

GLENORCHY CITY COUNCIL
ATTACHMENTS
MONDAY, 25 FEBRUARY 2019



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GOVERNANCE

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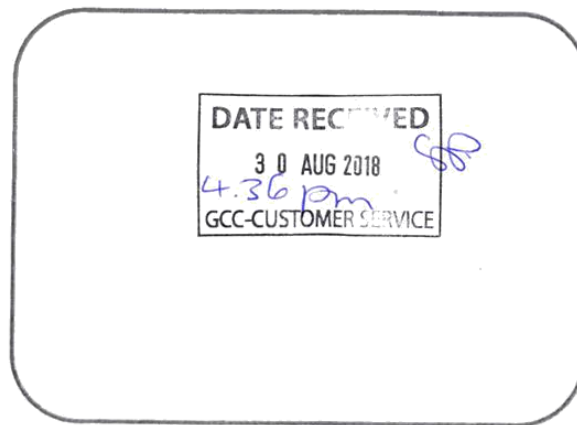
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Invoice: sent to Finance

For Niki Robertson

Incoming Mail/Scanning Cover Sheet

Received:



- This cover sheet is being used as it is not appropriate to date stamp the document being scanned.

ATTN: NIKI ROBERTSON

With Compliments

Document Set ID: 2608634
Version: 1 Version Date: 31/08/2018



Tasmanian Valuation Services
9 Warwick Street, Hobart TAS 7000
0449 284 590
tasvals@outlook.com
www.tasvals.com.au

**Independent Valuers
and Property Consultants**



Residential Valuation Report



Residential Valuation Report: 1 Bellette Place Chigwell

Prepared for: Glenorchy City Council

Valuation date: 29 August 2018

Tasmanian Valuation Services

9 Warwick St., Hobart 7000 p: 0449 284590 e: tasvals@outlook.com w: tasvals.com.au

Document Set ID: 2608634

Version: 1 Version Date: 31/08/2018

<i>Address</i>	The property is located at 1 Bellette Place Chigwell.
<i>Client</i>	Glenorchy City Council.
<i>Instructions</i>	Instructing party Ms. Nikita Robertson Date of instructions By email dated 22 August 2018
<i>Valuation date</i>	22 August 2018.
<i>Purpose of valuation</i>	Pre sale advice.
<i>Identification and status of the valuer</i>	Kevin J Read MRICS. The valuer is experienced in this type of valuation and has the necessary qualifications and expertise to carry out the work.
<i>Compliance</i>	This valuation and report comply with RICS Valuation Professional Standards 2017 and with the requirements for minimum content in accordance with RICS VPS 3.7
<i>Land</i>	Area The land comprises an area of 849 sqm. Topography The site is generally level apart from a prominent ridge parallel with the northern boundary. The site has a wide frontage to Bellette St. Services All normal town services are available
<i>Title</i>	Title reference: 118964/24 Lot 4 on Sealed Plan 119863

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<i>Restrictions in title</i>	There are easements in favour of Glenorchy City Council, and Taswater for stormwater and sewer infrastructure. The sewer easement bisect the block as per the attached diagram.
<i>Effect of the restrictive covenants.</i>	The effect of the easements referred to in <i>Restrictions in title</i> above is to restrict building on the site to the rear portion, and to limit the front portion of the site to gardening or a similar use which does not inhibit access to the sub surface infrastructure.
<i>Town Planning</i>	The land is zoned General Residential pursuant to The Glenorchy Interim Planning Scheme 2015.
<i>Market Value</i>	The International Valuation Standards Council defines Market Value as follows: <i>The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arms length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.</i> This definition forms the basis of our assessment.
<i>Market evidence</i>	There have been several sales of vacant land in the district recently, but none with the particular attributes of the subject property. In determining the market value of the property, we have considered the following sales, making adjustments for location, topography, view and area.

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	Address	Sale price	Date	Area	Remarks
1	12 Forsythe Court Claremont	\$125,000	2/8/18	1151	Steep, good views,. Large block, could be subdivided into 2 house or 3 unit sites.
2	25 Ebden St. Claremont	\$100,000	5/3/18	1230	Good views, distant location. Could be subdivided into two house sites.
3	189 Berridale Rd. Berridale	\$70,000	1/5/18	819	Very steep, distant from subject.
4	164 Branscombe Rd. Claremont	\$95,000	23/3/18	817	Steep site, bush. Remote.
5	15 Fosbrook Crt. Montrose	\$88,000	4/4/18	950	Steep site, remote, part bush.

Analysis

The sales listed above are all steep, somewhat distant sites, and none are truly comparable with the subject property. There is very little vacant residential land in the locality and no recent sales. Accordingly, any comparison between the sold and subject properties is somewhat subjective.

While the subject property is level and close to services, it lacks any view, and development of the site is restricted by the two easements referred to in *Restrictions in Title*. Taking all the above factors into account and bearing in mind the current high demand for land in all suburbs, we consider that the site would fetch slightly over \$100,000 if offered for sale at current date.

Valuation assessment

In our opinion the market value of the subject property, No. 1 Bellette place Chigwell is **\$105,000 (one hundred and five thousand dollars)** as at the valuation date.

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Marketing strategy

Presumably the property will be listed for sale with an agent. In view of the easements referred to there may be limited interest from prospective buyers and we recommend that an extended agency period be granted to the agent to allow adequate time for proper marketing.. In view of the uncertainty surrounding the building restrictions associated with the site, as well as the lack of sales evidence we recommend listing at a figure 10% higher than our valuation figure, say \$115,000 to test the market.

We should be happy to assist in the selection of an agent and negotiation of commission if this assistance is required.

Qualifications and Limitations

- This valuation is for the exclusive use of the party named in *Client* and no responsibility will be accepted for its use in full, or in part by any third party.
- The purpose of this valuation is as described in *Purpose of Valuation* and must not, under any circumstances be used for any other purpose without reference to us
- Apart from the professional advisors of the client, or persons engaged in assisting with the marketing of the property, the contents of this valuation must not be divulged to any third party without our consent.
- This report must be read in its entirety and no part of the report can be relied upon without reference to the remainder..
- We have not carried out any investigation concerning possible contamination due to the presence of asbestos or other pollutants and do not accept any responsibility if these products are found to be present at a later date.
- In preparing this report we have relied upon information from various sources and in the event that

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this information proves to be incorrect or incomplete, we reserve the right to amend this valuation accordingly.

- Property prices can change over a short period of time. For this reason, this valuation is only valid as at the date of valuation, and in any event should not be relied upon after a period of three months from the valuation date without reference to us.

Valuation signature



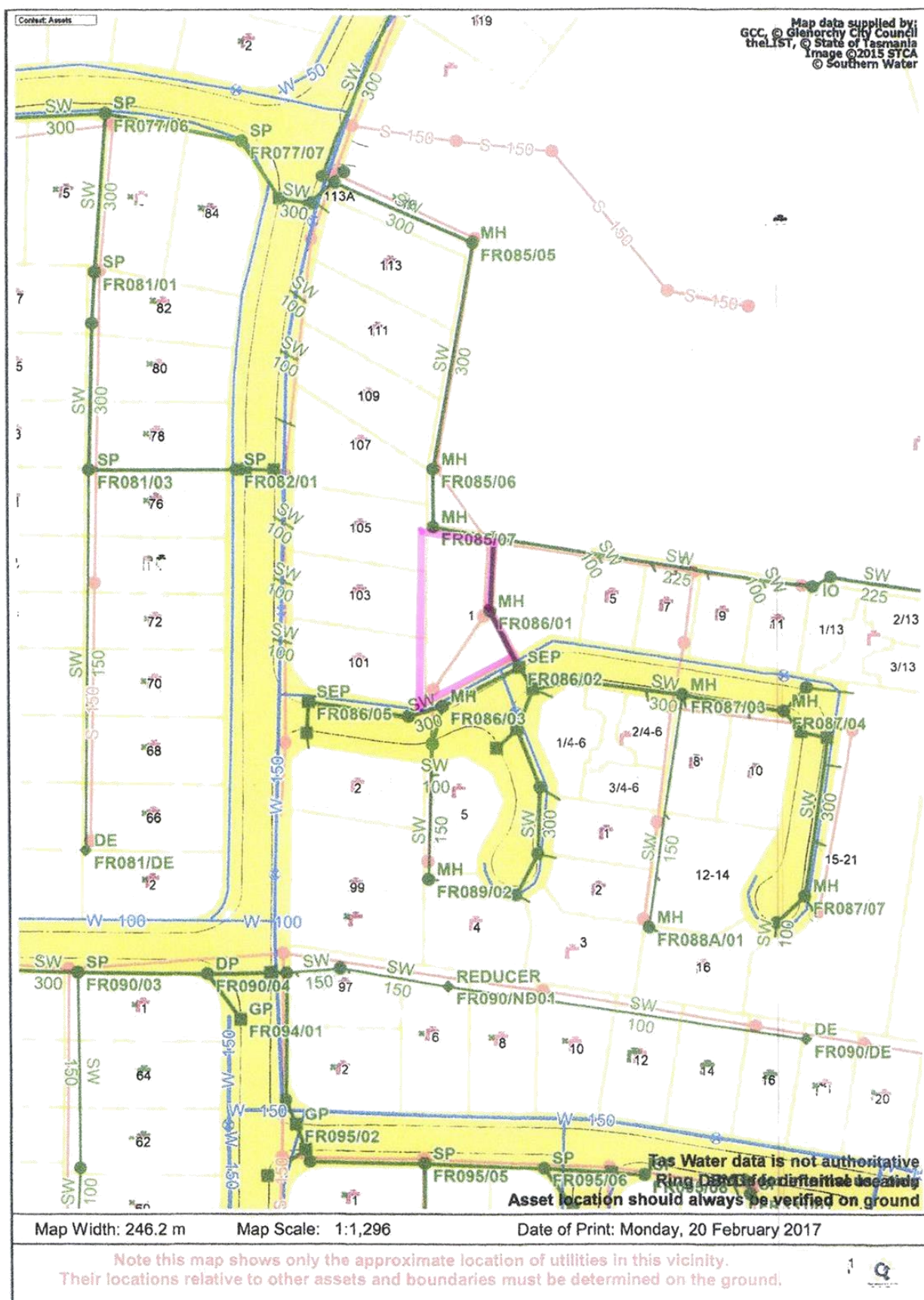
K.J.Read MRICS

29 August 2018

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SAUNDERS & PITT

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Independent Property Valuers
 & Consultants



*Incorporating D. Saunders & Co.
 Established 1905*

Our Ref: 72461/SF/sp
 72461- Part of 115 Allunga Road Chigwell

7 November 2018

Mr Ben Wilson – Director Of Housing
 Catholic Care Tasmania
 35 Tower Road
 NEW TOWN TAS 7008

Email: ben.wilson@AOHTAS.ORG.AU

Dear Ben

**RE: VALUATION OF PORTION OF LANDS –
 115 ALLUNGA ROAD, CHIGWELL TAS 7011
 CLIENT: CATHOLIC CARE TASMANIA**

Further to your recent instructions we advise having inspected and valued the above-mentioned property. This valuation has been assessed in accordance with the definition of market value endorsed by the Australian Property Institute and those limiting conditions, assumptions, qualifications and disclaimers set out in this report.

Our report is submitted hereunder:-

DATE OF INSPECTION & VALUATION

5 November 2018

INSTRUCTIONS

Written instruction received from Catholic Care Tasmania to provide an assessment of market value of a portion of land (3000 m² approximately - from APPENDED Survey Plan/Subdivision Plan, dated 16/04/2108 and prepared by Rogerson and Birch Surveyors)

Andrew Pitt Dip. Val. FAPI, AREI, Certified Practising Valuer
 Bill Parsons B. Com. Grad. Dip. Prop., AAPI, Certified Practising Valuer

LAUNCESTON
 Joe Stansfield B.Prop. AAPI, Certified Practising Valuer
 Josh Perry B.Bus (Prop) AAPI, Certified Practising Valuer

Russell Cripps B.Bus. Dip. Val. FAPI, AREI, Certified Practising Valuer
 Simon Fehre B. Bus, AAPI, Certified Practising Valuer
 Leon Sleiters Grad. Dip. Prop., PMAPI, Residential Property Valuer

DEVONPORT
 Clyde Eastaugh L FAPI, Certified Practising Valuer

Re: Part of 115 Allunga Road, Chigwell TAS 7011
Date: 7 November 2018

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from 115 Allunga Road, Chigwell, otherwise wholly known as Certificate of Title Volume 174668 Folio 1.

Information provided will be for the purpose of disposal advice to the instructing party.

TITLE REFERENCE/ENCUMBRANCES

The subject portion of land is obtained from a parent title known as Certificate of Title Volume 174668 Folio 1 – 115 Allunga Road, Chigwell. We have sighted a copy of the Parent title / Plan and note the presence of a 30.00m wide “Pipeline Easement” which completely encumbers/covers the portion of subject lands. High voltage transmission lines traverse through the subject portion at its eastern perimeter.

We are unaware of any other covenants or easements that are of significance to the subject portion of lands intended for disposal. In the event that is not so, we would reserve the right to vary our assessment accordingly.

REGISTERED OWNERS

Wilson Homes Tasmania Pty Ltd and Roman Catholic Church Trust Corporation of the Archdiocese of Hobart.

IDENTIFICATION

We have identified the property by reference to street address, cadastral map and the draft subdivision plans supplied by the instructing party.

TOWN PLANNING

The subject section of property (as is the whole of 115 Allunga Road, Chigwell) is zoned **“Community Purpose”** under the Glenorchy Interim Planning Scheme, 2015. We have carried out our assessment of value recognising the existing development restrictions that accompany the Community Purpose Zoning.

Permitted or discretionary usage is limited, with residential usage prohibited excepting for usage inherent within aged or community housing.

Re: :Part of 115 Allunga Road, Chigwell TAS 7011
Date: 7 November 2018

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LAND DESCRIPTION & SERVICES

The proposed disposed section of lands is highlighted on the supplied Draft Plan of Subdivision and is representative of a rhombus shaped portion of land of approximately 3000m² (subject to final survey). Our valuation allows for 33% variance in the overall land area and is subject to review in the instance of variance from this nominated tolerance.

Lands exhibit western and eastern side boundaries of approximately 100 metres, with front and rear boundaries of 30m approximately. The southern boundary shares a 7 foot colorbond sheet metal boundary fence with 30A Kilpa Street, Chigwell. The northern boundary is thereabouts a cyclone fence, bordering North Chigwell Sports ground. The western side boundary runs parallel, or at the eastern edge of basketball/netball courts and cricket nets. The eastern boundary appears thereabouts in between two 2 sets of transmission lines. The lot slopes gently downward from the southern rear boundary and crosswise from east to west. Two power poles are found thereon. Views are available from the eastern portion towards Old Beach, the Bowen Bridge and River Derwent.

All usual urban services and facilities are available in the general vicinity of the disposed section of land.

LOCALITY

Refer to appended Location Plan with the position of 115 Allunga Road indicated. The hypothetical lot is highlighted on the attached plan of survey/subdivision.

Surrounding property comprises North Chigwell Soccer – Sports Recreation grounds, the inclusive Mt Fawknor Primary School and a religious fixture to the southern rear boundary (30A Kipla). Chigwell is an increasingly well accepted lower socio – economic / housing locale, within close driving distance of Main Road, Glenorchy amenities and the Northgate Shopping Centre. The Hobart CBD is 20 minutes driving time to the south.

IMPROVEMENTS

The subject portion of property to be acquired is representative of vacant land only

ENVIRONMENTAL ISSUES

Having regard to existing and known past uses of the site there are no grounds for suspecting the land to be contaminated.

Re: Part of 115 Allunga Road, Chigwell TAS 7011
Date: 7 November 2018

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The State of Tasmania at the present time does not have a register of contaminated sites although environmental protection legislation does exist. Without the aid of such a register we are unable to officially advise of any contamination, however from our investigations we were not made aware of any contamination or any report on the subject site. Therefore it is envisaged that no contamination exists.

Although the undersigned is not in a position to comment on environmental matters in any professional capacity we do not see the need for a specialist environmental survey in this instance as the risk is perceived as low.

APPROACH TO VALUATION

In arrival at our assessment of market value we have given consideration to the nominated portion of lands being subject to complete coverage by a 30m wide "pipeline easement", the physical partial airspace coverage by high voltage transmission lines, occupation by power poles and a non-accommodative "Community Purpose" zoning. Furthermore, the lands are effectively "landlocked" and surrounded by low intensive recreational – sporting and schooling holdings. Special value is apparent to neighbouring landholders only, ie Glenorchy Council, with the logical possible nominal enlargement of existing recreation grounds and/or additional "buffering" to any future development at 115 Allunga Road.

Nominal value is regarded as lying in a \$15,000 - \$20,000 (maximum) value range.

MARKET COMMENTARY

The Chigwell marketplace has outperformed (be it from a lower base) many Glenorchy suburbs in the past 12-18 months. This is simply from an affordability and rental yield perspective (and is a historical sign of a maturing / plateauing marketplace) The suburb is reasonably situated, with close access to all normal residential and commercial services within Glenorchy. Chigwell is regarded as an attractive low price entry point to the Hobart metropolitan market place.

VALUATION

We assess the market value of the subject portion of land to be **Fifteen Thousand Dollars (\$15,000).**

Re: Part of 115 Allunga Road, Chigwell TAS 7011
Date: 7 November 2018

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Independence of Valuer

We hereby certify that the valuer and/or valuation firm of *Saunders & Pitt* does not have any direct, indirect or financial interest in the property or clients described therein.

GOODS & SERVICES TAX (GST)

The sale of an existing residential property is *input taxed* and as such is not a taxable supply. There is no GST payable and our valuation is therefore *exclusive of GST*. We have had regard to comparable sales evidence in accordance with usual valuation principles and practice.

DEFINITIONS & QUALIFICATIONS

Market Value

Our valuation has been undertaken in accordance with the definition of market value as defined by the International Valuation Standards Committee (IVSC) and endorsed by the Australian Property Institute, as follows:-

Market Value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Qualifications

- The Valuer has no pecuniary interest in the said property past, present or prospective and the opinion expressed is free of any bias in this regard.
- This Valuation has been made in conformity with the Code of Professional Ethics and Conduct laid down by the Australian Property Institute and regulations under the *Land Valuers Act, 2001*.
- This report has been prepared for the private and confidential use of the instructing party. It should not be reproduced in whole or part without the express written authority of *Saunders & Pitt* nor relied upon by any other party for any purpose. Any party, other than those specifically named in the body of this report, should obtain their own valuation before acting in any way in respect of the subject property.

Re: Part of 115 Allunga Road, Chigwell TAS 7011
Date: 7 November 2018

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-
- We have not sighted a current identification survey undertaken by a Registered Surveyor and this valuation has been undertaken on the assumption that there are no encroachments by or upon the subject property. If any encroachments are revealed by survey *Saunders & Pitt* should be consulted to assess the effect on our current market valuation (if any). We reserve the right to review and if necessary amend our valuation as appropriate.
 - Any encumbrance, restriction or other factor not specifically referred to in this report, which is revealed by the appropriate land and title searches and which would, in the opinion of your solicitor or an intending mortgagee's solicitor, affect the value or marketability of the property, should be referred to the valuer for comment and in particular before any advancement of mortgage funds are made.
 - We have not sighted a structural engineer's report or a builder's report on the property nor have we inspected unexposed or inaccessible portions of the premises. We therefore cannot comment on matters of structural integrity, defect, rot or infestation of the improvements or on the use in construction of materials such as asbestos or other materials which may constitute a health hazard.
 - An environmental audit has not been sighted and we are not professionally qualified to comment on the issue of site contamination. However the Valuer has had regard to the Australian Property Institute guidance note on "Reporting on Contaminated Land" as set out in the Professional Practice Manual.
 - Insurers will not indemnify the Insured in respect of valuations carried out by the Insured which involve solicitor-introduced mortgages, including but not limited to any loans emanating from any solicitor-controlled or managed mortgage fund or solicitor private lending fund and/or scheme and/or arrangement where the Loan to Valuation Ratio (LVR) as at the valuation, exceeds 70%.

For the purposes of this Exclusion a valuation carried out by the Insured which involves loans solely emanating from a scheme or schemes operated by a responsible entity under the framework of a managed investment scheme within the meaning of Chapter 5C of the Corporations Act 2001 shall not be subject to this exclusion.

- This valuation is given subject to the following Prudent Lending Clause, unless; the person or entity making such loan is an authorised deposit taking institution within the meaning of the *Banking Act 1959* (including but not limited to any bank, building society or credit union).

Re: Part of 115 Allunga Road, Chigwell TAS 7011
Date: 7 November 2018

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This valuation is prepared on the assumption that the Lender as referred to in the valuation report (and no other) may rely on the valuation for mortgage finance purposes and the Lender has complied with its own lending guidelines as well as prudent finance industry lending practices and has considered all prudent aspects of credit risk for any potential borrower including the borrowers ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the Lender is providing mortgage financing at a conservative and prudent loan to value ratio (LVR). The valuer accepts no liability whatsoever if prudent lending practices fail to be strictly observed and/or if the Lender relies solely on this valuation, and no other criteria, to advance loan funds.

- This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 3 months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

ATTACHMENTS

Photographs of the Property

Location Plan

Survey Plan / Plan of Subdivision – Rogerson and Birch.

Yours Faithfully

SAUNDERS & PITT



.....
SIMON FEHRE B.Bus AAPI

Certified Practising Valuer

API Registration No. 63825













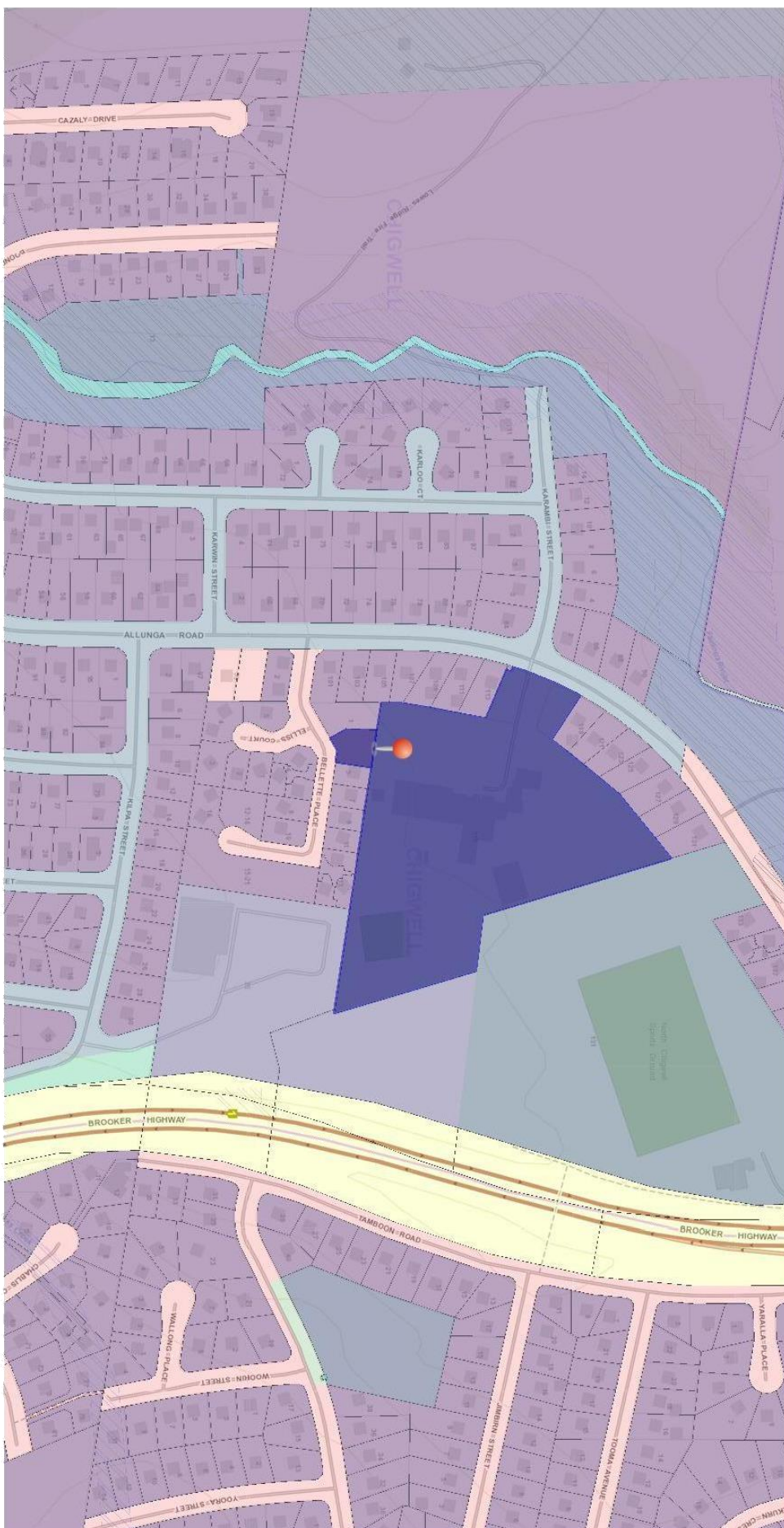
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LandTasmania

Page: 1 of 6


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Cadastral Parcels - Owner Information (2 features)

Feature	
Property Address	115 ALLUNGA RD CHIGWELL TAS 7011
Property ID	3312245
Title Reference	118963/1
Owners Name	WILSON HOMES TASMANIA PTY LTD ROMAN CATHOLIC CHURCH TRUST CORPORATION OF THE ARCHDIOCESE OF HOBART
Owners Address	250 MURRAY ST HOBART TAS 7000
Feature	
Property Address	115 ALLUNGA RD CHIGWELL TAS 7011
Property ID	3312245
Title Reference	174668/1
Owners Name	WILSON HOMES TASMANIA PTY LTD ROMAN CATHOLIC CHURCH TRUST CORPORATION OF THE ARCHDIOCESE OF HOBART
Owners Address	250 MURRAY ST HOBART TAS 7000

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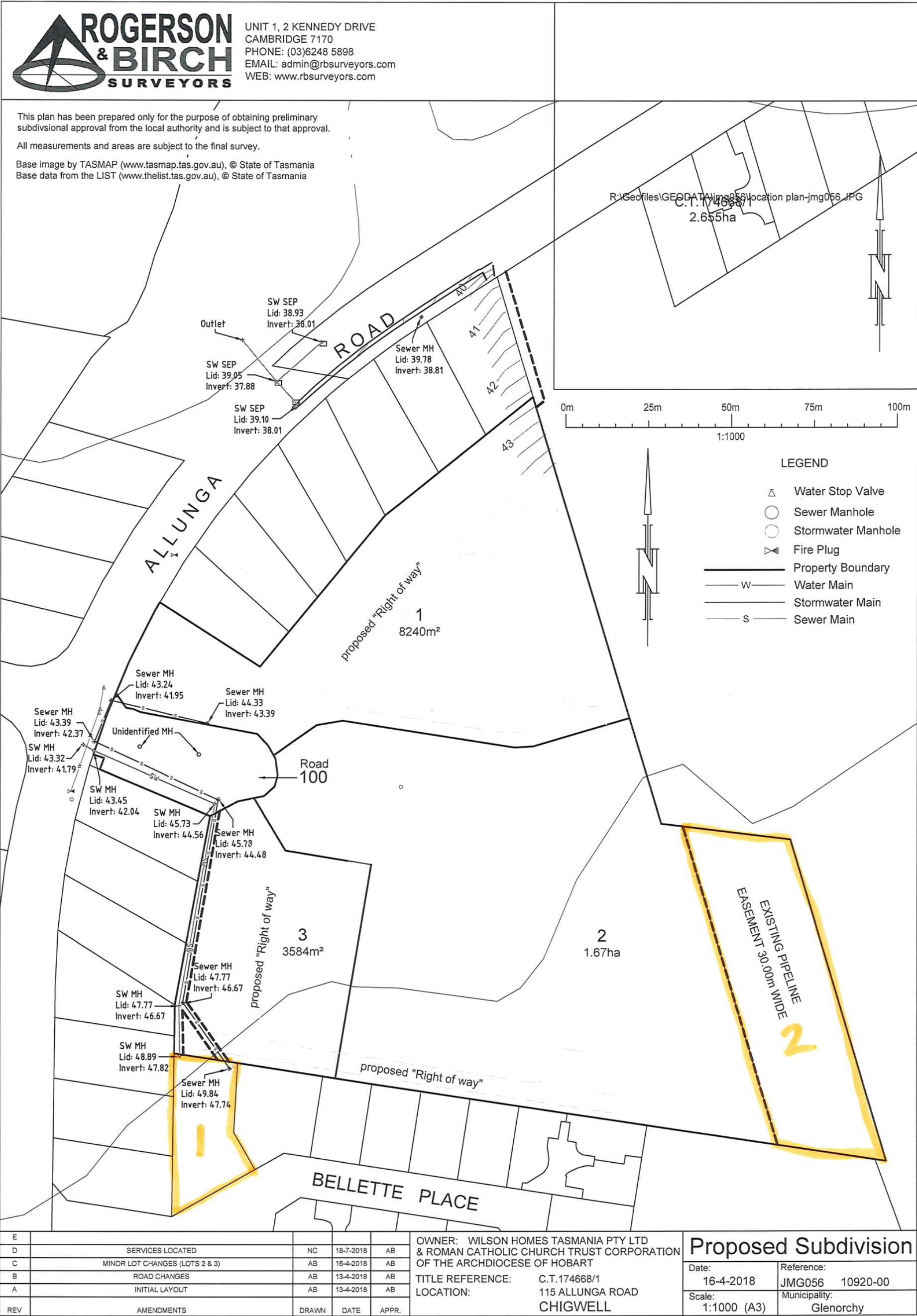
Tasmanian Interim Planning Scheme Zoning (2 features)

Feature	
Zone Number	10
Zone	10.0 General Residential
Scheme Code	118
Planning Scheme	Glenorchy Interim Planning Scheme 2015
Scheme Date	1/07/2015
Comments	
Disclaimer	While the data in this map are regularly updated, the relevant authority should be consulted prior to making decisions based on the data
Feature	
Zone Number	17
Zone	17.0 Community Purpose
Scheme Code	118
Planning Scheme	Glenorchy Interim Planning Scheme 2015
Scheme Date	1/07/2015
Comments	

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WEDNESDAY, JANUARY 16, 2019

Government Notices

Kingborough

APPLICATIONS FOR PLANNING APPROVAL

Pursuant to s57(3) of the *Land Use Planning and Approvals Act 1993*, it is hereby notified that the following Planning Permit applications have been received:

SITE	INTENTION
3 Trout Court, Kingston DA-2018-584	Dwelling and garage
18 Panoramic Drive, Kingston DA-2018-577	Dwelling
65 Eldridge Drive, Kingston DA-2018-645	Dwelling
203 Old Station Road, Lower Snug DA-2018-568	Dwelling and outbuilding (shed) and demolition of outbuilding (shed)
9 Perch Court, Kingston DA-2018-667	Dwelling
24 Baynton Street, Kingston DA-2017-598	Two units (one existing) (readvertised)
105 Ferry Road, Kettering DA-2018-669	Dwelling and outbuilding (shed)
68 Leslie Road, Kingston DA-2018-372	Change of use from garage to distillery

The applications and concept plans may be viewed during normal office hours at the public office of Kingborough Council, Kingston, or at www.kingborough.tas.gov.au.

