

**COUNCIL MEETING
AGENDA
MONDAY, 26 SEPTEMBER 2022**



GLENORCHY CITY COUNCIL

QUALIFIED PERSON CERTIFICATION

The General Manager certifies that, in accordance with section 65 of the *Local Government Act 1993*, any advice, information and recommendations contained in the reports related to this agenda have been prepared by persons who have the qualifications or experience necessary to give such advice, information and recommendations.

A handwritten signature in blue ink, likely of Tony McMullen, the General Manager.

Tony McMullen
General Manager
21 September 2022

Hour: 6.00pm

Present (in Chambers):

Present (by video link):

**In attendance (in
Chambers):**

**In attendance (by video
link):**

Leave of Absence:

**Workshops held since
last Council Meeting**

Date: Monday, 19 September 2022

Purpose: To discuss:

- Labor's economic team presentation

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1. APOLOGIES

2. CONFIRMATION OF MINUTES (OPEN MEETING)

That the minutes of the Council meeting held on 29 August 2022 be confirmed.

3. ANNOUNCEMENTS BY THE CHAIR

4. PECUNIARY INTEREST NOTIFICATION

5. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Questions on notice – Sam Batchelor ASU (received 25 August 2022)

The Australian Services Union is the union representing educators at Glenorchy City Council. We are writing to you on behalf of our members and asking you to consider the following information in relation to the agenda item at the Glenorchy City Council Closed Meeting scheduled for Monday 29 August 2022. The service review of Council's education and care services was first raised with employees on Friday 22 April 2022, four months ago. A Council meeting on the 26 of April followed, where Council agreed to undertake a service review. Prior to this, the education and care services have endured years of reviews dating back to 1999. This constant cycle of review has resulted in a lack of commitment and investment in the services, and an enduring cloud of doubt for employees and families. Revolving reviews and delays in decision making negatively impacts on the services. Educators have been working under immense pressure, with excessive hours and an inability to take leave due to

staff shortages. Failing to provide certainty to educators adds to a high level of workplace stress and will likely exacerbate the challenges. This may well result in further absences and educator illness. Alderman Hickey stated at the 26 April 2022 Council meeting that the next elected Council should not endure the “headache” or be “passed the buck” in making a decision and stated that this is an issue “so important” that an amendment was made to the motion to ensure a decision could be made prior to the October 2022 Council Elections. Educators are urging Council to act at the meeting to provide certainty to employees and families alike regarding a decision on the Service Review by Council. Namely:

Q1. Will Council ensure that a decision is made at the Monday 29 August 2022 meeting in relation to the Service Review of education and care; considering the urgency discussed at the April 2022 Council meeting and will Council bring back to open session any resolutions of Council that occur in the closed session and the commissioned report? If a decision is not reached and Council will move to an Election Caretaker Period from 3 September 2022 through until 2 November 2022, what will be Council’s new timeline and commitment to making a decision be if a resolution is not reached regarding the service review?

A: Council will be considering Child care Services Review in the closed section of the agenda for the meeting being held Monday, 29 August 2022. Prior to this item being discussed, Council cannot provide assurances that a decision will be made at the meeting.

A decision will not be brought back to the open session of the meeting due to the confidential nature of any outcomes and the requirement to inform all educators and families utilising the service in the first instance. This is scheduled to occur on the evening of Tuesday, 30 August 2022. Council will issue a media release on Wednesday, 31 August 2022.

Council may consider moving any decision into the Open minutes at the September Council meeting.

Q2. Education and care is only guaranteed up until 22 December 2022. Families and employees deserve to be provided with certainty. What measures will be in place for families and employees if a resolution is not reached noting Council’s approach to staffing has not been sustainable. What immediate and future plans (depending on the outcome of a decision) do Council have to address staffing and ensure Educator’s overall health, wellbeing and mental health is protected under the Work Health and Safety Act 2012 (Tas)?

A: Council will provide an update on this question after the decision of the 29 August 2022 meeting is known however, in addressing the staffing shortages and educator’s overall health and wellbeing, Council has temporarily closed the centres on Fridays weekly through until the 22 December 2022 to allow staff to take leave breaks and provide sufficient staffing across both centres Monday – Thursday.

6. PUBLIC QUESTION TIME (15 MINUTES)

Please note:

- the Council Meeting is a formal meeting of the Aldermen elected by the Glenorchy community. It is chaired by the Mayor
- public question time is an opportunity in the formal meeting for the public to ask questions of their elected Council representatives about the matters that affect ratepayers and citizens
- question time is for asking questions and not making statements (brief explanations of the background to questions may be given for context but comments or statements about Council's activities are otherwise not permitted)
- the Chair may permit follow-up questions at the Chair's discretion, however answers to questions are not to be debated with Council
- the Chair may refuse to answer a question, or may direct a person to stop speaking if the Chair decides that the question is not appropriate or not in accordance with the above rules
- the Chair has the discretion to extend public question time if necessary.

