

COUNCIL AGENDA

MONDAY, 27 MAY 2019



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 belonging to Tony McMullen.

Tony McMullen
General Manager

22 May 2019

Hour: 6.00 p.m.

Present:

In attendance:

Leave of Absence:

**Workshops held since
last Council Meeting**

Date: Monday, 13 May 2019

Purpose: To discuss:

- 2019-20 Rates
- Wilkinsons Point – History and Key Considerations

Date: Monday, 20 May 2019

Purpose: To discuss:

- Roads By-Law
- Draft Annual Plan 2019-20

TABLE OF CONTENTS:

1.	APOLOGIES	4
2.	CONFIRMATION OF MINUTES (OPEN MEETING)	4
3.	ANNOUNCEMENTS BY THE CHAIR	4
4.	PECUNIARY INTEREST NOTIFICATION	4
5.	RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE.....	4
6.	PUBLIC QUESTION TIME (15 MINUTES).....	9
7.	PETITIONS/DEPUTATIONS.....	9
COMMUNITY		10
8.	ANNOUNCEMENTS BY THE MAYOR.....	11
9.	SCHEDULE OF FEES AND CHARGES	14
10.	COMMUNITY ENGAGEMENT - CONSIDERATION OF THE FORMER PRECINCT SYSTEM	17
11.	GLENORCHY ARTS AND SCULPTURE PARK (GASP).....	26
ECONOMIC		31
12.	PROPOSED WASTE MANAGEMENT FEES AND CHARGES 2019/20 FINANCIAL YEAR	32
ENVIRONMENT		46
13.	JACKSON STREET LANDFILL EXTENSION BUSINESS CASE	47
14.	TOLOSA DAM DECOMMISSIONING AND REMEDIATION STATUS UPDATE	55
15.	FOOD ORGANICS GARDEN ORGANICS (FOGO) UPDATE.....	69
GOVERNANCE		75
16.	LOCAL GOVERNMENT ASSOCIATION OF TASMANIA 2019 ELECTIONS	76

17.	REDISTRIBUTION OF GRANT FUNDS TO YMCA - GLENORCHY COMMUNITY PARK	78
18.	DISPOSAL OF PUBLIC LAND - MILL LANE (CARPARK)	87
19.	2019 -20 THREE YEAR INTERNAL AUDIT PLAN	95
20.	AUDIT PANEL REPORT ON COMPLIANCE WITH MINISTERIAL DIRECTION 5(B).....	99
21.	FINANCIAL PERFORMANCE REPORT TO 30 APRIL 2019	106
22.	PROCUREMENT AND CONTRACTS - MONTHLY REPORT	108
23.	MINISTERIAL DIRECTIONS - MONTHLY AND REPORT.....	112
24.	NOTICES OF MOTIONS – QUESTIONS ON NOTICE / WITHOUT NOTICE	115
	CLOSED TO MEMBERS OF THE PUBLIC	116
25.	CONFIRMATION OF MINUTES (CLOSED MEETING)	116
26.	APPLICATIONS FOR LEAVE OF ABSENCE.....	116
27.	NOTICES OF MOTIONS – QUESTIONS ON NOTICE / WITHOUT NOTICE (CLOSED)	116

1. APOLOGIES

2. CONFIRMATION OF MINUTES (OPEN MEETING)

That the minutes of the Council Meeting held on 29 April 2019 be confirmed.

3. ANNOUNCEMENTS BY THE CHAIR

4. PECUNIARY INTEREST NOTIFICATION

5. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

James Bryan, 14 England Avenue, Montrose

Proposed disposal of Wilkinsons Point

In relation to Council's proposed disposal of public land at Wilkinsons Point, Mr. Bryan asked the following questions:

Q. How much of the development for GASP is on Crown Land? What area?

- A. The three parts of the GASP Boardwalk that extend over the water, the cantilevered section of the GASP pavilion and the jetty at the end of the Wilkinsons Point are situated on Crown Land. Council has leased those areas of land from the Crown (for a nominal amount) and is authorised to licence them to GASP.

Q. Has this area been specifically excluded from the maps/plans of the area offered for disposal?

A. Yes, they have been excluded. None of the areas the subject of Crown leases are shown on the plan of the area offered for disposal.

Q. Excluding the cantilevered section of the pavilion which is on Crown Land, is the rest of the pavilion and associated works (toilets etc.) included in this proposal to dispose of land?

A. The entire area within the boundaries of the two Wilkinsons Point titles that are owned by Council was approved for potential disposal under the section 178 process, including the GASP Pavilion. However, this does not mean that Council is required to or will dispose of the entire area or the Pavilion (or any other GASP infrastructure on Council land). Council has previously expressed that it has no intention of selling any part of the GASP infrastructure. Council's resolution provides that public access to the entire foreshore and Loyd Road must be maintained.

Q. Was the license to GASP to operate granted by Crown Land Services?

A. GASP Inc.'s licence to operate is between Council and GASP Inc. Council has separate arrangements with Crown Land Services relating to any encroachments into adjacent Crown Land, and is authorised to licence any areas leased from the Crown to GASP Inc.

Q. Can Road Reserves be sold as part of this disposal and built upon?

A. There are no public road reserves within the titled boundaries of the Land. The formed roads on the site are private roads. Loyd road is also not an actual road reserve and forms part of the title owned by Council, however Council will maintain access to the site through Loyd Road in accordance with its resolution and will not dispose of Loyd Road in any sale process.

Q. Exactly how much of this land is available for development (the road reserve seems to carve up the space into small sectors)?

A. The area available for development under the current Specific Area Plan is approximately 2.30 ha. (or approximately 25% of the total area).

Proposed disposal of public land at Barry and Regina Streets, Glenorchy

In relation to Council's proposed disposal of a car park at Barry Street on the corner of Barry and Regina Streets, Glenorchy, Mr Bryan noted that:

- on page 32 of The Mercury on Wednesday 20th March there were two advertisements for the disposal of land, the above mentioned and 29 Stourton Street, Rosetta, and
- the area of land in both ads is the same 418²m. This can't be correct for both parcels. The area of the parking lot on the corner of Barry and Regina streets is listed as 745²m in the Council agenda of 25 February 2019.

In relation to this, Mr. Bryan asked the following questions:

Q: Has this been corrected or does it need to be re-advertised?

- A. The advertisement of 418m² was not an error and does not need to be readvertised. The report to Council on 25 February 2019 noted that the total area of the land was 745m² but that Council had received a proposal to exchange “approximately 448m²”. The 448m² figure was based on the proposal received from the developer.

When Council issued the public notice of the proposed disposal, the figure south to be exchanged was adjusted to 418m² because that figure was more accurate. The adjustment was due to an encroachment of road and footpath construction on the Barry/Regina Street junction, with an area of approximately 30m² (calculated by scaled measurement as 30.58m²). While the entire site (745m²) has been put forward for disposal, the area that has been proposed for exchange is 418m².

It was coincidental that this area was the same as the area being disposed of at 29 Stourton Street, the advertisement for which was published on the same day.

Q. Were Aldermen informed that the plans available at Council’s offices indicate that this exchange would be to provide car spaces and entry to a 5-story apartment block that the Council has received plans to build at 2 Regina Street?

- A. Further details of the proposal are provided for Aldermen in the report to the current Council meeting to assist them in making a final decision about whether it is appropriate to dispose of the site. However, the Section 178 process under *the Local Government Act 1993* process is not a planning process, and is only concerned with Council determining whether it is appropriate to dispose of public land. What is ultimately approved for development on the site is subject to the strict planning process under the *Land Use Planning and Approvals Act* and any other relevant Acts.

Q. In the spirit of openness and transparency isn’t this information important?

- A. The Section 178 process was implemented to enable public consultation and transparency. Details of the proposal were provided to the public, as is evident from the questions presented. Any development proposals for the area will receive the scrutiny and assessment through the planning process. The second report to Council at the May meeting contains detail on the proposal to assist Aldermen in deciding whether it is appropriate to dispose of the site.

Customer Service Levels

On page 333 of last month's Council Meeting Attachments (March 25 2019) is a list of Glenorchy City Council Service Levels. The list includes items such as Animal Management, Bus Interchange Maintenance, Parks and Recreation and Waste Management. There does not appear to be mention of Public Toilets or Playgrounds.

Q. Could these be added to the above list with levels of service outlined?

A. The Manager Customer Services is in communication with the Operations and Maintenance Supervisor to identify the response times and will add these to the document.

Q. As this is important information, if it is not already, could this document be added to the Council Website?

A. This information is available on Council's website and always has been.

Shane Alderton - 296 Main Road, Austins Ferry

Q. In relation to Council's decision to adopt a fortnightly FOGO waste collection service from 2020, how many thousands of tonnes of commercial and non-household waste are going to Council's landfill site each year?

A. The below table details the total tonnages from the past 2.5 years for all waste streams generated from all commercial, domestic and Council operations. This also highlights the total residual waste (what's actually buried in landfill) and the total amount diverted (i.e. not sent to landfill).

Since December 2018, Council has been diverting approximately 50% of commercial loads from the landfill and has also been diverting all domestic kerbside waste (approximately 8,000 tonnes).

Waste Streams	16/17	17/18	Jul – Dec 18
Waste Categories			
Domestic	23,172.1	21,965.0	9,975.3
Industrial/Commercial	23,637.3	17,108.8	7,398.1
Council Operations	15,146.6	11,072.9	7,967.0
Demolition/Construction	52,963.2	71,756.9	34,550.0
Recovery	588.3	560.9	309.5
Other Municipalities	867.7	917.9	377.1
TOTAL WASTE TO LANDFILL:	116,375.2	123,382.4	60,576.9
Other categories			
Composting	2,889.6	2,254.3	1,097.3

Waste Streams	16/17	17/18	Jul – Dec 18
Clean Fill	74,337.7	83,075.0	41,626.5
Recovered Material	2,431.2	923.4	1,211.5
TOTAL OTHER CATEGORIES	79,658.50	86,252.70	43,935.30
Residual waste on landfill	36,716.7	37,129.7	16,641.6
Amount Diverted from Landfill	79,658.5	86,252.7	43,935.3

Geoff Corrigan - 10 Fleming Street, Glenorchy

Q. What consideration is being given when approving units or major developments to the stormwater and sewerage systems and whether these systems can handle the additional use.

A. When applications are lodged for any development, the capacity of the existing underground stormwater infrastructure is assessed to determine if the additional expected loads can be accommodated up to a 1 in 20 year storm event.

Insufficient capacity may require the installation of on-site detention of the stormwater to slow down the release of the stormwater into the reticulated system or the upgrading of Council's underground infrastructure. This is a requirement of Council's planning scheme. Assessment of the sewage infrastructure is undertaken by TasWater.

Rachel Kitson - 3 Rosanna Court, Claremont

Q: I'm very interested Glenorchy becoming a sustainable city and I know we're taking steps to do that. I have read your report on the Waste Management Strategy for the next 10 years. Are we looking at implementing any programs in Glenorchy to educate Glenorchy City's residents about sustainability? For example, I have tried to find clean up groups in Glenorchy but haven't been able to. How are you going to approach being a more sustainable city, and act on these strategies?

A. Council is addressing sustainability through our Waste Management Strategy. However, there are any other initiatives Council is involved with that assist us to be a more sustainable city. These include the following:

- Environment Volunteer Framework – this allows community groups and bush and coast care groups to improve the natural values within our natural areas
- Our Environment Engagement Strategy, which is currently being drafted following our recent 'Who cares about the environment' survey. This will prioritise Council's work in working with our community on the key environmental priorities that were presented to Council by the 388 respondents to the survey

- Council employs a full-time a Waste Education Officer who works with local community groups and schools to deliver an education program about waste and litter
- Council is about to undertake a review of all of our Open Space areas to assess how it delivers on the 2015 Open Space Strategy. This work will inform the location of future development of park facilities such as playgrounds and toilets
- A tracks and trails project is underway to engage with our community about where there are gaps in our network and where there are areas that require trail development to link open space, and
- The Hobart City Deal will explore the public transport network between Hobart and Glenorchy.

Q: Who manages the food and beverage functions at the Derwent Entertainment Centre. I believe that the Red Hot Chilli Peppers concert was badly mismanaged. I tried to provide feedback, would like to provide feedback and receive a response.

A. The Derwent Entertainment Centre manages the provision of food and beverage services through a contract a private company. Council officers have contacted Ms. Kitson to follow up on her specific feedback.

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.