Any representation from interested persons must be lodged in writing with the General Manager, 15 Channel Highway, Kingston 7050 or by email to kc@kingborough.tas.gov.au, and must be received by 30 January 2019.

Gary Arnold
General Manager

kingborough.tas.gov.au



GLAMORGAN SPRING BAY COUNCIL

APPLICATIONS FOR PLANNING PERMITS

Notice is hereby given for the following applications:

Address	Description
1130 Dolphin Sands Road, Dolphin Sands	Visitor accommodation (tent accommodation and communal building) DA2018/261
2 Sophie Court, Coles Bay	Dwelling DA2018/215
5 Wedge Street, Swansea	Outbuilding DA2019/03

Documents are available for inspection on Council's website.

DERWENT VALLEY COUNCIL

Land Use Planning and Approvals Act 1993

APPLICATION FOR PLANNING PERMIT

In accordance with the provisions of Section 57(3) of the Act, it is hereby notified that an application has been received for consideration for a Planning Permit in respect of the following:

APP NO.	SITE	PROPOSAL	APPLICANT
187/2018	520 Lower Swamp Road LACHLAN (CT 15131/1)	Dwelling and Carport	Another Perspective Pty Ltd

The application and associated plans and documents will be available for inspection at the Council Offices, Circle Street, New Norfolk and at www.derwentvalley.tas.gov.au during normal business hours for a period of fourteen (14) days commencing on 16 January 2019.

Submissions relating to these applications may be made in writing addressed to the General Manager or by email at dvcouncil@dvc.tas.gov.au and must be received no later than 5.00 pm on 31 January 2019.

MARK EADY

ACTING GENERAL MANAGER

PO Box 595, New Norfolk 7140 -

Circle Street, New Norfolk

Telephone: 6261 8500

Email: dvcouncil@dvc.tas.gov.au

www.derwentvalley.tas.gov.au



GLENORCHY CITY COUNCIL DISPOSAL OF COUNCIL LAND

In accordance with Section 178 of the *Local Government Act 1993* (the Act), notice is hereby given of Glenorchy City Council's intention to sell or dispose of a 849m² parcel of land being Folio Identifier Volume 118963 Folio 24, at:

1 Bellette Place, Chigwell

Under that section of the Act, Council is required to notify the public of its intention to dispose of public land on two (2) occasions. This is the first advertisement.

Objections to the proposed disposal may be made to Council's General Manager within 21 days of the date of the first advertisement. Objections/Expressions of Interest must be lodged and received before the close of business on

7 February 2019.

A copy of Council's resolution and the plan can be viewed during business hours at the Council Chambers, 374 Main Road, Glenorchy.

If further information is required please call Council's Property Officer **Niki Robertson** on (03) 6216 6754.

Tony McMullen
General Manager

www.gcc.tas.gov.au



General Notices

DEPARTMENT OF
PRIMARY INDUSTRIES,
PARKS, WATER AND
ENVIRONMENT

NEW CERTIFICATE OF TITLE
The Department of Primary Industries, Parks, Water and Environment is pleased to announce that the Recorder of Titles intends, after the expiration of seven days, to issue a new Certificate of Title pursuant to section 35 of the Land Titles Act 1980 to replace Certificate of Title Folio 13200. Folio 388 in the name of ANTHONY JAMES ENNETT to the land situate in the PARISH OF MONMOUTH AND DISTRICT OF MONMOUTH, which is declared to have been lost, Application No. M737601.

ALICE KAWA
Recorder of Titles

Inserted by:
BLISSSENDEN LAWYERS
(Solicitors for the Applicant)

Mercury Mon - Fri

DELAIDE.....	\$1.90
YDNEY.....	\$1.90
AMBERLEY.....	\$1.95
OLD COAST.....	\$2.20
RISBANE.....	\$2.20
ERTH (WA).....	\$2.20
NG ISLAND.....	\$2.20
JNDERS ISLAND.....	\$1.90
REC MAX RETAIL PRICE	
GST INCLUSIVE	

DEPARTMENT OF
PRIMARY INDUSTRIES,
PARKS, WATER AND
ENVIRONMENT

NEW CERTIFICATE OF TITLE
The Department of Primary Industries, Parks, Water and Environment is pleased to announce that the Recorder of Titles intends, after the expiration of seven days, to issue a new Certificate of Title pursuant to section 35 of the Land Titles Act 1980 to replace Certificate of Title Volume 129225 Folio 37 in the name of IAN JOHN FOLDER AND LOU-ANNE PATRICE FOLDER to the land situate in the CITY OF HOBBART, which is declared to have been lost, mislaid or destroyed, Application No. M735938.

ALICE KAWA
Recorder of Titles

Inserted by:
Wallace Wilkinson & Webster
(Solicitors for the Applicant)

Little ads
BIG IMPACT

**MERCURY
Classifieds
62300 400**

New Taxation Laws

Are you a resident of another
country for tax purposes?

If so, new Common Reporting Standard legislation means we need to know about this. Please call us on 1300 138 044 or visit our nearest branch to provide your foreign tax resident details, including the country and your tax identification number.

tasmanianperpetual.com.au/about-us/foreign-resident-tax-reporting

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Government Notices

SOUTHERN MIDLANDS
COUNCIL

NOTICE OF APPLICATION FOR PERMIT

Notice is hereby given that applications have been made to Council under the Land Use Planning and Approvals Act 1993 for the use of development of land as follows:

Location	Proposal
27A Wellington Street, Oatlands	DA2018/109 - Replace outbuilding
58 Louisa Street, Kempton	DA2018/105 - Dwelling
10 Villeneuve Street, Campania	DA2018/110 - Dwelling & outbuilding
971 Clifton Vale Road, Dysart	DA2018/108 - Dwelling and Outbuilding (retrospective approval)
23 Erskine Street, Kempton	SA2019/1 - Subdivision (1 lot and balance)

The relevant plans and documents are available for inspection at the Development & Environmental Services Office at 85 Main Street, Kempton during normal office hours for a period of 14 days. Any person may make representations within this period by letter addressed to the General Manager, PO Box 21 Oatlands, Tasmania 7120, or by electronic mail to mllg@southernmidlands.tas.gov.au. If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.

T F Kirkwood, General Manager

GLENORCHY CITY COUNCIL
DISPOSAL OF COUNCIL LAND

In accordance with Section 178 of the Local Government Act 1993 (the Act), notice is hereby given of Glenorchy City Council's intention to sell or dispose of a 849m² parcel of land being Folio Identifier Volume 118963 Folio 24, at:

1 Bellette Place, Chigwell

Under that section of the Act, Council is required to notify the public of its intention to dispose of public land on two (2) occasions.

This is the second advertisement.

Objections to the proposed disposal may be made to Council's General Manager within 21 days of the date of the first advertisement. Objections/Expressions of Interest must be lodged and received before the close of business on 7th February 2019.

A copy of Council's resolution and the plan can be viewed during business hours at the Council Chambers, 374 Main Road, Glenorchy.

If further information is required please call Council's Property Officer Nikl Robertson on (03) 6216 6754.

Tony McMullen

FRIDAY, JANUARY 18, 2019 - 51

City of HOBART

CANCELLATION OF
COMMITTEE MEETING

Notice is given that the City Infrastructure Committee meeting scheduled to be held on Wednesday 23rd January 2019 has been cancelled.

N D Heath
GENERAL MANAGER

www.hobartcity.com.au

HUON VALLEY
COUNCIL

APPLICATION FOR PERMIT

Notice is given that the following applications have been made for planning permit:

PROPOSAL	SITE
Change of use (distillery) (DA-283/2018)	8925 Channel Highway, Huonville
Dwelling and outbuilding (DA-287/2018)	Guys Road, Cygnet (CT-17427/15)

The applications may be viewed at the Council's Customer Service Centre, 40 Main Street, Huonville, during normal office hours (8.20am - 5pm Monday to Friday) and on Council's website: www.huonvalley.tas.gov.au

Representations on these applications may be made to the General Manager in writing either by:

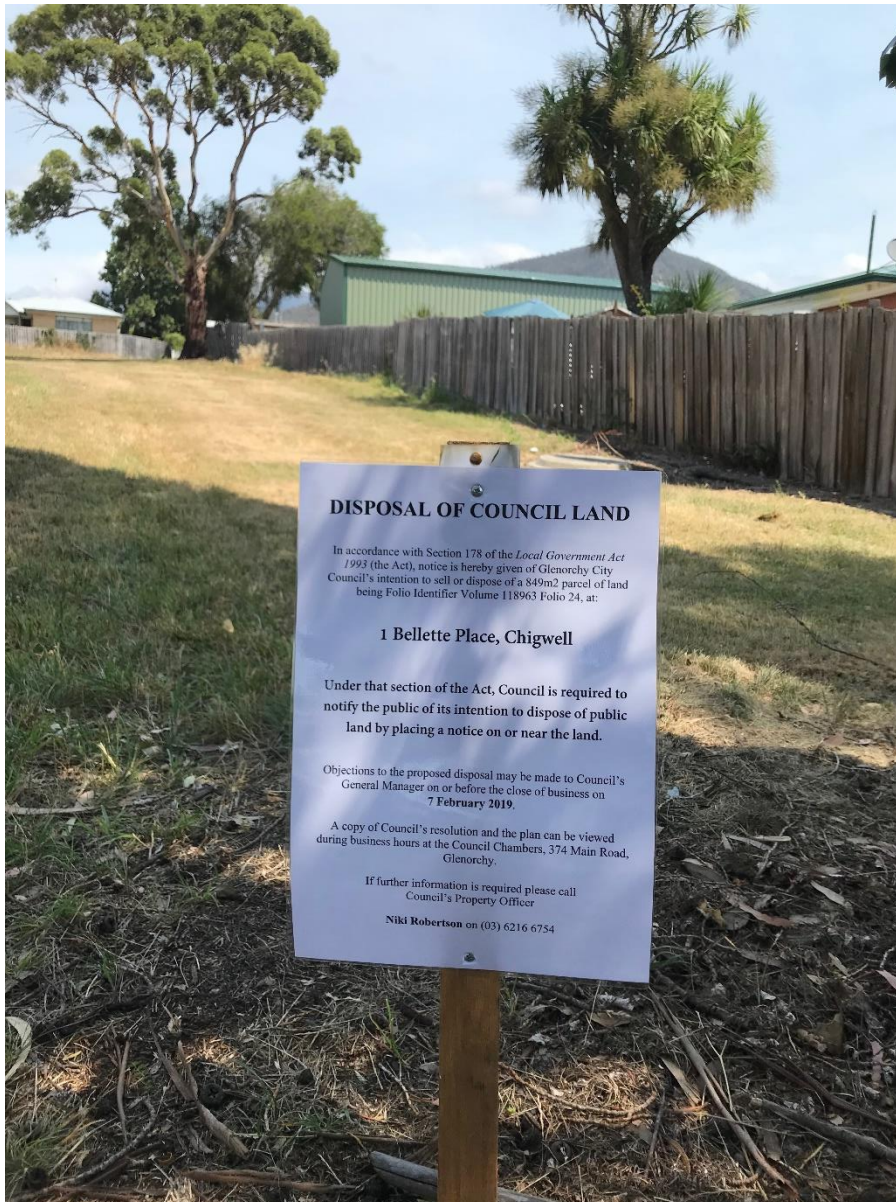
Post: PO Box 210, Huonville, 7109
Email: hvc@huonvalley.tas.gov.au
Fax: (03) 6264 0399
Online: www.huonvalley.tas.gov.au

All representations must include the author's full name, contact number and postal address and be received by 12 midnight on 1 February 2019.

Emilio Reale
General Manager











We Shane Dawson and Lia Gravina who reside at 103 Allunga Rd Chigwell wish to object to the parcel of land at 1 Bellette Place Chigwell being made for sale on the following grounds:

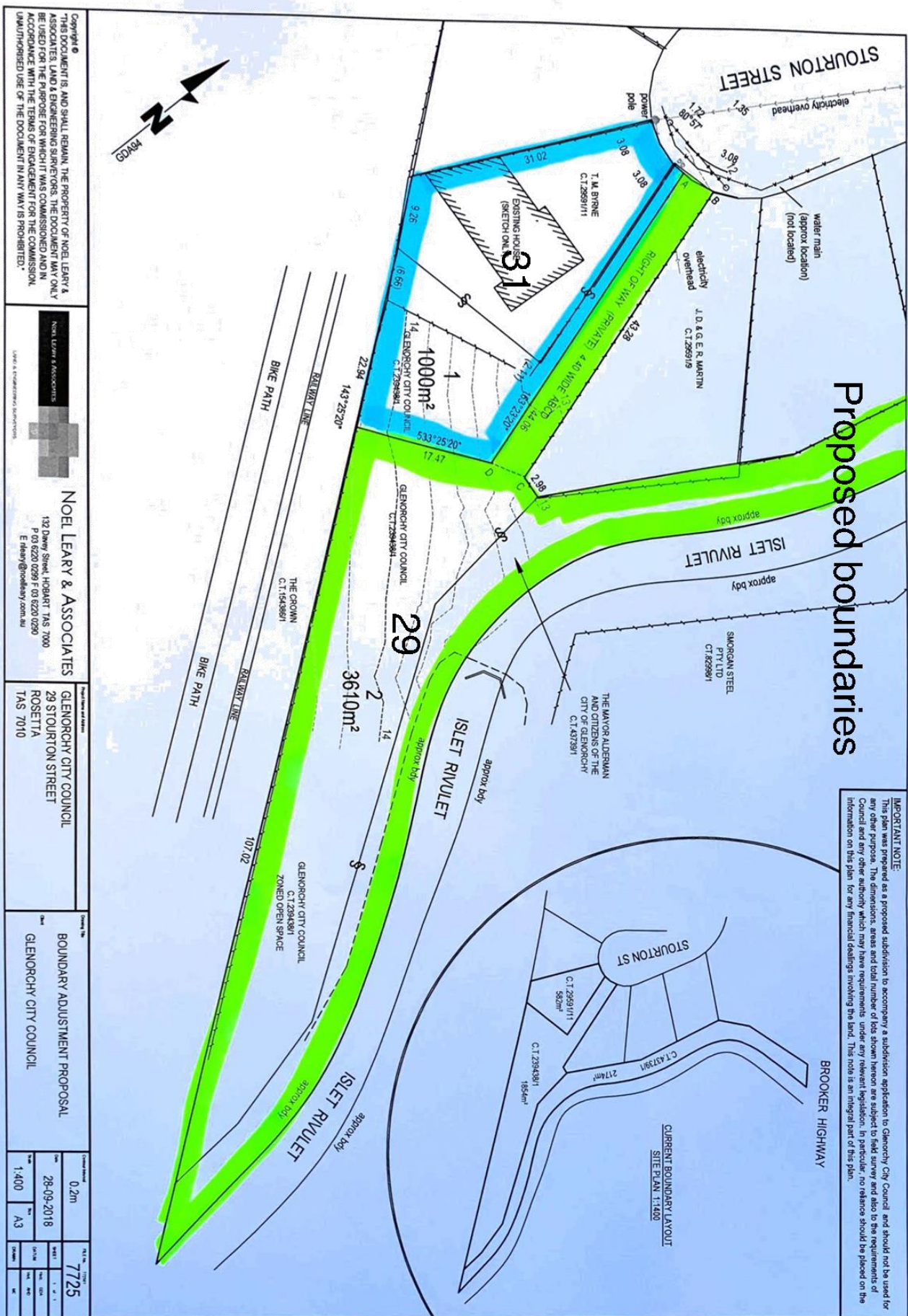
- It won't go on the open market for sale and it will become a thoroughfare or being developed by the school, that will continue to be used by people riding unregistered motorbikes / driving stolen cars / passersby exhibiting antisocial behavior / accessing neighbouring backyards and stealing from said properties, like is currently occurring
- it may become a carpark for the neighbouring school which again without secure fencing and easy access the above will continue to happen mainly after dark and of a weekend continuing the risk to the 5 adjacent properties

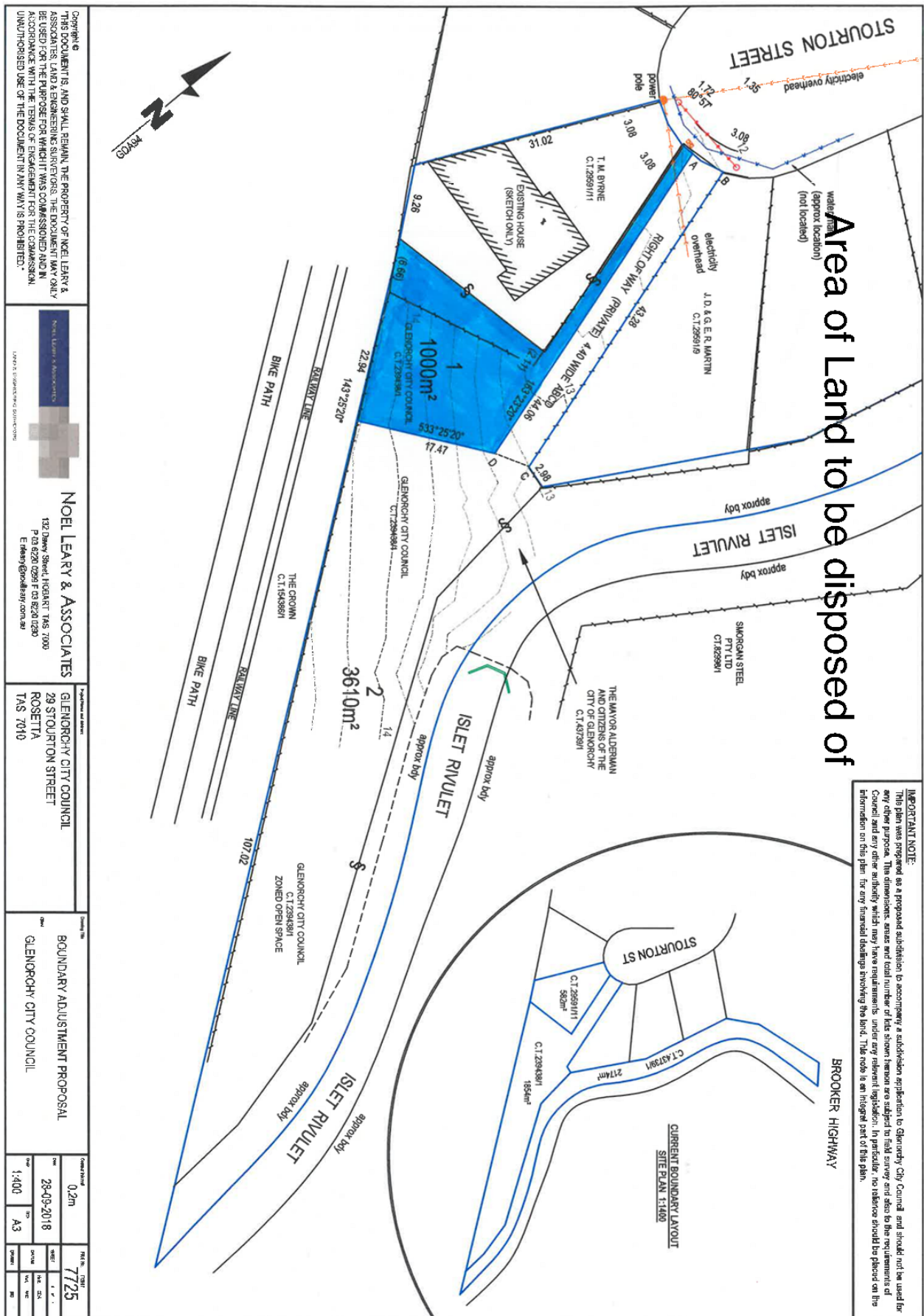
I have no problem with it going on the open market and either having a residential property being built upon it or at least having a boundary fence front and back to give more security to the 5 surrounding properties and prevent it being used as a open area that anyone can pass by any time of day.

I would be interested in the property myself to develop at a later date , and for now at least make it more secure for those that border the property . I hope that if it does come up for sale the neighbouring properties are notified by mail rather than public notice staked into the ground. The one for this notice was removed within a day or so by local kids but luckily had seen it the day it was posted.

We constantly have trouble with the students that attend the school and if the school was to acquire this parcel of land there would be an ongoing issue of antisocial behaviour.







Monday 2 July 2012

Council Meeting Agenda

**17. PUBLIC LAND DISPOSAL AND RATIONALISATION
PROGRAM 2011/12 - 29 STOURTON STREET, ROSETTA**

This item is to be considered at a closed meeting of the Council by authority of the Local Government (Meeting Procedures) Regulations 2005 Section 15(2)(e).

Author: Manager Council Properties (Rod Marshall)

Qualified Person: General Manager (Peter Brooks)

ECM File Reference: Land Sales, 29 Stourton Street, Rosetta

Community Plan Reference:

- 1.2.6 Promote community awareness of their involvement in the land use planning process.

Strategic or Annual Plan Reference:

- 1.2.6 Promote community awareness of their involvement in the land use planning process.
- C6.1.1 Develop clearly defined strategies and systems for infrastructure asset management that maximises the benefit of the current and future citizens of Glenorchy.

Reporting Brief:

To obtain Council's endorsement to continue the disposal process for a portion of the Council owned land identified as 29 Stourton Street, Rosetta.

Proposal in Detail:

In 2000 Council commenced a program of land disposal which has resulted in a number of properties being sold, sale funds being directed into community projects and since 2006 proceeds being credited against the property sales reserve.

In January, 2001 Council approved a proposal to rezone and subdivide the reserve at 29 Stourton Street, Rosetta to create an allotment to the rear of 31 Stourton Street.

The sale of this allotment was intended to subsidise the construction of a pathway linking the Brooker Highway to the InterCity Cycleway. While the rezoning was completed a number of issues were evident that delayed the sale of the property.

These issues included substantive encroachment and fencing into the existing reserve, a change of Council's strategy on the provision of the pathway and the future position on the railway reserve and supporting infrastructure.

While extensive consultation was undertaken on the proposal and approvals were obtained to proceed with the subdivision the project was deferred until the future of the rail link was confirmed and encroachment issues were ratified with the implicated owners.

Monday 2 July 2012**Council Meeting Agenda**

In 2010 the current owners of 31 Stourton Street, Rosetta expressed interest in acquiring the encroachment area and extending their title to provide some amenity to their property. The subdivision proposal was endorsed by the Glenorchy Planning Authority on the 25th June, 2012 and currently Council staff are initiating works that will ensure compliance with permit 12-088.

Staff have progressed actions that will enable a new title to be created and are currently in a position to consult on the proposal and complete the disposal process in accordance with Section 178 of the Local Government Act 1993.

As the property is proposed to be adhered to a current title and conditioned with a covenant restricting the land to one additional dwelling that the expression of interest component of the disposal process (as detailed in Policy 17-5) not be undertaken.

Agreement with the current owner has been obtained for compliance with the conditions.

It is proposed that a community engagement strategy be developed for the proposal and the land be advertised in accordance with Council Policy 17-5.

Consultations:

ELT

Co-ordinator Planning Services

Property Review Group

Human Resource / Financial and Risk Management Implications:

Current Year	Nil
Next Year	\$90,000
Future Years	Rates

A valuation has been obtained by a registered Valuer providing a recommended sale price of \$90,000.

Community Consultation and Public Relations Implications:

An extensive community consultation program will be undertaken for the property and that the sale process will be in accordance with Council's Land Disposal Policy and the associated procedure.

A community engagement strategy for the property will be developed and circulated to stakeholders in tandem with the advertisement for disposal.

Recommendation:

1. That the sale of the land currently within the Sourton Street Reserve and identified as 29 Stourton Street, Rosetta be in accordance with the requirements of Section 178 of the Local Government Act, 1993 and Council's Policy 17-5 Disposal of Council Land.
2. That a community engagement strategy be provided for the property.
3. The expression of interest component of the disposal process not be undertaken.

Monday 2 July 2012

Council Meeting Agenda

4. After considering privacy and confidentiality issues the Council resolves that the information contained in this report, decisions, discussions and documents:
- i. May be used and communicated by Council officers in the performance of their duties.
 - ii. May be disclosed by the Mayor as the spokesperson of Council.
 - iii. May not be disclosed by Aldermen.

Attachments/Annexures

<u>1</u>	Locality Plan 29 Stourton Street, Rosetta	1 Page
<u>2</u>	Council Report 15th January 2001	3 Pages
<u>3</u>	Valuation Report	3 Pages

Monday 26 March 2018

Council Meeting Agenda

Residential Zone, and that the total size of the lot did not exceed 1,000m² in size. A new survey plan representing the new proposal has been provided by the surveyor engaged by Council ([Attachment 4](#)).

Consultation by the Legal and Property Department with the Planning Department of Council revealed that if the land exceeded 1,000m² in total it would be treated as a subdivision. This would have meant a number of other requirements would have needed to have been met under the *Glenorchy Interim Planning Scheme 2015*, which would have caused significant delay for both parties involved, and further expense for Council. In consultation with the Planning Department, it was agreed that this could be avoided if the land being sold to the purchaser was reduced from 754m² to 418m², as this would be considered a boundary adjustment and not a subdivision.

The proposed purchaser has indicated that they are satisfied with this new proposal, subject to Council's approval.

A market valuation of the smaller lot proposed to be sold dated 21 February 2018 was obtained from Tasmanian Valuation Services ([Attachment 5](#)). The value of the smaller lot was valued at \$41,800.

Subject to Council approval, Council officers, through its external solicitors Simmons Wolfhagen, have proposed the sale of the smaller portion at this price to the proposed purchaser. The proposed purchaser, through their solicitor, has confirmed they are content to sign a new contract for the smaller lot size at the new price.

Consultations:

Manager, Property Assets
Manager, Legal and Procurement
Commercial and Property Lawyer
Planning Department

Human Resource / Financial and Risk Management Implications:

There are no human resource implications. There are risk management implications and ongoing maintenance obligations if a portion of the land at 29 Stourton Street is not sold to the proposed purchaser given the encroachment issues. The land is intended to be sold at market valuation which is beneficial to Council.

Community Consultation and Public Relations Implications:

There is no community consultation required and it is noted that advertising has previously occurred for the sale of a larger portion of the land. Given nearly six (6) years has elapsed since it was last advertised in 2012, and this is a new proposal, Council officers consider it appropriate to advertise again.

It is noted that no objections were received in response to the two (2) advertisements for a larger portion of land in 2012.

Monday 27 August 2012

Council Meeting Agenda

**17. PUBLIC LAND DISPOSAL AND RATIONALISATION
PROGRAM 2011/12 - 29 STOURTON STREET, ROSETTA**

This item is to be considered at a closed meeting of the Council by authority of the Local Government (Meeting Procedures) Regulations 2005 Section 15(2)(e).

Author: Manager Council Properties (Rod Marshall)

Qualified Person: General Manager (Peter Brooks)

ECM File Reference: Land Sales, 29 Stourton Street, Rosetta

Community Plan Reference:

- 1.2.6 Promote community awareness of their involvement in the land use planning process.

Strategic or Annual Plan Reference:

- 1.2.6 Promote community awareness of their involvement in the land use planning process.
- C6.1.1 Develop clearly defined strategies and systems for infrastructure asset management that maximises the benefit of the current and future citizens of Glenorchy.

Reporting Brief:

To obtain Council's approval to dispose of a portion of the Council owned land identified as 29 Stourton Street, Rosetta.

Proposal in Detail:

In 2010 the current owners of 31 Stourton Street, Rosetta expressed interest in acquiring an encroachment area occupied by previous owners and extending their title to provide some amenity to their property. The subdivision proposal was endorsed by the Glenorchy Planning Authority on the 25th June, 2012 and currently Council staff are initiating works that will ensure compliance with permit 12-088.

While extensive consultation was undertaken on the original proposal and approvals were obtained to proceed with rezoning and the subdivision the project was deferred until the future of the rail link was confirmed and encroachment issues were ratified with the implicated owners.

To reconfirm Council's intent to dispose of the land and in accordance with Council's Policy 17-5 and the requirements of Section 178 of the Local Government Act 1993 Council advertised its intent to dispose of the property on two occasions.

Advertisements were placed in the Mercury Newspaper on the 7th and 14th July 2012 with comments to be received by close of business 30th July 2012.

One submission was received (Attachment 1) and a number of phone enquiries were discussed relating to accessing the balance reserve for recreation purposes.

Monday 27 August 2012**Council Meeting Agenda**

In summary of the submission, Council records indicate the subdivision and rezoning were approved in 2001, staff advise access will be maintained to the reserve by the recently constructed driveway and a covenant will be placed on the subdivided lot restricting the property to one residential structure.

The driveway was completed by Council to improve access to the reserve and to allow maintenance equipment to move freely onto the reserve minimising interference to adjacent properties.

