Reasons for Objection:

- The named citizens object to Council disposing of the Derwent Entertainment Centre & Community Facility, a Bi-Centennial Gift to the People of Glenorchy.
- The decision of Council is not in the Public Interest in that-
 - (a) the Community may suffer undue hardship due to the loss of access to, and use of public land and
 - (b) there is no similar facility available to the users of that facility.
- There is no budgetary requirement to sell this important and valuable community facility belonging to the People of Glenorchy
- There is no replacement building for similar community use. Glenorchy has no Civic Centre to use for a range of community based activities which are currently undertaken at this facility including use of the car park area. The lease on a property previously used as a Civic Centre was terminated as a cost saving measure by Council on the agreement that the Derwent Entertainment Centre facilities would be used.

Yours sincerely, Janiece Bryan, Ratepayer of Glenorchy on behalf of the signatories

(Please note: These signatures have been collected at 8 venues for an average period of 6 days)

(418)

Ronaldson, David

From: Paul Schluter <pschluter@hotmail.com>
Sent: Friday, 3 August 2018 2:16 AM
To: GCC Corporate Mail
Subject: Comment on sale of DEC

Dear Councillors;

I'm against GCC selling the DEC.

The mayor raised the issue to cover legal debts incurred which is not the fault of the tax payer and they should not suffer an increase in rates nor loose valuable north facing near waterfront property to foreign investors that will derive benefit for overseas shareholders for decades.

The prosperity and appreciation of land belongs to the rate payers of Tasmania and should not be handed to developers who made an almost simultaneous media release with GCC.

I support the complex being leased long term but not the development of a "Couple of hotels" as the investor consortium suggested.

Less than 500m west is the Royal Ag Showgrounds who bought their land in the early 1900's for less than \$5000. Their support of community events and housing the homeless must be an embarrassment to the council. They have also leased land to Bunnings which will derive an income for decades.

To state that the DEC is not profitable is hardly a reason why a public asset should be sold. There is barely a council asset that makes a profit or is cost effective. Roads, rubbish, swimming pools. That is the reason we pay rates. By comparison the parking departments of city council derive considerable wealth unfortunately are absent in Glenorchy.

Some years ago I wrote to GCC citing the DEC site's original use was the original airport in Hobart where Kingsford Smith once landed. It's unfortunate that the Derwent River which aligns along prevailing NW winds couldn't be used as a floating airstrip as is done in Pearl Harbor, Honolulu.

Sincerely
Paul Schluter
Moonah



Virus-free. www.avast.com



Australian Government
Department of Defence

Service Delivery Division
Estate and Infrastructure Group
Defence Plaza Melbourne
Level 2
661 Bourke Street
MELBOURNE VIC 3000

General Manager
Glenorchy City Council
PO Box 103
Glenorchy 7010

Email: gccmail@tas.gov.au

PROPOSED DISPOSAL OF COUNCIL LAND

I refer to your letter dated 23 July 2018 regarding the disposal of Council Land, Derwent Entertainment Centre, 601 Brooker Highway Glenorchy Vol: 110871 Fol: 1.

The proposed disposal of Council Land would have no impact on the Defence Estate at Derwent Barracks. Activities undertaken at Derwent Barracks are important for the continued support in regard to Defence capability.

It is Defence's view that the proposed disposal of Council Land area concerned near the Derwent Barracks is of low risk to Defence. Consequently Defence supports this proposal.

To discuss the content of this submission please contact Ms. Amanda Hewes, Property Officer, Directorate Strategic Advisory, Projects & Integration, Property Management Branch, Infrastructure Division on telephone number (03) 9282 3622 or by email at amanda.hewes@defence.gov.au.

Yours sincerely,

M.J. POLLOCK
Director Service Delivery
South East Zone – Southern Victoria and Tasmania
Department of Defence
Estate and Infrastructure Group, Service Delivery Division

3 August 2018

King, June

From: Alison Hetherington <alisonh@bicyclenetwork.com.au>
Sent: Friday, 10 August 2018 10:28 AM
To: Ald Johnston, Kristie
Cc: GCC Corporate Mail; Brad Woods
Subject: Suggestion for DEC sale tender
Attachments: Lett GLC Council re sale of DEC and bikepath.docx

Dear Mayor

Please find attached a suggestion from Bicycle Network's Tasmanian committee re the sale of the DEC.

Kind Regards, Alison

Alison Hetherington

Public Affairs Adviser Tasmania



BICYCLE
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18 July 2018

Mayor Kristie Johnston
Glenorchy Council
Kristie.Johnston@gcc.tas.gov.au

Re. Disposal of council land and sale of Derwent Entertainment Centre

The City of Glenorchy has a great opportunity with the sale of the Derwent Entertainment Centre (DEC) and the associated council-owned land to secure some lasting benefits for both residents and the visitors who will be attracted to the new facilities on this site. Bicycle Network Tasmania would like to suggest that council include a requirement in the sale that the new operator invest in improving the bicycle network in the vicinity of the DEC.