Questions on notice – Jan Bryan, Montrose (received 19 September 2022)

Q1. At the August 2022 GCC Meeting, it was stated that the value of the Whitestone Point infrastructure transferred to Council was approximately \$16 million. Did Council contribute any funds or resources to the building of the Whitestone infrastructure? If so, how much was spent by Council?

A: Council did not contribute to any funds or resources to the building of the Whitestone infrastructure. Subdivisions transfer infrastructure to the Council ownership once completed.

7. PETITIONS/ADDRESSING COUNCIL MEETING (DEPUTATION)

COMMUNITY

Community Goal – Making Lives Better

8. ACTIVITIES OF THE MAYOR

Author: Mayor (Ald. Bec Thomas)

Qualified Person: General Manager (Tony McMullen)

ECM File Reference: Mayoral Announcements

Community Plan Reference:

Under the City of *Glenorchy Community Plan 2015 – 2040*, the Community has prioritised ‘transparent and accountable government’.

Strategic or Annual Plan Reference:

Objective 4.1 Govern in the best interests of the community

Strategy 4.1.1 Manage Council for maximum efficiency, accountability, and transparency

Reporting Brief:

To receive an update on the recent activities undertaken by the Mayor.

Proposal in Detail:

The following is a list of events and external meetings attended by Mayor Thomas during the period from Monday, 22 August to Sunday, 18 September 2022.

Monday 22 August 2022

- Participated in an interview on ABC morning radio
- Chaired the Council Workshop

Tuesday 23 August 2022

- Attended Austins Ferry Primary School as Book Week Mystery Reader
- Chaired the GMPRC meeting

Wednesday 24 August 2022

- Participated in the Greater Hobart City Committee meeting

Thursday 25 August 2022

- Visited the Glenorchy Community Care food relief program
- Participated in the Salvos Sleepout

Friday 26 August 2022

- Visited Giaconda Coffee in Claremont
- Visited the Chigwell Child and Family Learning Centre for Book Week

Monday 29 August 2022

- Participated in the Tasmanian Jobs and Skills Roundtable convened by the Federal Labor Government
- Chaired the Council meeting

Tuesday 30 August 2022

- Participated in the Greater Hobart Mayors Meeting with Senator Carol Brown
- Met with the new owners of Claremont House
- Attended a meeting with Childcare Centre staff

Wednesday 31 August 2022

- Met with the Windermere Bay developer and architect
- Attended a community meeting at Goodwood Community Centre
- Met with BreastScreen Tasmania and Tasmania Police
- Hosted the official opening of the Glenorchy Recreation Reserve Amenities Building Development

Thursday 1 September 2022

- Visited the City Mission Op Shop

Friday 2 September 2022

- Participated in the Future of Local Government Review workshop

Saturday 3 September 2022

- Attended the Claremont Spring Flower Show

Sunday 6 September 2022

- Attended the Make A Wish Father's Day Colour Splash at Dominic College
- Attended the 60th Anniversary of the Tasmanian Transport Museum
- Attended a community BBQ at the Claremont RSL

Monday 5 September 2022

- Chaired the Glenorchy Planning Authority meeting

Tuesday 6 September 2022

- Met with PCYC
- Participated in the Local Government election information session at MCOT

Thursday 8 September 2022

- Attended the Glenorchy Youth Taskforce RUOK Day Forum at the MAC
- Presented graduation certificates to the Full Gear participants at Bucaan Community House
- Attended the Troublesmiths Graduation

Friday 9 September 2022

- Met with Madeleine Ogilvie regarding play space upgrades
- Meeting with Aleira Chalker regarding youth space proposal

Sunday 11 September 2022

- Attended the opening of Disc Golf tournament at Poimena Reserve

Monday 12 September 2022

- Met with the Manager of Dowsing Point Community Centre
- Meeting with Greater Glenorchy Neighbourhood Watch

Tuesday 13 September 2022

- Chaired the CBD Round Table meeting
- Met with the Jobs Hub Manager
- Chaired the Glenorchy Jobs Hub Steering Committee meeting
- Attended the Jack Jumpers Jersey presentation

Wednesday 14 September

- Attended the Claremont Junior Football Club Awards Evening

Thursday 15 September 2022

- Met with Ministers Elise Archer, Roger Jaensch and Felix Ellis regarding anti-social behaviour and the need for a youth space

Friday 16 September 2022

- Participated in the LGAT GMC meeting

Sunday 18 September 2022

- Attended the Official Opening of the new Synthetic Green at Rodman Bowls and Community Club

In addition to the above meetings and events, the Mayor attended numerous internal meetings and performed other administrative duties.

Consultations:

Nil.

Human Resource / Financial and Risk Management Implications:

Nil.

Community Consultation and Public Relations Implications:

Nil.