The title will also include a notation that the proposed right of way will allow public access to the reserve.

The submission while not supporting the sale does not provide valid reasons for the sale not to proceed.

Agreement with the adjacent owner and potential purchaser has been obtained for compliance with the conditions.

A recommendation has been included for staff to co-ordinate the sale process and that Policy Statement 7 of the Disposal of Council Land be waived in this process if the adjacent owner continues with the purchase agreement.

Consultations:

ELT

Co-ordinator Planning Services

Property Review Group

Human Resource / Financial and Risk Management Implications:

Current Year	Nil
Next Year	\$90,000
Future Years	Rates

A valuation has been obtained by a registered Valuer providing a recommended sale price of \$90,000.

Community Consultation and Public Relations Implications:

Community consultation program has been undertaken for the property.

A community engagement strategy for the property has been circulated to stakeholders in tandem with the advertisement for disposal.

Recommendation:

1. That Council endorse the sale of the land currently within the Stourton Street Reserve and identified as 29 Stourton Street, Rosetta.
2. Council endorse the sale be progressed by staff conditional on the property being purchased by the owners of No 31 Stourton Street, Rosetta.
3. The sale is conditional on a covenant being registered on the title of the subdivided land restricting the property to one additional residence and that public access is maintained to the reserve.
4. After considering privacy and confidentiality issues the Council resolves that

Monday 27 August 2012**Council Meeting Agenda**

the information contained in this report, decisions, discussions and documents:

- i. May be used and communicated by Council officers in the performance of their duties.
- ii. May be disclosed by the Mayor as the spokesperson of Council.
- iii. May not be disclosed by Aldermen.

Attachments/Annexures

- | | | |
|---|----------------------------------|---------|
| 1 | Submission - letter of objection | 2 Pages |
| 2 | Council Report 2nd July 2012 | 3 Pages |

Monday 26 March 2018

Council Meeting Agenda

14. SALE OF LAND - 29 STOURTON STREET, ROSETTA

This item is to be considered at a closed meeting of the Council by authority of the Local Government (Meeting Procedures) Regulations 2005 Section 15(2)(e).

Author: Commercial and Property Lawyer (Nick Walker)
Manager, Legal and Property (Carey Higgins)

Qualified Person: Acting Director, Corporate Governance

ECM File Reference: 29 Stourton Street

Community Plan Reference:

1.2.6 Promote community awareness of and their involvement in, the land use planning process.

Strategic or Annual Plan Reference:

4.2.1 Deploy the Council's resources in a way that maximises the effectiveness of the organisation and delivers value for money.

Reporting Brief:

To obtain Council's endorsement to continue the disposal process for a portion of Council owned land at 29 Stourton Street, Rosetta.

Proposal in Detail:

Council's approval is sought in relation to the disposal of a smaller portion of land at 29 Stourton Street, Rosetta than originally resolved by Council on 2 July 2012. This report explains the reasons to seek the resolutions sought and sets out the history of the matter according to Council's records, including why completion has not yet occurred.

In January 2001, Council approved a proposal to rezone and subdivide the reserve at 29 Stourton Street, Rosetta to create an allotment to the rear of 31 Stourton Street, Rosetta. The sale of this allotment was intended to subsidise the construction of a pathway linking the Brooker Highway to the InterCity Cycleway.

While the rezoning was completed, a number of issues delayed the sale of the property. These issues included substantive encroachment and fencing into the existing reserve by a neighbouring property, a change of Council's strategy on the provision of the pathway, and the future position on the railway reserve and supporting infrastructure.

The project was eventually deferred until the future of the rail link was confirmed and the encroachment issues were addressed. In 2010, the current owner of 31 Stourton Street, Rosetta ('the proposed purchaser') expressed interest in acquiring the area their property was encroaching on and extending their title even further to provide some amenity to their property.

Monday 26 March 2018

Council Meeting Agenda

Aldermen initially approved the recommendation to sell a portion of land identified as part of 29 Stourton Street, Rosetta at a meeting of Council meeting held on 2 July 2012 ([Attachment 1](#)).

According to the report from the Council meeting on 27 August 2012 ([Attachment 2](#)), Council's intention to dispose of the land was advertised on two occasions in accordance with the requirements of section 178 of the *Local Government Act 1993*, with one (1) submission received, as well a number of phone enquiries relating to accessing the balance reserve for recreational purposes. The advertisements were placed in the Mercury Newspaper on 7 and 14 July 2012. This matter was also considered by Aldermen during the Council meeting held on 6 July 2015 ([Attachment 3](#)), where the report for that meeting then stated that no representations were received in regards to the advertisements.

In 2012, significant correspondence was exchanged between Council officers and the proposed purchaser.

In 2013, a proposed plan of subdivision and a schedule of easements was drafted in preparation for the sale of the property.

In mid-2014, correspondence was re-established with the proposed purchaser to finalise the details of the contract terms and conditions.

In 2015, internal discussions commenced around potential planning issues.

In March 2016, Simmons Wolfhagen (acting for Council) were instructed to draft a contract of sale agreement with the proposed purchaser.

The proposal as to the size of the lot to be sold changed several times leading up to the contract being drafted.

Eventually, a contract to sell 754m² of land at 29 Stourton Street for \$62,000 to the proposed purchaser was entered into on 16 January 2017.

This matter experienced some internal delays in progress due to the departure of staff and necessary recruitment of replacement staff in Council's Legal and Property Department in 2017.

In 2017, it was identified that there was a planning problem which needed to be resolved. To ensure that the land remained within the General Residential Zone, the proposed lot size needed to be reduced.

A new proposal was required to be made to Glenorchy City Council in its capacity as the planning authority, which was submitted on 18 September 2017. In summary, the size of the portion of land being sold to the purchaser needed to be reduced from 754m² to 418m², to ensure that the land remained within the General

Monday 26 March 2018

Council Meeting Agenda

Recommendation:

That Council:

1. NOTE the information regarding the sale of land at 29 Stourton Street, Rosetta in this report
2. APPROVE the sale of 418m² of land at 29 Stourton Street, Rosetta to the owner of 31 Stourton Street Rosetta at a sale price of \$41,800, subject to negotiation of a satisfactory contract for sale by Council officers
3. NOTE that the sale of the portion of land at 29 Stourton Street, Rosetta will be in accordance with the requirements of section 178 of the *Local Government Act 1993*, and
4. AUTHORISE the General Manager to execute the contract for sale, and
5. After considering privacy and confidentiality issues the Council RESOLVE that the information contained in this report, decisions, discussions and documents:
 - i. May be used and communicated by Council officers in the performance of their duties
 - ii. May be disclosed by the Mayor as the spokesperson of Council, and
 - iii. May not be disclosed by Aldermen.

Attachments/Annexures

- 1 Extract of Council Report (Item 17 - 2 July 2012)
- 2 Extract of Council Report (Item 17 - 27 August 2012)
- 3 Extract of Council Report (Item 5 - 6 July 2015)
- 4 Draft Area Plan - 29 Stourton Street, Rosetta
- 5 Valuation Report (21 February 2018)

Department of Premier and Cabinet

Executive Building 15 Murray Street HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Ph: 1300 135 513 Fax: (03) 6233 5685
Web: www.dpact.tas.gov.au



Mr Tony McMullen
General Manager
Glenorchy City Council
Email: tmcmullen@gcc.tas.gov.au

Dear Mr McMullen

I refer to advice of 30 October and 20 November 2018 provided to the Local Government Division of the Department of Premier and Cabinet by your staff members, Mr Nick Walker and Mr Simon Scott, regarding a resolution of the Glenorchy City Council to sell land at 29 Stourton Street, Rosetta.

I am advised that this matter was considered during a closed session of the 26 March 2018 Council meeting, pursuant to regulation 15(2)(f) of the *Local Government (Meeting Procedures) Regulations 2015* (Meeting Regulations) – proposals for the Council to acquire land or an interest in land or for the disposal of land. A copy of the closed meeting agenda and minutes were provided by Mr Walker at the request of the Division.

This advice acknowledged awareness of Meeting Regulation 15(3)(c) which indicates that a council must not close a part of a meeting when it is considering proposals for the council to deal with public land under section 178 of the *Local Government Act 1993* (the Act). The advice acknowledged that it may therefore have been incorrect to consider this particular matter in the part of the meeting closed to the public.

I understand that the decision to place the item on the closed portion of the meeting agenda was made on the basis that the disposal of land had already been published in *The Mercury* on two separate occasions in July 2012, as per the requirements of section 178 of the Act.

On review of the agenda and minutes of the closed portion of the 26 March 2018 meeting, I note that Council resolved to approve the sale of land to the owner of 31 Stourton Street, subject to negotiation of a satisfactory contract for sale by Council officers. I also note that the Council resolution authorised the General Manager to execute the contract for sale.

At the request of the Division, Mr Simon Scott provided copies of the July and August 2012 meeting agendas and minutes in relation to this matter. On review of this documentation, it is clear that the initial resolution of the Council to sell the land in question was also considered in the closed portion of the Council meeting. I note Meeting Regulation 15(3)(c) was in place under the *Local Government (Meeting Procedures) Regulations 2005*, the relevant meeting regulations that applied at the time of the 2012 Council meetings.

In my view, the decisions of Council at the 2012 meetings are invalid as a result of the non-compliance with Meeting Regulation 15(3)(c).

18/111249/2

As the land in question is public land owned by Council and is therefore subject to the requirements of section 178 of the Act, Meeting Regulation 15(3)(c) should have been applied and the matter should have been addressed in the open portion of the Council meeting.

It does not appear that at any stage (either in 2012 or most recently) there has been an open Council meeting where Council could consider any submissions in relation to a proposed decision to sell the public land. It also follows that any person wishing to object to the Resource Management and Planning Appeal Tribunal to such a decision, if made, has not been afforded the opportunity to do so.

It is also worth noting that the only public notification occurred in 2012, approximately six years prior to the current proposed decision to sell the public land, which has changed significantly from the original proposal.

I consider the issues here are similar to the proposed sale of the Derwent Entertainment Centre, which I provided advice on in October 2018. That advice is also relevant here – essentially there is a two stage process to be followed:

1. Council's decision to sell public land – to be dealt with in the open part of the council meeting (which allows objections and potential appeals) pursuant to section 178 of the Act and Meeting Regulation 15(3)(c); and
2. Council's consideration of specific offers or proposals to purchase the land (subject to there being a decision to do so and that decision has not been overturned on appeal) – which may be dealt with in the closed part of the council meeting pursuant to the relevant reason in Meeting Regulations, for example: sub-regulations 15(2)(c), 15(2)(f) and 15(2)(g).

In this instance, it appears the meeting of 26 March 2018 was the second part of the process, but without there being a valid first part.

I strongly encourage the Council to take steps to correct the non-compliance by putting the matter back to Council for consideration in the open portion of the Council meeting. Should the Council resolve to approve the sale, the public notification requirements under section 178 of the Act will need to be complied with.

I recognise that this is a complicated matter that has a long history, however, for reasons above, I consider that this process needs to be revisited to ensure there are valid Council decisions to effect the sale. However, Council should seek its own legal advice on this matter, particularly if it has already entered into certain contractual undertakings with the owner of 31 Stourton Street.

If you have any queries regarding this matter, please contact Mr Justin Helmich, Assistant Director Regulatory Services, on (03) 6232 7022.

Yours sincerely



Alex Tay
Director of Local Government

13 December 2018



Urban Valuation Report



Urban Valuation Report: 29 Stourton St. Montrose (part)

Prepared for: Glenorchy City Council

Valuation date: 22 February 201

Tasmanian Valuation Services

9 Warwick St., Hobart 7000 p: 0449 284590 e: tasvals@outlook.com w: tasvals.com.au

<i>Property</i>	The property comprises part of Lot 1 in folio plan 239438 which is a council reserve located at No. 29 Stourton Street, Montrose.
<i>Instructions</i>	Instructing Party Mr. Nicholas Walker Commercial and property lawyer Glenorchy City Council. Date of instructions 19 February 2018 Date of inspection 21 February 2018
<i>Valuation date</i>	21 February 2018
<i>Client</i>	Glenorchy City Council.
<i>Purpose of valuation</i>	Presale advice.
<i>Identification and status of the valuer</i>	Kevin J Read MRICS. The valuer is experienced in this kind of valuation and has the necessary qualifications and expertise to carry out the work.
<i>Compliance</i>	This valuation and report comply with R.I.C.S Valuation Professional Standards 2017, and with the requirements for minimum content in accordance with VPS 3.7
<i>Pecuniary interest</i>	Neither the valuer, nor the firm have had any prior involvement with the property such as would constitute a conflict of interest.
<i>Land</i>	The parent lot comprises an irregular shaped parcel having a narrow access from Stourton St. and a frontage to a reserve adjacent to the Islet Rivulet. The area is 1854 SQM and the site is level. Council proposes to offer for sale an area of approximately 418 SQM of the parent site to the adjoining owner of No. 31 Stourton St.
<i>Title</i>	Title reference for the parent lot is 239438/1

Tasmanian Valuation Services

9 Warwick St., Hobart 7000 p: 0449 284590 e: tasvals@outlook.com w: tasvals.com.au

<i>Town Planning</i>	The parent site is zoned partly General Residential, partly Environmental management. It is understood that the portion to be sold to the adjoining owner is zoned General Residential.
<i>Improvements</i>	The site is unimproved.
<i>Market Value</i>	The International Valuation Standards Council defines Market Value as follows: <i>The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arms length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.</i> The above definition forms the basis of this assessment.
<i>Market evidence</i>	In forming our opinion of value, we have investigated sales of similar vacant properties in Montrose as well as in surrounding localities.
<i>Valuation methodology</i>	In arriving at the value of this parcel we have considered the effect of its acquisition on the value of adjoining property No. 31 Stourton St. The land proposed to be sold will, in effect, be rear land with less value than that having street frontage. Notwithstanding, the existing back yard of No. 31 is somewhat restricted, and will benefit from the acquisition of the additional land. We consider that the subject land has a value of 50% of equivalent land with street frontage. Based on our analysis of sales of similar land in the locality, we consider a rate of \$200/SQM appropriate for land having street frontage, and a rate of \$100/SQM for the subject parcel.
<i>Valuation</i>	In our opinion the market value, on the basis outlined in <i>Valuation methodology</i>, is \$100/SQM, or \$41,800 for the area of 418 SQM proposed to be sold to the owners of No. 31 Stourton St. Montrose. The balance of the parent lot will, after subdivision, have only a nominal value due to its small size, restrictive shape, and adverse zoning.
<i>Qualifications and Limitations</i>	• This valuation is for the exclusive use of the party named in <i>Client</i> above and no responsibility will be accepted for its use in full, or in part, by any third party. • The purpose of this valuation is as described in purpose of Valuation above and must not, under any circumstances be used for any other purpose without reference to us. • This report must be read in its entirety and no part of the report can be relied upon without reference to the remainder.

Tasmanian Valuation Services

9 Warwick St., Hobart 7000 p: 0449 284590 e: tasvals@outlook.com w: tasvals.com.au

- In preparing this report we have relied upon information from various sources, and should this information prove to be incorrect or incomplete, we reserve the right to amend this valuation accordingly.
- Property prices can change over a short period of time. For this reason, this valuation is only valid as at the valuation date, and in any event, should not be relied upon after a period of three months from the valuation date without reference to us.

Valuation signature

Signature.....



K.J.Read MRICS

27 February 2018



View towards Isle Rivulet

Tasmanian Valuation Services

9 Warwick St., Hobart 7000 p: 0449 284590 e: tasvals@outlook.com w: tasvals.com.au

Infrastructure Management Group (IMG)

Terms of Reference

Role of IMG

The role of IMG is to advise the General Manager and the Director City Services and Infrastructure, as appropriate, on matters within its scope to enable the making of decisions within the delegation of those officers to optimise the delivery of Council's Capital Works Program.

IMG must operate within the bounds of s.82 of the *Local Government Act 1993*.

IMG Scope

- Review of all new investment (capital expenditure) proposals, including whole of life cost analysis of the proposal, business plan and project plans. This includes proposals relying upon grant funding and in consideration of advice from Council's Grants Committee.
- Review of the proposed annual capital expenditure program and future projections for capital expenditure for a planning horizon of at least 10 years.
- Oversight of the capital expenditure program within the financial year including projects and program delivery to agreed milestones for scope, timeline and cost.
- Approve projects to be nominated for Roads to Recovery (R2R) funding.
- Assessment and approval of variations to scope and cost of projects.
- Facilitate post implementation project reviews to capture learnings and ensure knowledge is shared across the organisation.

Functions of the IMG

The function of the IMG is to consider all aspects of the Council's Capital Works Program to ensure the program is completed on time and schedule. The functions include but are not limited to:

- Development of the Capital Works Program Budget based on sound Asset Management Plans including consideration of R2R projects and other grant funding opportunities.
- Delivery of the Capital Works Program for Council.
- Consider and make recommendations for the inclusion of additional projects, deferral, or the substitution of projects across all asset classes as required, within the approved overall Capital Works Budget.
- Input into works programming and scheduling.
- Variations to project scope and budgets.
- Risk Management.
- Legal and Governance issues.
- Contract management issues, in conjunction with the Tender Review Committee.

Budget

The IMG has no operating budget but develops, monitors and manages an annually approved Capital Works Budget for investment into new, upgraded, or renewed assets that meet the criteria under the organisation's investment guidelines. Refer to the Delegated Authority section below.

Membership

The membership of the Infrastructure Management Group is as follows:

- Director City Services & Infrastructure (Chair)
- Manager Business & Finance
- Manager Infrastructure, Engineering & Design
- Manager Works
- Property Coordinator
- Asset Management Coordinator
- Reporting Officer (Secretariat)
- Hydraulics Engineer
- Systems Management Accountant

Proxy

If the Chair is away for known absences a proxy will be selected by the Chair, however if the Chair is away on unplanned leave the Chair will be selected by IMG from one of the present Management Team members.

IMG Members may appoint a proxy to attend a meeting on their behalf.

Guests will be invited to meetings should additional expertise be required on specific asset investment opportunities, or capital spending review.

Delegated Authority

Operations

To review and approve, or recommend for approval, as per the below financial delegations, all new investment (capital expenditure) proposals, including whole of life cost analysis of the proposal, business plan and project plans. This includes proposals relying upon grant funding, including projects to be nominated for Roads to Recovery (R2R) funding.

Review and recommend for approval, proposed annual capital expenditure program and future projections for capital expenditure for a minimum planning horizon of 10 years.

Oversight of the capital expenditure program within the financial year including projects and program delivery to agreed milestones for scope, timeline and cost.

Financial

Members maybe issued a letter of delegation from the General Manager authorising them to act as per these Terms of Reference.

IMG will make recommendations, as per the delegations below, to utilise the discretionary capital budget provided under the Unallocated Capital Account (UCA), approved annually by Council. Use of this account will be confirmed in monthly reporting (through the document 'Appendix B') to Council.

Officers may use delegations as outlined in their delegation letter for variances to capital projects, as below.

- Responsible officer: Can only access contingency provision within project budget and variations up to \$5,000.
- Manager: Project variances within Program only, up to \$20,000 for overspend, and \$30,000 for underspend.
- IMG: to recommend approval of project variances across asset classes up to \$50,000.
- IMG: to recommend approval of the inclusion of additional projects or the substitution, or deferral, of projects, as required across all asset classes, providing overall budget remains balanced.
- Director City Services and Infrastructure: Up to delegated expenditure level \$250,000, providing funds are available from savings within the Capital Expenditure Program or the UCA.
- General Manager: to approve project variances outside the above delegations to the limit authorised by Council under s. 82 of the *Local Government Act 1993*.

All variations or submissions proposing to access the UCA must be submitted for assessment by IMG. ELT are to be informed of any variances over \$50,000.

Where the IMG recommends an increase in an existing project budget or the inclusion of an additional (new) project, within a financial year, and within the overall approved Capital Budget, and this project or increase is approved by the authorised delegate, then the new project or increased project spend will be treated as an approved capital project within the capital program and will be eligible for carry forward under Council's 'Budget Carry Forwards' procedure.

Proposals requiring funding outside the budget and/or of strategic significance will be referred from IMG to ELT for endorsement, before submission to the Council.

Meeting Governance

Quorum

The IMG will have a quorum requirement of at least five members.

Frequency

IMG meetings will be held monthly to review the performance of capital expenditure projects against budget and other relevant milestones. However, urgent matters can be dealt with outside the normal frequency schedule as required. Urgent matters are usually communicated by email within the organisation's IMG Group, with a formal response required to support (or not) the request for funding by at least the stated quorum.

Agenda and Minutes

Each meeting of the Infrastructure Management Group will have an agenda, minutes and a summary of monthly budget reporting. The meeting agenda, with minutes from the previous meeting and monthly budget report, will be distributed 3 days before the meeting date.

Meeting papers will include a register of outstanding actions, which will be reviewed at each meeting.

Secretariat Support

Secretariat support for the Committee will be provided by the Reporting Officer from the Finance Team who is also included as a member of the IMG

Variations and Application for Capital Funds

'Variation Reports' will be submitted in the approved format for overspend project variances exceeding \$20,000, and for underspend project variances exceeding \$30,000. Overspend variations less than \$20,000 and underspend variations less than \$30,000 will be recorded in the monthly budget forecast report. Over budget variations should, where possible, be applied for as they occur prior to project completion.

Applications for funds for projects that do not have a budget require a 'Request for Funding' report detailing why the funds are required and the level of risk the organisation will be subject to if the project is not undertaken as recommended.

All variations and requests for funding should be submitted to the IMG email group at least five days prior to a meeting, to be included in the agenda. Urgent requests that do not meet the five day notice requirement should be submitted to the secretary/chair to identify whether the request will be handled by email or deferred to the next meeting (see Meeting Governance/ Frequency).

Project Closure

The 'Closure of Projects' process is via email from the responsible officer, requesting the Financial Reporting Officer to close specific projects. The request must include the program and project name, account number and clearly state the "project is complete, please close".

Review

The functions of the Infrastructure Management Group will typically be reviewed every 3 years, but with a first, initial review, after 1 year of the formation of the Group.

Approval

Approved GM Date

Office of the Mayor etc

Local Government Legislation Review
Local Government Division
GPO Box 123
HOBART TAS 7001

Dear Review Project Team

RE: Public Consultation (Phase 1) – Review of Tasmania’s Local Government Legislation Framework

Glenorchy City Council thanks the Department for providing an opportunity to submit its collective thoughts on ‘how the sector should be governed and what should be considered in developing a new framework that will best support local government and its communities into the future’.

Council’s Aldermen have met to discuss the in broad terms a representative response that hopefully will be used to inform future reform positions. Council also notes and has encouraged individual Aldermen and the general community to engage in the public consultation process.

Council’s response to the identified discussion matters are as follows:

Overview of Local Government

Council recognises that local government is the closet level of government to the community it serves. Accordingly, this local knowledge is of import to both State and Federal Governments, and the private sector, in their respective delivery of services to the community. It is essential that all players in this community service delivery space understand their respective roles and functions and maximise opportunities for proper resource sharing across the board.

Often local government are expected to deliver services on behalf of State and Federal Government program and policy initiatives, especially in the regulatory space, and at times it may appear as mere exercises in cost-shifting. Such interventions often increase the pressure on local government’s bottom line: especially, where there is little opportunity for local government to raise revenue or decrease essential services to offset such costs.

It is important that State and Federal Governments remain mindful that not all local governments are created equal and thus continue to engage with local government in a timely manner before committing the same to resource intensive program and policy initiatives.

In passing, land-use planning matters under the *Local Government Act 1993* (Act) can be an area of tension to elected members: it is a highly technical area to which an elected member must wear a ‘different hat’ that may conflict with the view as a councillor within that affected part of the community. Whilst strategic land-use planning is arguably the remit of local government, perhaps development control is better placed with a dedicated planning authority.

Council Governance and Powers

Council has a particularly strong view in this area having had adverse findings levelled at the previous administration from a Board of Inquiry and investigations conducted by the Integrity Commission, Tasmanian Audit Office and the Local Government Directorate.

Without going over old ground, it is patently clear that the role of elected members in ensuring appropriate oversight of the council is paramount: elected members should not be able to abrogate their strategic and oversight responsibilities and duties to officers or the community.

It is Council's view that the Ministerial Directions based on the Board of Inquiry's recommendations (issued in late January 2018) provide a road map for good governance and an equivalent framework could be adopted at a guideline level across the local government sector. The Directions focus on several key areas including: governance, training, policies and procedures, committees and memberships, compliance and employment contracts.

In the same vein, there may be an avenue for more prescription around compulsory training for elected members to ensure that an individual remains abreast of local government matters during their respective term. Whilst there is statutory guidance as to the expectations of what an Audit Panel member should bring with respect to experience and acumen, this is not the same for elected members.

Conflict of interest management (pecuniary and non-pecuniary) remains an area where more statutory guidance could be provided to assist newly elected members in determining their reporting obligations and meeting growing community expectations for transparency.

Councils also need to have the ability to engage independent services around their General Manager (as an employee and with respect to performance, contract and review) without putting that individual in a conflicted position, especially with respect to providing qualified advice to Council about themselves.

Democracy and Engagement

Council supports that in this digital age, the move towards adopting on-line voting for future local government elections as an additional means to encourage voter participation, should be explored.

With respect to candidate nominations, and to potentially filter out less committed individuals, it is suggested that a suitable minimum threshold of electors required to endorse the nomination be considered (e.g., 25) before a candidate can stand for a local government election. This may also have a positive impact of reducing the size of ballot forms to a more manageable size and be less confusing for voters, without unreasonably fettering democratic expression.

Some standardisation of what must be included on a candidate's statement to provide better transparency and comparability of candidates for voters would be useful.

There is a sentiment that candidates for Mayor in local government elections should have a minimum tenure of at least 12 months before being eligible to nominate for this office (like the section 41(1)(b) provisions that existed under the Act up to 10 September 2014). Due to the breadth and depth of functions for this

important role, it is considered prudent to ensure that the mayoral candidates are suitably prepared having had sufficient exposure to local government operations and Council business as a whole.

It is considered that whilst the General Manager's roll is of utility for non-Australian citizens who reside in a municipal area, non-residents who own or occupy land in a municipal area (e.g., shop occupants or shack owners etc.) or nominated representatives of a corporate body which owns or occupies land in the municipal area, it is not considered core business of local government to maintain an electoral roll. There would be considerable benefit for the Tasmanian Electoral Commission (given its experience in this area) to maintain the General Manager's roll: in particular, to ensure a level of consistent application across the State.

There is some scope to provide legislative provisions with respect to caretaker periods around local government elections (e.g., General Manager appointment and contracts), but care should be taken around being too restrictive as to bring Council operations to a standstill.

Council welcomes further reforms around the declaration of electoral donations to candidates. In the same vein, further guidance around election advertising as they relate to the Internet and social media threads would be appreciated: the current system exposes candidates to technical breaches under the legislation.

Council Revenue and Expenditure

Council recognises that it is a significant core function of the elected body to determine and review the council's resource allocation and expenditure activities.

Most councils rely almost solely on rates and user/service charges for revenue and this is likely not to be completely sustainable into the future unless local governments and their municipalities are better connected with respect to a mutual and well-informed understanding of service levels and cost of delivering those services in the community.

There would be benefit in clarifying the budget variation requirements under section 82 (Estimates) of the Act, so as to balance transparency and operational efficiency.

Performance, Transparency and Accountability

There are several positive legislative improvements that should be entertained in the governance space.

Whilst the improper use of information provisions under the present Act have been extended to include present and former councillors, members, members of an audit panel and employees, this has not been accorded to the disclosure of information provisions (i.e., only affects current individuals). Furthermore, as typical for other offence provisions under the Act, the maximum fine of a penalty not exceeding 50 penalty units (\$8,150 in today's money), does not appear to have much of a deterrent effect in the current climate. A review of stiffer and more meaningful penalties for offences under the Act would be welcome.

Further practical guidance with respect to the reasons that a council meeting may be closed to the public as per regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015* is considered important: there is often a conflict between what Council should discuss in an open forum against duly protecting sensitive, private and or confidential information with respect to decision-making processes.

Council would welcome better powers for the Director of Local Government under the Act that would allow the Director to provide interpretative advice of the local government legislation, as necessary. Similarly, if the Director is required to intervene and perhaps arbitrate on a council issue, this should be open and transparent as practicable so that all local government can benefit from the lessons learnt.

It is understood that the statute of limitations as it applies to investigations for breaches under the Act is insufficient and should be expanded to reflect community expectations (e.g., six years as per *Corporations Act 2001* (Cth)). Also, further refinements with respect to the power to compel individuals to provide evidence to the Director of Local Government akin to similar provisions under the *Integrity Commission Act 2009* or *Audit Act 2008* would be of utility and allow that position to have better investigative powers.

Finally, Council would welcome consideration to any streamlining of the process of establishing Council by-laws.

Conclusion

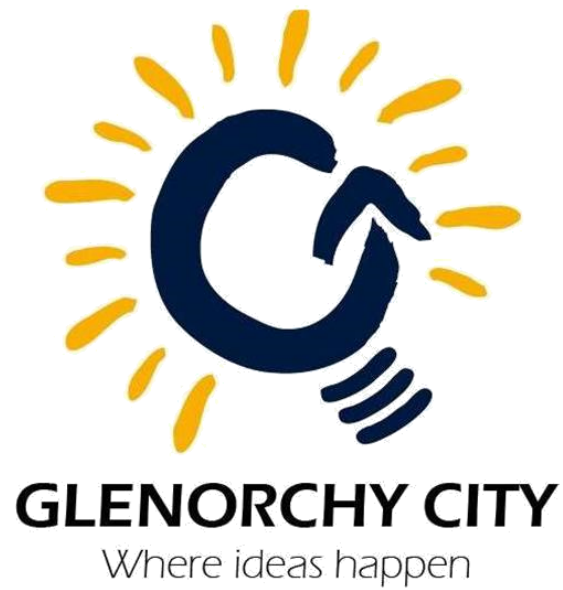
Council looks forward to continuing to engage with the Review of Tasmania's Local Government Legislation Framework.