7. PETITIONS/DEPUTATIONS

COMMUNITY

Community goal: “Making lives Better”

8. ANNOUNCEMENTS BY THE MAYOR

Author: Mayor (Ald. Kristie Johnston)
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 the announcement of activities and events attended by the Mayor for the period between Tuesday, 23 April to Monday, 20 May 2019

Proposal in Detail:

The following is a list of events and external meetings the Mayor has attended during the period between Tuesday 23 April to Monday 20 May 2019.

Thursday 25 April 2019

- Attended and laid a wreath at the Dawn ANZAC Day Service at Claremont
- Attended and laid a wreath at the 9am ANZAC Day Service at Claremont
- Hosted and laid a wreath at the 11am ANZAC Day Service at Glenorchy City Council
- Attended the Football Federation Tasmania ANZAC Day Game at North Hobart Oval
- Attended the Glenorchy v Kingborough ANZAC Day Game at KGV

Monday 29 April 2019

- Attended the 10th Anniversary Celebration of the Goodwood Goers
- Attended the Opening of the West Moonah Community House Men’s Shed Extension
- Attended a meeting with the Lord Mayor of Hobart

- Chaired the Council meeting

Tuesday 30 April 2019

- Attended a meeting with a resident
- Hosted the Moonah Taste of the World Volunteer Thank You Reception

Wednesday 1 May 2019

- Officially opened the Indie School in Glenorchy
- Hosted and presided over the Australia Citizenship Ceremony at the Derwent Entertainment Centre

Friday 3 May 2019

- Attended the University of Tasmania Dinner

Saturday 4 May 2019

- Attended and laid a wreath at the 78th Anniversary of the Battle of the Coral Sea

Monday 6 May 2019

- Attended the launch of Libraries Tasmania Smart Lockers at the Chigwell Child and Family Centre
- Hosted a Keep Australia Beautiful Presentation Reception
- Chaired a Council Workshop

Tuesday 7 May 2019

- Attended a meeting with representatives of the Tasmanian Muslim Association

Wednesday 8 May 2019

- Attended the TasWater's Owners Representative General Meeting in Launceston

Friday 10 May 2019

- Participated in ABC 936 Mornings Election Forum in Northgate

Monday 13 May 2019

- Attended a meeting with a resident
- Chaired an extra Council workshop
- Chaired the Glenorchy Planning Authority Meeting

Wednesday 15 May 2019

- Official Launched the Waste Management Strategy Campaign "It all comes back to U"

Thursday 16 May 2019

- Attended the LGAT Regional Breakfast

Monday 20 May 2019

- Attended a thank you morning tea for the Claremont Library volunteers
- Attended a media event with Opposition Leader Rebecca White regarding funds for a Drsydale Campus at Claremont College
- Chaired the Council Workshop

A significant number of other internal Council meetings and administrative duties were also undertaken.

Consultations:

Nil.

Human Resource / Financial and Risk Management Implications:

Nil.

Community Consultation and Public Relations Implications:

Nil.

Recommendation:

That Council:

RECEIVE the announcements about the activities of the Mayor's office during the period between Tuesday 23 April to Monday 20 May 2019.

Attachments/Annexures

NIL

9. SCHEDULE OF FEES AND CHARGES

Author: Systems Management Accountant (Mark Patmore)
Manager, Finance and ICT (Tina House)

Qualified Person: Director Corporate Services (Jenny Self)

ECM File Reference: Annual Budget 2019/2020

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 the 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 present the proposed Schedule of Fees and Charges for the 2019/20 financial year to Council for adoption.

Proposal in Detail:

Schedule of Fees and Charges

Attachment 1 is Council's proposed Schedule of Fees and Charges for 2019/20 (**Schedule**).

The Schedule sets out both the fees charged for the 2018/19 financial year and the proposed fees for 2019/20. Overall, a small number of fees have been eliminated, a similar number have not been increased and a range of fee increases in the order of approximately 2.5% are proposed.

Comments on user and statutory charges in Schedule

The revenue from user charges varies from year to year depending on the level of take-up of Council, services by the community.

Approximately 20% of Council's revenue comes from user and statutory charges, including building and planning application fees.

Over the past three years, Council has experienced increased economic activity, which has resulted in user charges trending up in several areas, including planning, building and plumbing.

The changes to Council's user and statutory charges proposed in the draft Schedule are the result of Council reviewing both the level and range of fees it charges for the services it provides.

Fees and charges not yet included in draft Schedule

A small number of fees and charges collected by Council are set independently at the adoption of the Schedule either by regulation or by separate resolution of Council. These include:

- fees and charges set by State government regulations
- Council rates, which are set in Council's rates declaration (to be adopted in June), and
- waste management fees and charges, which are the subject of separate report to this Council meeting.

Consultations:

Aldermen
Executive Leadership Team
Managers and Coordinators
Senior Finance staff

Human Resource / Financial and Risk Management Implications:

Human resource, financial and risk management implications relating to the approval of the 2019/20 Schedule of Fees and Charges have been considered as part of the budget development process.

Financial

As noted above, approximately 20% of Council's revenue is derived from user charges representing a significant part of Council's budgeted income. It is therefore important that the revised Schedule of Fees and Charges is adopted, to account for changes in the cost of undertaking business, including CPI cost increases or other cost increases.

Human resources

There are no material human resource implications.

Risk management

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation Adverse public reaction to the decision to increase fees and charges.	Minor (C2)	Possible (L3)	Moderate	Communicate to the community that fee increase have been kept within a modest range.
Do not adopt the recommendation Adverse financial implications for Council with a risk of not meeting Long Term Financial Management Plan revenue objectives.	Moderate (C3)	Unlikely (L2)	Moderate	Consider cost savings to counteract the revenue shortfall. objectives.

Community Consultation and Public Relations Implications:

In setting the proposed fees included in the Schedule, Council has tried to balance the need to ensure financial sustainability with minimising the impact on ratepayers and continuing to deliver essential services to the Glenorchy community.

If approved, the Schedule of Fees and Charges is unlikely to attract negative publicity given that any fee increases are generally in-line with CPI.

The Schedule will be published on Council's website, once adopted.

Recommendation:

That Council:

APPROVE the Glenorchy City Council Schedule of Fees and Charges 2019/20 in the form of Attachment 1.

Attachments/Annexures

- 1 Schedule of Fees and Charges 2019/20



10. COMMUNITY ENGAGEMENT - CONSIDERATION OF THE FORMER PRECINCT SYSTEM

Author: Coordinator, Community Planning and Engagement (Andrea Marquardt)

Qualified Person: Director, Community Customer Services (David Ronaldson)

ECM File Reference: Community Engagement Framework

Community Plan Reference:

Making Lives Better

There will be community services and programs for people of all ages and abilities to connect, support and make lives better.

Strategic or Annual Plan Reference:

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
- Strategy 1.1.2 Encourage diversity in our community by facilitating opportunities and connections
- Action 1.1.1.01 Engage with our communities to guide our decision-making, using the Community Engagement Strategy

Reporting Brief:

To provide an overview of current community engagement processes at Glenorchy City Council and look at trialling a series of public meetings ('Community Yarns') to complement Council's existing Community Engagement Framework.

Proposal in Detail:

At the Council meeting on 25 June 2018, Phil Butler, on behalf of the Citizens for Glenorchy Inc., delivered a deputation to Council calling for the reinstatement of a community precincts system to be auspiced by Council. Mr Butler's deputation was in response to a resolution made in August 2016 in which the previous Council resolved to formally end its relationship with the existing Community Precincts program.

Following Council's August 2016 resolution, three former community precinct committees continued to meet during 2016/2017 under the auspices of the Citizens of Glenorchy Inc. Mr Butler's deputation suggested that community precincts should again be auspiced by Council as they had been prior to August 2016 when they were special committees of Council.

At its meeting on 25 June 2018, Council made the following resolution in response to Mr Butler's deputation:

"Thomas/Stevenson

That Council receive a report from Council officers on options for reinstating a precinct-type system to better engage with and inform our community."

In response to the resolution Council staff have either met with or have been in contact with all Aldermen, representatives from the three former community precincts that were operating in 2016, the Collinsvale Community Association, and also with Mr Butler (as a representative of the Citizens for Glenorchy Inc.) to discuss their views around how Council can best engage with the community on the types of issues that the former precincts were concerned with.

This report provides a recent history of Council's engagement program (including the former Community Precinct Program), an overview of Council's current community engagement processes and a summary of the feedback received following meetings with Aldermen and community representatives. It ultimately recommends that Council trials a 'Community Yarns' public meeting process to complement Council's existing Community Engagement Framework.

Background to Community Engagement at Glenorchy City Council

Community engagement is not new at Glenorchy City Council. For many years, Council has utilised several formal and informal processes to engage with the community, including:

- The Community Engagement Strategy 2008, which was replaced by the Community Engagement Framework in 2016
- special committees of Council
- forums and workshops on specific issues
- Council's website and Facebook page
- the Glenorchy Gazette
- the Glenorchy Matters Community Panel
- a dedicated Customer Service Centre in addition to informal staff interactions and working groups, and
- from 1999 until August 2016, the Community Precinct Program

Background to the Community Precinct Program

The Community Precinct Program was introduced by Council in 1999 with the aim of facilitating and encouraging the involvement of the local community in decisions and projects that affected their neighbourhoods. The local government area was divided into twelve (12) areas, with each served by a precinct committee that met monthly. Each precinct was a special committee of Council with staff from the then Community Participation program at Council attending precinct meetings. The program was staffed by two full-time liaison officers who shared attendance at meetings, plus an administration officer.

In 2003, an independent review of the program was undertaken which recommended that rather than a decision-making structure, the precinct program adopt a participatory structure that sought to involve as many people as possible at the local level but not be representative of them.

By 2010, the number of precinct committees had reduced to nine due to mergers of several of the precinct committees. This can be attributed to several factors, including lowering attendance numbers and the proximity of some precincts to others.

A report was considered by Council on 1 March 2010 ([Attachment 1](#)) recommending that Council look to develop further ways of engaging and consulting with the community and that changes were made to the level of staff resourcing that was dedicated to the precinct committees. The recommendations in the report were approved by Council.

By 2015, the number of precincts operating had reduced to three due to further mergers.

At the Council meeting on 1 August 2016 ([Attachment 2](#)) Council made the following resolutions:

1. That Council ends its formal relationship with the Community Precinct Consultation System.
2. That Council re-direct the money used to support the precincts to provide small one-off grants to facilitate community-based initiatives on merit.

The resolution was passed 6 votes to 4 on the back of a motion moved by former Alderman David Pearce, and was opposed by Aldermen Dunsby, Johnston, Stevenson and Quick and Mayor Johnston.

Following that resolution, Council staff worked with the remaining three precinct committees and their related projects/activities to assist them to find meeting spaces and auspicing bodies. These are detailed in the Community Precinct Program Transition Report which was considered by Council (constituted by Commissioner Smith) on 24 October 2016 ([Attachment 3](#)).

A further report went to Council on 13 June 2017 ([Attachment 4](#)) which approved the redirection of funds previously used to support the Community Precinct Program to the Glenorchy Community Fund for distribution through its funding program for a period of three years.

Council's Current Community Engagement Process

At the Council meeting 15 May 2017, Council adopted the Glenorchy City Council Community Engagement Framework (**Framework**). Attachment 5 is a copy of the report which led to the adoption of the Framework.

The Framework sets out Council's approach to advance a culture of community engagement as an important aspect of Council's service delivery and decision making, and to ensure that Council's engagement activities are both practical and consistent.

The Framework includes the following components:

- a Community Engagement Policy – this provides direction and outlines the guiding principles for community engagement
- a Community Engagement Procedure – this guides Council staff on when and how they should engage with the community and stakeholders under different circumstances (internal document)
- a Community Engagement Toolkit – this includes staff guidelines and resources on how and when they should use different methods in delivering community engagement activities (internal document), and
- a Public Participation Brochure – this contains information for the public on Council's community engagement processes and how they can get involved.

The Framework is guided by the International Association for Public Participation (IAP2) core values and public participation spectrum. IAP2 is an international members association which seeks to promote and improve the practice of public participation or community engagement. IAP2 Australasia is the leading public participation association in Australasia.

The Framework was officially launched in August 2017.

Council works on a spectrum of participation including informing, consulting, involving, collaborating and empowering, so will use different methods of engagement for different engagements depending on the engagement aim as per IAP2 best practice.