Recommendation:

That Council:

RECEIVE the report about the activities of Mayor Thomas during the period from Monday, 22 August to Sunday, 18 September 2022.

Attachments/Annexures

Nil.

9. HOUSING ANNUAL REPORT 2021 - 2022

Author: Manager Community (Marina Campbell)
Senior Strategic Planner (Lyndal Byrne)
Manager Property Environment and Waste (Luke Chiu)

Qualified Person: Director Corporate Services (Jenny Richardson)

ECM File Reference: Housing

Community Plan Reference:

Making Lives Better

We continue to be a safe, inclusive, active, healthy and vibrant community.

Leading Our Community

We will be a progressive, positive community with strong council leadership, striving to make Our Community's Vision a reality.

Strategic or Annual Plan Reference:

Making Lives Better

- Objective 1.1 Guide decision making through continued community engagement based on our Community Plan
- Objective 1.2.2 Build relationships and networks that create opportunity for our communities
- Objective 1.3.2 Identify and engage in partnerships that can effectively deliver defined service levels to our communities

Leading Our Community

- Objective 4.1 Govern in the best interests of our community
- 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
- Action 4.3.1 Facilitate and engage with partners top advocate for the development of safe, liveable, affordable housing options in our City

Reporting Brief:

To present the annual Housing progress report to Council.

Proposal in Detail:

Statement of Commitment on Housing

Council adopted a Statement of Commitment on Housing on 31 August 2020. ([Attachment 1](#)).

Here is the annual report.

The Statement:

- commits Council to facilitating access for our residents to a diversity of safe, liveable, accessible, social and affordable housing options in our city;
- recognises the importance of working closely with our residents, businesses, housing providers, developers, government and non-government partners in implementing the action areas of the Statement.

An internal Council working group oversees the implementation of an Action Plan which coordinates Council's approach to implementing the Statement.

A housing snapshot of Glenorchy

Here is a snapshot of housing in the City of Glenorchy including specific housing data for the quarter ending December 2021.

- The usual resident population of the City of Glenorchy in 2021 was 50,411, living in 21,877 dwellings with an average household size of 2.39.
- Glenorchy has a higher proportion of lone person households and one parent families compared to Greater Hobart
- Glenorchy has a smaller proportion of households who owned or were purchasing their dwelling and a larger proportion who were renters than Greater Hobart
- Glenorchy has more low income households than Greater Hobart (28% compared to 23.3%)
- in the 12 months to December 2021, only 2% of all property sales and 0.5% of all rental listings would have been affordable to a household on a very low income, and\
- in the 12 months to December 2021, only 12.1% of all property sales and 10.3% of all rental listings would have been affordable to a household on a low income
- both housing and rental listings for very low and low-income earners have decreased since December 2019
- whilst the latest data is not yet available on housing and rental stress, in 2016, 11.6% of households with a mortgage were in mortgage stress and 38.7% of renters were in rental distress – both higher than the Greater Hobart average.

- In the 2021/22 financial year, there were 230 residential building approvals in the municipality (197 houses and 33 other) which was a decrease from 264 approvals in 2020/21 and 232 in 2019/22.

Council's role in housing

Council is not a housing provider – and that other governmental and non-governmental organisations fulfil that core role.

Council's roles in housing include:

- as a planning authority, ensuring adequate land supply for housing and expediting assessment of residential and subdivision proposals against planning scheme criteria
- as a landowner, identifying parcels of land that may be surplus to Council's requirements and taking them through the appropriate *Local Government Act* land disposal processes, while making sure housing providers and other interested parties are made aware of land availability
- as a community services and social planning co-ordinator, networking with government agencies and not-for-profit providers to bring services to Glenorchy residents, including people experiencing homelessness; and
- as a local government, advocating to and partnering with State and Federal Governments for resources to be brought to bear to address housing affordability and homelessness in Glenorchy.

Council as Planning Authority

Development of Glenorchy's residential land

Between 1 July 2021 and 30 June 2022, 61 planning permits were granted for multiple dwellings. These permits approved the development of 253 new multiple dwelling. Significant multiple dwelling development included:

- 55 multiple dwelling at 115 Allunga Road, Chigwell (social housing)
- 37 multiple dwelling at 124 Branscombe Road, Claremont
- 21 multiple dwelling at 71 Hopkins Street, Moonah (social housing)
- 20 multiple dwelling at 2 Nagle Place, Glenorchy, and
- 10 multiple dwellings at 21 Coleman Street, Moonah.

Strategic planning / zoning to support increased housing supply and density

Council officers are investigating a number of options to increase housing opportunities, particularly along the transit corridor. Planning scheme amendments are being prepared for formal community comment towards the end of 2022. A number of surplus Council sites have also been rezoned to allow for residential development and these will be released through the statutory disposal process.

Land Supply Orders

Under the *Housing Supply Act 2018*, the State Government can identify surplus government land, that meets certain criteria, and rezone it for residential purposes through a fastrack process.