Enhancing accountability and transparency across the local government sector, minimising the red tape and administrative burdens on councils, businesses and the broader community, and increasing democratic and community engagement, participation and confidence in local government, are a few of the outcomes that Council hopes falls out of the reforms.

Councils wishes the Review Project Team every success in contemporising the local government legislative framework and provide the flexibility required for a dynamic sector.

Alderman Kristie Johnston
Mayor
Glenorchy City Council

DRAFT



Mid Year Financial Performance Report

Actual for the year-to-date ending 31 December 2018; and
Forecast for the year ending 30 June 2019

Executive Summary

Overview

The Statement of Comprehensive Income includes all sources of Council revenue and expenditure incurred in its day-to-day operations. It should be noted that expenditure listed in the Statement of Comprehensive Income does not include the cost of asset purchases or sales, loan repayments, capital works expenditure or reserve funds. It does, however, include depreciation as an expense.

The estimated position as at **30 June 2019** is forecast to be a Total Operating Deficit of **\$392k** being an unfavourable movement of **\$441k** on the budgeted Total Operating Surplus of **\$49k** adopted by Council in July 2018 and represented by:

- Revenue \$1.767m or 2.95% short of budget (unfavourable)
- Expenditure \$1.326m or 2.21% under budget (favourable)

The forecasted Total Operating Deficit of \$392k will be impacted by several factors listed below as well as other unknown factors over the coming months.

Items of Significance / Challenges

There are a number of variances between Budget and Actuals, however the following are considered to significantly contribute to the actual result at 31 December 2018 or forecast position as at 30 June 2019:

Financial Assistance Grant

Council budgeted for the part prepayment (\$1.2m) of the 2019/20 Australian Government Financial Assistance Grant in June 2019. Management are now forecasting that this grant may not be received this financial year.

Contingency

Council budgeted \$2.8m in expenditure for several legacy events including the ongoing resolution of outstanding issues associated with the KGV project, possible legal action from former employees and the recovery of grant funding from the Australian Government following the closure of the Derwent Park Stormwater Reuse Scheme (DPSRS).

Council is now operating in a more stable environment and whilst significant progress has been made in the resolution of these events, the full financial impact of these events is still being assessed.

Council is close to negotiating a settlement with the Australian Government in respect of the DPSRS, with a forecast additional payment of \$200k this financial year towards a package of works in lieu of repayment of grant funding.

KGV remediation work incurred by Council has not been budgeted during 2018/19. Impacts on the Statement of Comprehensive Income could be in the order of \$200k for remediation works bringing the total outstanding forecasted expenditure to complete works for KGV to \$550k.

2018/19 Contingency Provision

KGV Project	350,000
Employee Legal Action	1,300,000
Derwent Park Stormwater Reuse Scheme	1,150,000
Contingency as per 2018/19 Budget	\$2,800,000

Re-forecast 2018/19 Contingency Provision

KGV Project	550,000
Derwent Park Stormwater Reuse Scheme	200,000
Waste Management Strategy	1,000,000
Events yet to be fully costed	1,050,000
Contingency as per 2018/19 Budget	\$2,800,000

The total contingency of \$2.8m remains but may be re-allocated as identified needs arise. For example, \$1m is currently allocated towards the reduction in revenue and increase in expenditure that is forecast as part of the operational changes in landfill. Further movement within the Contingency provision will be communicated to Council as they occur and as matters are resolved.

Jackson Street landfill site

Council management have implemented changes to landfill operations following the decisions made by Council at the December 2018 Council Meeting. These changes will result in a decrease in revenue through the reduction of waste to landfill and an increase in expenditure through the diversion of waste away from Jackson Street, and thus the payment of gate fees at Derwent Park Waste Transfer Station.

Net financial effects of approximately \$1m have been included in our full year forecast and the operation of the landfill will continue to be monitored over the coming months to compare actuals against the forecast.

Council has appointed consultants to investigate options associated with the review and implementation of a Waste Management Strategy. This includes business cases on the extension of the Jackson Street landfill and the implementation of a kerbside food organics garden organic service. Whilst some costs have been forecast there is still a significant amount of work to be completed before the full impact on budgets are known.

The impact on this financial year is based on six months of operation. The impact on next financial year for the full twelve months could be in the order of \$2m.

Depreciation

The devaluation of the Buildings assets class, following a revaluation by external valuers as at 30 June 2018, of approximately \$8m (including DEC \$5.2m) have reduced the full year non-cash financial impact of the depreciation expense by approximately \$900k (DEC \$313k, KGV \$207k, Other Buildings \$334k). As part of the end of year capital assets capitalisation process, a management decision not to capitalise KGV assets due to incomplete capital works as at 30 June 2018 created a current financial year variance to budget of \$207k.

Employee Expenses

Employee expenses are currently forecast to reflect a favourable salary variance of \$83k. A favourable variance of \$32k has been delivered to 31 December 2018.

Flood Damage

Council budgeted revenue receipts of \$1m from the State Government to partly reimburse it for costs associated with the May 2018 Flood Damage. However, management have been advised that approximately \$500k will be received this financial year with a further \$500k to be received next financial year.

Assets Written Off

Council has budgeted approximately \$670k to provide for the write off or write down of assets renewed as part of its capital works program, prior to the end of the asset's effective life. The full amount will only be quantified depending on the level of capital work undertaken to 30 June 2019 and will be calculated following the end of the financial year.

King George V

Council has budgeted for \$350k for costs associated with the legal action around the work undertaken on this site. Remediation work incurred by Council has not been budgeted during 2018/19. Impacts on the Statement of Comprehensive Income could be in the order of \$200k for remediation works.

End of Year

A small number of End of Financial Year adjustments may impact the Statement of Comprehensive Income for the year including employee entitlements, landfill close out provision and both revenue and expenditure adjustments. These adjustments will be quantified following completion of the financial statements and are estimated to be \$500k.

Capital Works

The level of completion of the Council Capital works program will impact the level of Cash held as at 30 June 2019, but not impact the Statement of Comprehensive Income. Management is currently forecasting a shortfall to complete the program of works of \$1.5m to budget, however this is also dependent on both external contractors and weather events that are outside management control.

Summary

Should all the events outlined above that have not yet been included in the current full year forecast be crystallised then the Forecasted Total Surplus will be impacted as follows:

Forecast Total Operating Deficit as at 30 June 2019		(\$392k)
Adjustments		
Additional King George V costs	\$ 200k	
End of Year revenue and expenditure adjustments	\$ 500k	
Total adjustments		(\$700k)
Possible Total Operating Deficit as at 30 June 2019		(\$1,092k)

- Please note that the above figures do not include any potential revenue to be generated by the receipt of donated and / or recognised assets.

Index

This report contains the following information:

Page	Description	Purpose
6	Statement of Comprehensive Income ACTUAL to 31 December 2018	YTD actual Revenue and Expenditure result against YTD budget
7	Statement of Comprehensive Income FORECAST to 30 June 2019	EOY forecast Revenue and Expenditure position against budget
8	Statement of Financial Position to 31 December 2018	YTD Assets and Liabilities represented by what Council owns and what it owes
9	Operational Revenue – \$ YTD Accumulative by Month	Accumulated actual Revenue result to 31 December 2018 and forecast position at 30 June 2019
9	Operational Expenditure – \$ YTD Accumulative by Month	Accumulated actual Expenditure result to 31 December 2018 and forecast position at 30 June 2019
10	Operational Revenue – Actual v Budget and Variation by Month	Monthly comparison of Revenue actual against budget and variation outcome
10	Operational Expenditure – Actual v Budget and Variation by Month	Monthly comparison of Expenditure actual against budget and variation outcome
11	Rates & Charges Levied	Accumulated actual Rates result to 31 December 2018 and forecast position at 30 June 2019
11	Collection of Rates & Charges Levied	YTD collection of Rates & Charges against target
12	Cash & Investments	Monthly balance of Cash and Investments held by Council
12	Capital Works Budget v Actual v Forecast \$ YTD - All Programs	Accumulated actual Capital Expenditure result to 31 December 2018 and forecast position at 30 June 2019

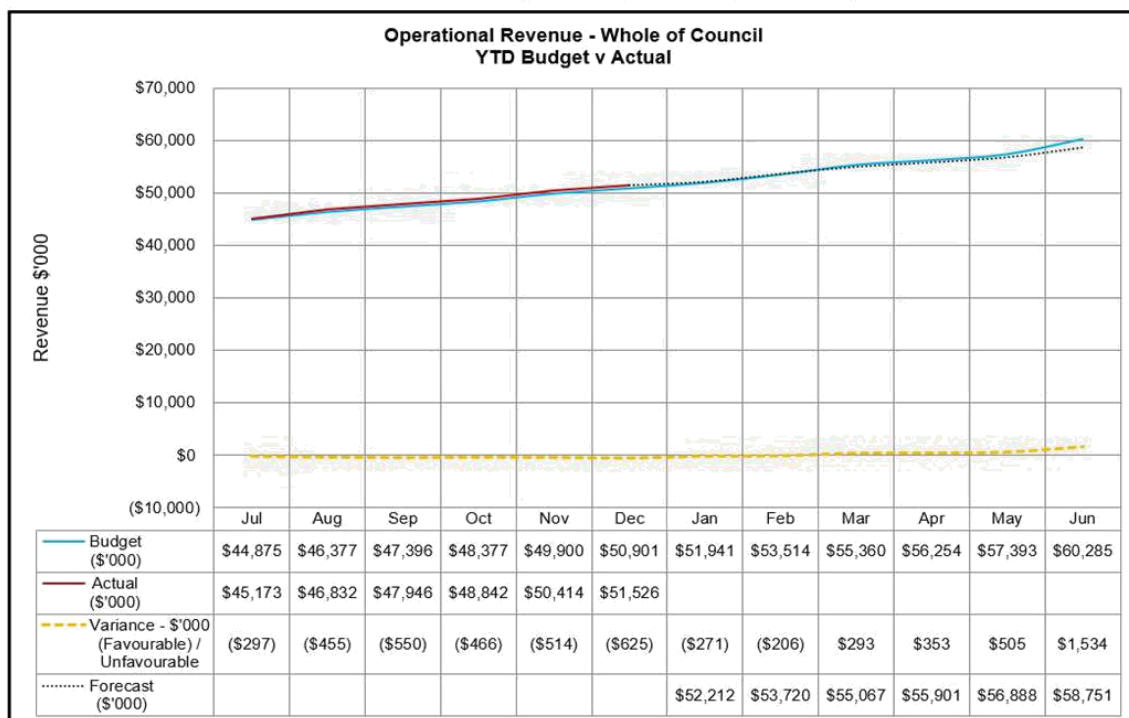
Note: Subtotals may be influenced by rounding

Glenorchy City Council Financial Report (annual report format) Statement of Comprehensive Income ACTUAL to 31 December 2018			
	2019 Budget \$'000	2019 Actual \$'000	2018 Actual \$'000
Income			
Recurrent Income			
Rates	39,609	39,733	35,408
User charges and licences	8,733	8,635	8,043
Interest	190	252	188
Grants	990	1,212	974
Contributions - cash	31	21	197
Investment income from TasWater	604	645	417
Other income	311	524	373
	50,467	51,022	45,600
Capital Income			
Contributions – non-monetary assets	-	-	-
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	5	(10)	181
Capital grants received specifically for new or upgraded assets	429	514	359
Fair value recognition of land under roads	-	-	-
	434	504	541
Total Income	50,901	51,526	46,141
Expenses			
Employment costs	11,258	11,226	11,018
Materials and services	7,702	8,071	6,980
Depreciation and amortisation	6,909	6,845	6,852
State Fire Commission contribution	2,821	2,821	2,666
Finance costs	88	91	123
Assets written off	-	-	-
Bad and doubtful debts	1	0	1
Other expenses	224	203	264
Total expenses	29,002	29,257	27,903
Surplus/(deficit)	21,899	22,269	18,238
Other Comprehensive income			
Items that will not be reclassified to surplus or deficit			
Net gain/(loss) on revaluation of property, plant and equipment	-	-	-
	-	-	-
Items that may be reclassified subsequently to surplus or deficit			
Financial assets available for sale reserve	-	-	-
-Fair value adjustment on available for sale assets	-	-	-
	-	-	-
Total other comprehensive income	-	-	-
Total comprehensive result	21,899	22,269	18,238

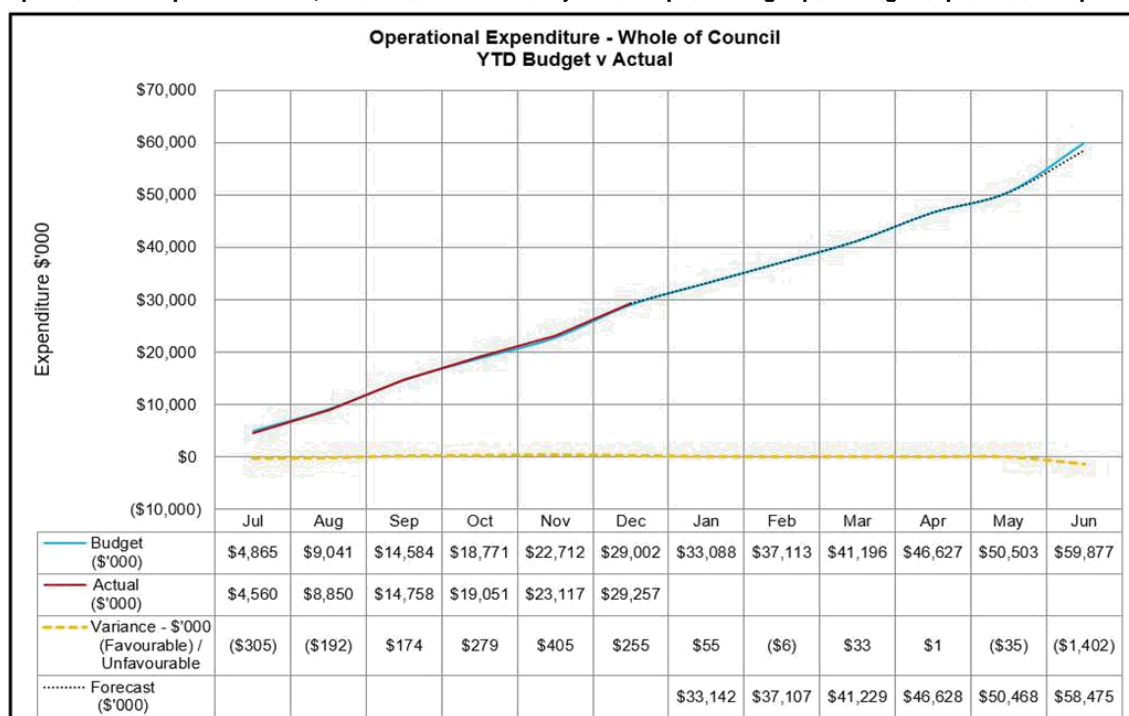
Glenorchy City Council Financial Report (budget report format) Statement of Comprehensive Income FORECAST to 30 June 2019			
	2019 Budget \$'000	2019 Forecast \$'000	2018 Actual \$'000
Income			
Recurrent Income			
Rates	39,874	39,942	35,531
User charges and licences	12,532	12,054	11,455
Interest	375	430	378
Grants	4,126	2,566	3,267
Contributions - cash	118	108	297
Investment income from TasWater	2,172	2,214	3,268
Other income	649	766	1,038
Total Operating Income	59,846	58,079	55,234
Expenses			
Employment costs	22,473	22,390	21,238
Materials and services	16,799	16,064	15,373
Depreciation and amortisation	13,818	12,961	12,822
State Fire Commission contribution	5,642	5,642	5,332
Finance costs	242	75	363
Assets written off	170	675	15,895
Bad and doubtful debts	2	1	7
Other expenses	651	663	570
Total Operating Expenses	59,797	58,471	71,600
Total Operating Surplus/(Deficit)	49	(392)	(16,366)
Capital Income			
Contributions – non-monetary assets	-	-	4,723
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	(70)	(9)	74
Capital grants received specifically for new or upgraded assets	429	681	1,125
Fair value recognition of land under roads	-	-	-
	359	672	5,922
Total Surplus/(Deficit)	408	280	(10,444)
Other Comprehensive income			
Items that will not be reclassified to surplus or deficit			
Net gain/(loss) on revaluation of property, plant and equipment	-	-	11,477
	-	-	11,477
Items that may be reclassified subsequently to surplus or deficit			
Financial assets available for sale reserve	-	-	2,142
-Fair value adjustment on available for sale assets	-	-	2,142
Total other comprehensive income	-	-	13,619
Total comprehensive result	408	280	3,175

Glenorchy City Council Financial Report Statement of Financial Position ACTUAL to 31 December 2018		
	2019 YTD \$'000	2018 EOY \$'000
Asset		
Current assets		
Cash and cash equivalents	20,626	14,148
Trade and other receivables	17,740	1,915
Inventories	116	109
Non-current assets classified as held for sale	-	-
Other current assets	150	528
Total current assets	38,631	16,700
Non-current assets		
Investment in TasWater	167,145	167,145
Investment properties	666,664	673,580
Property, infrastructure, plant and equipment	-	-
Other non-current assets	20,853	16,102
Total non-current assets	854,662	856,827
Total assets	893,293	873,527
Liabilities		
Current Liabilities		
Trade and other payables	2,730	4,004
Provisions	5,091	4,944
Borrowings	481	952
Other current liabilities	2,134	2,839
Total current liabilities	10,436	12,739
Non-current liabilities		
Provisions	4,888	4,888
Borrowings	3,105	3,307
Total non-current liabilities	7,992	8,195
Total Liabilities	18,429	20,934
Net assets	874,865	852,593
Equity		
Accumulated Surpluses	525,385	525,385
Reserves	327,208	327,208
Total Equity	852,593	852,593

Operational Revenue – \$ YTD Accumulative by Month (including Operating “Capital Items”)

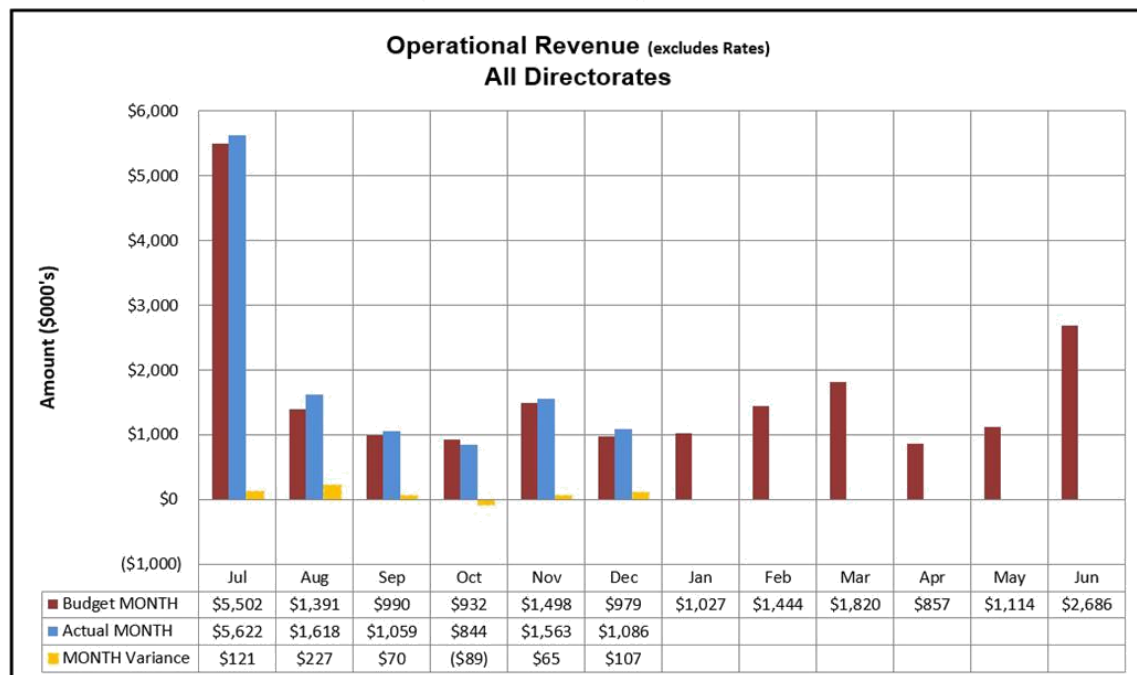


Operational Expenditure – \$ YTD Accumulative by Month (including Operating “Capital Items”)

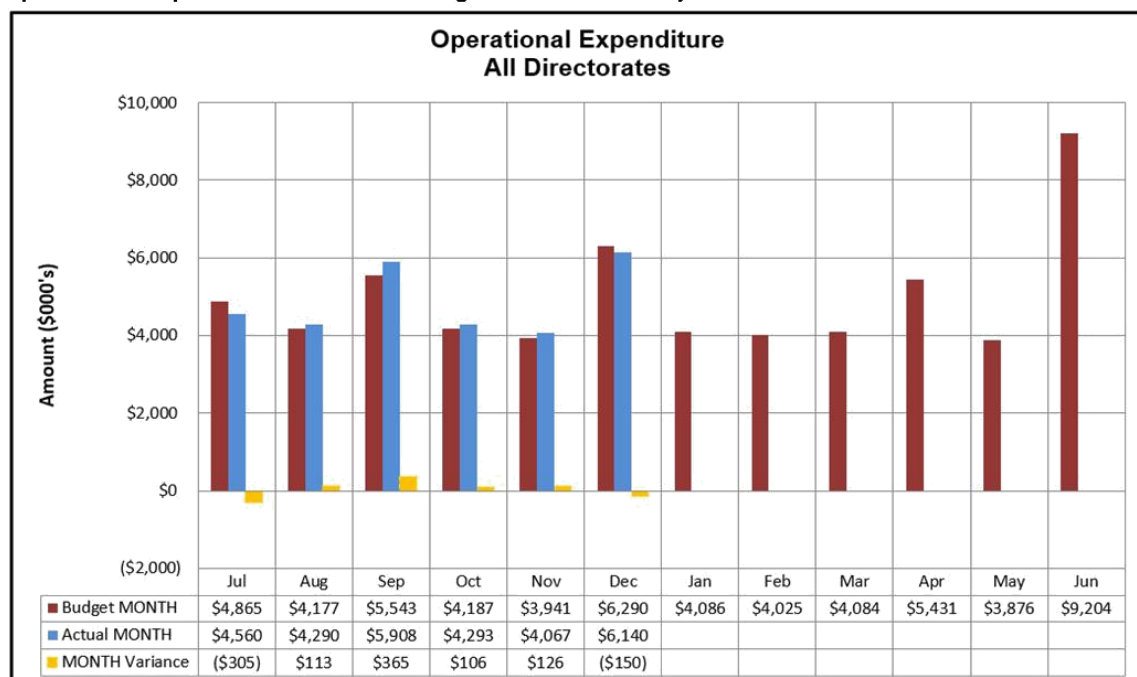


Nb: Internal transfers between departments (nett \$4k) are included

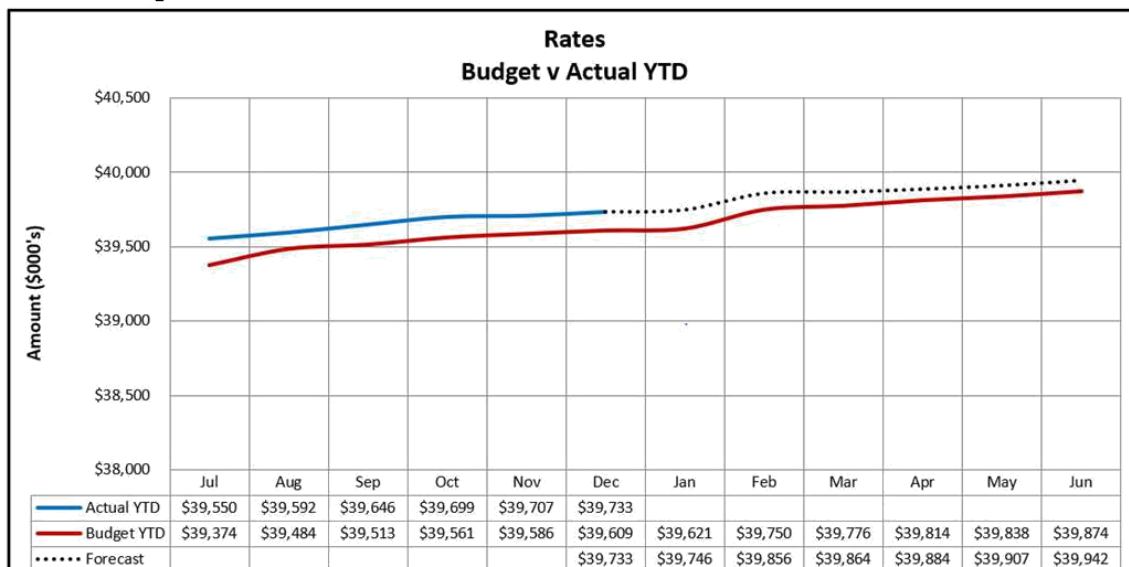
Operational Revenue – Actual v Budget and Variation by Month



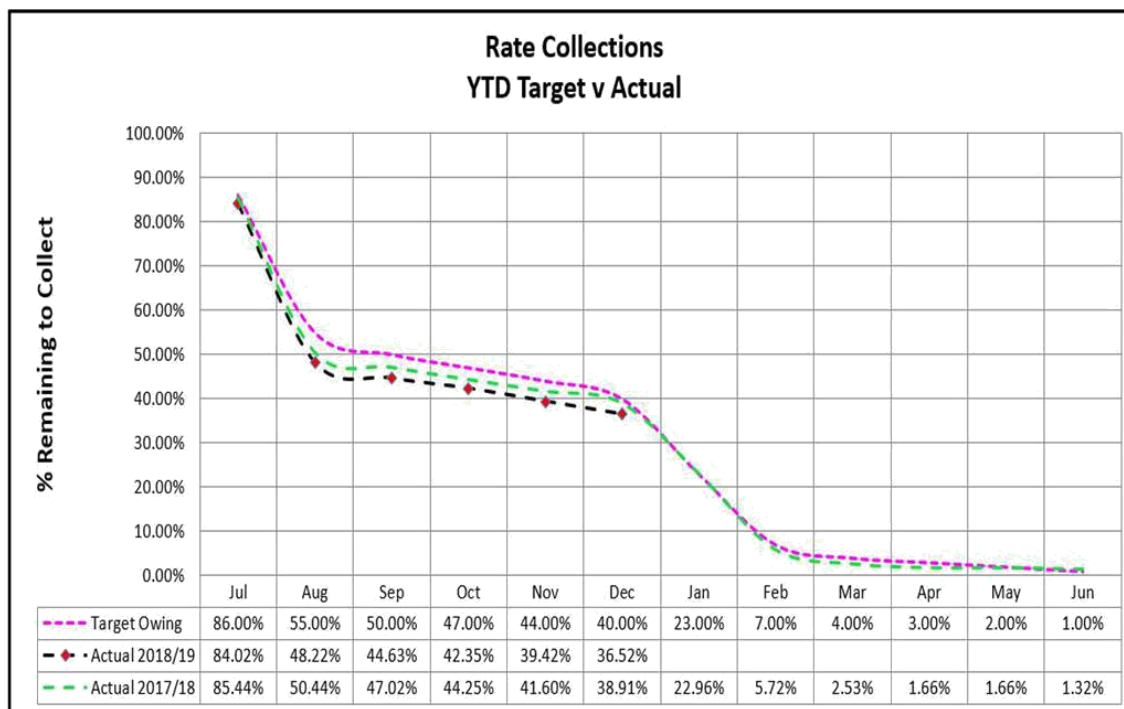
Operational Expenditure – Actual v Budget and Variation by Month