Consultations and Feedback

Council Aldermen

Council staff spoke with all Aldermen regarding the former precinct system, Council's current engagement processes and ways to increase Council's engagement with the community. Feedback included:

- a desire for Council staff to be able to fully utilise the current Community Engagement Framework and use different methods of engaging with the community
- provision of opportunities for the community to be involved in projects
- staffing resources dedicated to the former precinct program, and
- the use of online engagement tools.

It was noted that while there are a number of businesses which specialise in online engagement tools (for example Bang the Table, OurSay, Social Pinpoint, etc.) there is currently no agreement to direct budget to any of these tools). Council has yet to implement any of these tools.

Specific Community Groups and Former Precincts

Council staff also spoke with representatives from the three (3) former precinct groups which were operating in 2016, Phil Butler (representing the Citizens for Glenorchy Inc.) and the Collinsvale Community Association.

Of the three former precinct groups, only one (the Glenorchy Group) still holds formal monthly meetings. The Claremont group stopped meeting in 2016 as there was no-one willing to run the meetings, and the Moonah group still meets socially at the West Moonah Community House.

The former precinct representatives did not express a desire to reform on a formal basis, but indicated that they would like direct/in-person contact with Council staff and Aldermen in addition to Facebook, Council's website and the Glenorchy Gazette. The Glenorchy Group (one of the three former Precinct committees) also needs support to find a meeting venue at no cost, as they do not generate any income.

The Collinsvale Community Association is interested in Council providing insurance coverage and Aldermanic attendance at their monthly meetings.

The Citizens for Glenorchy Inc. noted that one of the positive aspects of the former precinct program was that it provided a vehicle for people to have their say, however there was a feeling that the groups never really reached their potential as there were no clear aims of what the groups wanted to achieve. There was discussion around ways for all the different groups and associations in the City to work together, and the varying levels of support that Council may be able to provide.

Other

Council staff also spoke with staff from the City of Hobart and Sorell Council. Both councils run, or are intending to run, a 'community conversation' type model which will include formal meetings about matters of community interest. There are other councils throughout Australia, including the Ballarat Council, which run similar meetings. The intent is to provide opportunities for two-way conversations between councils and community.

Recommendations

Continuation of Community Engagement Framework

Council has a robust Community Engagement Framework based on leading practice in local government. It is recommended that Council continues to utilise this Framework with further work to be done by the Community Planning and Engagement team to assist other staff with using the Framework documents and undertaking staff training.

'Community Yarns'

A further recommendation is for Council to trial holding a series of 'Community Yarns' over a 24-month period.

These will be in the form of public meetings at various locations within the municipality. The intent is to increase access to Council staff and Aldermen for residents throughout the municipality and provide an additional way to engage with the community which complements the methods under the current Community Engagement Framework.

The 'Community Yarns' would be held as a mechanism to find out what's important to people and their local communities, and what people would like to know more about.

The proposal would include conducting 4 yarns per calendar year between February and November, which would rotate between different areas (e.g. Glenorchy, Moonah, Berriedale, Claremont, Goodwood and Collinsvale). The meetings would be open to anyone within the community.

The format of the meetings could include:

- providing updates on specific projects in the municipality and/or local areas – both from Council and other organisations if relevant
- giving an opportunity for community members to ask questions of Council staff and Aldermen
- facilitated sessions on specific topics – for example if Council is currently engaging with the community and would like some targeted feedback, and
- finding out what's important to people and their local communities, including checking progress with community members in relation to the goals and priorities listed in the Glenorchy Community Plan.

Glenorchy Group and Collinsvale Community Association

Both the Glenorchy Group and the Collinsvale Community Association raised issues specific to their groups. It is proposed that Council staff meet again with the groups with the intent of developing a Memorandum of Understanding with each group. This would enable some formal recognition of those organisations without the need for groups to become special committees of Council (which would be inconsistent with the current committees structure).

Online Engagement

It is recommended that Council's Community Planning and Engagement staff undertake further research into online engagement programs, including costing, that could potentially be utilized if funding becomes available in the future.

Consultations:

Director Community and Customer Services
Manager Community
Community Planning and Engagement team

Representatives from 3 former precinct groups, as well as the Citizens for Glenorchy Inc. and the Collinsvale Community Association

Human Resource / Financial and Risk Management Implications

Financial

There would be minimal financial costs to Council to implement the 'Community Yarns' proposal. Costs could include venue hire and refreshments, which could be covered from the existing Community Planning and Engagement budget.

There are no additional financial implications to continuing with Council's current Community Engagement Framework.

There are no financial implications to developing Memoranda of Understanding with the Glenorchy Group or the Collinsvale Community Association.

There are no financial implications to researching online engagement tools, although there would be an ongoing financial cost if these were implemented.

Human resources

Whilst there would be no additional human resources required to hold the Community Yarns sessions, there would be some additional work for Community Planning and Engagement staff. There would also be a requirement for Council staff from various departments to attend out-of-hours meetings.

There would be no additional resources required to implement the other recommendations to this report.

Risk management

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation Criticism from people who favour a return to a precinct type system.	Minor (C2)	Possible (L3)	Low	Staff and Aldermen continue to utilise the Community Engagement Framework to provide opportunities for all members of the community to be able to meaningfully engage with Council.
Council's Community Engagement Framework and processes currently undertaken by staff are weakened as Community Yarns are seen to replace other methods of engagement.	Moderate (C3)	Possible (L3)	Moderate	Commitment by Council to maintain the current Community Engagement Framework and recognise that the Framework allows for a variety of engagement methods. Community Yarns is not intended to replace the current Framework.

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Pressure on staff presenting at Community Yarns who face questions outside their area of expertise from community members.	Moderate (C3)	Possible (L3)	Moderate	Sessions will be required to be facilitated and several staff/aldermen present to assist with fielding questions from members of the community.
Do not adopt the recommendation Council staff will be required to undertake further investigation to address the resolution made by Council to investigate an alternative community engagement system.	Minor (C2)	Possible (L3)	Moderate	Aldermen provide clear direction on alternatives to focus officers work on specific proposals.

Community Consultation and Public Relations Implications:

Community consultation

Consultation with specific interest groups has been undertaken as listed. It is expected that feedback will be obtained from the broader community during the 24-month trial of the 'Community Yarns' meetings and evaluation of the process will be undertaken.

Public relations

There is an opportunity for Council to receive positive public opinion by implementing open meetings giving members of the community the opportunity to meet with Council Aldermen and staff.

Recommendation:

That Council:

1. ENDORSE a 24-month trial of 'Community Yarns', to be held four times each year at various locations throughout the municipality, and direct the General Manager to implement the trial
2. ENDORSE the continued implementation of Council's Community Engagement Framework in the form previously adopted by Council
3. ENDORSE Council's entry into separate Memoranda of Understanding with the Glenorchy Group and the Collinsvale Community Association relating to Council's ongoing relationship with those organisations
4. DIRECT the General Manager to investigate and obtain cost estimates for the introduction of online community engagement platforms, and
5. REQUEST a future report on the implementation of the actions listed in paragraphs 1 to 4 (above).

Attachments/Annexures

- 1** Council Report - 'Community Consultation and Engagement at
[!\[\]\(a07aa36d78c53e31e70392f2e6464460_img.jpg\)](#) Glenorchy City Council' - 1 March 2010
- 2** Notice of Motion Resolution - 1 August 2016
[!\[\]\(287c4fb1f5e17c57768ce0ff15937137_img.jpg\)](#)
- 3** Council Report - 'Community Precinct Program Transition' - 24
[!\[\]\(9ed67b0df2bf247bd44f504e633841d1_img.jpg\)](#) October 2016
- 4** Council Report - 'Community Grant Processes' - 13 June 2017
[!\[\]\(c2ce9d502fdd552aa2c024496bae0e44_img.jpg\)](#)
- 5** Council Report - 'Community Engagement Strategy' - 15 May 2017
[!\[\]\(d95a9061ebd89ed88571e9c2d9edf1be_img.jpg\)](#)

11. GLENORCHY ARTS AND SCULPTURE PARK (GASP).

Author: Director, Community and Strategy (David Ronaldson)

Qualified Person: Director, Community and Strategy (David Ronaldson)

ECM File Reference: GASP

Community Plan Reference:

Making lives better

We continue to be a safe, inclusive, active, healthy and vibrant community. We will focus on developing a hub of multiculturalism, arts and culture.

Valuing our environment

We will value and enhance our natural and built environment. Our CBD areas of Glenorchy, Moonah and Claremont will be revitalised, with a strong emphasis on great design, open spaces and public art.

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 1.2 Support our communities to pursue and achieve their goals

Strategy 1.1.1 Build relationships and networks that create opportunities for our communities

Valuing our environment

Objective 3.1 Create a liveable and desirable City

Strategy 3.1.2 Enhance our parks and public spaces with public art and contemporary design

Leading our 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 update Council on the recent activities of GASP Inc., including the appointment of a new Artistic Director and present GASP Inc's most recent Annual Report.

Proposal in Detail:

Council last received a report on the activities of GASP Inc. the entity which currently administers the Glenorchy Arts and Sculpture Park (**GASP**) at its meeting on 19 April 2017, where it resolved that Council would continue as GASP's primary sponsor (i.e. continue to provide financial support to GASP) for another three years) (refer [Attachment 1](#)).

This arrangement is about to enter its final year and will end in June 2020. A decision on the future arrangement between the Council and GASP needs to be reached over the coming months.

This report presents an overview of GASP's recent activities and Council's funding arrangements and recommends that officers are instructed to provide a further report to Council with funding options for GASP for the next year.

Summary of GASP's Activities

GASP's activities during the past 12 months are articulated in the GASP's 2018 Annual and Financial Report ([Attachment 2](#)) which was presented to the GASP board at its AGM in January 2019.

Highlights for GASP during the reporting period were:

- Petri Saarikko Residency
- Remedies Tasmania – launch at Glenorchy LINC
- GASP Light New Year's Eve – Devil Dance, and
- Pakana Kanaplila and Gooniyandi Residency and workshops.

The former Artistic Director of GASP (Jonathan Kimberley) resigned in late 2018. GASP undertook a recruitment process in early 2019 and recently appointed a new Artistic Director/CEO, Frances Butler. Ms Butler is contracted until the end of Council's current financial agreement with Council (i.e. until June 2020).

Finally, GASP Chairperson, Christine Edwards, has resigned, and recently passed the role to David Palmer who has been a director on the GASP board for the past two years.

Support provided to GASP

Council currently provides the following financial and in-kind support to GASP:

- an annual payment of \$104,500 (inc GST)
- provision of office accommodation and support facilities at Council's offices, and

- the ongoing maintenance of the GASP infrastructure (the GASP boardwalk and Pavilion) and the grounds of the area licensed to GASP. This detailed in Attachment 1.

Policy Considerations

The development of the Community Plan highlighted that the citizens of Glenorchy wanted further focus on arts and culture, through the following statements:

"We are a proud city, a city of arts; of opportunity; of partnerships; a city that makes exciting things happen."

"We will focus on developing a hub of multiculturalism, arts and culture."

"Our CBD areas ... will be revitalised with a strong emphasis on great design, open spaces and public art."

Other than general references in Council's Community and Strategic plans, Council does not currently have any specific policy or strategic documents that set out the vision or management principles for the GASP infrastructure and site.

The former plans and strategies that applied to the area occupied by GASP are now outdated. Council's Cultural Development Policy was developed in 1998 and the most recent Cultural Plan was developed in 2002. These documents are not reflective of the current environment. Over the last decade, significant change has occurred within Council's municipal boundaries, including the development of MONA, GASP and the Moonah Arts Centre (**MAC**).

Accordingly, there is currently a policy gap in relation to Council's expenditure and commitments to arts and culture within the City.

A business case has been submitted as part of Council's 2019/20 budget seeking funding for the development of an Arts and Culture Strategy for the City. If approved, the project would deliver a framework for Arts and Culture that provides direction for Council to achieve the goal of a culturally rich and vibrant community as envisaged in Council's Glenorchy Community Plan.

The preparation of an Arts and Culture Strategy will enable the place of GASP within the City's art and culture landscape to be fully considered.

This will enable Council to project where to invest in the future to achieve the best outcomes for the citizens of Glenorchy.

Agreement for ongoing funding of GASP

Council officers are continuing to work with GASP to finalise the wording of a revised funding arrangement. Discussions with GASP's new Artistic Director have been positive and there is an opportunity to continue the good work that is happening at GASP. The weekly Park Run at GASP is an example of the recent increase in activity at GASP.