Council provided feedback on two Land Supply Orders involving Crown land (one site at the corner of Goodwood Road and Howard Road, Goodwood and the other off Allunga Road, Chigwell). If these orders are supported by the State Government it will be able to redevelop these sites for more housing.

Changes to delegations to increase efficiency of planning decisions

At its meeting of 31 January 2022, Council updated delegations for senior planning staff to streamline planning permit assessments.

Increasing delegations, by discharging various administrative and lower-level decision-making functions, has improved the efficiency of the planning office and assists in reducing assessment timeframes across the board, including for housing projects.

Council as Landowner

Council land for sale

Land previously approved for disposal at 5a Taree Street, Chigwell has now had all of the statutory and Council processes completed and has been rezoned to General Residential.

This property has now been listed for sale during August and September 2022. This 4,789m² lot has potential for approximately 14 dwellings.

Strategic sites under active consideration for disposal

A report was presented to Council in March 2022 which provided an assessment of Council-owned land with the best potential for disposal to increase housing supply. As a result of this assessment two properties were prioritised to commence the process for disposal and undertake community engagement to identify any community concerns. The two properties are:

- 23A Norman Circle, Glenorchy. Geotechnical investigation has been undertaken and a report is being prepared by the consultant. Community consultation (letter box drop and electronic survey) will commence when this report has been received and the land is deemed “developable”. The current zone is General Residential and there is potential for approximately 18 dwellings on the 2.66-hectare lot.
- 261 Main Road, Austin’s Ferry. There is some complexity to this lot with multiple zones and potential contamination in some locations. A potentially contaminated land assessment is being arranged, which if deemed acceptable will be followed by a strategic planning study, consultation and rezoning application. Whilst there is complexity to this site, its large size (7.14-hectares) and proximity to the major

adjacent residential subdivisions provides scope for potentially significant housing development.

Council as Community Services and Social Planning Co-ordinator

Participation in Greater Hobart Homelessness Alliance

The Greater Hobart Homelessness Alliance was established by the City of Hobart as a result of the Homelessness Crisis Roundtable held in June 2019 (Terms of Reference as (Attachment 2)). Council is a contributing member to the Greater Hobart Homelessness Alliance, comprising the Greater Hobart Council Mayors and Officers, specialist homelessness service providers, State Government, agencies and people with a lived experience of homelessness. The Alliance is focused on improving and coordinating the long term strategic and policy settings that impact on homelessness, promoting best practice in service delivery and identifying opportunities to collaborate, share information and resources and to partner at a regional level to achieve better outcomes for people who are homeless or at risk of homelessness.

Progress to-date against several of the goals of the Alliance include:

- The Safe Space Night venue established by Hobart City Mission in December 2019. The night program moved to a dedicated venue in July 2021 with Tasmanian government funding commitment until June 2023. Number of beds expanded from 21 to 35 early in 2022,
- The Alliance, with the sector, were very strong in advocating, leading up to the State election in May 2021, for improved funding for services that address the root causes of homelessness, and
- The ‘I am Somebody’ project was delivered for Homelessness Week 2020, 2021 by the City of Hobart Housing with Dignity Reference Group and extended to the Greater Hobart Councils in 2022, in tackling the social stigma regarding homelessness through storytelling.

Data received from the Colony 47, Housing Connect program supports Council’s continuing membership with the Alliance. There were 1,953 distinct clients from the Glenorchy LGA who accessed Housing Connect services in the July 2021 to June 2022 period. There was also an average of 31 rough sleepers throughout the year recorded for Glenorchy during that period.

The Mayor, General Manager and Council’s Safer Communities Officer, attended the three-year Alliance forum held in August 2022. Presentations were by The Honourable Julie Collins, MP, Minister for Housing /Minister for Homelessness, The Honourable Guy Barnett, MP, Minister State Development, Construction and Housing, The Lord Mayor of Hobart, Councillor Anna Reynolds, Homelessness Australia – Chair, Jenny Smith, Constellation Projects - CEO, Jacqui Jones, Housing All Australians - Tasmanian Representative, Simon Want. The forum also provided an update on local service provision from Colony 47, The Salvation Army and the Hobart City Mission, as well as a lived experience presentation on the work of the City of Hobart’s Housing With Dignity Reference Group.

The following priorities were identified by participants for the Alliance to consider:

- defining and clarifying the Alliance's strategic advocacy focus and role
- focus on advocating for addressing the root cause of homelessness: poverty, mental health, alcohol, other drugs and family violence and lack of affordable housing, and;
- expand membership to include other relevant and allied Tasmanian government health, education and law enforcement representatives.

Social and community housing in Glenorchy LGA

Centacare Evolve Housing, Housing Choices Tasmania, Mission Australia and The Salvation Army deliver social housing and supported accommodation in the Glenorchy LGA.