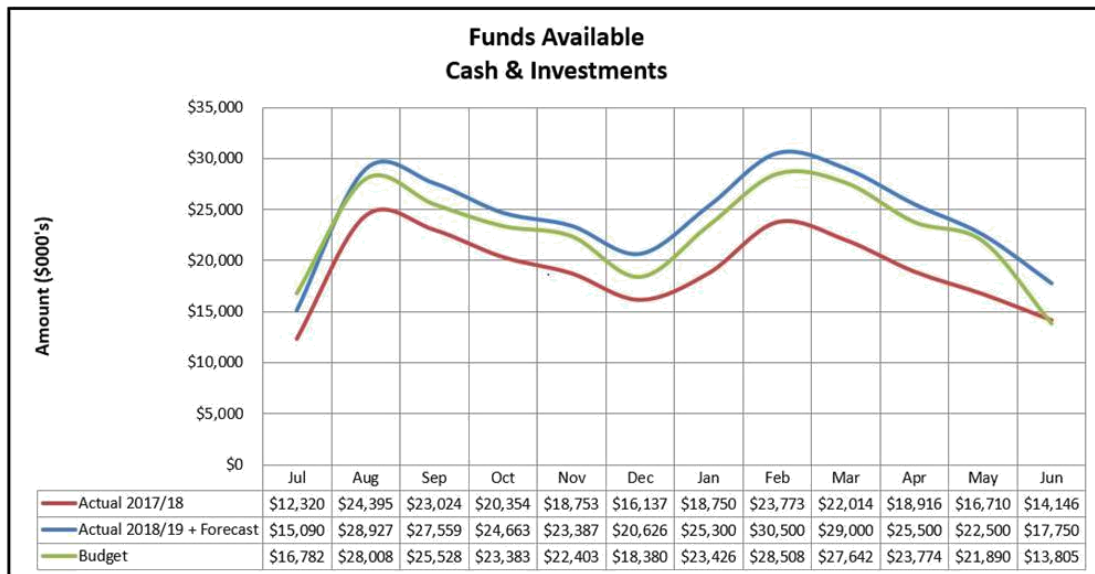
Rates & Charges Levied



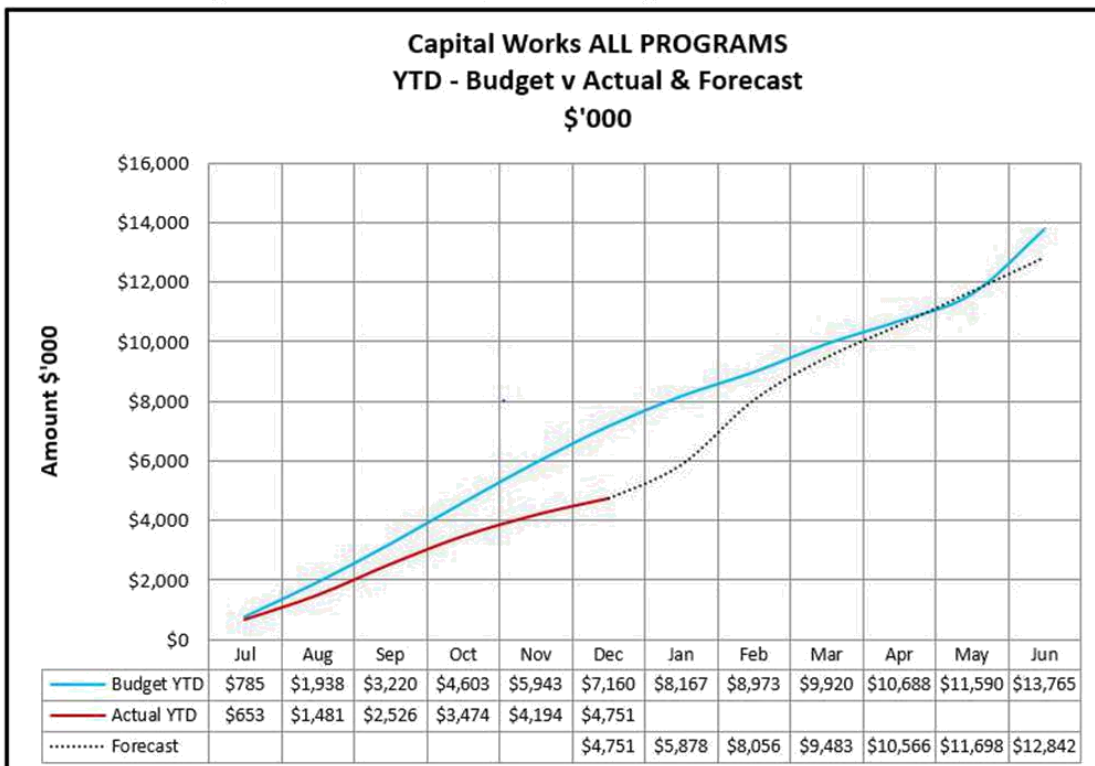
Collection of Rates & Charges Levied



Cash & Investments

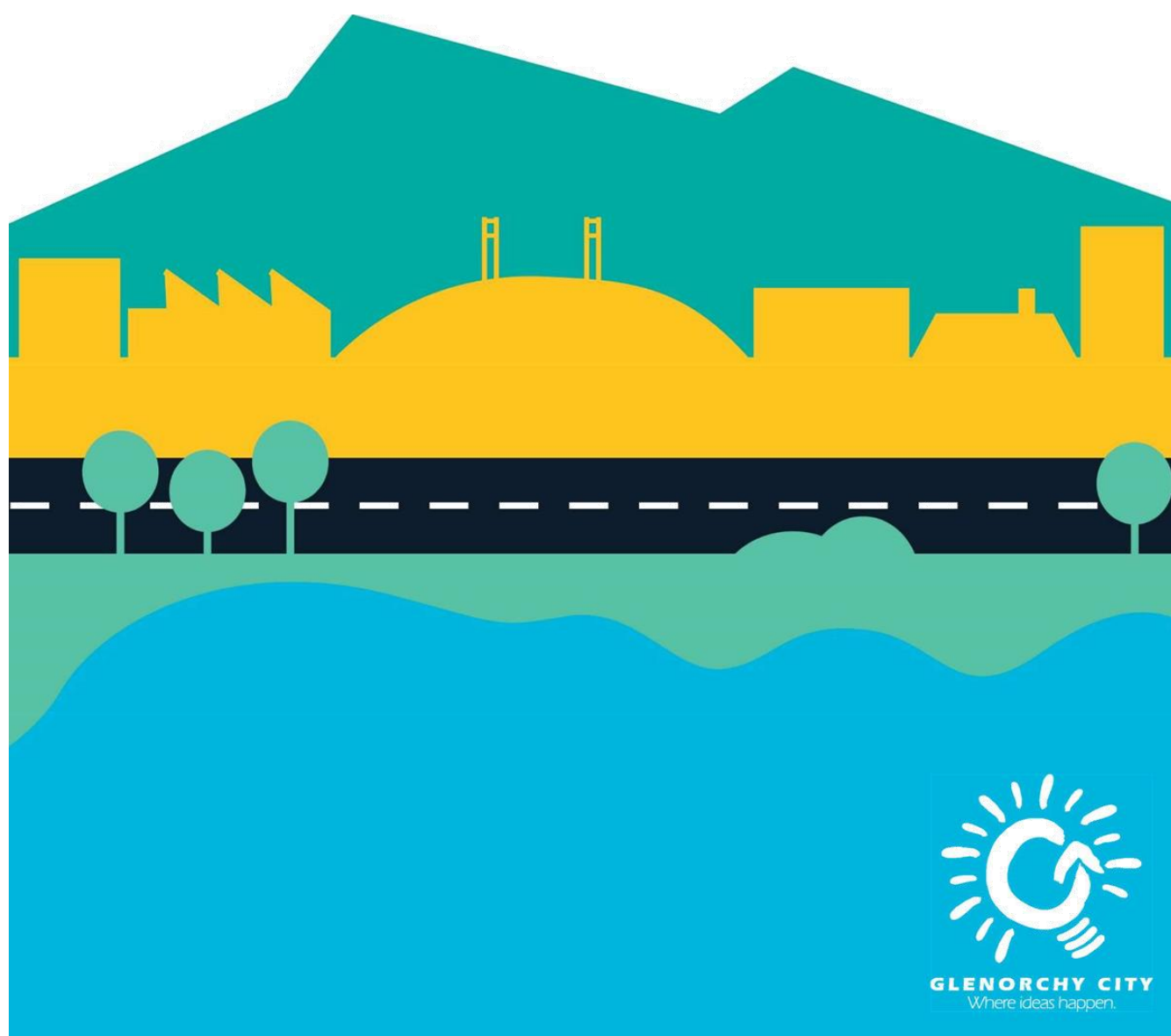


Capital Works Budget v Actual v Forecast \$ YTD - All Programs



Glenorchy City Council Quarterly Report

Year to date ending 31 December 2018



Strategic and Operational Highlights

I am pleased to present the Quarterly Report for Glenorchy City Council for Quarter 2 in 2018/19 (quarter ending 31 December 2018).

CBD Revitalisation

With the completion of earlier phases (Phase 1 cycleway works in Peltro Street, completed in 2017/18) and Phase 2 (streetscape works around the new Integrated Care Centre at O'Briens Bridge) completed in the September quarter of 2018, final planning is underway for the main part of the project (Phase 3), with Phase 3A to be launched on 30 January 2019 which will see the upgrade of that section of Main Road between Terry Street and Barry Street.

City Deal

The Hobart City Deal involves a range of projects with the potential to benefit Glenorchy and Greater Hobart including a Greater Hobart Act, affordable housing, urban passenger transport and development at Macquarie Point.

Council continues to work closely with the Commonwealth and State governments and the Hobart, and Clarence City Councils and Kingborough Council on the City Deal. This work is now at an advanced stage.

Council considered the City Deal Framework at its meeting on 17 December 2019 and resolved to authorise the Mayor to sign the Hobart City Deal signifying Glenorchy City Council's in-principle support for the Deal, subject to satisfactory negotiation of a detailed action plan which documents the commitments of all parties.

At the same meeting, Council authorised the provision of comments on the Greater Hobart Bill to the Minister for State Growth. The Greater Hobart Bill is drafted to improve Greater Hobart's infrastructure co-ordination between the 4 inner-metropolitan councils and the State Government.

Communications Strategy

Council adopted a Communications Strategy at its meeting on 29 October 2018.

One of the outcomes of the Strategy will be the development of a Facebook page for Council in the first quarter of 2019.

Derwent Entertainment Centre

Council resolved on 29 October 2018 to reject an unsolicited proposal from the Hydraplay Consortium for sale of the DEC and to proceed with an open expression of interest process inviting proposals for its purchase or lease.

KPMG has been engaged to advise Council in this process. Council officers are currently working with KPMG to prepare the expression of interest process.

Derwent Park Stormwater Harvesting

Council decided in May 2018 to switch off the water treatment component of the Derwent Park Stormwater Harvesting Scheme and to dispose of and write off the saleable elements of the plant to save \$200,000 in its first year of closure and an estimated \$500,000 per year thereafter.

The flood mitigation components of the scheme will continue to operate, as they did during the May 2018 storm event to minimise flooding in the Derwent Park catchment.

A business case was submitted to the Australian Government on 5 October 2018.

Council officers are working with officers of the Federal Department of Agriculture and Water Resources to negotiate a settlement with the Australian Government in respect of the obligations under the funding agreement.

KGV Sports and Community Hub Project

Significant progress has been made over the quarter in relation to construction issues and tenancy matters relating to the KGV Sports and Community Hub Project.

Council reached agreement with the project's builders on 17 December 2018 to resolve outstanding matters.

Council is in advanced negotiations with two of the building's tenants to resolve outstanding building defects, operational maintenance and leasing issues. Further discussions with the remaining tenant are imminent.

Pool heating issues which have affected the continuity of operation of the hydrotherapy pool have been fixed and are now running properly.

Ministerial Directions

Council is in the process of working to address a range of Ministerial Directions that were issued by the (then) Minister for Planning and Local Government.

By 31 December 2018, 50 out of 58 Ministerial Directions had been complied with, with no outstanding requirements exceeding the timelines set.

MOTOWN Proposal

On 17 December 2018, MONA lodged a planning permit application with Council's planning program for the development of a 170-room hotel at its Berriedale site. The estimated cost of development for the project is \$380M.

At the end of Quarter 2, the application was awaiting Crown consent.

Organisational Structure Repair Project

Council has progressed the Organisational Structure Repair Project approved in February 2018 to substantively fill vacancies at Director and Manager levels within the Council's organisational structure has progressed.

All Director positions have now been substantively filled, completing the new Executive Leadership Team.

Recruitment to Management level positions is now happening. The Manager Community was appointed and commenced on 17 December 2018. Recruitment to the Manager Finance and ICT position is imminent and the recruitment process for the Manager Customer Services and Executive Officer positions is underway.

Planning Scheme Review

At its meeting on 26 November 2018, Council endorsed the Local Provisions Schedule for the City being submitted to the Tasmanian Planning Commission.

From this point, the Tasmanian Planning Commission will assess the Local Provisions Schedule and determine when a 60 day community consultation process on the local provisions schedule may begin.

Repairs from May 2018 Storm Event

Infrastructure in Glenorchy was significantly affected by the 100 year storm event that took place in May this year.

\$2 Million has been set aside in the 2018/19 budget to address storm damage including bridge and retaining wall repairs at O'Brien's Bridge and Brent Street Bridge and repair of road subsidence in Molesworth Road.

The Molesworth Road repair and the bridge and stabilisation project on New Town Rivulet have commenced with contracts due for completion by 30 June 2019.

Due to the timing of disaster relief funding, works are expected to take place across two financial years.

Strategic Plan

At its meeting on 26 November 2018, Council confirmed its satisfaction with the adopted Glenorchy City Council Strategic Plan 2016-2025. This allows a focus on refining Council's resourcing and delivery of key actions through refinements to the Annual Plan and budget.

Tolosa Park Dam Remediation

Council is exploring the future options for remediation of Tolosa Park Dam, which centre around the method of decommissioning the dam and the extent to which fill could be used to restore the contours of the site. The options for decommissioning the dam range from demolition of the dam wall to putting a notch in it. The fill options range from no fill to some fill to complete restoration. The options present different opportunities, risks and time frames for the project.

Council considered two remediation options at its meeting on 29 October 2018 and resolved to request that a further report be presented at a future Council meeting, incorporating a revised business case which includes an additional option (which would partially restore the contours using fill which might be generated from the MOTOWN proposal). Council also resolved to defer any decision on the use of the Tolosa Dam site until that report and revised business case have been considered.

Council continues to work with TasWater and MONA to help it evaluate a preferred option.

Waste Management Futures for Glenorchy

Council's Jackson Street landfill is approaching capacity.

Council staff are working with Resonance Consulting to investigate a range of options for future waste management in the City. These possibilities include:

- Review and update Waste Management Strategy
- Options to extend landfill life
- Potential for a Food Organic Green Organic (FOGO) kerbside collection service
- A future waste transfer station

Council has engaged S Group to review its waste management communications.

Council received a strong response to its FOGO survey with 1300 responses.

Council officers are working to take these options to Council in March and April 2019.

Strategic and Key Operational Risks

Council endorsed a Strategic and Key Operational Risk Register at its meeting on 26 February 2018

The following table shows quarterly progress in the top 10 strategic and key operational risks:

Rank	Risk Category	Risk Type	Comment as at 31 December 2018
1	Work health & safety	Key Operational	Council has closed out the Worksafe Improvement Notice. Council continues to work with the Regulator regarding WH&S. Worksafe reported that they have received zero formal complaints regarding Council for the last three months. Council activities in this space during the quarter have included: • Roles and Responsibilities training has been completed for Coordinators. • Council Directive Safe Systems of Work has been implemented August 2018 • Council undertaking worker re-induction program across Council to raise WH&S awareness and further embed WH&S actions before any work task commences. • Detailed safety management system development and implementation plan has been tabled to ELT, this is a key action item for the ongoing reduction of safety related incidents and improved safety systems within Councils operations. • Hosting and participating in a Positive Cultural Awareness training program undertaken by IPM Safety
2	Organisational Structure	Strategic	The organisational structure repair project is advanced with all Directors now appointed, some appointments made to the Management positions and the final Management positions currently under recruitment.
3	Brand and reputation	Strategic	A Communications Strategy was adopted by Council on 29 October 2018. Council has completed 50 of the 58 Ministerial Directions and is receiving monthly reports on the progress of implementation of those Directions.

Rank	Risk Category	Risk Type	Comment as at 31 December 2018
4	Resource management	Key Operational	Council is addressing legacy issues around poor choice, scoping, planning, monitoring and review of major projects. Particular focus at present is on addressing issues relating to the KGV Sports and Community Hub and the Derwent Park Stormwater Harvesting Scheme. A virtual Project Management office is being explored.
5	Culture	Strategic	Alderman have now been operating for nearly 12 months with clear and cohesive strategic direction. Regular reporting to Council from various Directorates and the General Manager align with the Annual Plan, Strategic Plan and Community Plan.
6	Process control	Key Operational	A number of Directives have been either reviewed or developed. Work continues to address the outstanding items identified through internal and external audit processes. Compliance items are regularly reviewed by due dates with adjustments made as identified.
7	Contractor management	Key Operational	Contractor inductions continue to be held on a regular basis. The People and Culture Department monitors the qualifications and insurances of contractors working for Council. WHS staff undertake regular site visits to work areas to monitor contractors and documentation.
8	Contract management	Key Operational	This risk addresses issues around accountability for management of contracts for projects. The major response is to elevate the organisation's contract and project management capability. One of the major exposures is around ensuring the currency of contract insurances. WHS retain information that is reviewed monthly to ensure insurances remain current. Contractors cannot work on the site without current insurances.

Rank	Risk Category	Risk Type	Comment as at 31 December 2018
9	Emergency management	Key Operational	Council has an emergency management committee, and the emergency management plan has been reviewed (2018) pending formal adoption.
10	Financial sustainability	Strategic	Monthly financial reporting to Council has been introduced along with more detailed quarterly reporting. Budget planning is underway for the 2019/20 financial year, with Council budget workshops commencing in February 2019.

Financial Performance

Summary

Operating Result

Council's net operating result for the quarter ended 31 December 2018 is a surplus of \$370k comprising \$625k more in income which is offset by \$255k more in expenditure. This is an improvement on the 1st quarter result of a \$49k surplus. Income and expenditure recorded variances of 1.2% and 0.88% respectively. The primary contributors to this result are [Favourable/(Unfavourable)]:

Income

\$222,000 Operating Grants
 \$213,000 Other
 \$125,000 Rates
 \$85,000 Capital Grants
 \$71,000 Net gain on disposal of assets
 \$62,000 Interest on Investments
 (\$97,000) User Fees & Charges

Expenses

\$64,000 Depreciation
 (\$370,000) Materials and Services

Operational Income

Total actual income is \$51.526 million compared to budgeted income of \$50.901 million. This represents a favourable result of \$625k or 1.2% above budget.

Rate income is ahead of budget by \$125k due to adjustments from supplementary valuations provided by the Valuer-General.

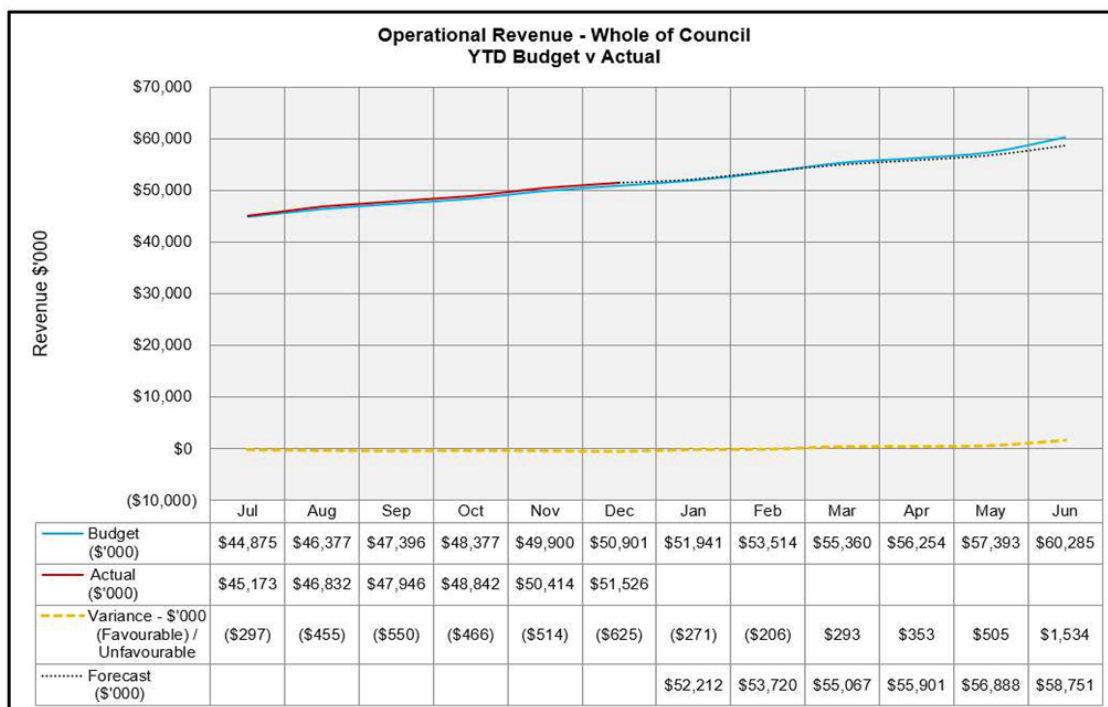
User charges at \$8.635 million are within 1% of budget with notable variations being shortfalls in landfill (\$127,000), KGV outgoing recoveries (\$32,000) and parking / general infringements (\$47,000). On the positive side, there is increased income from planning fees (\$74,000), building fees (\$11,000) and Moonah Arts Centre patronage (\$23,000).

Investment income from TasWater is marginally ahead by \$42,000 at \$645,000 received year to date.

Additional grant revenue has been received for Glenorchy Mountain Bike Trail (\$100,000), Granton Cycleway (\$200,000) and Childcare Subsidies (\$246,000). However, the Multicultural Hub grant is not due to be received until June 2019 (\$50,000) and a Moonah

Moves grant of \$63,000 was received last year but expenditure will occur this year. Finally, the Roads to Recovery grant of \$229,000 due in November has not yet been received.

Other Income records an above budget result of \$212,000 primarily due to amounts paid to us by our Insurers (\$142,000), the early payment of the Heavy Motor Vehicle Tax refund (\$29,000) and an unexpected Land Tax refund (\$28,000).



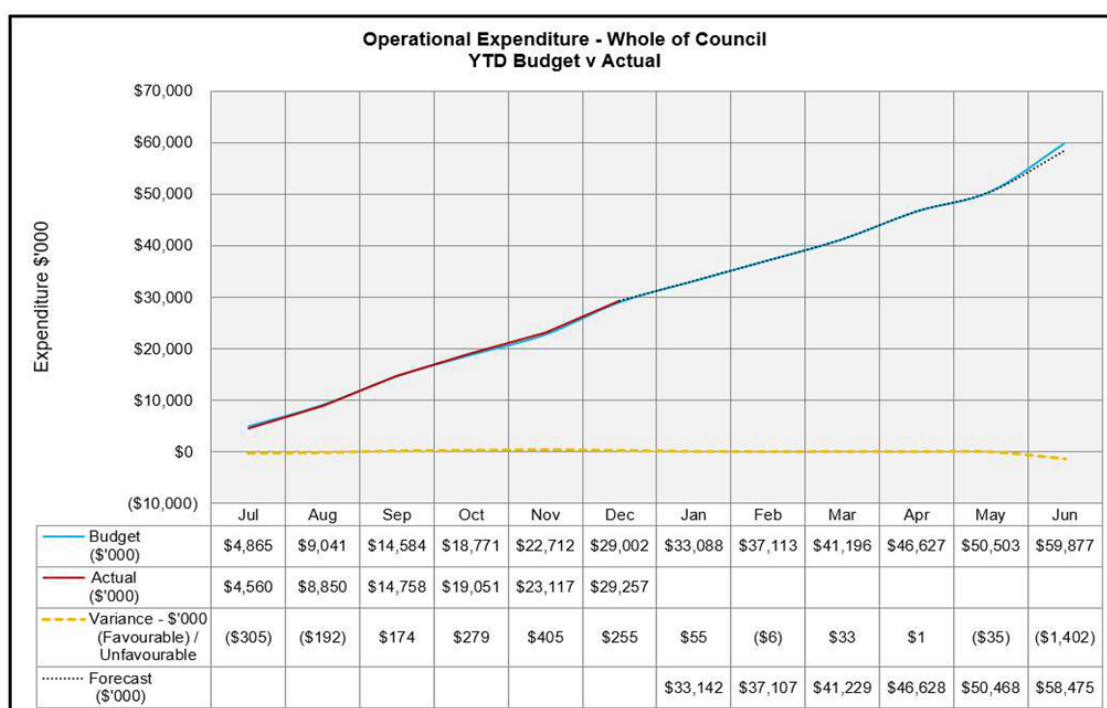
Operational Expenditure

Total actual expenditure is \$29.257 million compared to budgeted income of \$29.002 million. This represents an unfavourable result of \$255k or 0.88% above budget.

Employment costs are on almost on target at \$11.226 million, a variation from budget of just \$32k.

Materials and services recorded actual expenditure of \$8.071 million compared to budget of \$7.702 million representing \$370k over budget. This is predominantly unbudgeted flood damage expenditure of \$352k.

Finally, minor variations exist for Depreciation (\$64,000), Finance Costs (\$3,000) and Other Expenses (\$20,000).



Cash and Investments

At 31 December 2018, actual funds available in cash and investments totalled \$20.626 million compared to a budgeted position of \$18.380 million. The better than expected result of \$2.246 million is primarily due to the underspend in the capital works program.

Capital Works

The capital works program at 31 December 2018 showed actual expenditure of \$4.751 million against a budget of \$7.160 million, representing an underspend of \$2.409m. A review of the

program has identified projects that (a) will not be undertaken this year (b) require less funds or (c) require additional funds.

As a result, remedial action is being undertaken by the Infrastructure Management Group to bring forward projects from future years to replace those classed as (a) and to reallocate funds between those classed as (b) and (c). Individual components of the capital works program have recorded the following results at 31 December 2018:

Roads

\$2.846 million actual against an annual budget of \$7.421m

Property

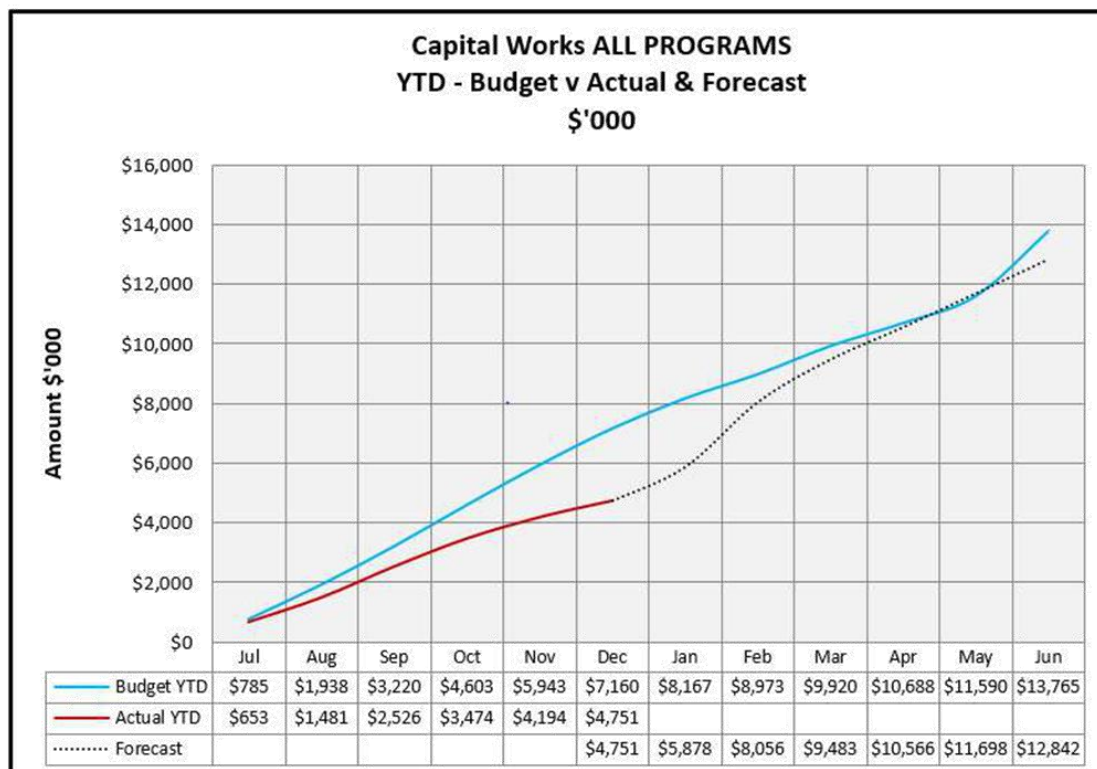
\$883,000 actual against an annual budget of \$2.433m

Stormwater

\$566,000 actual against an annual budget of \$1.408m

ICT, Fleet, Plant and Equipment

\$455,000 actual against an annual budget of \$2.503m



Rates Collections

The target amount remaining to be collected at 31 December is 40%, however an improved result of 36.52% has been achieved. The 2nd instalment of rates for 2018/19 is due in February 2019.

FTE Positions

A stable position is evident at 31 December 2018 with no appreciable variation to the full-time equivalent numbers for the quarter.

Employment Class	Current FTE (Q2)	Prior FTE (Q1)
Full Time	186.84	189.08
Part Time	54.86	54.57

Glenorchy City Council Financial Report Statement of Comprehensive Income to 31 December 2018					
	2019 Budget \$'000	2019 Actual \$'000	2018 Actual \$'000		2019 Variance Actual to Budget
Income					
Recurrent Income					
Rates	39,609	39,733	35,408	↑	0.3%
User charges and licences ¹	8,733	8,635	8,043	↓	-1.1%
Interest	190	252	188	↑	24.6%
Grants ²	990	1,212	974	↑	18.3%
Contributions - cash	31	21	197	↓	-47.6%
Investment income from TasWater	604	645	417	↑	6.4%
Other income ³	311	524	373	↑	40.6%
	50,467	51,022	45,600	↑	1.1%
Capital Income					
Contributions – non-monetary assets	-	-	-	↔	0.0%
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	5	(10)	181	↓	150.0%
Capital grants received specifically for new or upgraded assets	429	514	359	↑	16.5%
Fair value recognition of land under roads	-	-	-		
	434	504	541	↑	13.9%
Total Income	50,901	51,526	46,141	↑	1.2%
Expenses					
Employment costs	11,258	11,226	11,018	↓	-0.3%
Materials and services	7,702	8,071	6,980	↑	4.6%
Depreciation and amortisation	6,909	6,845	6,852	↓	-0.9%
State Fire Commission contribution	2,821	2,821	2,666	↔	0.0%
Finance costs	88	91	123	↑	3.3%
Assets written off	-	-	-	↔	0.0%
Bad and doubtful debts	1	0	1	↔	0.0%
Other expenses	224	203	264	↓	-10.3%
Total expenses	29,002	29,257	27,903	↑	0.9%
Surplus/(deficit)	21,899	22,269	18,238	↑	1.7%
Other Comprehensive income					
Items that will not be reclassified to surplus or deficit					
Net gain/(loss) on revaluation of property, plant and equipment	-	-	-		
	-	-	-		
Items that may be reclassified subsequently to surplus or deficit					
Financial assets available for sale reserve	-	-	-		
-Fair value adjustment on available for sale assets	-	-	-		
	-	-	-		
Total other comprehensive income	-	-	-		
Total comprehensive result	21,899	22,269	18,238	↑	1.7%

Glenorchy City Council Financial Report Statement of Financial Position to 31 December 2018		
	2019 YTD \$'000	2018 EOY \$'000
Asset		
Current assets		
Cash and cash equivalents	20,626	14,148
Trade and other receivables	17,740	1,915
Inventories	116	109
Non-current assets classified as held for sale	-	-
Other current assets	150	528
Total current assets	38,631	16,700
Non-current assets		
Investment in TasWater	167,145	167,145
Investment properties	666,664	673,580
Property, infrastructure, plant and equipment	-	-
Other non-current assets	20,853	16,102
Total non-current assets	854,662	856,827
Total assets	893,293	873,527
Liabilities		
Current Liabilities		
Trade and other payables	2,730	4,004
Provisions	5,091	4,944
Borrowings	481	952
Other current liabilities	2,134	2,839
Total current liabilities	10,436	12,739
Non-current liabilities		
Provisions	4,888	4,888
Borrowings	3,105	3,307
Total non-current liabilities	7,992	8,195
Total Liabilities	18,429	20,934
Net assets	874,865	852,593
Equity		
Accumulated Surpluses	525,385	525,385
Reserves	327,208	327,208
Total Equity	852,593	852,593

Explanatory Notes

These notes are provided where a single or collective variance within the Statement of Comprehensive Income requires explanation because (a) it has materially affected the financial position across multiple prior reporting periods or (b) it will continue to materially affect the financial position in future reporting periods or (c) is of particular relevance to require further explanation.