The agreement with GASP will focus on KPIs that aim to not only help GASP Inc. to deliver on its commitments, but to also see an increase in activation at the site.

Council is also keen to see an increase in the recognition by GASP of the support that we provide to GASP. An example of this is the recent acknowledgement on the GASP website of Council's funding.

Other initiatives that will be progressed include improved documentation and agreement in respect to the creation and ongoing maintenance of new assets. This will ensure that GASP continues to be sustainable.

Council is also keen to work with GASP as part of the creation of a new play space and the ongoing development of Montrose Bay Foreshore as a regional park.

The draft funding agreement will cover the final 12 months of a three-year funding commitment and be presented to Council for endorsement at a future meeting.

Consultations:

Manager Community
Acting Manager Property, Environment and Waste
Coordinator Arts and Culture

Human Resource / Financial and Risk Management Implications:

Financial

As noted above, Council's direct contribution to GASP is via an annual payment and office location support, equating to approx. \$104,500 (inc GST) plus office space support.

Council also directly supports GASP via facility/infrastructure, as detailed in Attachment 1.

Human resources

Although GASP has an independent board which employs the GASP Artistic Director and manages the human resource functions for the position, Council's Manager Community is the key point of contact for the GASP within Council. Other Council officers from across the organisation provide support and internal liaison with GASP.

Risk management

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
There are no material risks in Council accepting the recommendations to this report as it is for Aldermens' information only.				

Community Consultation and Public Relations Implications:

Community consultation

Council has not undertaken any specific community consultation activities on this issue.

Public relations

When considering the issue of Council's on-going relationship with GASP consideration needs to be given to the priority statement in the Community Plan in relation to arts and culture and how (or if) this aligns with GASP's activities.

Recommendation:

That Council:

NOTE the information contained in this report and the 2018 GASP Annual and Financial Report

Attachments/Annexures

- 1 19 April 2017 GASP Closed Council Report



- 2 GASP's 2018 Annual General Report



ECONOMIC

Community goal: “Open for business”

12. PROPOSED WASTE MANAGEMENT FEES AND CHARGES 2019/20 FINANCIAL YEAR

Author: Acting Manager, Property, Environment and Waste (Alex Woodward)

Qualified Person: Director, Infrastructure and Works (Ted Ross)

ECM File Reference: Fees and Charges

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:

Leading Our Community

Objective 4.1 Govern in the best interests of our community

Strategy 4.1.2 Manage the City’s assets soundly for the long-term benefit of the Community

Waste Management Strategy – Revised 2019:

Goal 1: To promote the sustainable management of resources.

Objectives: Support and educate the community in separation, recovery and reuse, and lead by example

Collaborate with others regionally and nationally to improve effectiveness and sustainability

Ensure the appropriate use of the Jackson Street landfill and maximise its lifespan

Goal 2: To provide convenient and affordable waste services that meet the needs of the community.

Objectives: Provide a high-quality, cost-effective and flexible kerbside collection service.

Provide long-term continuity of convenient waste disposal options.

Maintain effective and timely communication to keep the community engaged and informed.

Goal 3: To minimise negative impacts of waste on the natural and built environments.

- Objectives:
- Minimise environmental impacts of Council-controlled landfill.
 - Introduce a kerbside service to recover food and garden organic waste (FOGO).
 - Reduce litter and dumped rubbish in public places.

Reporting Brief:

To seek Council's adoption of the recommended fees and charges for Kerbside Waste Services and Landfill usage for the 2019/20 financial year.

Proposal in Detail:

Council's proposed waste management fees and charges for the 2019/20 financial year have been formulated in line with the goals of the Waste Management Strategy. The revised fees are intended to:

- provide a high-quality, cost-effective and flexible kerbside collection service
- support a transition from volumetric to weight based charges to enable accuracy to manage the landfill to completion
- provide a lower rate for general waste for Glenorchy residents than for non-local residents
- provide an annual free weekend for Glenorchy residents
- continue to encourage separation of waste by charging a higher rate for mixed waste
- achieve consistency with other Councils so that residents from outside the municipality will be more inclined to use their own local service, and
- continue to encourage safe disposal of asbestos and tyres by holding the rates at current levels.

1. KERBSIDE GARBAGE AND RECYCLING COLLECTION CHARGES FOR 2019/20

Residential kerbside garbage and recycling collection

In accordance with Council's Waste Services Policy ([Attachment 1](#)), every residential tenement in Glenorchy is provided with a garbage and recycling collection service.

For the 2019/20 financial year, a 2.5% fee increase is proposed from last year for residential garbage kerbside collection. The increase is required to offset the overall increases in expenses for the garbage collection service, which includes collection contracts, disposal, administration salaries and the transport index. It is understood that the disposal costs are generally increasing by more than 2.5% each year, however due to the introduction of FOGO and its associated fee it is recommended that Council keep the increase at the 2.5% to minimise the impact for ratepayers for this financial year. It is also noted that costs associated with recycling have continued to increase due to China's ban on accepting certain recyclable materials.

The proposed increase in charges for the relevant residential garbage and recycling categories are set out in the following table:

SERVICE TYPE	18/19 fees	Increase %	Increase amount	Total charge	Final rounded charge 19/20
Garbage – 140 ltr F/N	\$86.20	2.5%	\$2.15	\$88.35	\$88.35
Garbage – 140 ltr W	\$172.10	2.5%	\$4.30	\$176.40	\$176.40
Garbage – 240 ltr F/N	\$147.60	2.5%	\$3.70	\$151.29	\$151.30
Garbage – 240 ltr W	\$294.95	2.5%	\$7.35	\$302.32	\$302.30
Shared Garbage Service	\$86.20	2.5%	\$2.15	\$88.35	\$88.35
Recycling – 140 ltr F/N	\$86.30	2.5%	\$2.15	\$88.45	\$88.45
Recycling – 140 ltr W	\$172.60	2.5%	\$4.30	\$176.91	\$176.90
Recycling – 240 ltr F/N	\$86.30	2.5%	\$2.05	\$88.45	\$88.45
Recycling – 240 ltr W	\$172.60	2.5%	\$4.31	\$176.91	\$176.90
Shared Recycling Service	\$86.30	2.5%	\$2.15	\$88.45	\$88.45
Notes: 1. W – weekly, F/N – fortnightly. 2. All Residential tenements can now upgrade their garbage service type from a 140 litre service to a 240 litre service fortnightly by paying the charge listed above. There is no minimum number of residents required to utilise this service. Upgrades are required to be applied for by the ratepayer for the property. 3. Weekly collections are for unit complexes only. However, all individual bin service residents have the option to upgrade to weekly collection by arrangement directly with Council's kerbside garbage collection provider, Veolia.					

Commercial kerbside garbage and recycling collection

Non-residential tenements (i.e. commercial premises) can participate in the kerbside garbage and recycling collection service, with bins emptied weekly and fortnightly.

It is proposed to increase the commercial garbage and recycling fees by 2.5% from last year. The commercial service fees do not attract any GST. There will be no difference in the fee for fortnightly (or weekly, if requested) recycling collection, irrespective of whether the premises has a 140 litre or 240 litre bin. The relevant charge will also be the same for both commercial and residential premises.

The proposed increases in charges for the relevant commercial garbage and recycling categories are set out in the following table:

SERVICE TYPE	18/19 fees	Increase %	Increase amount	Total charge	Final rounded charge 19/20
Com/Garbage – 140 ltr F/N	\$149.60	2.50%	\$3.75	\$153.34	\$153.35
Com/Garbage – 140 ltr W	\$260.90	2.50%	\$6.50	\$267.42	\$267.40
Com/Garbage – 240 ltr F/N	\$256.80	2.50%	\$7.40	\$263.22	\$264.20
Com/Garbage – 240 ltr W	\$446.90	2.50%	\$11.20	\$458.07	\$458.10

SERVICE TYPE	18/19 fees	Increase %	Increase amount	Total charge	Final rounded charge 19/20
Recycling – 140 ltr F/N	\$86.30	2.50%	\$2.15	\$88.46	\$88.45
Recycling – 140 ltr W	\$172.60	2.50%	\$4.30	\$176.92	\$176.90
Recycling – 240 ltr F/N	\$86.30	2.50%	\$2.15	\$88.46	\$88.45
Recycling – 240 ltr W	\$172.60	2.50%	\$4.30	\$176.92	\$176.90
Shared Recycling Service	\$86.30	2.50%	\$2.15	\$88.46	\$88.45
Note: 1. W – weekly, F/N – fortnightly, Com – Commercial/non-residential 2. No shared service is available for commercial tenements.					

2. KERBSIDE FOOD ORGANIC AND GREEN ORGANIC COLLECTION (FOGO) CHARGES

On 25 March 2019, Council resolved to commence a fortnightly Food Organic Garden Organics (FOGO) service from February 2020. Council's resolution was as follows:

"That Council:

ENDORSE the food organics and garden organics (FOGO) business case and accept the recommendation to deliver a service commencing in 2020 to the following service level:

- (a) a fortnightly service using 240L bins for all residents (except as specified in recommendation 1b)*
- (b) residents in areas zoned rural resource and rural living have the option to opt in to the service, and*
- (c) an implementation plan be developed to consider in more detail the roll out of the service including timing, servicing of units and commercial developments."*

For the 2019/20 financial year it is recommended that a flat fee of \$35 is charged to all properties receiving the FOGO service. The fee will cover the roll-out of the service, the provision of bins, caddys and compostable liner bags and the provision of the service for part of the year (estimated from February 2020 to 30 June 2020).

SERVICE TYPE	18/19 fees	Increase %	Increase amount	Final rounded charge 19/20
FOGO – 240 ltr F/N including roll out	N/A	N/A	N/A	\$35.00
Note: 1. F/N – fortnightly. 2. Full details of the roll-out, including dates, will be confirmed at a later date.				

The FOGO fee for future years will be determined once Council has completed the tender process for the collection, transport, and disposal of FOGO. Council will then be able to assess the actual cost before setting the fees and charges. In accordance with Council's resolution of 25 March 2019, Council is working with the City of Hobart and other southern Councils to try to develop a shared FOGO service and ultimately reduce costs for all users.

3. JACKSON STREET WASTE MANAGEMENT CENTRE CHARGES FOR 2019/20

Weight based charges

For 2019/20, it is proposed to discontinue volumetric charges for all waste categories apart from tyres and domestic quantities of wrapped asbestos.

A second weighbridge has been installed to enable charges to be based on weight rather than visual estimates of volume. This transition to weight-based charges will enable more accurate and consistent charging and will enable Council to accurately monitor the rate of landfill waste being received.

For general waste, it is proposed to:

- hold the existing weight-based charge for general waste at \$100 per tonne (inc GST) for non-residents, and
- reduce this fee to \$80 per tonne (inc GST) for Glenorchy City ratepayers.

This reduced charge will mean that residents of the Glenorchy municipality will pay the lowest rate per tonne of any of the metropolitan Councils when they deposit general waste at the Jackson Street site. This charge is up to \$35 per tonne cheaper than other waste disposal facilities in the region.

Volume-based charges for boot and trailer loads will also be discontinued. The impact on charges for boot and trailer loads is difficult to accurately quantify due to the variable nature of this category. However, the \$80 per tonne fee appears to align to the current fee schedule, and is lower than the current weight based charge for residents. The majority of customers should therefore see little to no difference in the cost of using the landfill.

It is proposed to hold the weight based green waste charge at \$75/tonne (inc GST).

The clean-fill charge is proposed to increase from \$10.00 to \$20.00 per tonne to align with the McRobies Gully charge. Clean-fill is used for daily cover at the tip faces and for site roads. As such, a significantly lower charge than for general waste is justified. This fee can be reduced or waived as required if clean fill is required for Council works.

It is proposed to increase the charges for disposal of Controlled Waste and Special Burial from \$160.00 to \$180.00 per tonne. The Special Handling Charge applicable to each load of Controlled Waste is proposed to increase from \$125.00 to \$150.00 per transaction. These changes will not impact domestic customers.

Free weekend for residents

It is proposed to hold a free weekend for Glenorchy City Council residents in October to provide an opportunity for Glenorchy residents to dispose of their domestic waste at no cost. A voucher for the free weekend will be sent to all landowners. The free weekend will also be advertised through our website, Facebook page and posters at the landfill.

The free weekend will only be applicable for domestic quantities of waste materials, such as a standard ute load or single axle trailer. In addition, driver's licences will need to be presented at the tollbooth operator to verify the person is a Glenorchy resident.