As of 30 June 2022, there are 1,902 dwellings used for long-term social housing in our community including:

- 227 dwellings used for supported accommodation
- 1,675 dwellings that are managed as social housing by either community housing providers or the Director of Housing, and

The current pipeline of works underway shows that there are around 100 new social housing dwellings that are due to be completed by the end of June 2023 in the municipality.

Council as Advocate and Partner

Hobart City Deal

Council, along with the remaining three inner-metropolitan councils and the State and Federal Governments, are signatories to the Hobart City Deal, which was signed in February 2019 to address a range of major city-shaping initiatives in Greater Hobart.

Two major housing initiatives relating to the City Deal are:

- The activation of the Northern Suburbs Transit Corridor; and
- Affordable housing provision

The Northern Suburbs Transit Corridor has potential to be activated as a medium density residential corridor. Announcement of the Northern Suburbs Transit Corridor Growth Strategy has been delayed until after the 25 October Federal budget and also as a consequence of Tasmania's AFL bid.

Hobart and Glenorchy City Councils are currently working with the Department of State Growth to prepare a consultancy brief for precinct planning of the corridor between Glenorchy and Hobart.

Affordable housing initiatives under the City Deal were most recently reported as part of the Hobart City Deal's Progress Report released on 8 April 2022. ([Attachment 3](#)) [See pp. 8, 33 to 34 (Affordable housing) and 35 to 36 (NSTC)].

Greater Hobart Plan

Council worked as partner and advocate with the other three inner metropolitan councils and the State Government to support the Greater Hobart Committee's approval of the Greater Hobart Plan on 24 August 2022.

This followed Council's endorsement of a submission on the draft Plan at its meeting on 27 June 2022 ([Attachment 4](#)).

The Plan provides a detailed strategic approach to residential development, infrastructure and economic development for inner metropolitan Hobart over the next 30 years.

The Plan applies to the urban metropolitan areas of the four central Hobart councils of Clarence, Glenorchy, Hobart and Kingborough, represented by the areas within the primary metropolitan Urban Growth Boundary of each council and their immediate surrounds and describes how:

- appropriate residential development can best meet the city's future housing needs;
- physical infrastructure and related services can best support the future spatial development of Greater Hobart; and
- development can strengthen the city's future economy and competitiveness

Homes Tasmania Bill

The State Government is seeking to establish a dedicated housing authority under the *Homes Tasmania Bill 2022*. Homes Tasmania will be responsible for delivering the State Governments 10,000 new social and affordable homes by 2032 and providing improved housing services.

Council made a submission to the Housing Tasmania Bill (subsequently the Homes Tasmania Bill) on 4 July 2022 ([Attachment 5](#)) which sought greater clarity about Homes Tasmania's powers in relation to planning and land acquisition from local government.

Tasmanian Housing Strategy

Communities Tasmania are developing a Tasmanian Housing Strategy to further support the delivery of housing.

Council staff have been briefed and participated in an early consultation phase of this project which aims to influence the housing market and build a more sustainable housing system.

Communities Tasmania has recently released a Discussion Paper for public comment on this project <https://www.communities.tas.gov.au/housing/news/help-shape-tasmanias-housing-future>

Delivering on Affordable Housing as a Council Key Focus area for 2022- 2023

A key focus area for Council in 2022/23 is to facilitate and engage with partners to advocate for the development of safe, liveable, affordable housing options in our City. Housing stress and homelessness are complex issues; however, Council Strategic Plan 2021-2025 Council has a clear mandate to advocate and facilitate on behalf of the community. These responsibilities can be an important part of the combined effort to provide safe, liveable, affordable housing options in our city and across Greater Hobart.

Over the coming twelve months Council will focus its efforts where it can have the greatest impact including:

- work with governments, housing providers and non-government organisations to facilitate housing provision
- contributing the Greater Hobart Committee to realise aims of the Greater Hobart Plan
- contributing to the Greater Hobart Homelessness Alliance
- advocating for increased infill opportunities and encourage housing to be closer to public transport and services, which in turn, helps to reduce living costs
- meet with community housing provider representatives regarding potential Council land disposals that may be suited to social and affordable housing. Noting that these discussions are ongoing and future proposals from housing providers may be presented in the future, and
- collaborate with Shelter Tasmania, The Salvation Army and the Greater Hobart councils to formulate messaging for the community on the benefits of providing social and community housing within the broader housing developments.

Consultations:

General Manager
Executive Leadership Team
Housing Working Group members
Coordinator Community Development
Coordinator Communication and Engagement
Recreation and Environment Coordinator
Property Sales and Administration Officer
Senior Strategic Planner
Manager Property, Environment and Waste
Manager Community

Human Resource / Financial and Risk Management Implications:

As this is a progress report, there are no material, human or financial risks arising.

Community Consultation and Public Relations Implications:Community consultation

Council action on housing demonstrates Council's understanding and knowledge of its community, the challenges for its community and that it will be proactive to address the housing need within our municipality.