Notes:

1. The threshold for variance reporting only details those areas deemed to be significant
2. Arrow indicators represent:

Revenue higher than budget	↑
Expense higher than budget	↑

Revenue lower than budget	↓
Expense lower than budget	↓

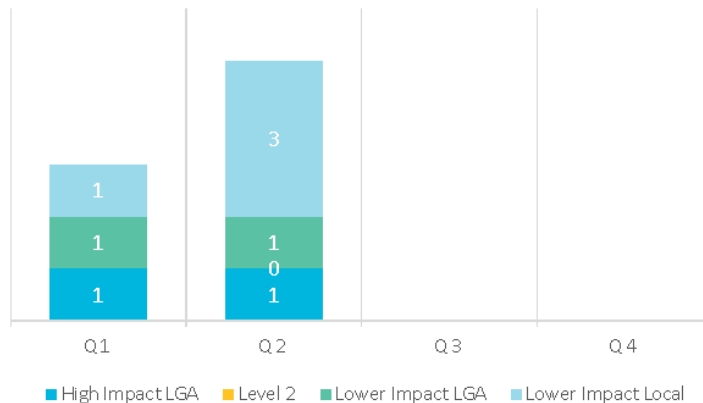
Note	Revenue / Expenditure Item			
1	User charges and licences:			
			Variance \$'000	Variance %
	Landfill -Tip Fees	↓	127	8%
	Changes to landfill operations have been implemented following the decisions made by Council at the December 2018 Council Meeting.			
2	Grants:			
			Variance \$'000	Variance %
	Berriedale Child Care Centre – Fed Govt Subsidy	↑	135	81%
	Benjafield Child Care Centre – Fed Govt Subsidy	↑	111	>100%
	On 1 July 2018, the Federal Government introduced the “New Child Care Package”. The subsidy budget was based on conservative assumptions thus resulting in a favourable variance to date. Conversely, the parent contributions recorded in User Fees & Charges may be lower than budgeted due to the assumed effects of the new package.			
3	Other income:			
			Variance \$,000	Variance %
	Insurance Claims	↑	142	100%
	Details			
	Amount			
	Berriedale Caravan Park	\$125,000		
	Public Assets	\$7,532		
	Flood Damage	\$3,573		
	671 Main Rd	\$3,348		
	Isuzu Truck	\$1,000		
	Holden VE Omega	\$909		
	GASP	\$515		
		\$141,877		

Directorate Key Performance Indicators

Over page

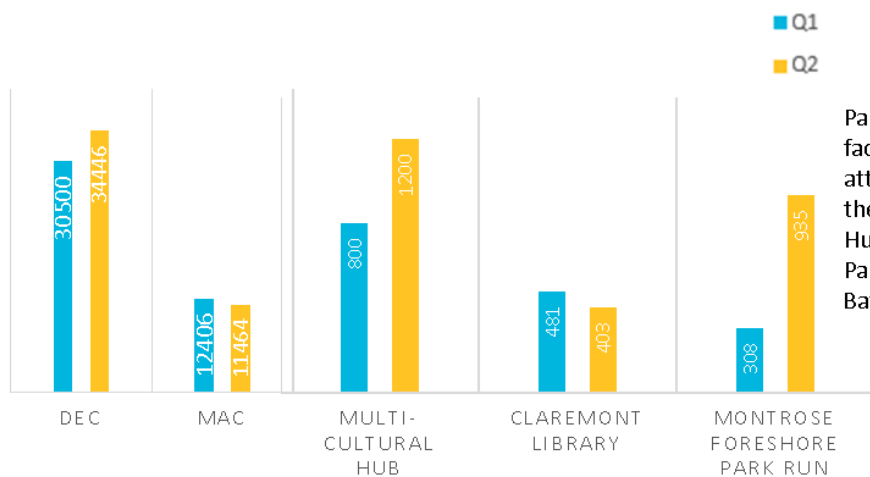
MAKING LIVES BETTER

NUMBER OF ENGAGEMENTS



During the quarter Council received over 1,600 responses to engagement activities, the majority being targeted at the Food Organics Green Organics (FOGO) survey (1,339).

COMMUNITY PARTICIPATION

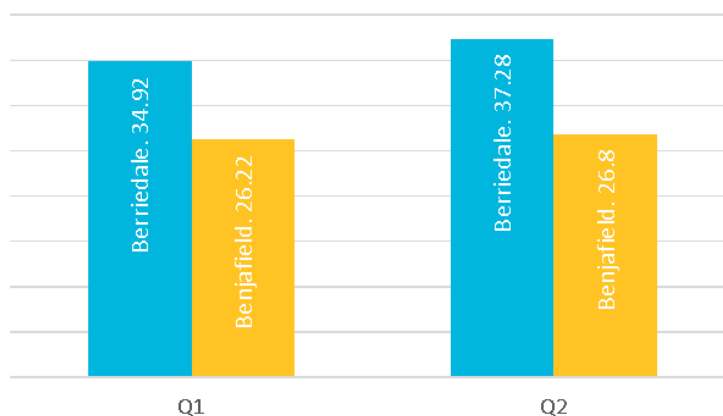


Participation in the usage of facilities over the quarter is attributed to end of year events at the DEC, MAC and Multicultural Hub with continued growth in the Parkrun numbers at Montrose Bay.

SERVICE DELIVERY – CHILDCARE (Children Enrolled/Day (ave.))

Berriedale: Staffing/Child Ratio – 48 places

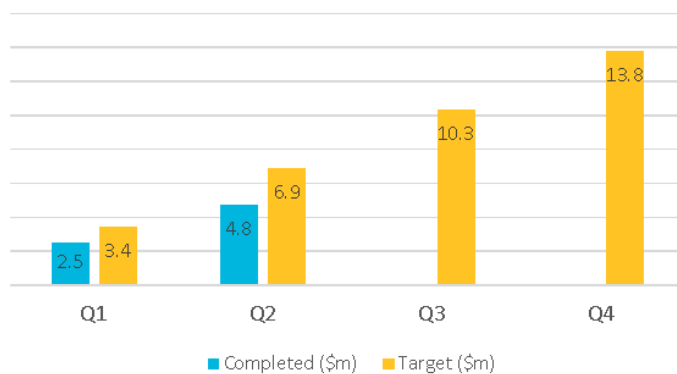
Benjafield: Staffing/Child Ratio – 38 places



A very small increase in hours being used at both centres can be seen, however numbers are remaining fairly stable through out the first 6 months of the financial year.

MAKING LIVES BETTER

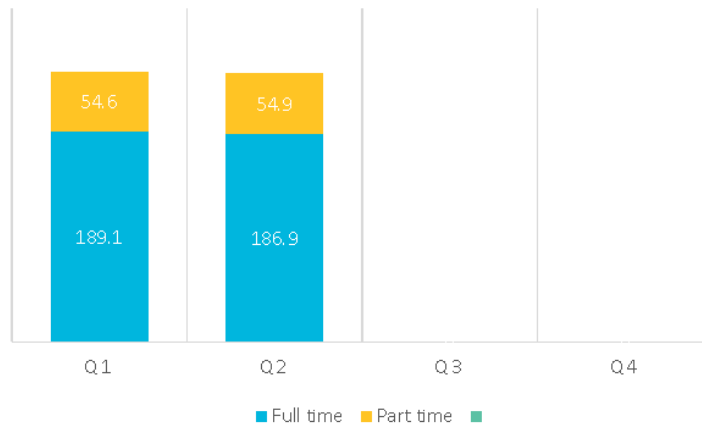
CAPITAL WORKS COMPLETED (\$m)



Council in Q2 is behind schedule. Works including flood damage projects and CBD revitalisation that required significant design will commence in Q3. Council expected to be \$1.5m under budget for the financial year due in part to waste and mobility projects waiting for business case approval.

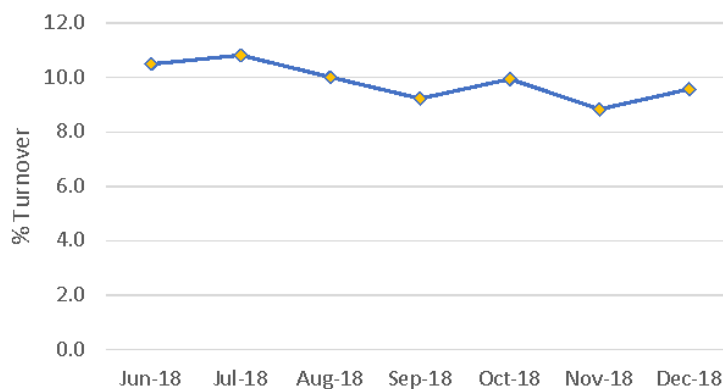
OPEN FOR BUSINESS

FULL TIME EQUIVALENT



The full time equivalent positions at Council remained steady from quarter one to quarter 2 with a slight decrease of 2.2 during the second quartile. This is consistent with expectations.

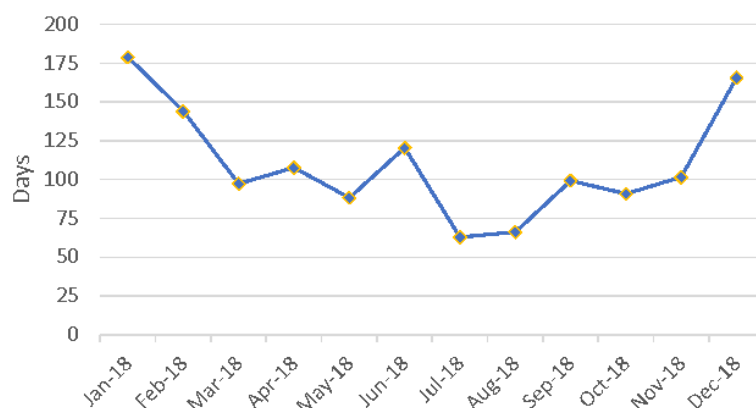
LABOUR TURNOVER – 12 MONTH MOVING AVERAGE



The 2018 AHRI Turnover and Retention Research Report detailed organisations experiencing an average turnover of 16% - 18% based on 250-499 employees. The sample thought the ideal level of turnover should be 1-10%. Council's turnover is trending at just below 10% which is within industry standard.

https://www.ahri.com.au/media/1222/turnover-and-retention-report_final.pdf

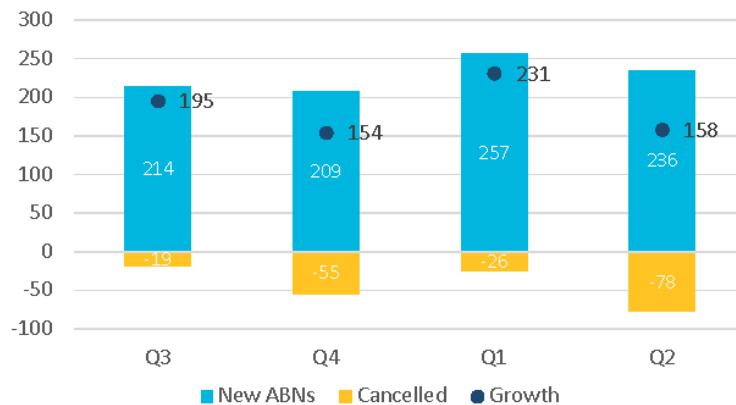
ALL EMPLOYEES – UNPLANNED LEAVE (PERSONAL LEAVE)



Unplanned leave remains higher in the months of January and December. Whilst there is no conclusive evidence to explain this, it is thought to be mainly attributed to school holiday care requirements.

OPEN FOR BUSINESS

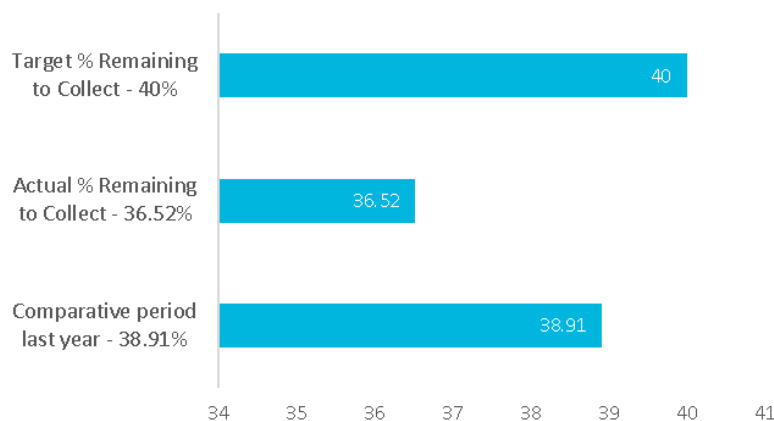
ABR* NEW REGISTRATIONS GLENORCHY LGA



* Australian Business Register, all new registrations; Glenorchy LGA

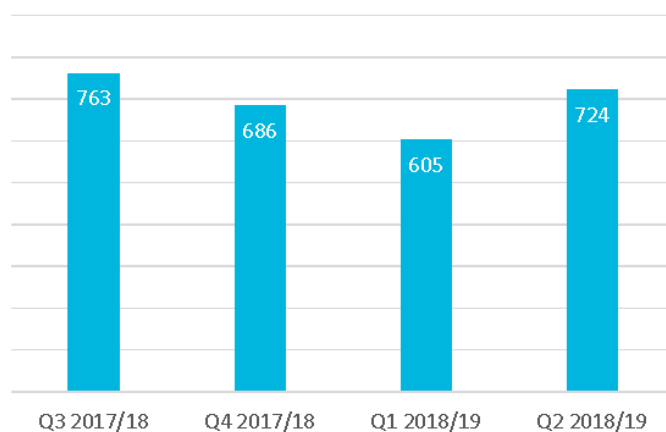
Net growth in business registrations in Glenorchy was marginally above 12 month average at 158 this quarter. Tasmania's #1 ranking for relative population growth as well as business investment compared with other Australian states, is suggested as a contributing factor.

OUTSTANDING RATES DEBT PERCENTAGE



Collection of rates is trending above expectations after the 12.5% rate increase and is comparable to the same period last year. The introduction of monthly direct debit for ratepayers has been widely taken up.

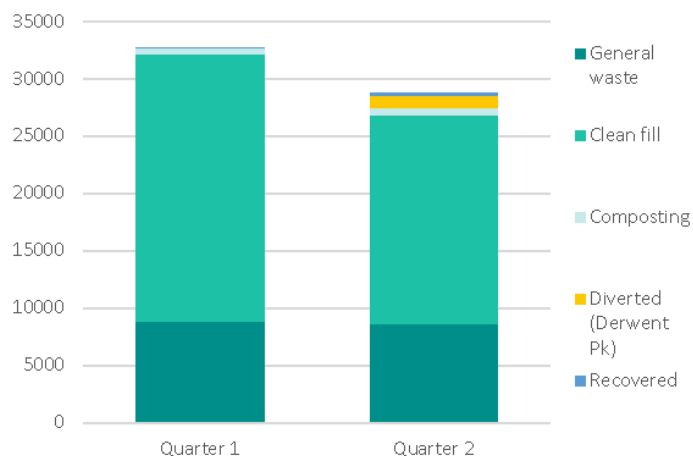
WORK CENTRE CUSTOMER SERVICE REQUESTS



The number of requests is an indicator of the reactive work completed by the work centre in areas including facilities, parks and reserves, roads, stormwater, and urban areas. Over half of the requests generated are in the roads and urban areas.

VALUING OUR ENVIRONMENT

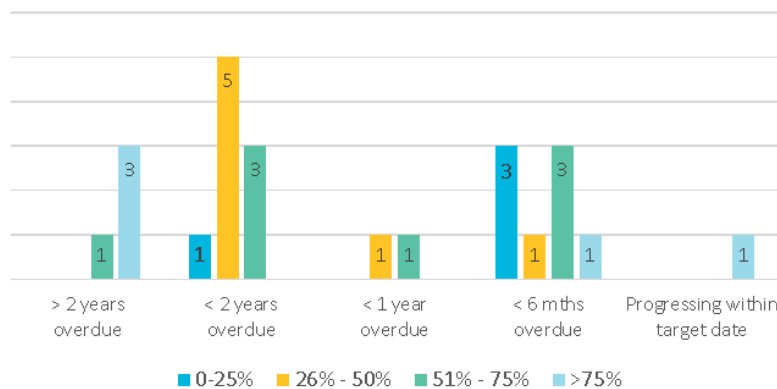
WASTE RECEIVED BY COUNCIL BY QUARTER (TONNES)



In Q2 Council commenced the diversion of waste away from the Jackson Street landfill. Council's target is to halve the amount of waste to landfill and continue to increase the amount of material recovered.

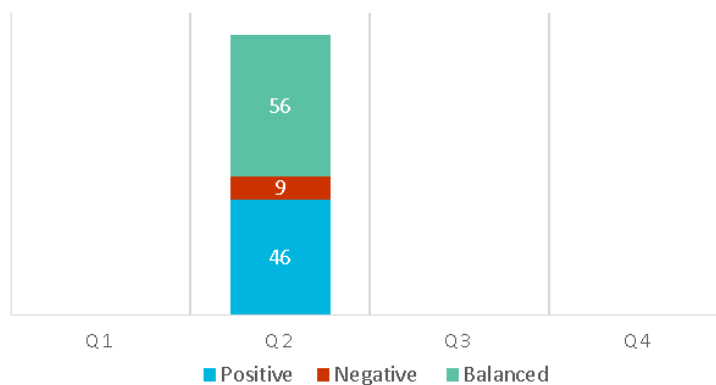
LEADING OUR COMMUNITY

OUTSTANDING AUDIT ITEMS - PERCENTAGE COMPLETE



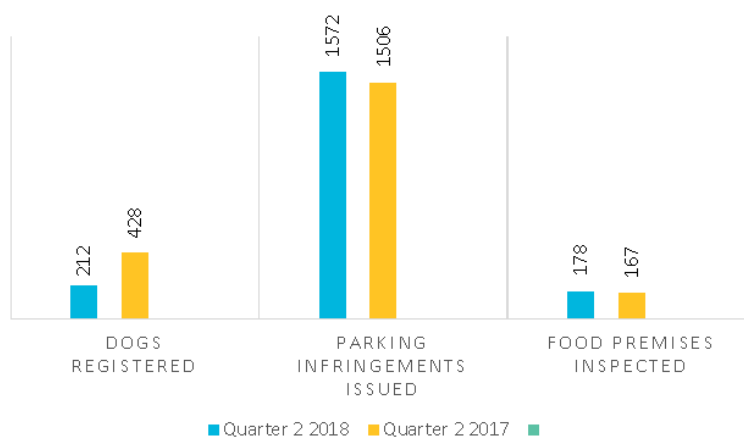
The number of outstanding audit items is slowly being finalised with a number of items due for completion by 30 June 2019.

MEDIA MENTIONS



The majority of positive news coverage comes through articles submitted to the Glenorchy Gazette. In this quarter stories included MAC exhibitions and workshops, Glenorchy Carols, Gig in the Gardens and DEC coverage of Red Hot Chilli Peppers concert. Negative coverage mainly consisted of letters to the editor in the Mercury ranging from waste collection, rates increase and taxis. The Mercury also covered the DEC and Southern Huskies in a negative way towards Council. Balanced coverage consisted mainly of the proposed sale of the DEC, amalgamation of councils, and the Hobart City Deal.

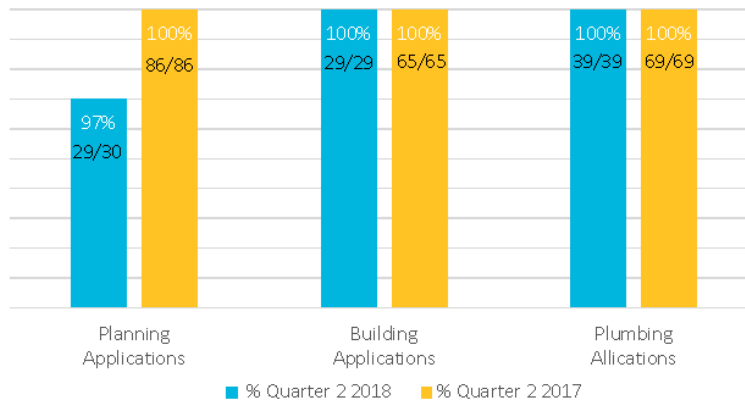
DELIVERING SERVICES FOR OUR COMMUNITY



[Glenorchy has one of the highest rates of dog ownership in Australia, with around 8000 dogs registered by end of 2018. Council continued to deliver services to the Glenorchy community, including inspecting premises where food is handled to keep residents healthy and monitoring parking to rotate cars through busy areas.]

LEADING OUR COMMUNITY

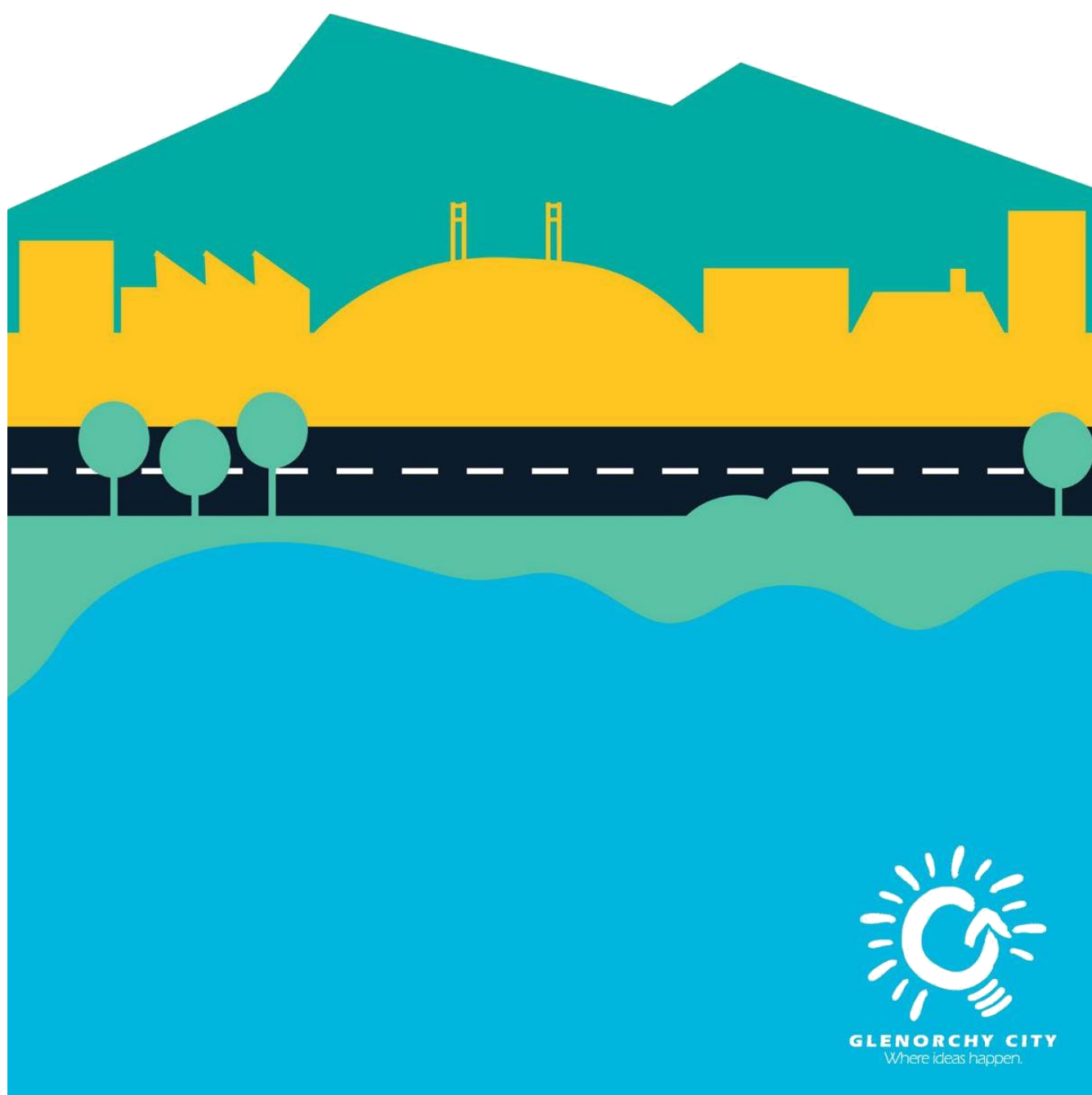
DEVELOPMENT, BUILDING AND PLUMBING APPLICATIONS ASSESSED ON TIME



Glenorchy is open for businesses. To help grow our City, Council's Development Department works hard to assess applications for development, building and plumbing works, in a timely and efficient manner, consistently meeting statutory requirements.

Annual Plan Progress Report 2018/19 – 2021/22

For the quarter ending 31 December 2018



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Introduction

This report provides information on Glenorchy City Council's Annual Plan performance for the quarter ending 30 September 2018, the first for the financial and planning year.

Annual Plan Performance

The Council's Annual Plan sets out the actions intended to be undertaken each financial year. All actions are aligned to the community outcomes from the Glenorchy Community Plan 2015-2040 and the objectives and strategies from the Council's Strategic Plan.

This report shows:

- Business rules applied when assessing each action measure and status
 - The status, description and comments on 'high priority' actions are given.
(High, Medium and Low priority allocations are determined for each action by the Executive Management Team; referencing Council's Risk Register and Community Plan Priorities)
- Performance for all actions in the Annual Plan at the end of the quarter with action status
- For all actions marked 'review required', the status chart, description and comments are provided. It should be noted that a 'review required' status is assigned to those actions for which there are internal or external factors that present a foreseeable risk to project completion by the deadline set in the annual plan.

Business Rules - Action status

Action Status	Business rule for application of descriptor
Ongoing 	For business as usual tasks (not for use with project tasks).
On schedule 	The task is on track to meet the target set in the Annual Plan.
Review required 	There are internal or external factors that present a foreseeable risk to project completion by the deadline set in the Annual Plan.
Completed 	The task has been completed.
Task for Future Year 	The task is identified in the Financial Year as commencing in an “out year”.

Business Rules - Measure status

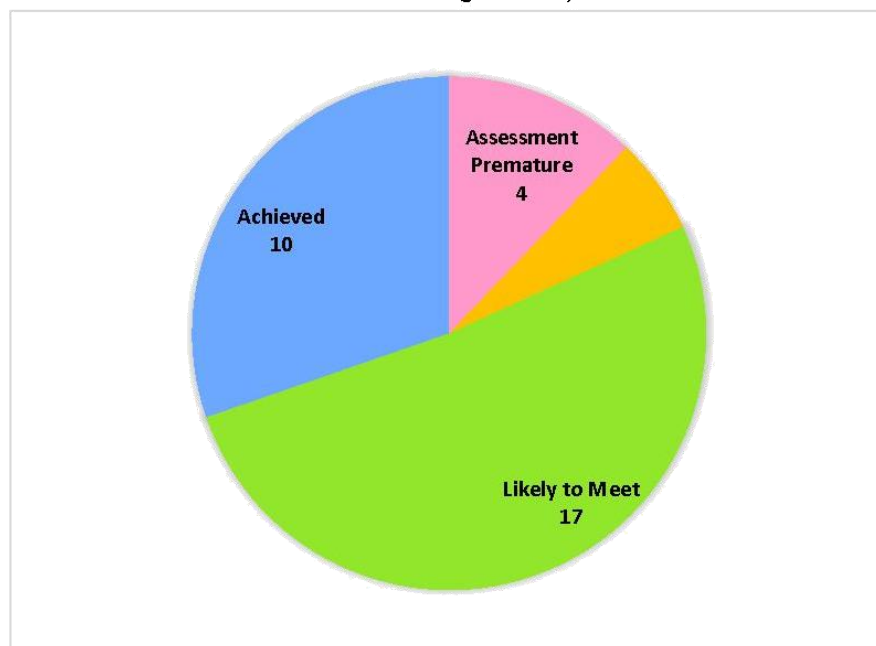
Measure Status	Business rule for application of descriptor
Achieved 	The measure has been met.
Likely to meet 	Task performance is on track to meet the measure and target in the Annual Plan.
Not likely to meet 	Task performance is not likely to meet the measure and target in the Annual Plan due to internal or external factors.
Assessment premature 	It is not possible at the time of reporting to determine task performance against the measure or target because the task has not yet reached its scheduled commencement date; or the task is scheduled to be commenced and undertaken in an out year.

HIGH PRIORITY ACTIONS - Status Report

Status Chart of High Priority Actions



Measure Chart of High Priority Actions



High Priority Actions – Action status.

GOAL: MAKING LIVES BETTER

OBJECTIVE: 1.1 Know our communities and what they value.

STRATEGY: 1.1.1 Guide decision making through continued community engagement based on our Community Plan.

Code	Description	Lead	Target Date	Status	Comment
1.1.1.02	Participate in the Local Government Association Tasmania community satisfaction survey	COMM & STRAT	30-Jun-2019		Q1. Staff have liaised with Local Government Association Tasmania (LGAT) to discuss survey development, collaboration and scheduling. At this time LGAT expect the survey to run in early 2019. Q2. LGAT have developed the initial state wide survey and the survey will commence early in December and will run through the early part of the new year until around 1200 completed surveys (across Tasmania) are returned LGAT expect the final State-wide report to be available late February 2019, data will be available down to a regional (S, N, N/W) and city, urban, rural level.