I attach (Attachment 1) an excerpt from the *Hobart Regional Arterial Bicycle Network Plan (2009)* which shows a key bike path between the city, GASP and MONA running right past the DEC.

The section which runs along Loyd Road from the existing shared path along the front of the DEC to Goodwood Rd and the connection over the Bowen Bridge is well overdue for construction. A safe shared path here would benefit local residents, guests at the proposed hotel, visitors using the sports facilities, and tourists riding from the city to MONA.

How this path provides a useful connection to both existing and future shared paths can be seen on our own bicycle network plan (Attachment 2).

The route connecting to the city via Goodwood, Lutana and Cornelian Bay is already increasingly used by bike riders looking for a more interesting route to MONA – see our Ambassador route: [Artlovers' Scenic Route to MONA](#) (Attachment 3).

We hope that council can add to the city's network of safe offroad shared paths by securing investment dollars from the consortium which is keen to operate the DEC.

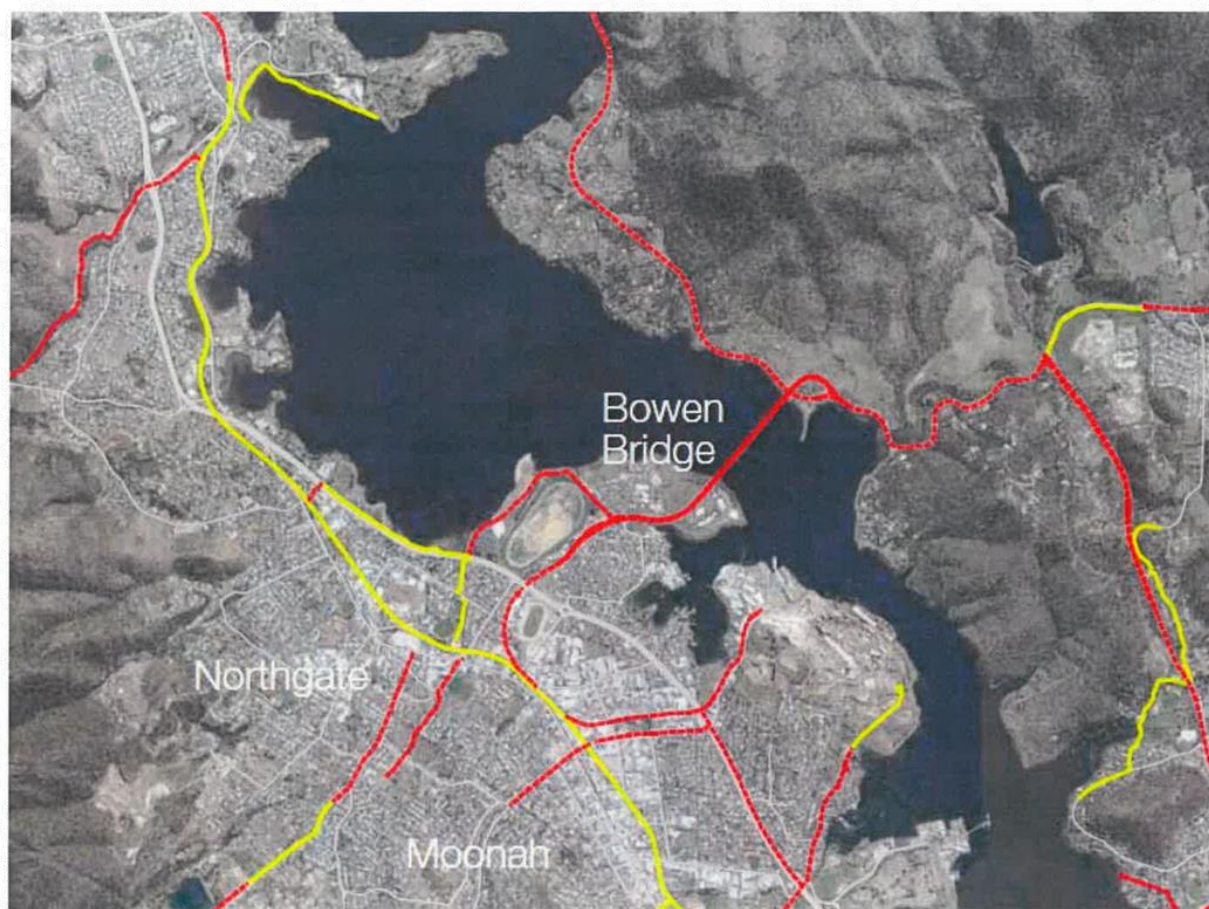
Yours sincerely

Brad Woods
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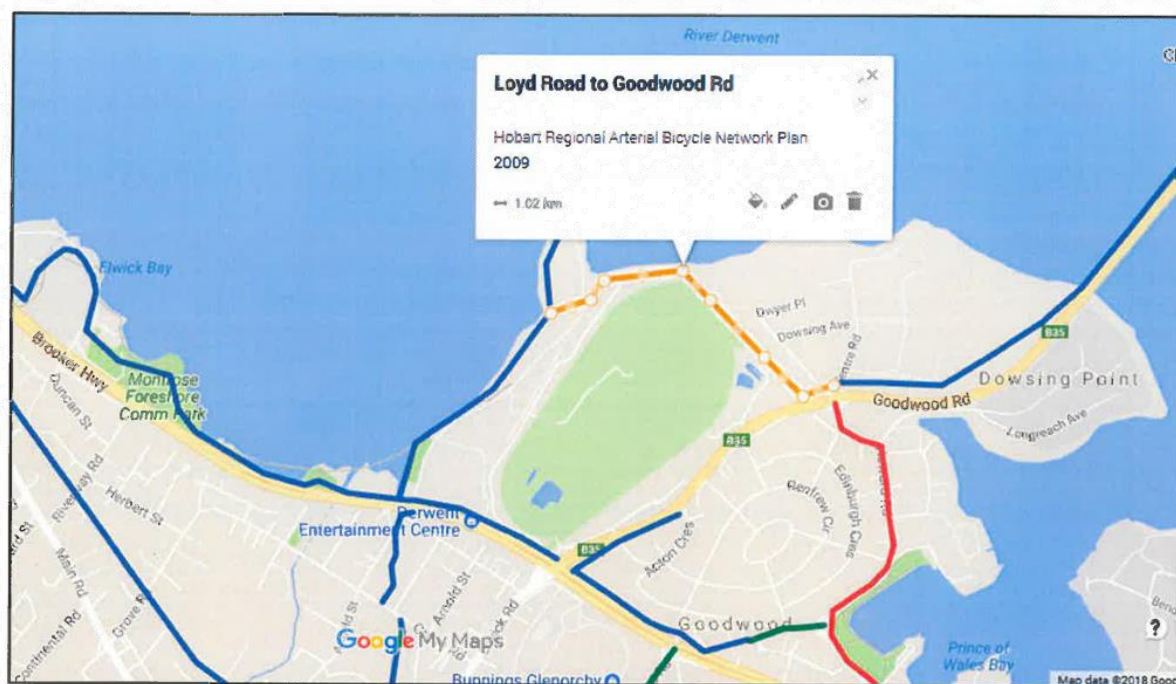
Making bike riding easy for everyone

210 Collins Street
Hobart TAS 7000

Attachment 1 --- From the *Hobart Regional Arterial Bicycle Network Plan* (2009)

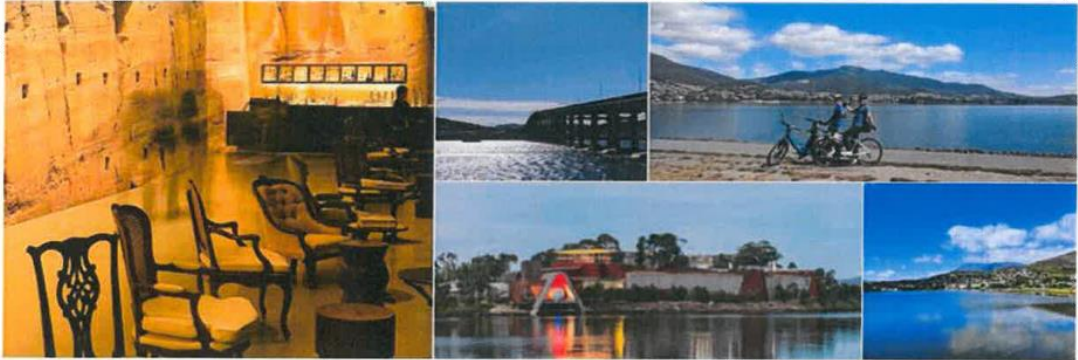


Attachment 2 – From Bicycle Network Tasmania’s bicycle network map for Glenorchy



Attachment 3 – Ambassador Route: Artlovers' Scenic Route to MONA

Artlovers' scenic route to MONA



📍 26 KM 📈 219 M 📍 Hobart, Tasmania, AU

This scenic ride starts at the Hobart Cenotaph and aims to follow the edge of the river to MONA, ... [more](#)