Council has regular contact with key local community service providers who are supporting people in significant financial stress, homeless, couch surfing, living on the streets or at risk.

Council receives housing and homelessness information and works closely with community organisations such as Communities Tasmania, Shelter Tasmania, The Salvation Army, Colony 47 (including Housing Connect) and the Greater Hobart Councils.

Any disposal of public land has a specific consultation process that must also be followed under Section 178 of the *Local Government Act 1993*.

Similarly, there are statutory consultation processes under Tasmania's planning legislation.

Public relations

Housing and homelessness are important matters to the community. This annual report sets out Council's actions on this critical issue.

Recommendation:

That Council:

1. RECEIVE and NOTE this 2021/22 annual report on action taken to progress its Statement of Commitment on Housing.

Attachments/Annexures

- 1 Statement of Commitment on Housing



- 2 Final Greater Hobart Homelessness Alliance - Terms of Reference -
 Updated February 2021

- 3 Hobart City Deal Annual Progress Report, April 2022



- 4 Council submission on draft Greater Hobart Plan



- 5 Council submission on Housing Tasmania Bill



GOVERNANCE

Community Goal – Leading our Community

10. UPDATED COUNCIL POLICIES

Author: Manager People and Governance (Tracey Ehrlich)

Qualified Person: Director Corporate Services (Jenny Richardson)

ECM File Reference: Council Policies

Community Plan Reference:

Under the *City of Glenorchy Community Plan 2015 - 2040*, the Community has prioritised 'transparent and accountable government'.

Strategic or Annual Plan Reference:

Open for Business

Objective 2.1 Stimulate a prosperous economy.

Strategy 2.1.1 Foster an environment that encourages investment and jobs.

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.

Reporting Brief:

To present the Telecommunications Infrastructure on Council Property Policy for rescission.

Proposal in Detail:

All policies adopted by Council are reviewed cyclically. The ordinary review period for Council policies is four (4) years after adoption. However, policies may be reviewed earlier if it is appropriate to do so, for example if there are changes to a relevant governing act.

Application of Election Caretaker Period Policy to this item

The Election Caretaker Period Policy adopted by Council on 25 July 2022 sought to avoid major Council decisions being undertaken during the local government election caretaker period which started on 3 September 2022.

A major decision is defined in the Policy to include: one which "entrenches a policy, program or administrative structure that is politically contentious".

Under the heading "Continuation of Services", the Policy also states that: "Officers can still carry out activities, such as policy reviews, that are not likely to attract political controversy and are required regardless of the future election outcome."

It is considered the rescission of the Telecommunications Infrastructure on Council Property Policy is a routine matter and is able to be considered by Council during this caretaker period.

Telecommunications Infrastructure on Council Property Policy

The policy was adopted by Council at its meeting on 20 March 2017 and has been reviewed having reached the end of its four-year term.

A copy of the 2017 Policy is at Attachment 1.

The Telecommunications Infrastructure on Council Property Policy (the Policy) has a purpose of “providing guidance as to when Council will provide its consent, as owner, to the installation of telecommunications infrastructure on Council Property”.

The Policy is recommended for rescission on the basis that it is considered redundant as Council now has several other processes, policies and directives that cover the provision of Council consent for the installation of infrastructure from other providers on Council Property and the matters addressed in the Policy, including:

- disposal of Council Land Policy, which requires a public consultation process and reporting to Council for any sale of public land or lease exceeding five years.
- the legislative requirements of the s. 178 land disposal process of the *Local Government Act 1993*, which requires a Council resolution and process for objections to be raised by the public and an appeal process for any sale of public land or lease exceeding five years
- the Development Application process, which covers relevant amenity and environmental assessments in accordance with the Planning Scheme.
- the associated General Manager’s Permission or Owner’s Consent to the Making of Planning Applications Directive, which requires the General Managers consent to make a Planning Application involving land owned or administered by Council.
- the Lease and Licensing Policy and Directive, which provides guidance on receiving appropriate rent return for uses on Council Property.
- The Australian Communications and Media Authority (ACMA), is the statutory authority that regulates communication services in Australia, and includes requirements for Telcos to demonstrate any proposed mobile phone towers are within safety limits for radiation www.acma.gov.au/rules-new-mobile-phone-base-stations

Consultations:

Executive Leadership Team
Management Team
Corporate Governance
Senior Legal Counsel
Council officers

Human Resource / Financial and Risk Management Implications:

There are no material human resources or financial implications.

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation The rescinded policy does not represent any significant departure from established practices or statutory requirements. There is a chance that procedural difficulties may be identified once they are implemented, leading to operational inefficiencies.	Minor	Unlikely	Low	Responsible officers continue to monitor compliance with policies and ensure that any amendments are made in a timely manner, as required.
Do not adopt the recommendation Governance administration would be less optimal due to the presence of outdated and less effective policies.	Minor	Likely	Medium	Council officers are instructed to review the policies and implement any changes requested by Council as soon as practicable.