STRATEGY: 1.1.2 Encourage diversity in our community by facilitating opportunities and connections.

Code	Description	Lead	Target Date	Status	Comment
1.1.2.01	Deliver the annual Moonah Taste of the World Festival	COMM & STRAT	30-Jun-2019		Q1: Planning for the 2019 event has commenced, including development of a workplan, updating the Festival website and exploring options for activity and food providers. Q2 Expressions of interest have been advertised for both food and activity providers for the festival. During the quarter staffing of the festival changed due to a resignation. Officers have developed a plan to work around the loss of this resource.

Code	Description	Lead	Target Date	Status	Comment
1.1.2.02	Foster and support community cultural events and projects that celebrate Glenorchy's cultural diversity and build identity, inclusion and City pride	COMM & STRAT	30-Jun-2019		Q1 Attended the NAIDOC Week celebrations and Flag Raising Ceremony at Karadi. Meeting with MCOT Welcoming Cities Project Officer to explore the potential for a Harmony Day and awareness raising activity. Also exploring opportunities with MCOT for a cultural awareness and employment project with the multicultural community. Supporting local community group, the Chigwell Orchard Relocation Project (CORP), with other Council Officers to develop a community orchard project in Chigwell. Provided support letter for Joining the Dots Tasmania - Welcome Dinner Project to apply for a grant be able to offer some community dinners in Glenorchy. Provided support letter for the Salvation Army to apply for funds to increase their work in the youth area.

Q2 Supported MCOT funding submission for additional internal works and solar panels at the Multicultural Hub. Meeting held with State Government and MCOT to review year 2 Multicultural Hub milestones and identify actions. Council won National 'best community engagement award' for Garage Sale trail. Funding submission for Hear Our Voices Multicultural Women's Gathering, March 2019. Bystander Intervention 'Peace Project' with 136 local primary school students.

OBJECTIVE: 1.3 Facilitate and/or deliver services to our communities.

STRATEGY: 1.3.1 Directly deliver defined service levels to our communities.

Code	Description	Lead	Target Date	Status	Comment
1.3.1.01	Operate Council's Child Care Centres in accordance with the Education and Care Services National Law and Regulations	COMM & STRAT	30-Jun-2019		Q1: Both centres continue to focus on complying with the National Quality Standard and providing high quality education and care for all children. During the last quarter Berriedale CCC has averaged 34.92 enrolled children per day of a possible 53 and Benjafield CCC has averaged 26.22 enrolled children per day of a possible 43 in the first quarter. Both service have had an increase to utilisation in this quarter. Q2: Both centres remain compliant with the National Quality Standard, Benjafield has a Meeting NQS rating, Berriedale underwent Assessment & Rating in October and has now received a DRAFT A & R report of 'Meeting' all 7 standards. Q2: Berriedale averaged 37.28 enrolled children per day of a possible 53 and Benjafield CCC has averaged 26.80 enrolled

				children per day of a possible 43 in this quarter.
1.3.1.06	Administer kerbside waste collection and landfill services	INFRA WORKS	30-Jun-2019	 Q1. Landfill - total waste tonnages received 32,796 with a total of 24,726.6 tonnes or 75.4% diverted. No of light vehicle transactions 17,472. 80 days out of the 92 fully open with a total of 36.9 hours closed for the period - no full days closed. Kerbside - total number of waste and recycling collections for the period was 254,382 with a total of 179 missed bin collections or 0.07%. Q2. Landfill - total waste tonnages received 27,781 with a total of 19,208 tonnes or 69.14% diverted. No of light vehicle transactions 22,399. 81 days out of the 92 fully open with a total of 43.42 hours closed for the period - no full days closed. Kerbside - total number of waste and recycling collections for the period was 255,078 with a total of 245 missed bin collections or 0.09%.

GOAL: OPEN FOR BUSINESS

OBJECTIVE: 2.1 Stimulate a prosperous economy.

STRATEGY: 2.1.1 Foster an environment that encourages investment and jobs.

Code	Description	Lead	Target Date	Status	Comment
2.1.1.05	Develop an economic development strategy for Glenorchy	COMM & STRAT	30-Jun-2019		Q1. Preliminary work is underway; including identification of stakeholders, economic participants, available data sources, knowledge gaps and opportunity for

collaboration. The information gathered as part of this PESTEL style analysis is to ensure the limited funds allocated to the development of the strategy is utilised carefully; forming the basis for both the project plan and independent consultancy requirements. Officers continue to seek funding/matched funding opportunities for development of the strategy.

Q2. At an Aldermanic workshop (3 Dec) officers presented an overview of the project and identified high level expectations of Council and undertook stakeholder mapping. The next step will be procurement of economic analysis consultancy services.

STRATEGY: 2.2.1 Target growth sectors based on our understanding of the City's competitive advantages

Code	Description	Lead	Target Date	Status	Comment
2.2.1.02	Develop a Leasing Policy	INFRA WORKS	1- Mar- 2019		Q1/Q2 Initial draft Leasing Policy has been completed. Work will continue with internal stakeholders in preparation for March 2019 due date.

Code	Description	Lead	Target Date	Status	Comment
2.2.1.03	Implement the Leasing Policy	INFRA WORKS	30- Jun- 2019		Q1. Council have commenced the renewal of leases. To date 7 leases have been renewed resulting in an increase of lease revenue of \$13k above CPI. Q2. 10 leases have been renewed to date. Of these 10 leases an increase of \$14K has been realised. In addition 2 new leases have been granted with an additional income of \$4K. However, Council's rental property at 1

Grove Road has been vacated and is now not suitable for tenancy. This property will be sold and the \$10K in rental income will not be realised. In addition, due to the delay in the completion of the KGV project, there is an expected net reduction in the rental income.

GOAL: VALUING OUR ENVIRONMENT

OBJECTIVE: 3.1 Create a liveable and desirable City.

STRATEGY: 3.1.1 Review the draft Glenorchy CBD Strategic Framework and develop an action plan for the Glenorchy CBD

Code	Description	Lead	Target Date	Status	Comment
3.1.1.01	Review the draft Glenorchy CBD Strategic Framework and develop an action plan for the Glenorchy CBD	INFRA WORKS	1-Apr-2019		Q1: The first workshop of the project, involving council senior management and aldermen representative, suggested that the project name and its scope need to be reviewed. Q2: Two additional workshops have occurred that undertook a visioning and needs analysis. This analysis has led to a discussion in regards to a change in focus from the CBD framework to a broader strategic focus using spatial analysis.

STRATEGY: 3.1.3 Manage the City's transport network and the associated infrastructure to promote sustainability, accessibility, choice, safety and amenity for all modes of transport.

Code	Description	Lead	Target Date	Status	Comment
3.1.3.03	Develop a traffic calming policy	INFRA WORKS	30-Jun-2019		Q1: The approval for traffic calming devices is currently sitting with the Department of State Growth. Council is waiting for the legislation change to be tabled in Parliament in November 2018. Council can then legally develop/adpot the Policy.

Q2: The approval for traffic calming devices is currently sitting with the Department of State Growth. Council is waiting for the legislation change in 2019. The first draft of the Policy is completed and going through internal consultation process.

STRATEGY: 3.1.4 Deliver new and existing services to improve the City's liveability.

Code	Description	Lead	Target Date	Status	Comment
3.1.4.07	Review the 10-year capital program for Council owned property	INFRA WORKS	30-Jun-2019		Q1. Review of program has yet to commence. Current focus of the unit is on project delivery. Program to be reviewed as part of annual planning and budget process. Q2. Property area has commenced the development programs as part of the development of 2019/20 capital
3.1.4.10	Implement the Waste Management Strategy	INFRA WORKS	30-Jun-2019		Q1 Project Manager has been engaged to undertake the following projects: 1.Landfill Extension Investigation 2.Landfill Optimisation Investigation 3.Waste Transfer Station Investigation 4.Food Organic Green Organic FOGO Investigation 5.Review and update the Waste Management Strategy Q2 Above Project works continue to be undertaken. 1. Design drawings completed & EPA guidelines received 2. Diversion of kerbside waste and public litter to Lutana 3. FOGO Survey Completed & results compiled

GOAL: LEADING OUR COMMUNITY

OBJECTIVE: 4.1 Govern in the best interests of our community.

STRATEGY: 4.1.1 Manage Council for maximum efficiency, accountability and transparency

Code	Description	Lead	Target Date	Status	Comment
4.1.1.03	Implement the communications strategy	COMM & STRAT	30-Jun-2019		Q1 Draft Communications Strategy to October Council meeting for adoption. Q2 Communications Strategy adopted by Council Oct 2018. Implementation of strategy underway - targeting highest priority - Social Media. Project Plan for Social media developed and project team being assembled to deliver in Q3.

Code	Description	Lead	Target Date	Status	Comment
4.1.1.02	Develop a communications strategy	COMM & STRAT	30-Sep-2018		Q1 Council presented with draft strategy - scheduled to go to October Council meeting for adoption. Q2 Council adopted Communications Strategy at Oct 2018 meeting.

STRATEGY: 4.1.2 Manage the City's assets soundly for the long-term benefit of the Community.

Code	Description	Lead	Target Date	Status	Comment
4.1.2.03	Maintain, renew and replace Council's infrastructure in accordance with Council's asset management framework	INFRA WORKS	30-Jun-2019		Q1: Stormwater and transport 10 year capital plan will be reviewed in May 2019. 2019/2020 capital work program is under development and plan to have its draft presented to IMG in Feb 2019. The asset management strategy is currently under review and revision. Q2: Stormwater and transport 10 year capital plan will be reviewed in May 2019. 2019/2020 capital work program is under development and plan to have its draft presented to IMG in Feb 2019. The asset management

strategy has its first draft completed and consulted with all the key internal stakeholders.

OBJECTIVE: 4.2 Prioritise resources to achieve our communities' goals.

STRATEGY: 4.2.2 Ensure that we have a skilled, capable and safety-focused workforce.

Code	Description	Lead	Target Date	Status	Comment
4.2.2.01	Implement the People and Safety Strategy	CORP SERV	30-Jun-2019		

OBJECTIVE: 4.3 Build strong relationships to deliver our communities' goals.

STRATEGY: 4.3.1 Foster productive relationships with other levels of government, other Councils and peak bodies to achieve community outcomes.

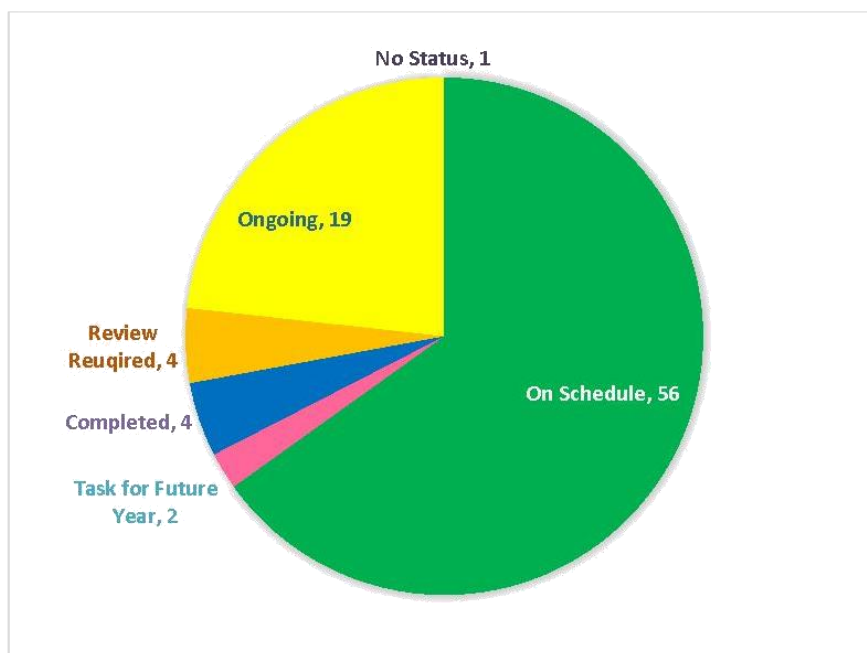
Code	Description	Lead	Target Date	Status	Comment
4.3.1.05	Participate in the Development of the Hobart City Deal	GM	31-Dec-2018		Q1 The General Manager has been involved over the period in the Senior Officials Group for the Hobart City Deal, as well as active involvement in the Working Groups on Transport and on the Greater Hobart Act. The Acting Director Community Economic Development and Business has been actively involved in the Affordable Housing Working Group. The change of Prime Minister may affect the timing of a City Deal. However, the new Prime Minister has affirmed his commitment to the Hobart City Deal. Q2 The working parties concluded their work during this period to firm up a proposal that was presented to Council in Dec 2018.

Code	Description	Lead	Target Date	Status	Comment
4.3.1.01	Liaise with the State Government as appropriate on matters of strategic priority	GM	30-Jun-2019		Q1 Major points of liaison with the State Government over the period have included the ongoing

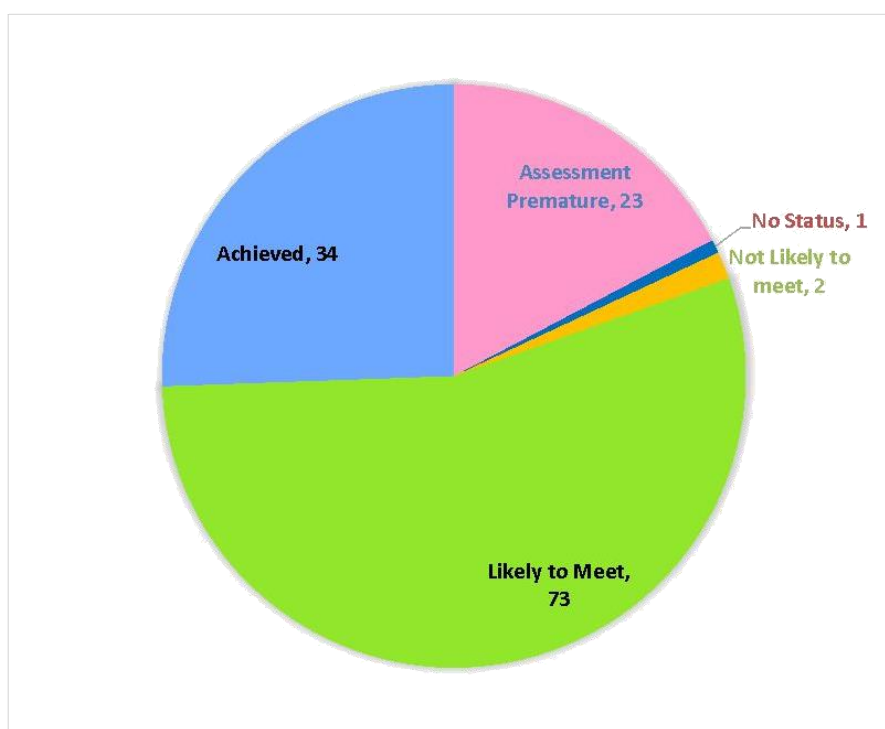
monitoring of progress on Ministerial Directions, the Hobart City Deal process, the proposed sale of the Derwent Entertainment Centre and comment on the draft terms of reference for a review of the Local Government Act. Council resolved to support the Tasmanian Government's part ownership proposal for TasWater at its meeting on 24 September 2018. The State Government's TasWater proposal was supported by the majority of local government owners at a special meeting in Launceston on 27 September 2018. Q2 The state government continue to be liaised with in relation to the following items, achievement of Ministerial Directions, Hobart City Deal process, proposed sale of the DEC, and review of Local Government Legislation Framework.

ALL ANNUAL PLAN ACTIONS -Status Report

Status Chart of All Annual Plan Actions



Measure Chart of All Annual Plan Actions



ALL ANNUAL PLAN ACTIONS - *Dashboard*

GOAL: MAKING LIVES BETTER

OBJECTIVE: 1.1 Know our communities and what they value.

STRATEGY: 1.1.1 Guide decision making through continued community engagement based on our Community Plan.

Code	Description	Lead	Priority	Target Date	Status
1.1.1.01	Engage with our communities to guide our decision-making, using the Community Engagement Strategy	COMM & STRAT	M	30-Jun-2019	
1.1.1.02	Participate in the Local Government Association Tasmania community satisfaction survey	COMM & STRAT	H	30-Jun-2019	

STRATEGY: 1.1.2 Encourage diversity in our community by facilitating opportunities and connections.

Code	Description	Lead	Priority	Target Date	Status
1.1.2.01	Deliver the annual Moonah Taste of the World Festival	COMM & STRAT	H	30-Jun-2019	
1.1.2.02	Foster and support community cultural events and projects that celebrate Glenorchy's cultural diversity and build identity, inclusion and City pride	COMM & STRAT	H	30-Jun-2019	

OBJECTIVE: 1.2 Support our communities to pursue and achieve their goals.

STRATEGY: 1.2.1 Encourage and support communities to express and achieve their aspirations.

Code	Description	Lead	Priority	Target Date	Status
1.2.1.01	Support the operation of Council's Special Committees	COMM & STRAT	M	30-Jun-2019	
1.2.1.02	Implement the Positive Ageing Strategy	COMM & STRAT	L	30-Jun-2019	

STRATEGY: 1.2.2 Build relationships and networks that create opportunities for our communities.

Code	Description	Lead	Priority	Target Date	Status
1.2.2.01	Implement the Children and Families Strategy	COMM & STRAT	L	30-Jun-2019	
1.2.2.02	Promote volunteerism through the Glenorchy Volunteer Program and the Annual Volunteer Awards	COMM & STRAT	L	30-Jun-2019	
1.2.2.03	Implement the Healthy Communities Plan	COMM & STRAT	L	30-Jun-2019	
1.2.2.04	Implement Council's Youth Strategy	COMM & STRAT	L	1-Jul-2019	
1.2.2.05	Implement the Community Safety Framework and Action Plan	COMM & STRAT	L	30-Jun-2019	
1.2.2.06	Partner with other stakeholders to support priority initiatives which address social disadvantage	COMM & STRAT	L	30-Jun-2019	
1.2.2.07	Convene inter-agency groups to address gaps in services for children under 12 (GAIN*), Youth 12 - 25 (YANG*) and older adults (Linkages)	COMM & STRAT	L	30-Jun-2019	

STRATEGY: 1.2.3 Promote creative expression and participation and life-long learning as priorities for our communities.

Code	Description	Lead	Priority	Target Date	Status
1.2.3.01	Plan, promote & deliver activities that address community learning opportunities, in conjunction with the LEARN network	COMM & STRAT	L	28-Jun-2019	
1.2.3.02	Review the Arts & Cultural Plan	COMM & STRAT	M	29-Jun-2019	
1.2.3.03	Plan, promote and present an annual program of arts and cultural exhibitions, workshops, concerts and events	COMM & STRAT	M	30-Jun-2019	

OBJECTIVE: 1.3 Facilitate and/or deliver services to our communities.

STRATEGY: 1.3.1 Directly deliver defined service levels to our communities.

Code	Description	Lead	Priority	Target Date	Status
1.3.1.01	Operate Council's Child Care Centres in accordance with the Education and Care Services National Law and Regulations	COMM & STRAT	H	30-Jun-2019	
1.3.1.02	Deliver the maintenance program for Council in accordance with agreed service levels	INFRA WORKS	M	30-Jun-2019	
1.3.1.03	Deliver Customer Service Charter commitments	DEV & CUST SERV	M	30-Jun-2019	
1.3.1.04	Review current maintenance service levels	INFRA WORKS	M	30-Jun-2019	
1.3.1.05	Conduct waste education and promotion	INFRA WORKS	L	30-Jun-2019	
1.3.1.06	Administer kerbside waste collection and landfill services	INFRA WORKS	H	30-Jun-2019	

STRATEGY: 1.3.2 Identify and engage in partnerships that can more effectively deliver defined service levels to our communities.

Code	Description	Lead	Priority	Target Date	Status
1.3.2.01	Undertake a strategic review of services to ensure services are value for money and meet the expectations of the community	GM	M	30-Jun-2019	

GOAL: OPEN FOR BUSINESS

OBJECTIVE: 2.1 Stimulate a prosperous economy.

STRATEGY: 2.1.1 Foster an environment that encourages investment and jobs.

Code	Description	Lead	Priority	Target Date	Status
2.1.1.01	Progress the Interim Planning Scheme to a Single State-wide Planning Scheme	DEV & CUST SERV	M	27-Aug-2018	
2.1.1.02	Deliver a program of events at the Derwent Entertainment Centre	COMM & STRAT	M	30-Jun-2019	

2.1.1.03	Review the business & marketing plan for the Derwent Entertainment Centre	COMM & STRAT	M	30-Nov-2018	
2.1.1.04	Partner with the Glenorchy Arts and Sculpture Partnership	COMM & STRAT	L	30-Jun-2019	
2.1.1.05	Develop an economic development strategy for Glenorchy	COMM & STRAT	H	30-Jun-2019	

STRATEGY: 2.2.1 Target growth sectors based on our understanding of the City's competitive advantages

Code	Description	Lead	Priority	Target Date	Status
2.2.1.01	Partner with Destination Southern Tasmania	COMM & STRAT	M	30-Jun-2019	
2.2.1.02	Develop a Leasing Policy	INFRA WORKS	H	1-Mar-2019	
2.2.1.03	Implement the Leasing Policy	INFRA WORKS	H	30-Jun-2019	
2.2.1.04	Develop a list of property for consideration for disposal	INFRA WORKS	M	1-Dec-2019	
2.2.1.05	Dispose of property	INFRA WORKS	M	30-Jun-2020	

GOAL: VALUING OUR ENVIRONMENT

OBJECTIVE: 3.1 Create a liveable and desirable City.

STRATEGY: 3.1.1 Review the draft Glenorchy CBD Strategic Framework and develop an action plan for the Glenorchy CBD

Code	Description	Lead	Priority	Target Date	Status
3.1.1.01	Review the draft Glenorchy CBD Strategic Framework and develop an action plan for the Glenorchy CBD	INFRA WORKS	H	1-Apr-2019	

STRATEGY: 3.1.2 Enhance our parks and public spaces with public art and contemporary design.

Code	Description	Lead	Priority	Target Date	Status
3.1.2.01	Work with TasWater to decommission Tolosa Reservoir	INFRA WORKS	L	1-Sep-2019	

3.1.2.02	Facilitate development and approval on the Berriedale Peninsula through working with all stakeholders	DEV & CUST SERV	L	30-Jun-2021	
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STRATEGY: 3.1.3 Manage the City's transport network and the associated infrastructure to promote sustainability, accessibility, choice, safety and amenity for all modes of transport.

Code	Description	Lead	Priority	Target Date	Status
3.1.3.01	Manage external grant funding in relation to transport infrastructure	INFRA WORKS	L	30-Jun-2019	
3.1.3.02	Review the strategic pedestrian and cycle network to link open space, CBD, activity centres, and the intercity cycleway	INFRA WORKS	L	30-Nov-2019	
3.1.3.03	Develop a traffic calming policy	INFRA WORKS	H	30-Jun-2019	
3.1.3.04	Cooperatively pursue opportunities to progress the Hobart/Glenorchy public transit (former rail) corridor	COMM & STRAT	L	30-Jun-2019	

STRATEGY: 3.1.4 Deliver new and existing services to improve the City's liveability.

Code	Description	Lead	Priority	Target Date	Status
3.1.4.01	Implement the Access Action Plan 2016-2021	COMM & STRAT	L	30-Jun-2018	
3.1.4.02	Ensure the construction and maintenance of safe and healthy buildings through compliance with the National Construction Code	DEV & CUST SERV	M	30-Jun-2019	
3.1.4.03	Plan for the sustainable development of the City, ensuring compliance with the planning scheme and community involvement in the planning process	DEV & CUST SERV	M	30-Jun-2019	
3.1.4.04	Protect the City's heritage through planning scheme listing and assessment processes	DEV & CUST SERV	M	30-Jun-2019	
3.1.4.05	Implement the Council's Graffiti Action Plan	INFRA WORKS	L	30-Jun-2019	
3.1.4.06	Deliver the capital works program for roads and stormwater	INFRA WORKS	M	30-Jun-2019	
3.1.4.07	Review the 10-year capital program for Council owned property	INFRA WORKS	H	30-Jun-2019	
3.1.4.08	Deliver the annual capital program for property	INFRA WORKS	M	30-Jun-2019	

3.1.4.09	Promote, implement and monitor public health standards	DEV & CUST SERV	M	30-Sep-2018	
3.1.4.10	Implement the Waste Management Strategy	INFRA WORKS	H	30-Jun-2019	

OBJECTIVE: 3.2 Manage our natural environments now and for the future.

STRATEGY: 3.2.1 Identify and protect areas of high natural values.

Code	Description	Lead	Priority	Target Date	Status
3.2.1.01	Manage the fire risk in the city's bushland reserves	INFRA WORKS	M	30-Jun-2019	
3.2.1.02	Protect the City's natural values through planning processes, enforcement, on-ground activities and community National Resource Management support	INFRA WORKS	M	30-Jun-2019	

STRATEGY: 3.2.2 Encourage access to and appreciation of natural areas through the development of trail networks and environmental education

Code	Description	Lead	Priority	Target Date	Status
3.2.2.01	Promote Council's natural areas through websites, media, interpretation and education programs and collaborations	INFRA WORKS	L	30-Jun-2019	

STRATEGY: 3.2.3 Enhance, protect and celebrate the Derwent Foreshore.

Code	Description	Lead	Priority	Target Date	Status
3.2.3.01	Participate in the Derwent Estuary Program	INFRA WORKS	L	30-Jun-2019	
3.2.3.02	Monitor recreational water quality	DEV & CUST SERV	M	30-Sep-2018	

GOAL: LEADING OUR COMMUNITY

OBJECTIVE: 4.1 Govern in the best interests of our community.

STRATEGY: 4.1.1 Manage Council for maximum efficiency, accountability and transparency

Code	Description	Lead	Priority	Target Date	Status
4.1.1.01	Submit Council's operations to regular internal and external audit under the advisory supervision of the Audit Panel	CORP SERV	M	30-Jun-2019	
4.1.1.02	Develop a communications strategy	COMM & STRAT	H	30-Sep-2018	
4.1.1.03	Implement the communications strategy	COMM & STRAT	H	30-Jun-2019	
4.1.1.04	Comply with the Ministerial Directions issued on 23 January 2018	CORP SERV	M	30-Jun-2019	
4.1.1.05	Implement priority actions arising from the Audit process	GM	M	30-Jun-2019	

STRATEGY: 4.1.2 Manage the City's assets soundly for the long-term benefit of the Community.

Code	Description	Lead	Priority	Target Date	Status
4.1.2.01	Decommission and dispose the stormwater reuse component of the Derwent Park Stormwater Harvesting and Reuse Scheme	INFRA WORKS	M	30-Jun-2019	
4.1.2.02	Review Council's accommodation needs	INFRA WORKS	M	30-Jun-2020	
4.1.2.03	Maintain, renew and replace Council's infrastructure in accordance with Council's asset management framework	INFRA WORKS	H	30-Jun-2019	
4.1.2.04	Implement the Plant and Fleet Review recommendations	INFRA WORKS	L	30-Jun-2019	
4.1.2.05	Ensure preparedness for disaster by maintaining and continually reviewing the City's Emergency Management Strategies	INFRA WORKS	M	30-Jun-2019	

STRATEGY: 4.1.3 Maximise regulatory compliance in Council and the community through our systems and processes.

Code	Description	Lead	Priority	Target Date	Status
4.1.3.01	Ensure community compliance with legislative requirements on matters of material importance within Council's jurisdiction	DEV & CUST SERV	M	30-Jun-2019	
4.1.3.02	Ensure community compliance with legislative requirements on matters of material importance within Council's jurisdiction	DEV & CUST SERV	M	30-Jun-2019	
4.1.3.03	Facilitate Council compliance with Commonwealth and State legislative requirements on matters of material importance	CORP SERV	M	30-Jun-2019	
4.1.3.04	Implement the Governance Framework Compliance Action Plan	CORP SERV	M	30-Jun-2019	

OBJECTIVE: 4.2 Prioritise resources to achieve our communities' goals.

STRATEGY: 4.2.1 Deploy the Council's resources effectively to deliver value.

Code	Description	Lead	Priority	Target Date	Status
4.2.1.01	Coordinate development and production of Council's 2019/20 - 2022/23 Annual Plan	COMM & STRAT	M	30-Jun-2019	
4.2.1.02	Review the information and communications technology (ICT) Strategy	CORP SERV	M	31-Jul-2018	
4.2.1.03	Implement the information and communications technology (ICT) strategy	CORP SERV	M	30-Jun-2019	
4.2.1.04	Investigate & scope My Data & GPS Tracking project for improved service efficiency	INFRA WORKS		31-Dec-2018	
4.2.1.05	Complete the Annual Financial Report compliant with Australian Accounting Standards	CORP SERV	M	31-Oct-2018	
4.2.1.06	Implement the Corporate Risk Management Action Plan	CORP SERV	M	30-Jun-2019	
4.2.1.07	Develop the annual budget estimates in line with the Financial Management Strategy and provide regular reporting of actuals to budget	CORP SERV	M	30-Jun-2019	
4.2.1.08	Scope GCC Project Management coordination	INFRA WORKS	M	30-Jun-2019	

4.2.1.09	Implement Procurement Strategy action plan	CORP SERV	M	30-Jun- 2019	
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STRATEGY: 4.2.2 Ensure that we have a skilled, capable and safety-focused workforce.

Code	Description	Lead	Priority	Target Date	Status
4.2.2.01	Implement the People and Safety Strategy	CORP SERV	H	30-Jun- 2019	
4.2.2.02	Implement the enterprise agreement	CORP SERV	M	30-Jun- 2019	
4.2.2.03	Implement the organisational repair project	CORP SERV	M	30-Nov- 2018	

OBJECTIVE: 4.3 Build strong relationships to deliver our communities' goals.

STRATEGY: 4.3.1 Foster productive relationships with other levels of government, other Councils and peak bodies to achieve community outcomes.