The free entry will not apply to waste such as tyres, paints, chemicals, asbestos, other hazardous waste, or commercial waste. Disposal for these products will attract the normal applicable charge.

It is expected that this will be a very busy weekend, and extra casual staff will be rostered on to deal with the increased traffic. Council's Facebook page, and website will be updated regularly over the weekend to inform rate payers of any wait times. This will be promoted heavily on the days leading up to and on the days of the event to advise people of potential delays. Appropriate traffic management controls will also be utilised over the entire weekend to ensure traffic is managed safely. This free weekend will also provide an excellent opportunity for the waste management staff to provide education to patrons on waste minimisation and separation.

Concession tip passes

It is proposed that the current system, in which paper vouchers are provided to not-for-profits and charities, is replaced with a case-by-case system whereby each charity or community group applies to the General Manager for concession. This will allow Council to accurately capture and report on the value of the discount. In 2017/18, the total fees waived under the scheme were \$8,841 (this was disclosed in Council's Annual Report).

To date, approximately \$7,500 of fees have been waived for community and charitable organisations since July 2019.

Tyres

Tyres will still be accepted and charged per unit, with a price increases to reflect the cost of handling and disposal.

Asbestos and controlled waste

It is proposed to continue to accept boot loads of asbestos from domestic customers, but to better communicate the requirement that it must be double wrapped. The charges for a boot load (\$50.00) or trailer load of asbestos (\$100.00) are proposed to remain the same. This is designed to encourage people to dispose of asbestos safely.

It is proposed to hold the charges for disposal of Controlled Waste and Special Burial at \$180.00 per tonne. The Special Handling Charge applicable to each load of Controlled Waste is proposed to be held at \$150.00 per transaction.

Proposed landfill disposal charges 2019/20

The published schedule of charges will be much simpler:

Waste type	Proposed charges 2019/20
Minimum gate fee	\$11 per visit
Passenger tyres	\$10.00 ea
Light truck/ 4wd tyres	\$20.00 ea
Clean fill (conditions apply)	\$20/tonne
Brick/ concrete/ rubble	\$60/tonne
Green waste/ vegetation	\$75/tonne
General waste – domestic GCC residents (cars and single axle trailers only)	\$80/tonne
General waste – commercial/large vehicles and non GCC residents	\$100/tonne
Mixed waste – commercial/ industrial/ demolition/ construction (by negotiation)	\$150/tonne
Metal	\$100/tonne
Recycling	No charge
Domestic quantity of double wrapped asbestos	\$50/ Bootload \$100/ small trailer load
Asbestos/ controlled waste/ special burial (conditions apply)	\$150/special waste handling fee plus \$180/tonne
* A driver's licence or valid ID will need to be presented to the tollbooth operator to receive the discounted general waste rate.	

Comparison with other councils

For comparison purposes, a table of other facility disposal fees and charges for the 2018/19 Financial Year is provided below. It should be noted that the other facilities may increase their fees for 2019/20.

Waste type	Glenorchy City Council Proposed charges 2019/20	McRobies Gully, Hobart City Council 2018/19	Mornington Waste Transfer Station 2018/19	Baretta Transfer Station, Kingborough 2018/19	Peppermint Hill Transfer Station, Derwent Valley Council 2018/19
Clean fill	\$20/tonne	\$20.00	\$21.40	-	free
Brick/ concrete/ rubble	\$60/tonne	\$40.00	\$60.90	-	Charged by m ³
Green waste/ vegetation	\$75/tonne	\$70.00	\$99.00	Charged by m ³	Charged by m ³
Domestic mixed waste – GCC residents	\$80/tonne	\$95.00	\$104.00	\$115.00	Charged by m ³
Domestic mixed waste –	\$100/tonne	\$95.00	\$104.00	\$115.00	Charged by m ³

Waste type	Glenorchy City Council Proposed charges 2019/20	McRobies Gully, Hobart City Council 2018/19	Mornington Waste Transfer Station 2018/19	Baretta Transfer Station, Kingborough 2018/19	Peppermint Hill Transfer Station, Derwent Valley Council 2018/19
non GCC residents					
Metal	\$100/tonne	Steel waste \$40.00	-	Steel waste \$50.00	Free
Recycling	No charge	\$40.00	\$99.00	No charge	No charge
Mixed waste – commercial/ industrial/ demolition/ construction	\$150/tonne	\$95.00	Fees for non residential waste set by operator	greater than 5m ³ not accepted.	Charged by m ³
Domestic quantity of double wrapped asbestos	\$50/ Bootload \$100/ small trailer load	Will accept domestic quantities of double wrapped asbestos	Not accepted	Not accepted	Not accepted
Asbestos/ Controlled waste/ special burial	\$180/tonne	Controlled waste domestic \$155.00/tonne	Not accepted	Not accepted	Not accepted
Passenger tyres	\$10.00 ea	\$10.00 ea	\$9.90 ea	\$ 6.50 ea	\$12.00 ea
Light truck/4wd tyres	\$20.00 ea	\$25.00 ea	\$17.40 ea	\$ 12.00 ea	\$24.00 ea

Comparison between 2018/19 and 2019/20

The table below compares proposed charges with current charges, as published on Council's website.

Waste type	Current charges 18/19	Increase %	Increase amount	Proposed charges 2019/20
LIGHT VEHICLE				
Domestic general waste- GCC residents	\$10/bootload \$20/less than 1m ³ \$30/1-2m ³ \$40/2-3m ³	-13% ¹	-\$2/m ³	\$80/tonne

¹ Based on EPA Victoria waste materials density data, median load of 1.5m³ medium density garbage, would be charged at \$15/m³

Waste type	Current charges 18/19	Increase %	Increase amount	Proposed charges 2019/20
Domestic general waste- non GCC residents	\$10/bootload \$20/less than 1m ³ \$30/1-2m ³ \$40/2-3m ³	13% ²	\$2/m ³	\$100/tonne
Domestic green waste/vegetation	\$10/bootload \$20/less than 1m ³ \$30/1-2m ³ \$40/2-3m ³	-15%	-\$4.50/m ³	\$75/tonne
Domestic Clean fill (conditions apply)	\$10/load	Not known ³	Not known	\$20/tonne
Domestic quantity of double wrapped asbestos	\$50/ bootload \$100/ up to 2m ³	No change	No change	\$50/ Bootload \$100/ small trailer load
Passenger tyres	\$6.00 ea	66.6%	+\$4.00 each	\$10.00 ea
Light truck/ 4wd tyres	\$10.00 ea	100%	+\$10.00 each	\$20.00 ea
WEIGHBRIDGE				
General Waste – Domestic – GCC Residents	\$100/tonne	-20%	-\$20/tonne	\$80/tonne
General Waste – Domestic – non GCC Residents	\$100/tonne	No change	No change	\$100/tonne
General Waste - Commercial	\$100/tonne	No change	No change	\$100/tonne
Mixed Waste (Commercial /industrial/ demolition/ construction) by negotiation	\$100/tonne	50%	\$50/tonne	\$150/tonne
Commercial Green waste/vegetation	\$75/tonne	No change	No change	\$75/tonne
Brick/ concrete/ rubble (conditions apply)	\$60/tonne	No change	No change	\$60/tonne
Mixed Inert	\$75/tonne	n/a	n/a	Discontinue – covered by other categories
Clean fill (conditions apply)	\$10/tonne	100%	\$10/tonne	\$20/tonne
Sawdust	\$10/tonne	100%	\$10/tonne	\$20/tonne
CONTROLLED WASTE				

² As above

³ As above, and note that median load 1.5m³ garden vegetation would be charges at \$17/m³

⁴ Load size not defined in current fee schedule

Waste type	Current charges 18/19	Increase %	Increase amount	Proposed charges 2019/20
Waste Special Handling charge	\$150/per transaction	No change	No change	\$150/per transaction
Asbestos/ Controlled waste/ special burial	\$180/tonne	No change	No change	\$180/tonne
OTHER				
Metal	Not currently listed	n/a	n/a	\$100/tonne
Recycling	No charge	n/a	n/a	No charge

Consultations:

Director Infrastructure and Works
Waste Services Coordinator
Landfill Coordinator
Finance Section

Risk management

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation Community frustration at increasing fees leading to adverse public relations and negative impacts on Council staff.	Insignificant (C1)	Possible (L3)	Low	Reiterate that the proposed fees aligned with market rates set by nearby centres at McRobies Gully, Mornington and Baretta. General waste charges are similar to the current charge. Subsidy provided to domestic residential GCC customers.
Do not adopt the recommendation If identified fee increases are not adopted as recommended, there may be negative impacts on Council's ability to meet its long-term financial management plan.	Moderate (C3)	Possible (L3)	Moderate	Officers are instructed to revise the fee proposals and present a report at the June meeting with recommended changes in line with Council's instructions.

Community Consultation and Public Relations Implications:**Human Resource / Financial and Risk Management Implications:**

The fees and charges recommended for kerbside collection have increased by 2.5% which is in line with the increased costs of managing these services and is also consistent with other sites in the region. The landfill charges have changed from volumetric charges to weight-based charges to enable fees to be based on weight rather than visual estimates of volume.

The fees and charges have been incorporated into Council's Long-Term Financial Management Plan. The proposed changes to fees are sufficient to offset the services provided, including the proposed free landfill weekend and the introduction of FOGO.

Community Consultation and Public Relations Implications:

The waste management charges will be reflected in the rates notices and will be published on Council's website. Landfill fees and charges will be notified to all landfill customers after Council approval through landfill flyers, Council's website, Facebook, mobile app, price boards at the landfill and in the Waste/Recycle Calendar that is issued to all residents in July.

If adopted, the key messages to come out of this report are:

- a flat fee of \$35 for the FOGO service is recommended for the roll-out of the service, the provision of bins, caddys and compostable liner bags and the provision of the service for part of the year (estimated from February 2020 to 30 June 2020)
- Council will introduce a free tip weekend at the Jackson Street Waste Management Centre in October for residents and home owners in Glenorchy
- Landfill charges will change from volumetric charges to weight-based charges for all waste categories apart from tyres and domestic quantities of wrapped asbestos
- The \$80/tonne charge for Glenorchy residents at Jackson Street is the cheapest in the region and up to \$35/tonne cheaper than other waste disposal facilities. That charge does not apply to non-ratepayers who are charged \$100/tonne
- kerbside garbage and recycling collection charges will increase by 2.5% to cover the increased costs associated with waste disposal, and
- Concession tip passes will be replaced with case-by-case system where each charity or community group applies to the General Manager for concession.

Recommendation:

That Council:

1. APPROVE the following residential kerbside garbage and recycling collection and recycling fees for the 2019/20 financial year:

SERVICE TYPE	18/19 fees	Increase %	Increase amount	Total charge	Final rounded charge 19/20
Garbage – 140 ltr F/N	\$86.20	2.5%	\$2.15	\$88.35	\$88.35
Garbage – 140 ltr W	\$172.10	2.5%	\$4.30	\$176.40	\$176.40
Garbage – 240 ltr F/N	\$147.60	2.5%	\$3.70	\$151.29	\$151.30
Garbage – 240 ltr W	\$294.95	2.5%	\$7.35	\$302.32	\$302.30
Shared Garbage Service	\$86.20	2.5%	\$2.15	\$88.35	\$88.35
Recycling – 140 ltr F/N	\$86.30	2.5%	\$2.15	\$88.45	\$88.45
Recycling – 140 ltr W	\$172.60	2.5%	\$4.30	\$176.91	\$176.90
Recycling – 240 ltr F/N	\$86.30	2.5%	\$2.05	\$88.45	\$88.45
Recycling – 240 ltr W	\$172.60	2.5%	\$4.31	\$176.91	\$176.90
Shared Recycling Service	\$86.30	2.5%	\$2.15	\$88.45	\$88.45

Notes:

1. W – weekly, F/N – fortnightly.
2. All Residential tenements can now upgrade their garbage service type from a 140 litre service to a 240 litre service fortnightly by paying the charge listed above. There is no minimum number of residents required to utilise this service. Upgrades are required to be applied for by the ratepayer for the property.
3. Weekly collections are for unit complexes only. However, all individual bin service residents have the option to upgrade to weekly collection by arrangement directly with Council's kerbside garbage collection provider, Veolia.