Community Consultation and Public Relations Implications:

Once the Policy is rescinded, it will be removed from Council's website.

Recommendation:

That Council:

1. RESCIND the 2017 Telecommunications Infrastructure on Council Property Policy set out in Attachment 1.

Attachments/Annexures

- 1 2017 Telecommunications Infrastructure on Council Property Policy



11. FINANCIAL PERFORMANCE REPORT TO 31 AUGUST 2022

Author: Chief Financial Officer (Tina House)

Qualified Person: Director Corporate Services (Jenny Richardson)

ECM File Reference: Corporate and Financial Reporting

Community Plan Reference:

Leading Our Community

We will be a progressive, positive community with strong council leadership, striving to make Our Community's Vision a reality.

The communities of Glenorchy will be confident that Council manages the community's assets soundly for the long-term benefit of the community.

Strategic or Annual Plan Reference:

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

Strategy 4.1.2 Manage the City's assets soundly for the long-term benefit of the community

Objective 4.2 Prioritise resources to achieve our communities' goals

Strategy 4.2.1 Deploy the Council's resources effectively to deliver value

Reporting Brief:

To provide the monthly Financial Performance Report to Council for the period ending 31 August 2022.

Proposal in Detail:

Council's Financial Performance Report (**Report**) for the year-to-date ending 31 August 2022 is Attachment 1.

The Report highlights that Council's operating result as at the end of August is \$1.073m better than the budgeted position. The favourable variance is the combined result of a \$0.877m increase in budgeted revenue and a \$0.196m decrease in budgeted expenditure.

Executive Summary

As alluded to in the July report, the early months of the financial year offer little in terms of sustained trends that can be relied upon as firm indicators for the entire year.

However year-to-date indicators show revenue remains positive despite challenging community cost of living pressures, while expenditure suffers from increasing business input costs tempered by savings in employee costs due to temporary and permanent position vacancies.

Revenue

Year-to-date operational revenue is \$54.963m compared to budgeted operational revenue of \$54.086m. This represents a favourable result of \$0.877m or 1.6% against budget.

Unspent grants carried forward from 2021/22 contribute \$0.589m to the favourable result, while new housing activity has resulted in above budget revenue from supplementary general rates \$0.188m and new kerbside waste management services \$0.214m. Whilst we are at the very early stages of the new waste levy system introduced by the State Government, we are not able to accurately predict our ongoing contribution and do not expect the kerbside waste management favourable variation to be as significant.

Expenditure

Year-to-date operational expenditure is \$9.575m compared to budgeted expenditure of \$9.771m. This represents a favourable result of \$0.196m or 2.0% against budget.

As the result of increasing business cost inputs being passed onto Council, contractors, materials and services expenditure is tracking above budget. However employee costs remain under budget due to continuing oversight by the Executive.

Non-operating – Capital Grant Revenue

Capital grants revenue is \$2.767m against an annual budget of \$7.848m.

As at the reporting date, \$1.709m unspent grants from last year were carried over into this year, in addition to payment of the \$0.658m final instalment of Landfill Extension and \$0.400m final instalment of Eady Street Clubrooms being received.

Commonwealth funded projects are paid in arrears, meaning Council must complete works before receiving funds.

Non-Operating – Net Gain/(Loss) on Disposal of Assets

Disposal of assets currently records a loss of \$48k against an annual budgeted loss of \$0.402m.

Non-Operating – Contributions Non-Monetary Assets

No donated assets have yet been recognised against an annual budget of \$5.300m.

Capital Works

Council's year-to-date Capital Works expenditure is \$1.371m against an annual budget of \$31.512m.

In the early stages of the financial year, many projects incur little expenditure while they undergo tendering or improved weather conditions for works such as road resealing or stormwater. Also, the large-scale grant funded projects are still in the design stage and will not see any noticeable expenditure until the second half of the financial year.

Summary

Further information on revenue, expenditure and capital works figures is provided in Attachment 1 to this report.

Consultations:

General Manager

Executive Leadership Team

Officers responsible for Capital and Operational Budget reporting

Human Resource / Financial and Risk Management Implications:

Financial implications are set out in the body of this report and in Attachment 1.

As this report is for receiving and noting only, no risk management issues arise. Risks associated with Council's financial expenditure and sustainability were managed through the process for developing Council's annual budget and are monitored through ongoing reporting on Council's Strategic and Key Operational risk register.

Community Consultation and Public Relations Implications:

Community consultation was not required due to the regular and operational nature of this report. There are no material public relations implications.

Recommendation:

That Council:

RECEIVE and NOTE the Financial Performance Report for the year-to-date ending 31 August 2022 as set out in Attachment 1.