Code	Description	Lead	Priority	Target Date	Status
4.3.1.01	Liaise with the State Government as appropriate on matters of strategic priority	GM	H	30-Jun- 2019	
4.3.1.02	Continue to contribute to the local government reform process in accordance with Council's guiding principles	GM	M	30-Jun- 2019	
4.3.1.03	Partner and, where feasible, share resources with other Councils	GM	M	30-Jun- 2019	
4.3.1.04	Actively participate in peak local government bodies (LGAT & the STCA) to advance community priorities	GM	M	30-Jun- 2019	
4.3.1.05	Participate in the Development of the Hobart City Deal	GM	H	31-Dec- 2018	

'REVIEW REQUIRED' ACTIONS – Report detail

(There are internal or external factors that present a foreseeable risk to project completion by the deadline set in the Annual Plan.)

OBJECTIVE: 1.2 Support our communities to pursue and achieve their goals.

STRATEGY: 1.2.2 Build relationships and networks that create opportunities for our communities.

Action:	1.2.2.01	Implement the Children and Families Strategy			
Lead: COMM & STRAT	Priority: L	Target Date: 30-Jun-2019			
Q1: Outstanding actions reviewed and included in a 12-month implementation plan. Researching and collecting data for the development of a new Children and Families Framework and implementation plan. This will be developed in parallel with the updated Youth Framework and in line with the proposed new Community Development Strategy. Continued to support the development of a Local Drug Action Network Community Action Plan focused on children and young people and their families. Attended the Child and Family Centre Advisory Body meeting in August.		YEAR	2018/19	2019/20	2020/21
			Y		
Q2: Research and preparation to develop the next Children and Families Framework, in line with the Youth Development Framework and Community Development Strategy. Supported Austins Ferry Primary Student Health initiative visit to Council. Continued support to CFC Chigwell.					

MEASURE		Status	Comments
	Review and prioritisation of outstanding actions complete	 Achieved	outstanding actions incorporated in a 12-month implementation plan 2018-2019.

GOAL: OPEN FOR BUSINESS

OBJECTIVE: 2.1 Stimulate a prosperous economy.

STRATEGY: 2.2.1 Target growth sectors based on our understanding of the City's competitive advantages

Action:	2.2.1.03	Implement the Leasing Policy		
Lead:	INFRA WORKS	Priority:	Target Date:	
		H	30-Jun-2019	
Q1. Council have commenced the renewal of leases. To date 7 leases have been renewed resulting in an increase of lease revenue of \$13k above CPI.				
Q2. 10 leases have been renewed to date. Of these 10 leases an increase of \$14K has be realised. In addition, 2 new leases have been granted with an additional income of \$4K. However, Council's rental property at 1 Grove Road has been vacated and is now not suitable for tenancy. This property will be sold and the \$10K in rental income will not be realised. In addition, due to the delay in the completion of the KGV project, there is an expected net reduction in the rental income.				

YEAR	2018/19	2019/20	2020/21	2021/22
	Y	Y	Y	Y

MEASURE		Status	Comments
	Increase lease revenue by \$10,000 or 1%	 Not likely to meet	current forecast is a reduction of approximately \$50K.

GOAL: VALUING OUR ENVIRONMENT

OBJECTIVE: 3.1 Create a liveable and desirable City.

STRATEGY: 3.1.1 Review the draft Glenorchy CBD Strategic Framework and develop an action plan for the Glenorchy CBD

Action:	3.1.1.01	Review the draft Glenorchy CBD Strategic Framework and develop an action plan for the Glenorchy CBD												
Lead: INFRA WORKS	Priority: H	Target Date: 1-Apr-2019												
Q1: The first workshop of the project, involving council senior management and aldermen representative, suggested that the project name and its scope need to be reviewed.		<table> <tr> <th>YEAR</th><th>2018/19</th><th>2019/20</th><th>2020/21</th><th>2021/22</th></tr> <tr> <td></td><td>Y</td><td>Y</td><td></td><td></td></tr> </table>	YEAR	2018/19	2019/20	2020/21	2021/22		Y	Y				
YEAR	2018/19	2019/20	2020/21	2021/22										
	Y	Y												
Q2: Two additional workshops have occurred that undertook a visioning and needs analysis. This analysis has led to a discussion in regard to a change in focus from the CBD framework to a broader strategic focus using spatial analysis.														

MEASURE		Status	Comments
	Present action plan to Council for adoption	 Not likely to meet	

STRATEGY: 3.1.2 Enhance our parks and public spaces with public art and contemporary design.

Action:	3.1.2.01	Work with TasWater to decommission Tolosa Reservoir					
Lead:	INFRA	Priority:	L	Target Date: 1-Sep-2019			
WORKS							
Q2. Business Case and Council Report developed and presented at the September Council meeting for two options for the site. A representation was received from MONA for a possible third "hybrid" option and the decision was deferred by Council for one month. Meetings were held with Council, TasWater and MONA to discuss viability of the "hybrid" option. Council with a formal letter advising that the it is their intention to not have responsibility for the Dam after March 2019, c decommissioned by December 2019. A revised report and business case will be presented to Council at a future meeting.							
					YEAR	2018/19	2019/20
						Y	Y

MEASURE		Status	Comments
	Business plan presented to Council for consideration	 Likely to meet	Business case to be presented to Council at a future meeting
	On-site works for decommissioning underway.	 Assessment premature	

Annual Plan Progress Report – as at Q2 31 December 2018.

Compiled by Erin McGoldrick using Cambron corporate reporting software.

Ministerial Directions Implementation Progress Report – (February 2019))



No	Direction	Item	Ministerial Direction	Progress Comment	Date Completed	Indicator
01	1 – Governance	1(a)	Developing a Statement of Expectations between the General Manager and Aldermen to establish clear and agreed protocols for the fulfilment of their mutual and respective roles and functions	Statement of Expectations adopted by Council at its meeting held on Monday, 26 March 2018	26 Mar 2018	Completed
02		1(b)	Developing a Statement of Expectations between the General Manager and Mayor to establish clear and agreed protocols for the fulfilment of their mutual and respective roles and functions	(see above)	26 Mar 2018	Completed
03		1(c)	Developing a Statement of Expectations between the Mayor and Aldermen to establish clear and agreed protocols for the fulfilment of their mutual and respective roles and functions	(see above)	26 Mar 2018	Completed
04		1(d)	Developing a Statement of Expectations between Aldermen to establish clear and agreed protocols for the fulfilment of their mutual obligations roles and functions	(see above)	26 Mar 2018	Completed
05		1(e)	Within 2 months, ensuring all Aldermen, the Mayor and General Manager sign the Statement of Expectations they are party to	Statement of Expectations signed by all Aldermen, the Mayor and General Manager on Monday, 16 April 2018	16 Apr 2018	Completed
06		1(f)	Publishing the Statement of Expectations on the Council website within 1 month of signing	Signed Statement of Expectations published on Council website on Wednesday, 18 April 2018	18 Apr 2018	Completed
07		1(g)	Publicly committing to engage in ongoing professional development and abide by the principles of good governance, as established in the <i>Good Governance Guide</i>, within a period of three (3) months	Incorporated within the Statement of Expectations	26 Mar 2018	Completed
08		1(h)	Within a period of 9 months, in consultation with the community, developing a communication and consultation plan for all internal and external communications and consultation processes that is consistent with the eight characteristics of good governance outlined in the <i>Good Governance Guide</i>	A Communications Strategy (incorporating the eight characteristics of good governance outlined in the <i>Good Governance Guide</i>) was adopted by Council (Item 13 – 29 October 2018)	29 Oct 2018	Completed

Ministerial Directions Implementation Progress Report – (February 2019))



No	Direction	Item	Ministerial Direction	Progress Comment	Date Completed	Indicator
09	1 – Governance (cont.)	1(i)(i)	Reviewing, and amending if appropriate, within the 2018-19 budget period: the Strategic Plan	Council considered and reconfirmed its satisfaction with the current Glenorchy City Council Strategic Plan 2016-2025 (with minor changes being updated or organisational structure and Aldermanic photos)(item 13 – 26 November 2018)	26 Nov 2018	Completed
10		1(i)(ii)	Reviewing, and amending if appropriate, within the 2018-19 budget period: the long term financial management plan	Council's ten (10) year long-term financial management plan was adopted by Council (item 2 – 25 June 2018) as per section 70 of the LG Act	25 Jun 2018	Completed
11		1(i)(iii)	Reviewing, and amending if appropriate, within the 2018-19 budget period: the financial management strategy	- Not started - Note that Council's Financial Management Strategy was adopted by Council (item 4 – 15 May 2017) as per section 70A of the LG Act		Not Yet Started (Within Time)
12		1(i)(iv)	Reviewing, and amending if appropriate, within the 2018-19 budget period: long-term strategic asset management plan	- Programmed in Council's Annual Plan for FY 2018-19 (road, stormwater, parks and building assets portfolios) - Note that Council's ten (10) year long-term strategic asset management plan (inclusive of a long-term capital work programme updated annually) was adopted by Council (item 10 – 1 Sep 2014) as per section 70B of the LG Act		Not Yet Started (Within Time)
13		1(i)(v)	Reviewing, and amending if appropriate, within the 2018-19 budget period: asset management policy	Asset Management Plan was considered and readopted by Council (item 15 – 30 July 2018) as per section 70C of the LG Act	30 Jul 2018	Completed
14		1(i)(vi)	Reviewing, and amending if appropriate, within the 2018-19 budget period: asset management strategy	- Programmed in Council's Annual Plan for FY 2018-19 - Noting that Council's asset management strategy for infrastructure assets adopted by Council (item 10 – 1 Sep 2014) as per section 70D of the LG Act		Not Yet Started (Within Time)

Ministerial Directions Implementation Progress Report – (February 2019)



No	Direction	Item	Ministerial Direction	Progress Comment	Date Completed	Indicator
15	2 – Training	2(a)	Reviewing its induction program for the Mayor and Aldermen within a period of three (3) months of the January 2018 election, to ensure that the induction already undertaken within the three (3) months and planned future induction will provide all Aldermen with the information and knowledge they need to fulfil their roles	- A facilitated workshop for the Mayor and all Aldermen was conducted on Saturday, 3 February 2018. - The workshop covered a range of relevant topics and included presentations from the Director of Local Government, Tasmanian Audit Office, Local Government Association Tasmania, the Mayor, General Manager and Acting Director Corporate Governance	3 Feb 2018	Completed
16		2(b)(i)	Facilitating training within three (3) months for all Aldermen on, though not limited to: their roles and responsibilities under the Act, with specific reference to the Model Code of Conduct, and the <i>Good Governance Guide</i>	A workshop co-facilitated by the Integrity Commission and the Director of Local Government was held on Monday, 7 May 2018	7 May 2018	Completed
17		2(b)(ii)	Facilitating training within three (3) months for all Aldermen on, though not limited to: ethical decision making	A workshop co-facilitated by the Integrity Commission and the Director of Local Government was held on Monday, 7 May 2018	7 May 2018	Completed
18		2(b)(iii)	Facilitating training within three (3) months for all Aldermen on, though not limited to: financial fundamentals, including understanding of financial statements and budget preparation	- A facilitated workshop for all Aldermen was held on Monday, 9 April 2018 - The workshop covered a range of relevant topics and was facilitated by the Mr Ross Byrne	9 Apr 2018	Completed
19		2(b)(iv)	Facilitating training within three (3) months for all Aldermen on, though not limited to: decision-making in reference to the <i>Land Use Planning and Approvals Act 1993</i>	- A facilitated workshop for all Aldermen was held on Thursday, 8 February 2018 - The workshop covered a range of relevant topics and was facilitated by the Registrar of the Resource Management and Planning Appeal Tribunal and Simmons Wolfhagen	8 Feb 2018	Completed
20		2(b)(v)	Facilitating training within three (3) months for all Aldermen on, though not limited to: meeting procedures as per the Act and the <i>Local Government (Meeting Procedures) Regulations 2015</i>	A workshop facilitated by the Director of Local Government was held on Monday, 21 May 2018	21 May 2018	Completed

Ministerial Directions Implementation Progress Report – (February 2019))



No	Direction	Item	Ministerial Direction	Progress Comment	Date Completed	Indicator
21	2 – Training (cont.)	2(c)	Implementing a professional development program for all Aldermen as a result of the first annual review as specified in Direction 5(a)	Several Aldermen have taken the opportunity to attend the Elected Members Professional Development Weekend (scheduled to be held 23-24 March 2019 in Launceston)		Actively Progressing
22		2(d)	Development and facilitating a program of training for all relevant staff in relation to the Act, Regulations, ethics in the work place, and good governance, including in meeting procedure and the proper recording of minutes, within a period of six (6) months	- Relevant staff attended a meeting procedures training workshop was facilitated by the Director of Local Government on Monday, 21 May 2018 - Most Directors and Managers participated in an Ethical Decision Making workshop conducted by the Integrity Committee on Friday, 24 November 2017 - Integrity Commission and Council staff have scoped an ethics in the workplace training module for roll-out through the organisation in early 2019		Actively Progressing
23	3 – Policies and Procedures	3(a)	Ensuring, within four (4) months, there is an appropriate Grievance Policy for Council staff, including referral procedures to an independent party for addressing complaints against the General Manager and senior staff	- Council adopted a new 'Grievances Involving the General Manager Policy' (Item 15 – 26 February 2018) that included referral procedures to an independent party for addressing complaints against the General Manager - The General Manager has issued a Grievance Directive which requires independent investigation of grievances involving Directors or the Manager People and Safety (February 2018)	26 Feb 2018	Completed
24		3(b)	Ensuring, within six (6) months, there is an appropriate policy on the appointment of staff within the Council based on merit	Council approved a Human Resources policy (Item 11 – 20 March 2017) which stated in part: <i>Council recognises that human resource directives provide workplace structure and support equal employment opportunity in giving fair treatment to applicants and employees throughout the recruitment process and the employment experience.</i>	1 Jun 2018	Completed

Ministerial Directions Implementation Progress Report – (February 2019))



No	Direction	Item	Ministerial Direction	Progress Comment	Date Completed	Indicator
25	3 – Policies and Procedures (cont.)	3(c)(i)	Developing, within two (2) months, an appropriate policy and protocols for Council workshops, to ensure a clear separation between matters considered at Council meetings and workshops that specifically include a policy on the attendance of staff at Council workshops (and meetings) to ensure the efficient use of staff time is balanced with assisting Council to make decisions	- In addition, the General Manager approved an Internal Recruitment Directive (6 February 2018) which also contains commitments to recruitment and selection decisions being based on merit-based principles. - The General Manager approved an Internal Council Meetings and Workshops Directive (14 June 2018) which covers access to agendas and workshop materials, staff attendance, catering and security. - The Directive complements material within the Statement of Expectations	14 Jun 2018	Completed
26		3(c)(ii)	Developing, within two (2) months, an appropriate policy and protocols for Council workshops, to ensure a clear separation between matters considered at Council meetings and workshops that specifically include a policy on the provision of information to Aldermen and attendees including timeframes to ensure Aldermen are sufficiently prepared	- The General Manager approved an internal Council Meetings and Workshops Directive (14 June 2018) which covers access to agendas and workshop materials, staff attendance, catering and security. - The Directive complements material within the Statement of Expectations	14 Jun 2018	Completed
27		3(d)	Developing a calendar of Council meetings and workshops, including adequate provision for determining the capital works and spending program	Calendar of Council meetings and scheduled workshop dates has been published on the Council website	23 Mar 2018	Completed
28		3(e)	Publishing the calendar of Council meetings and workshops on the Council website within two (2) months	(see above)	23 Mar 2018	Completed

Ministerial Directions Implementation Progress Report – (February 2019))



No	Direction	Item	Ministerial Direction	Progress Comment	Date Completed	Indicator
29	3 – Policies and Procedures (cont.)	3(f)	Ensuring the General Manager provides sufficient budget and financial reporting to Council consistent with BOI recommendation 50	- In progress - General Manager has provided to Aldermen three (3) budget workshops (April, May and June 2018) in the lead-up to the FY 2018/19 Council Budget adoption (June 2018) - Aldermen are also provided comprehensive monthly and quarterly financial performance reports		Actively Progressing
30		3(g)	Developing within three (3) months, an appropriate policy in relation to media statements that is consistent with section 27(1)(e) of the Act and the Model Code of Conduct	Council adopted a new Media Policy (Item 13 – 28 May 2018) that is consistent with section 27(1)(e) of the Act and the Model Code of Conduct	28 May 2018	Completed
31		3(h)	Reviewing, within three (3) months, Council's credit card procedures and policies to ensure consistency, in the use and reporting of credit cards, with the recommendations of the Auditor-General's Report	A revised General Manager's Corporate Credit Card Directive was approved on 10 January 2018. It was drafted taking into account the recent findings and recommendations by the Tasmanian Audit Office and the Glenorchy City Council Board of Inquiry and for consistency with the Code for Contracts and Tendering adopted by Council on 10 July 2017	10 Jan 2018	Completed
32		3(i)(i-iii)	Ensuring, there is a policy, within four (4) months, to address the use of external legal advisers to include guidance on the circumstances in which the General Manager may seek external legal advice, direction on the maximum expense to be incurred before the matter needs to be brought to Council for approval, and clear and transparent reporting of legal expenses to Council	- Council adopted a Legal Services Policy (Item 4 – 12 December 2017) which addressed the use of external legal advisers and reporting of legal expenses - The adoption of a Legal Services Panel via a competitive public procurement process has been completed - An internal directive and line of authority for the approval of requests for external legal advice was signed by the General Manager	13 Feb 2019	Completed

Ministerial Directions Implementation Progress Report – (February 2019))



No	Direction	Item	Ministerial Direction	Progress Comment	Date Completed	Indicator
33	4 – Committees and Membership	4(a)	Reviewing existing Council committees, including special committees, within 6 months, to determine appropriateness and, where required, the establishment of new committees with appropriate terms of reference	- Council adopted a new Council Committees Framework which included updated Committees Policy, Committees Guide and Procedure and Committee Nominations and Appointments Policy (Item 16 – 30 July 2018) - Council has also directed that all committees and external bodies covered under the Committees Policy adopt updated Terms of Reference in the form required by the Policy and Committees Guide and Procedure by 31 December 2018, and that the first annual committees report to Council is required to be presented to Council in July or August 2019 after the end of the current financial year	30 July 2018	Completed
34		4(b)	Reviewing, within three (3) months, representation procedures for all committees, including elections and nominations and external representatives on special committees, with specific consideration on the suitability and aptitude of Aldermen seeking appointment	- Council adopted a revised Nominations and Appointments to Committees and Other Bodies Policy (Item 4 – 15 January 2018) with specific amendments to reiterate Council's position that where it is intended that the Mayor or Deputy Mayor is a member of a particular committee by virtue of their office, it is inappropriate that that protocol be abandoned and that any Aldermen other than the Mayor or Deputy Mayor (as applicable) be nominated for or appointed to that position - Over the past four (4) months, a number of ballots have been held for Council Committees and the results are available on Council's website - At each committee vote, where there were multiple candidates for limited positions, the candidates provided a statement why they should be the preferred candidate, in effect providing specific consideration on the suitability and aptitude of Aldermen seeking appointment	1 Jun 2018	Completed

Ministerial Directions Implementation Progress Report – (February 2019)



No	Direction	Item	Ministerial Direction	Progress Comment	Date Completed	Indicator
35	4 – Committees and Membership (cont.)	4(c)	Ensuring that all Council representatives on special committees and external bodies report, at a minimum, annually to Council	- Council adopted a Committees Procedure policy (Item 13 – 21 November 2016) which allows for regular reporting of special committees, Council bodies and external bodies on at least an annual basis. - As these committees meet under the new Council, a mechanism will be established to ensure that Responsible Officers under the policy understand their reporting obligations.	1 Jul 2018	Completed
36		4(d)	Developing, if the Council chooses to establish one, appropriate terms of reference for a General Manager's Performance Review Committee, that includes: the right for any alderman who is not a member of the committee, to attend any meetings of the committee as an observer, and that the committee is empowered only to make recommendations to be provided to the full Council for decisions	Council endorsed a revised terms of reference for a General Manager's Performance Review Committee (Item 7 – 26 February 2018) that included the right for any alderman who is not a member of the committee, to attend any meetings of the committee as an observer, and that the committee is empowered only to make recommendations to be provided to the full Council for decisions	26 Feb 2018	Completed
37		4(e)	Ensuring that any committee established to review the General Manager's performance, is established as a Council committee as per section 23 of the Act, and not as a special committee as per section 24 of the Act	Council endorsed a revised terms of reference for a General Manager's Performance Review Committee (Item 7 – 26 February 2018) that established the committee as a Council committee as per section 23 of the Act	26 Feb 2018	Completed
38		4(f)	Reviewing, within six (6) months, the membership of the Council's Audit Panel including considering the merits of all members being independent (non-Aldermen). Where aldermanic appointments are made to the Audit Panel, the Council is to ensure that the appointed Aldermen have relevant professional skills for the effective functioning of the Audit Panel	Council considered and resolved that the current composition of the Audit Panel remains as being constituted of three (3) independent members (of which one (1) is appointed the Chairperson) and two (2) Aldermanic members (Item 15 – 26 November 2018)	26 Nov 2018	Completed

Ministerial Directions Implementation Progress Report – (February 2019))



No	Direction	Item	Ministerial Direction	Progress Comment	Date Completed	Indicator
39	5 – Compliance	5(a)(i)	Developing an annual review program, within six (6) months, to ensure a program of future compliance with, though not limited to: the Act and associated relevant regulations	- At its 28 May 2018 Council Meeting (Item 15), Council - noted the proposed approach by the Audit Panel to accommodate the requirements under Direction 5(b) of the Ministerial Directions, as reported - directed the Audit Panel to undertake an annual review of Council's compliance with the following, in accordance with Direction 5(b) of the Ministerial Directions: - Local Government Act 1993 - Local Government (General) Regulations 2015 - Local Government (Meeting Procedures) Regulations 2015 - Code for Tenders and Contracts - Corporate Credit Card Directive (January 2018) - Statement of Expectations (April 2018) - Council Policies and Procedures, and - Employment policies and merit based selection/appointment, and - noted that the Audit Panel will report back to Council in February 2019 (and annually thereafter to the term of the current Council) as to Council's compliance under Direction 5(b) of the Ministerial Directions.	28 May 2018	Completed
40		5(a)(ii)	Developing an annual review program, within six (6) months, to ensure a program of future compliance with, though not limited to: the Code for Tenders and Contracts	(see above)	28 May 2018	Completed

Ministerial Directions Implementation Progress Report – (February 2019))



No	Direction	Item	Ministerial Direction	Progress Comment	Date Completed	Indicator
41	5 – Compliance (cont.)	5(a)(iii)	Developing an annual review program, within six (6) months, to ensure a program of future compliance with, though not limited to: credit card usage in line with the Auditor-General's Report	(see above)	28 May 2018	Completed
42		5(a)(iv)	Developing an annual review program, within six (6) months, to ensure a program of future compliance with, though not limited to: the Code of Conduct	(see above)	28 May 2018	Completed
43		5(a)(v)	Developing an annual review program, within six (6) months, to ensure a program of future compliance with, though not limited to: the Statements of Expectations	(see above)	28 May 2018	Completed
44		5(a)(vi)	Developing an annual review program, within six (6) months, to ensure a program of future compliance with, though not limited to: Council policies and procedures	(see above)	28 May 2018	Completed
45		5(b)(i)	Directing the Audit Panel to undertake an annual review of Council's compliance with, though not limited to: the Act and the <i>Local Government (General) Regulations 2015</i>	(see above)	28 May 2018	Completed
46		5(b)(ii)	Directing the Audit Panel to undertake an annual review of Council's compliance with, though not limited to: the <i>Local Government (Meeting Procedures) Regulations 2015</i> including the appropriate use of closed meetings and accuracy of relevant minutes	(see above)	28 May 2018	Completed
47		5(b)(iii)	Directing the Audit Panel to undertake an annual review of Council's compliance with, though not limited to: the Code of Tenders and Contracts	(see above)	28 May 2018	Completed
48		5(b)(iv)	Directing the Audit Panel to undertake an annual review of Council's compliance with, though not limited to: the Credit Card Policy	(see above)	28 May 2018	Completed

Ministerial Directions Implementation Progress Report – (February 2019))



No	Direction	Item	Ministerial Direction	Progress Comment	Date Completed	Indicator
49	5 – Compliance (cont.)	5(b)(v)	Directing the Audit Panel to undertake an annual review of Council's compliance with, though not limited to: the Code of Conduct	(see above)	28 May 2018	Completed
50		5(b)(vi)	Directing the Audit Panel to undertake an annual review of Council's compliance with, though not limited to: the Statements of Expectations	(see above)	28 May 2018	Completed
51		5(b)(vii)	Directing the Audit Panel to undertake an annual review of Council's compliance with, though not limited to: Council's policies and procedures	(see above)	28 May 2018	Completed
52		5(b)(viii)	Directing the Audit Panel to undertake an annual review of Council's compliance with, though not limited to: Council's employment policies, to ensure the principles of merit-based appointments is upheld	(see above)	28 May 2018	Completed
53	6 – Employment Contracts	6(a)	Council undertake a review of the approach to managing performance under the General Manager's contract of employment, including: the setting of performance indicators, in conjunction with the scheduled time in the General Manager's contract	In closed Council under Regulation 15(2)(a) and (g) of the <i>Local Government (Meeting Procedures) Regulations 2015</i>, Council considered and approved a process for the development of the General Manager's Key Performance Indicators in accordance with the General Manager's Contract of Employment and with the Glenorchy City Council Ministerial Directives (Item 26 – 26 February 2018)	26 Feb 2018	Completed
54		6(b)	Council undertake a review of the approach to managing performance under the General Manager's contract of employment, including: providing all Aldermen with an opportunity to provide input into the setting of performance indicators	In closed Council under Regulation 15(2)(a) and (g) of the <i>Local Government (Meeting Procedures) Regulations 2015</i>, Council considered and approved a process for the development of the General Manager's Key Performance Indicators in accordance with the General Manager's Contract of Employment and with the Glenorchy City Council Ministerial Directives (Item 26 – 26 February 2018)	26 Feb 2018	Completed

Ministerial Directions Implementation Progress Report – (February 2019))



No	Direction	Item	Ministerial Direction	Progress Comment	Date Completed	Indicator
55	6 – Employment Contracts (cont.)	6(c)	Council undertake a review of the approach to managing performance under the General Manager's contract of employment, including: considering the merits of including a provision in the General Manager's contract to clarify who approves any leave (annual or personal), noting the usual practice would be the Mayor on behalf of Council	- The General Manager's contract provides for Annual Leave to be taken in agreement between the Mayor and the General Manager, or in the absence of agreement, when the General Manager is directed by Council on at least one (1) months' notice - In addition, the Statement of Expectations provides 'The General Manager will, wherever practicable, ensure that the Mayor is given sufficient notice of this intention to be absent from duty for any reason or that they are otherwise unavailable or unable to perform the functions of the office of General Manager' - Notwithstanding, section 61B of the LG Act provides due process if the General Manager is absent from duty for any reason	26 Mar 2018	Completed
56		6(d)	Council undertake a review of the approach to managing performance under the General Manager's contract of employment, including: ensuring the review of the General Manager's performance under his or her contract is conducted using best practice, objective processes, including the use of a professional service provider to facilitate the review process	In closed Council under Regulation 15(2)(a) and (g) of the <i>Local Government (Meeting Procedures) Regulations 2015</i>, Council considered and approved a process for the development of the General Manager's Key Performance Indicators in accordance with the General Manager's Contract of Employment and with the Glenorchy City Council Ministerial Directives (Item 26 – 26 February 2018)	26 Feb 2018	Completed

Ministerial Directions Implementation Progress Report – (February 2019))



No	Direction	Item	Ministerial Direction	Progress Comment	Date Completed	Indicator
57	6 – Employment Contracts (cont.)	6(e)	Council undertake a review of the approach to managing performance under the General Manager's contract of employment, including: obtaining independent legal advice to assist in matters pertaining to the General Manager's contract of employment	- It is noted that the current General Manager's contract of employment was prepared by an independent legal advisor briefed by the then Commissioner - Furthermore, under Council's Legal Service Policy (adopted by Council Item 11 – 12 December 2017), Council recognises that the engagement of external law firms is appropriate in a number of circumstances including (but not limited to) matters pertaining to the General Manager's contract of employment. This is also recognised within that Council policy that to 'protect the integrity of Council's legal advice from conflicts of interest, loss of privilege and by ensuring the confidentiality of legal advice ... Council directs that any advice required to assist Council in matters pertaining to the General Manager's contract of employment be obtained from independent external lawyers' - To this end, Council expects that when undertaking a review of the General Manager's performance under the General Manager's contract of employment, Council will obtain independent legal advice to assist in matters pertaining to the same - Third quarterly report acknowledged and approved by Council (Item 17 – 29 October 2018) and on-sent by the Mayor to the Minister and the Department of Local Government - The report has been made publicly available on Council's website	18 Apr 2018	Completed
58	7 – Reporting to the Minister	7	Report quarterly for the term of the current Council to the Minister on the progress of actions taken to comply with these Directions, and make the report publicly available on the Council's website	- Third quarterly report acknowledged and approved by Council (Item 17 – 29 October 2018) and on-sent by the Mayor to the Minister and the Department of Local Government - The report has been made publicly available on Council's website	Ongoing	Actively Progressing



Purchasing Exemption Register

7 January to 18 February 2019

Regulation 28(i) Local Government (General) Regulations 2015

(requirement to report to Council where goods or services purchased in circumstances where a public tender or quotation process is not used)

Date	Supplier	Amount (exc GST)	Exemption Clause (see over page)	Reason	Requested by	Approved By
31 January 2019	Robert Winter Technical Assessing	\$2,200.00	(c)	Independent investigation additional hours	Director, Corporate Services	Director, Corporate Services
18 February 2019	Annitel Pty Ltd	\$6,385.00	(d)	Additional requirement DEC within scope but original order was closed	Development Operations	Director, Corporate Services