2. APPROVE the following commercial (non-residential properties) kerbside garbage and recycling fees for the 2019/20 financial year:

SERVICE TYPE	18/19 fees	Increase %	Increase amount	Total charge	Final rounded charge 19/20
Com/Garbage – 140 ltr F/N	\$149.60	2.50%	\$3.75	\$153.34	\$153.35
Com/Garbage – 140 ltr W	\$260.90	2.50%	\$6.50	\$267.42	\$267.40
Com/Garbage – 240 ltr F/N	\$256.80	2.50%	\$7.40	\$263.22	\$264.20
Com/Garbage – 240 ltr W	\$446.90	2.50%	\$11.20	\$458.07	\$458.10
Recycling – 140 ltr F/N	\$86.30	2.50%	\$2.15	\$88.46	\$88.45
Recycling – 140 ltr W	\$172.60	2.50%	\$4.30	\$176.92	\$176.90
Recycling – 240 ltr F/N	\$86.30	2.50%	\$2.15	\$88.46	\$88.45

SERVICE TYPE	18/19 fees	Increase %	Increase amount	Total charge	Final rounded charge 19/20
Recycling – 240 ltr W	\$172.60	2.50%	\$4.30	\$176.92	\$176.90
Shared Recycling Service	\$86.30	2.50%	\$2.15	\$88.46	\$88.45
Note: 1. W – weekly, F/N – fortnightly, Com – Commercial/non-residential No shared service is available for commercial tenements.					

3. APPROVE the residential FOGO fees for the 2019/20 financial year:

SERVICE TYPE	18/19 fees	Increase %	Increase amount	Final rounded charge 19/20
FOGO – 240 ltr F/N including roll out	N/A	N/A	N/A	\$35.00
Note: 1. F/N – fortnightly. 2. Full details of the roll-out, including dates, will be confirmed at a later date.				

4. APPROVE the following disposal charges for the Jackson Street Waste Management Centre for the 2019/20 financial year:

Waste type	Glenorchy City Council Proposed charges 2019/20
Minimum gate fee	\$11 per visit
Passenger tyres	\$10.00 ea
Light truck/ 4wd tyres	\$20.00 ea
Clean fill (conditions apply)	\$20/tonne
Brick/ concrete/ rubble	\$60/tonne
Green waste/ vegetation	\$75/tonne
General waste – domestic GCC residents (cars and single axle trailers only)	\$80/tonne
General waste – commercial/large vehicles and non GCC residents	\$100/tonne
Mixed waste – commercial/ industrial/ demolition/ construction (by negotiation)	\$150/tonne
Metal	\$100/tonne
Recycling	No charge
Domestic quantity of double wrapped asbestos	\$50/ Bootload \$100/ small trailer load
Asbestos/ controlled waste/ special burial (conditions apply)	\$150/special waste handling fee \$180/tonne
* A driver's licences or valid ID will need to be presented to the tollbooth operator to receive the discounted general waste rate.	

5. APPROVE the introduction of a free disposal weekend at the Jackson Street Waste Management Centre in October 2019, for Glenorchy residents and absentee landlords to dispose of domestic quantities of general waste on the presentation of appropriate identification proving residence in the City of Glenorchy (with free entry to not apply to waste such as tyres, paints, chemicals, asbestos, other hazardous waste, or commercial waste with disposal for these products to attract the normal applicable charge).

Attachments/Annexures

1 Waste Services Policy



.

ENVIRONMENT

Community goal: “Valuing our Environment”

13. JACKSON STREET LANDFILL EXTENSION BUSINESS CASE

Author: Director, Infrastructure and Works (Ted Ross)

Qualified Person: Director, Infrastructure and Works (Ted Ross)

ECM File Reference: Landfill Extension

Community Plan Reference:

Making lives better

Community facilities and services are important to us.

Open for business

We will create a strong economy and jobs for the future. We will be a place where business can establish, continue and flourish.

Valuing our environment

We will value and enhance our natural and built environment

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 Plan Reference:

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

Objective 1.3 Facilitate and /or deliver services to our communities

Strategy 1.3.1 Directly deliver defined service levels to our communities

Open for business

Objective 2.1 Stimulate a prosperous economy

Strategy 2.1.1 Foster an environment that encourages investment and jobs

Valuing our environment

Objective 3.2 Manage our natural environments now and for the future

Strategy 3.2.1 Identify and protect areas of high natural values

Leading our community

Objective 4.1 Govern in the best interests of our community

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

Waste Management Strategy Reference:

The Glenorchy City Council Waste Management Strategy aims for Glenorchy to be a leader in resource recovery and has three goals:

Goal 1: To promote the sustainable management of resources

Goal 2: To provide convenient and affordable waste services that meet the needs of the community

Goal 3: To minimise negative impacts of waste on the natural and built environments.

The relevant objectives under these goals include:

Objective 1.3: Ensure the appropriate use of the Jackson Street landfill and maximise its life.

Objective 2.2: Provide long-term continuity of convenient waste disposal options.

Objective 2.3: Maintain effective and timely communication to keep the community engaged and informed.

Objective 3.1: Minimise environmental impacts of Council-controlled landfill.

Relevant strategy actions are:

Action 3: Review pricing, types and volumes of commercial and industrial waste accepted for disposal at landfill to incentivise separation.

Action 11: Extend the current landfill area to provide additional capacity

Action 12: Finalise and implement updated plan to optimise landfill management, including ensuring most effective use of void space.

Action 14: Manage landfills to meet applicable environmental standards and legislation, including preparation of new areas and rehabilitation of closed areas.

Reporting Brief:

To present the Waste Services Development Strategic Business Case – Jackson Street Landfill Extension to Council and recommend that Council extends the life of Jackson Street landfill in accordance with the business case.

Proposal in Detail:

Council officers have developed the Waste Services Development Strategic Business Case – Jackson Street Landfill Extension (**Business Case**). The Business Case is Attachment 1 to this report.

The Business Case was developed by Resonance Consulting in consultation with Council's Waste Services team. Resonance is an experienced consultancy with experience across project management, waste, environmental services, business case preparation and review. The financial sections of the report were also reviewed by a third party consultant to critique the approach taken.

The Business Case supports the extension of the landfill from a financial, social, and environmental perspective.

Recommendation to extend life of Jackson Street landfill

The key recommendations in the Business Case are:

- that the Jackson Street landfill be extended, and current waste stream arrangements continue until completion of construction, and
- on completion of construction, it is recommended that waste streams are reviewed annually to effectively manage time and revenue.

The extension of Council's landfill at Jackson Street in-line with the recommendations in the Business Case will ensure that Council can deliver the strategic objectives and actions relating to waste services and deliver services to the community that are outlined in Council's Community and Strategic Plans. The extension will also ensure that several objectives and actions in the recently adopted Waste Management Strategy will be achieved.

The acceptance of the Business Case is the first step under Action 11 in Council's Waste Management Strategy and comprises a full assessment of the financial, social and environmental implications of extending the landfill.

At the current tipping rate, the existing landfill would be required to close in the middle of 2022. This life has been extended from previous estimates as a result of decisions of Council to divert waste from landfill in December 2018 and recent work undertaken to redesign the existing cell. Those decisions have provided Council with a further three years to either extend the landfill or make alternative arrangements to maintain the service.

The Business Case is a strategic document that describes the costs and benefits of extending the landfill until at least 2030. The proposed extension will provide time to develop regional waste management and resource recovery arrangements and/or construct a new waste transfer station to manage waste beyond this timeframe. Negotiations and planning for regional arrangements and design and construction for a permanent new waste transfer station would take at least two to three years to complete.

If approved, the landfill extension would be constructed by the middle of 2021 ensuring that Council can provide an ongoing service by providing significant contingency.

The modelling demonstrates that the landfill life would be extended to between 2032 and 2038, depending on the waste streams that are accepted. This would provide Council with up to 20 years of capacity at our current waste generation rates. Over this period, the landfill would generate a net profit of \$6.8m, demonstrating that it is financially sustainable. The total capital expenditure to construct the landfill would be \$4.7m, of which \$3.2m would be required in the 2020/21 financial year.

An alternative namely to build a temporary transfer station, operating in conjunction with the landfill at Copping, was investigated as part of the development of the Business Case. However, modelling suggests that this would operate at a loss of \$1.9m per annum, meaning that it was not a viable option.

The Business Case also considers arrangements for operating the extended landfill. This includes modelling scenarios for accepting different waste types, with varying impacts on lifespan and revenue generating capacity.

The modelling demonstrates that the extension would be profitable for all scenarios modelled. There are fixed costs that are always present when operating the landfill, and while accepting more waste over a shorter period will increase profit it will also decrease the landfill's life.

The Business Case identifies opportunities to consider other ways to improve efficiency and recognises that the landfill's operation will be reviewed on an annual basis as part of the budget.

Community consultation – activities and actions

Council conducted community consultation to identify the concerns of neighbouring residents and businesses in relation to the proposed landfill extension.

Neighbours and businesses in the vicinity of the Jackson Street site were sent letters (approximately 660 in total) and 120 households were visited by Council officers. Council also met with adjoining businesses and Dominic College as part of the consultation process.

Concerns expressed by residents and stakeholders included traffic issues, litter, noise, odour, vermin, and impacts on property values and amenity. All concerns have been carefully considered in the Business Case. The decision analysis considers both community and environmental impacts. The proposed design includes best practice features to minimise environmental impacts and the project implementation plan includes staged construction to minimise impacts.

Council will hold landfill operations to the highest standard to ensure best practice in operating and monitoring of the site. A 'Good Neighbour Agreement' is recommended to minimise impacts on neighbours and facilitate communication and proactive efforts to anticipate, prevent and manage issues.

Extended landfill design considerations

A detailed design was completed as part of this business case. Advice received by Council indicates that the design for the proposed extension falls within the existing environmental permit and would not require a new planning application. Council will need to continue to work with EPA to amend the existing Environmental Protection (EPN) to accommodate the new cell.

The proposed design repurposes the existing quarry void space at the Jackson Street site and includes lining the quarry void floor with an HDPE and clay liner to provide best-practice protection against contamination of the surrounding environment.

The walls will be progressively lined with clay with each lift of the landfill, to a new finished surface level design spanning the whole landfill area.

Leachate and water management systems crucial to effective environmental management are included in the design. The leachate collection system will connect to the existing TasWater sewage collection point with separate inspection points for the existing and new cells. Surface water will be directed around the perimeter and cover used to minimise seepage into the landfill. Annual incremental rehabilitation will continue.

Consultations:

Aldermen
Executive Leadership Team
Waste Management Unit
Finance Team

Human Resource / Financial and Risk Management Implications:Financial**Capital Costs:**

Description	Cost	Financial Year
Floor, Base Liner, Barrier Mesh and Leachate System	\$ 3,214,528	2020/21*
Walls (total)	\$ 532,800	Pro-rata each year
Progressive Cap	\$ 287,778	Later half of life
Final Cap, topsoil and seeding	\$ 639,046	At closure
TOTAL:	\$ 4,674,153	

*Council will investigate opportunities to commence extension of the landfill as part of normal operations which may see costs spread over several financial years.

Operating Costs:

Average Annual Revenue	\$3.03m
Average Annual Expenditure	\$2.59m
Net Profit	\$0.39m
Profit over life of landfill	\$6.8m

Human resources

Council will manage the extension of the landfill through working with consultants to project manage, complete final design and environmental reports. Physical works on site will be undertaken by a combination of contractors and Council's workforce.

Risk management

The business case is effectively a documented management plan for financial, social, and environmental risk. The below table summarises these risks and the mitigations.

A risk register is also included in the business case that documents the risks associated with construction and operation of an extended landfill.

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation				
Council does not profit from landfill with associated impacts on long-term financial plan.	Moderate (C3)	Unlikely (L2)	Moderate	Business case details estimates for undertaking capital and operating works including contingencies. Modelling of various scenarios to test profitability. Independent review of finances supported approach. Ongoing review of operations to optimise costs. Ability to vary fees and charges to minimise impact.
Adjoining landowner dissatisfaction with the decision to extend the landfill.	Minor (C2)	Possible (L3)	Moderate	A 'Good Neighbour Agreement' will be developed in consultation with the community to ensure that Council proactively works with the community to manage any issues from the landfill.
Adverse environmental impact due to the construction of an additional landfill cell.	Major (C4)	Unlikely (L2)	Moderate	EPA approval not required for the extension of the landfill. Council to continue to work closely with DPIPW regarding varying existing conditions and meeting requirement of the permit. Best practice operations including lining the cell and leachate management.
Do not adopt the recommendation	Minor (C2)	Unlikely (L2)	Low	

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Higher costs of waste management impacting significantly on LTFMP.				Council would progress regional arrangements to mitigate long term financial impact. Consideration for increasing fees and charges or reducing other services to manage Council sustainability.
Local businesses no longer profitable with closure of landfill.	Moderate (C3)	Possible (L3)	Moderate	Communicate early and where possible assist businesses that rely on the landfill to transition to alternative arrangements.
Adverse environment impact due to existing cell.	Moderate (C3)	Possible (L3)	Moderate	Council to develop closure plan including long term leachate management and plan for future use.