Attachments/Annexures

- 1 Attachment 1 - Financial Performance Report to 31 August 2022



12. PROCUREMENT AND CONTRACTS - MONTHLY REPORT

Author: Manager People and Governance (Tracey Ehrlich)

Qualified Person: Director Corporate Services (Jenny Richardson)

ECM File Reference: Procurement

Community Plan Reference:

Leading our Community

The communities of Glenorchy will be confident that Council manages the community's assets soundly for the long-term benefit of the community.

Strategic or Annual Plan Reference:

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

Strategy 4.1.3 Maximise regulatory compliance in Council and the community through our systems and processes

Reporting Brief:

To inform Council of exemptions that have been applied to procurements under Council's Code for Tenders and Contracts for the period 18 August to 16 September 2022 and provide an update on external legal expenditure in accordance with the Ministerial Directions.

Proposal in Detail:

Exemption report

Council's Code for Tenders and Contracts (**the Code**) has been made and adopted by Council as required under section 333B of the *Local Government Act 1993*.

Under the Code (Annex A), the General Manager is required to report to Council any purchases in circumstances where a normally required public tender or quotation process is not used. Instances of non-application of the quotation or public tender process are to be reported at ordinary Council meetings as soon as possible after a contract is executed or a purchase order is issued.

The information reported for each contract or purchase order will include:

- the contract or purchase order value (excluding GST)
- the circumstances for engaging the contractor or supplier without seeking the required number of quotes

- the date approval was given to engage the contractor or supplier
- the date of the contract or purchase order
- if the contract or purchase order was as a result of a prescribed situation or prescribed contract under regulation 27 of the *Local Government (General) Regulations*, the sub regulation relied on for not calling for public tenders.

For the period from 18 August to 16 September 2022 there was one (1) exemption to Council's Code for Tenders and Contracts totalling \$62,000.00 for the Manage Engine software which has been in use by Council since 2016. There is only one authorised distributor of this software for the Australian market.

Expenditure on external legal services

In compliance with Item 32 of the Ministerial Directions, Council adopted a policy and process relating to the appointment of external legal advisors and monthly reporting to Council external legal services expenditure.

Council's Legal Services Policy provides at cl. 2.5 that Council: *will report monthly to Council on the amount spent on external legal services in the preceding month.*

For the month of August 2022, the total amount spent on external legal services for all of Council was \$414.00. This expenditure related to Land Transfer Office fees relating to a transfer of property.

The expenditure was provided for in Council's 2022/23 budget.

Completion of Ministerial Directions

On 9 September 2022 Council received a letter from the Minister for Local Government accepting Council's completion of all Ministerial Direction requirements. This letter is included as Attachment 1 to this report.

Given this, it is recommended that Council reporting now reverts back to complying with the *Local Government (General) Regulations 2015*, clause 28(j):

establish and maintain procedures for reporting by the general manager to the council in relation to the purchase of goods or services in circumstances where a public tender or quotation process is not used.

In compliance with the statutory requirement, it is recommended that Officers report to Council each instance of an exemption as soon as practicable after the exemption is granted, as required. All exemptions \$250,000 and above cannot be granted by anyone other than Council. Therefore, this reporting would only relate to exemptions below the \$250,000 threshold.

Consultations:

Senior Legal Counsel

Procurement and Contracts Coordinator

Accounts Payable Supervisor

Human Resource / Financial and Risk Management Implications:

Human resources

There are no material human resources implications.

Financial

The report documents expenditure of \$414.00 in budgeted operational costs.

Risk management

As this report is recommended for receiving and noting only, no risk management issues arise. Risks around procurement are monitored and reported on a continuous basis as part of standard processes and procedures.

Community Consultation and Public Relations Implications:

Community consultation was not required or undertaken. There are no material public relations implications.

Recommendation:

That Council:

1. RECEIVE and NOTE the Procurement and Contracts Monthly Report for the period from 18 August to 16 September 2022;
2. NOTE the Minister for Local Government's letter dated 9 September 2022 advising that Council's reporting obligations under the Ministerial Directions are now complete.
3. APPROVE reversion to exception reporting to Council of procurement exemptions below \$250,000 in accordance with cl. 28(j) of the *Local Government (General) Regulations 2015*, noting that any exemptions above \$250,000 require explicit Council approval.

Attachments/Annexures

- 1 Local Government Minister Letter re Ministerial Directions



13. NOTICES OF MOTIONS – QUESTIONS ON NOTICE / WITHOUT NOTICE

CLOSED TO MEMBERS OF THE PUBLIC

14. CONFIRMATION OF MINUTES (CLOSED MEETING)

That the minutes of the Council meeting (closed meeting) held on 29 August 2022 be confirmed.

15. APPLICATIONS FOR LEAVE OF ABSENCE

16. NOTICES OF MOTIONS – QUESTIONS ON NOTICE / WITHOUT NOTICE (CLOSED)