Community Consultation and Public Relations Implications:

Community consultation

The Business Case details the community engagement process undertaken, which included letters to 660 nearby residents, door knocking of 120 residents, and meetings with key stakeholders. The result of the engagement process is a clear understanding of the issues that impact on the community.

The top ranked issues include traffic, noise, odour, vermin, property values and amenity, and litter.

These issues will be managed through best practice landfill management supported by a Good Neighbour Agreement to ensure proactive management of issues and concerns raised by the community.

Public Relations

Council's Waste, Communications and Community Engagement teams are working to ensure that information about the extension and how it fits with Council's waste strategy is appropriately communicated. Council has received negative commentary from residents concerned about the amount of waste being diverted and the associated cost to Council, so efforts are being made to inform the community about how the diversion of waste and extension of the landfill life fits into Council's long-term waste management plans.

Recommendation:

That Council:

ENDORSE the attached Jackson Street Landfill Extension Strategic Business Case including the following recommendations:

- a) The landfill be extended into the unused quarry adjacent to the current landfill to accept waste up to 2038.
- b) Construction and rehabilitation to occur as per recommendations in the business case
- c) Waste streams to be reviewed annually to effectively manage landfill life and revenue, and
- d) A Good Neighbour Agreement be developed with the community to proactively mitigate the social and environmental impacts of the landfill.

Attachments/Annexures

- 1** Jackson Street Landfill Strategic Business Case



14. TOLOSA DAM DECOMMISSIONING AND REMEDIATION STATUS UPDATE

Author: Acting Manager, Property, Environment and Waste (Alex Woodward)
Director, Infrastructure and Works (Ted Ross)

Qualified Person: Director, Infrastructure and Works (Ted Ross)

ECM File Reference: Tolosa Dam Decommissioning and Remediation

Community Plan Reference

Making Lives Better

Our lives will be enhanced by using good design to create safer, more welcoming public spaces. Community facilities and services are important to us, especially meeting places, parks and playgrounds.

Open For Business

The revitalised open spaces will create opportunities for events drawing local people and visitors from further afield. We will have a range of accommodation to cater for visitors.

Valuing Our Environment

Our natural environment and created open spaces will be inviting places to be. The active involvement of the community means we will maintain and enjoy our natural treasures like Wellington and Tolosa Park. We will improve the amenity of our public spaces through quality landscaping and encourage high standard contemporary design alongside creative reuse of our heritage.

Leading Our Community

Manage community's assets soundly for the long-term benefit of the community. Community and business leaders will be a key part of decision making. The community will be strongly engaged to play an active part in designing our future.

Strategic Plan Reference

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

Valuing Our Environment

Objective 3.1 Create a liveable and desirable City

Strategy 3.1.2 Enhance our parks and public spaces with public art and contemporary design

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

Objective 3.2 Manage our natural environments now and for the future

Strategy 3.2.1. Identify and protect areas of high natural values

Open For Business

Objective 2.2 Identify and support priority growth sectors

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

Leading Our Community

Objective 4.1 Govern in the best interests of our communities' goals

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

Reporting Brief:

To provide Council and the Community with an update on progress towards decommissioning the Tolosa Dam, and recommend that Council:

- considers a preferred option based on current information and requests received from TasWater and MONA, and
- directs officers to conduct further negotiations with relevant parties and develop a strategic business case for Council's consideration.

Proposal in Detail:

In October 2018, Council approved the following motion to defer a decision to select a preferred option to decommission Tolosa Dam:

'REQUEST that a further report be presented at a future Council meeting, incorporating a revised business case which includes an additional third 'hybrid' of option 1 and 2, and to defer any decision on the use of the Tolosa Dam site until that report and revised business case have been considered.'

The precursor to that decision was that MONA had approached Council and TasWater to consider an alternative option (Option 3B) to utilise clean fill from the proposed MONA Hotel to fill up the decommissioned Tolosa Reservoir. Council considered that the potential benefits of this option were worthy of further discussion.

Over the period December 2018 to present, Council has engaged consultants to undertake a review of the options and has held extensive discussions with TasWater, MONA and DPIWWE to better understand this new option.

This has led Council officers to narrow the options for the future of the Tolosa site to the following two:

Option 1 – The reinstatement of the original landscape by pushing in the dam embankment and reshaping the area to a natural gully (see [Attachment 1](#)).

Option 3B – The creation of a mixed-use area with some flat areas for recreation activities and a natural meandering watercourse, created by cutting a shallow notch on the southern side of the dam embankment and using imported clean-fill to shape the entire area (see [Attachment 2](#)).

While Council has undertaken a preliminary analysis of these two options, there is still insufficient information available to allow Council to make a clear and properly informed choice. The significant benefits that come with Option 3B also present some risks to Council. Similarly, the low risk Option 1 is considered a potential missed opportunity to realise the full potential of the significant community asset that is Tolosa Park.

This report recommends that Council continues to explore and progress Option 3B by naming it as the preferred option, subject to the presentation of a final strategic business case. If the report's recommendations are accepted, Council would enter into a Memorandum of Understanding (**MOU**) with MONA to progress this option and negotiate with TasWater to achieve a satisfactory level of assistance to take over responsibility for decommissioning the dam.

If negotiations with MONA and TasWater do not lead to a satisfactory outcome, officers would then return to Council with an alternative recommendation that would centre around Option 1.

1. Tolosa Park Future Direction, May 2019

Place Context

Tolosa Park is one of Glenorchy's largest passive recreation areas and is classified as a regional park within Council's Open Space Strategy. With an area of 25 hectares, Tolosa Park (**the Park**) is set in a forested valley in the foot hills of Kunanyi/Mt. Wellington and is a slightly elevated open space that provides views down to the river Derwent and back to the ridgeline of Kunanyi.

It is placed in a unique position to provide connectivity to Wellington Park, the Glenorchy Mountain Bike Park, and downstream to the CBD, Intercity Cycleway and Elwick Bay. The Park provides a natural bushland setting for events and concerts and offers multiple recreation opportunities. It has become a much-loved destination for families and the community (Inspiring Place, 2015).

Past Management

Past development and management of the Park has focused on the provision of facilities such as toilets, huts, barbeques, and shelters. Lacking a 'spatial' plan to guide physical improvements, Tolosa Park includes many attractions (playground, skate park, criterion circuit and community nursery) that aren't integrated as one place.

Throughout the last 20 years, Council strategies and plans have attempted to identify the future of the park. These have ranged from a water park, natural creek parkland, to a cycling hub. One common theme throughout them all has been the need to link Tolosa Park to Wellington Park and back to the foreshore via the CBD. Importantly, despite previous plans, long-held concerns about presentation and appearance, access, connectivity, circulation, use, safety and activity remain unresolved.

Challenges to resolve

- the Park is underused
- the Park is hard to get to – unless you are travelling by car
- the Park is segregated, disconnected and there are no tracks to get around
- the opening hours of the Park are limited
- the Park's appearance is dated, and facilities are not to the same standard as other regional parks in neighbouring municipalities
- the playground and toilet facilities are dated
- safety concerns for managing multiple uses whilst providing vehicle access
- play spaces don't reflect the Park's unique natural setting
- the location of surrounding lessees (the gun club and Tolosa community nursery, and
- relocation of facilities such as the BMX Club at Berriedale.

Open Space Strategy 2015

In 2015, following an Open Space Review by consultants @leisure, Council adopted its first Open Space Strategy.

The Strategy identifies that the Park could provide opportunities for social and physical play activities for people from a wide range of age groups and abilities, typically catering for play, picnics, casual ball games, social sports activities, picnic and trail activities as well as environmental elements. Further, it suggests there should be areas dedicated to viewing scenery or to protecting the view of surrounding ridgelines and skylines.

The Open Space Review (2015) recognised that there is little relationship between the Park, the Glenorchy Mountain Bike Park and Wellington Park. Arguably, if access to and between these sites was developed in a more integrated manner, the facilities in the Park would provide excellent trail head facilities for Wellington Park and service the Mountain Bike Park for large events. In detail, the strategy highlights that the Humphreys Rivulet corridor could be a very important trail route from Tolosa Park to Glenorchy, connecting several other key open spaces and community facilities.

The review and strategy both recognised that the Park has a distinct bushland character and that the play equipment could reflect the bushland setting, including an adventure playground or bushland interpretation. It also notes that the Park lends itself to an accessible 'bushland' experience such as a high standard nature trail.

Setting the direction

The Park needs a contemporary master plan to provide guidance about how to create high quality settings within the rich landscape of the site, unify a diverse history of singular developments, and make the Park accessible in ways that have not been realised to date, all within the context of a respect for its natural and cultural values.

Previous work done on the vision for the Park articulated this as follows:

"The vision is to plan, develop and manage Tolosa Park for a range of sustainable community, cultural and recreational activities that will enhance active and healthy lifestyles within the community."

Council needs to identify whether this vision is still relevant to the Park today, and, if so, test that vision through the preparation of a spatial master plan to guide physical improvements and give Council clear directions for activating the Park as Glenorchy's leading regional park.

Other strategic influences

The Wellington Park Trust is currently preparing a Visitation Strategy for Wellington Park.

Council is also preparing a Glenorchy Mountain Bike Park Master Plan through a Community Sport and Recreation Grant. It is imperative that these documents consider the relationship with the Park as a significant entry node. Likewise, Council should not prepare any future plans for the Park in isolation of strategic plans for Wellington Park, the Glenorchy Mountain Bike Park and any Cycle Network Plans.

2. Alternatives for Decommissioning Tolosa Dam

This section describes the two options being considered in more detail highlighting the key components, benefits, cost estimate, and risks.

Option 1 - Reinstatement of the original landscape by pushing in the dam embankment and reshaping to a natural gully.

See [Attachment 1](#) for concept drawings.

Option 1 would involve pushing in most of dam embankment, leaving two abutments on either end. The material from the dam would be distributed evenly across the reservoir site to reinstate the original landscape. The area would then be landscaped with topsoil, hydro-mulched, and planted out with a mixture of native grass and trees.

The opportunity with this option is to also consider how a wetland area or very small lake could be incorporated into the detailed design along with tracks and trails to provide for informal recreation. This work would need to be negotiated with TasWater and agreement sought on the degree to which TasWater would pay for it.

TasWater is responsible for, and has all necessary permits to decommission, the dam in accordance with Option 1. The permit requires that works are substantially completed by 20 September 2019. It is likely that works would commence in 2019/20 if this option is taken up but would not be completed for up to two years. Once decommissioned, TasWater would hand over the site to Council. As the owner of the land, Council would then be responsible for the ongoing maintenance of the site.

Council engaged a quantity surveyor who has estimated the cost of these works to be \$4.5m. This estimate is considerably different to TasWater's internal estimate of \$2.3m. The difference in estimates could be assessed simply as the discrepancy in rates, however there are fundamental differences in respect to acceptance of risk (e.g. the rates that you actually get at the tender box versus what you think you will get).

Council is also only at concept design so the accuracy of estimation may not accurately reflect the final scope (e.g. amount of landscaping work that TasWater would incorporate into the final design).

Even if this area were returned to a natural bushland, it would still require ongoing maintenance. TasWater is yet to satisfy Council's concerns in respect to managing erosion and possible high ongoing maintenance costs caused by the steeper slopes incorporated into this option. This concern is in response to conversations with TasWater that identify a fixed budget for the project rather than achieving agreed objectives.

The benefit of this option is associated with the immediate removal of any risk posed by the dam and certainty in respect to the capital outlay. From a Council perspective risk remains in respect to achieving an acceptable level of amenity for the community and being left with potentially high maintenance costs.

If this option is selected, Council would seek to mitigate risks through the final design process to ensure that identified risks are addressed.

Option 3B - Creation of a mixed-use area with some flat areas for recreation activities and a natural meandering watercourse by installing a shallow notch on the southern side of the dam embankment and use of imported clean fill to shape the entire area.

See Attachment 1 for concept drawings.

Option 3B would involve an early works package to initially upgrade the diversion channel to carry water around the reservoir and install a small notch in the dam embankment. This would reduce the risk of dam failure to an acceptable level in the short term while the substantive works are carried out.

Rather than push in the dam wall as envisaged in Option 1, the dam embankment would be retained and used to retain imported clean fill. The construction of the MONA Hotel would generate around 140,000 m³ of clean-fill, which is enough to fill more than half the dam wall height. By filling the dam up with clean-fill, a flatter area more suitable for recreation can be created.

By utilising the clean fill provided by MONA, the overall cost of the project would be reduced, with a quantity surveyor estimating that the cost to Council would be in the order of \$2.5m. Basically, the money saved from not pushing in the dam embankment is able to be put back into landscaping including recreation features.

The opportunity with Option 3B is to consider a mixed-use area with both sporting ovals and informal recreation. Other options, including a wetland area or a small lake could be incorporated into the detailed design. MONA has indicated that it would be willing to work with Council to help create an open space in keeping with the community's vision.

If Council nominates this option as being preferred, Council would enter into an MOU with MONA to fully explore Option 3B. The MOU would outline how Council would work with MONA, including understanding the contribution that would be made by both parties. This MOU would also cover MONA's contribution in the event that the MONA Hotel does not proceed.

Council would also seek to negotiate a contribution from TasWater that recognised Council taking over the responsibility for the decommissioning. This contribution would need to offset any costs that Council would have in pursuing Option 3B including compensation for risk.

Under this option, Council would be responsible for obtaining all necessary permits to decommission the dam. MONA, has indicated its willingness to undertake any and all detailed design and approvals necessary for Option 3B.

The time frame for completing Option 3B is longer as it is reliant on not only gaining the necessary approvals for the change in design, but also on the MONA Hotel gaining planning approval and development proceeding. It is anticipated that this option would take 3-5 years to complete.

The longer time frame would give Council additional time to work with the community on the broader master plan for the Wellington and Tolosa Park areas. This would ensure that the work at the Tolosa Dam site complements the other areas.

While the area would still require ongoing maintenance, the natural areas would have flatter grades and therefore be at a lower risk of erosion. Any other recreation areas would be developed on the basis of meeting community needs.

The benefit of Option 3B is associated with creating open space in line with the vision of the broader Wellington and Tolosa Park area. By undertaking the early works package and working with MONA and TasWater, Council can satisfy the risks associated with dam safety while spending less to get more benefits for the community.

Costs summary

	Option 1	Option 3B
Council Estimate	\$4.5m	\$2.5m + clean fill, planning and design
TasWater funding	\$2.3m	\$2.3m
Mona	N/A	Clean fill, planning, contribution to early works
Glenorchy	N/A	N/A
Gap	\$2.2m	\$0.2m

3. Community Engagement

In 2018, Council engaged with the community through two separate processes to better understand the community's views about the decommissioning of the dam.

The first engagement asked the community what they wanted incorporated into the site once decommissioned. The second asked for feedback and preferences on two proposed options.

The first engagement was undertaken in April 2018. 747 survey responses were received. This provided feedback to Council on the improvements, not only for the decommissioned site but in respect to the broader Tolosa Park area and also for other open space areas throughout the municipality.

The lists of requests included:

- the provision of shade
- the provision of play facilities and an activity park for a range of age groups and abilities
- the importance of family friendly spaces and facilities
- the desire to retain a water feature of some kind
- improved cycling facilities in and around the park
- accessibility, including both limitations to opening hours and accessibility to a range of people with different abilities
- the desire for an off-lead dog exercise area, and
- upgraded skate facilities.

Council produced a community feedback report that was accepted and was made available to the community in June 2018.

Generally, the community was concerned by the loss of the visual amenity of the dam and the potential that a water body would provide for recreation opportunities. There was understanding, though, that whatever was done in the area needed to be both affordable and sustainable into the future.

Further consultation with the community in August 2018 was undertaken on two options for the decommissioning of the site:

- **Option 1:** the reinstatement of the original landscape by pushing in the dam embankment and reshaping to a natural gully (as outline above), and
- **Option 2:** the creation of a large flat area suited for recreation activities by retaining the dam embankment and imported clean fill into the empty reservoir. N.B. This option differs from Option 3B in that it does not lower dam wall, requires more than double the fill required, and is estimated to take at least 10 years to complete.

370 surveys were received from the community. There was mixed support for these options. Option 1 received the highest support (42%, compared to 30.5% for Option 2) while a significant proportion of the survey respondents either didn't have a preference (5%) or did not support either option (13%).

The community had a preference to see works completed sooner rather than later so they could start to appreciate the benefits. There was concern about Option 2 taking up to 10 years to complete. The community did, however, like that the additional time to construct Option 2 would provide more time to plan and construct a space that met the needs of the community.

The community also saw the benefits of the lower financial risk associated with responsibility for decommissioning the dam with TasWater (Option 1) as compared to Council (Option 2).

Similarly, both options appealed to the community in respect to having a natural space as well as flatter areas better suited to formal recreation.

Impacts on adjoining landowners both from environmental factors such as dust, noise, and traffic were also raised as well as concerns in respect to retaining the heritage values of the dam.

Option 2, while retaining more heritage features, (the dam wall) with clean fill trucked into the site would have more of an impact on adjoining landowners. Some heritage features (such as the diversion channel and the ends of the dam wall) could be retained as part of Option 1 and there would still be environmental impacts, but to a lesser degree and for a shorter period.

In early October 2018, Council was approached by MONA to consider allowing MONA to transport the excavated material from their proposed hotel development to fill the decommissioned Tolosa Reservoir. This led to the consideration of Option 3B that is best described as a blend of Option 1 and Option 2.

The community engagement from both the first and second rounds highlights issues that have been reviewed against each of the options. From the feedback received, Council is able to consider both the level of support and whether concerns are addressed for each of the options.

While Option 3B has not yet been presented to the community, the issues raised through the community consultation can be inferred, namely:

- the project timeframe of 3-5 years is still more than Option 1 but substantially less than Option 2
- the risk of project ownership is mitigated through the partnership with MONA in the provision of design, project management, and guaranteed clean fill to fill the reservoir
- the likely environmental impacts on adjoining residents will occur from the MONA Hotel regardless of the option selected. The alternative locations to dispose of clean fill are the quarry and other dams due to be decommissioned at the end of Tolosa Street. The benefit of Option 3B in this respect is the ability to reduce any impacts by being a party to the works
- the option has a strong balance between providing flat recreation spaces with natural areas, and
- the flattening of the slopes across the area will result in improved access to the community and also reduced risk of erosion and therefore ongoing maintenance costs for Council.

The pursuit of Option 3B would allow Council to undertake further community engagement. Based on the mixed results of Option 1 versus Option 2 and the first engagement process, it is clear that there is a strong community desire for the space to reach its highest potential. Option 3B provides Council with the opportunity to consider the full potential of the site.

The community has also highlighted heritage as an important consideration as part of the decommissioning. Assessment of the site's heritage values has been undertaken by TasWater's consultant Entura. This assessment confirmed that the dam isn't on the Heritage Register and that there are no Aboriginal heritage sites recorded within or close to the reservoir site. However, Council recognises that the reservoir is an historically important feature at the local level, as it was Glenorchy's first formal water scheme.

The assessment of options indicates that to some degree the heritage of the site can be retained as part of each of the designs. For example, all options consider retaining some part of the dam embankment. The diversion channel can also be preserved in all options, and some level of interpretation can be managed with respect to the removal of the intake tower.

Council's heritage officer has indicated that the heritage values of the site could also be retained through incorporation of interpretive panels on the site and through undertaking surveys and photographic as part of the decommissioning.

4. Key Stakeholders

TasWater

Tolosa Dam is owned and managed by TasWater. A decision to decommission the dam was made as part of TasWater's state-wide program to manage dam safety and water quality issues. This program is due for completion at the end of 2022/23 financial year.

Water quality issues in the dam led to the development of alternative water storage facilities, with large tanks built at the top end of Tolosa Street to supply water to the residents of Glenorchy.

Tolosa Dam is identified as being unsafe and not compliant with current dam safety requirements. While the likelihood of failure is very low (a 1 in 10,000 type event), the consequences of the dam failing in an extreme high rain fall event would result in catastrophic consequences in the large residential catchment below the dam.

To mitigate the risk of the dam failing in the short term it is regularly inspected by TasWater and has been substantially drained of almost all water.

TasWater's preference is Option 1 which would see the commencement of decommissioning in the 2019/20 financial year. TasWater's preference for this option is because it immediately eliminates the dam risk and is in-line with its strategic plans. While TasWater remains open to Option 3B, it has indicated to Council that pursuit of this option would require Council to take on responsibility for the decommissioning of the dam.

While initial discussions with TasWater indicated a fixed budget for the decommissioning, more recently TasWater has accepted that its current estimate for Option 1 might not be enough to deliver the outcomes required by both Council and the community.

A decision of Council to further pursue Option 3B (as is recommended) would allow Council to work with TasWater as to how this could be best achieved. TasWater understands that such a decision would not be a decision to accept the current budget or accept responsibility for the decommissioning. A final decision by Council would require a strategic business case with more detailed information and an acceptable level of funding by TasWater that recognises the cost and risk taken on by Council.

Department of Primary Industries, Parks, Water, and Environment (DPIPWE)

TasWater is responsible for decommissioning the dam and has received a permit to undertake this from the Dam Safety Regulator (DPIPWE). This permit is in the form of a letter that requires that works must be substantially completed, in line with a referenced Entura report, by 20 September 2019.

The Entura report is a concept level design and documentation of Option 1. Further work would need to be completed by TasWater in order to document the project to a detailed design level for tender and deconstruction.

Advice received from DPIPWE is that it is willing to extend or vary this permit to allow for alternative options to be considered. If Option 1 were selected, TasWater would need to apply to DPIPWE to extend the permit to allow for detailed design, tendering, and deconstruction. If Option 3B were selected, a revised permit would be required including updating the Entura report to include the new design.

Because of the extended time frame to decommission the dam under Option 3B, further mitigation works would be required in the short term to manage dam safety.

An Entura analysis found that works, including cutting a small notch in the dam wall and upgrading of the diversion channel to manage 1 in 100-year rainfall events, would reduce the risk in the medium term to an acceptable level.

If Option 3B were selected, the small notch and upgrade of the diversion channel would happen in 2019/20 financial year.

Glenorchy City Council

Council owns the land on which the dam sits and was approach by TasWater to work together to consider how the site could be decommissioned, landscaped and handed back to Council. TasWater wanted to engage with the community to ensure the decommissioning met its expectations.

In June 2013, Council entered into an MOU with TasWater for the decommissioning of the dam. The MOU described that TasWater would be responsible for the cost of decommissioning, including managing the detailed design and deconstruction. Council's role was to engage with the community and provide a preferred landscaping design.

While both Council and TasWater have worked together to achieve the aims of the MOU, the document no longer reflects the current situation or strategic aims of the respective organisations.

The logical next step in this process is for Council to indicate its preferred option and to then work with TasWater to achieve this outcome as set out in the MOU.

5. Strategic Business Case

To assist with the decision making and analysis of Option 1 and Option 3B, MONA's landscape architects have produced concept designs for the two options, copies of which are Attachments 1 and 2 to this report.

Council is continuing discussions with key stakeholders and undertaking investigations and analysis to better understand, and, where possible, quantify, the costs, risks and benefits of these two options so that they can be compared in an objective and robust way.

In addition to the short to medium term costs, risks and benefits, Council is also assessing how each of these options might enable long term opportunities for the Wellington and Tolosa Park area more broadly.

To assist with Council's decision making on Tolosa Park, officers are proposing to develop a strategic business case for this project. This Council report summarises work to date including basic assessment of options, estimated costs, community engagement, and understanding of key stakeholders' expectations. This is at a concept only level and does not include the comprehensive assessment of risk, costings, and benefits required to make a robust decision.

Further work with MONA and TasWater over the next 2-3 months will provide Council with a clear understanding of the potential of Option 3B as an alternative to Option 1. The strategic business case would then present a clear decision for Council and, at the same time, ratify any agreement with TasWater and/or MONA.

Consultations:

TasWater
MONA
DPIPWE
ELT
Aldermen
Broader community

Human Resource / Financial and Risk Management Implications:

Council will need to engage a project manager to continue working with key stakeholders to manage our interests in the project no matter what option is selected.

While some of the financial and risk management implications have been outlined in the report, Council officers propose that a strategic business case is developed to further detail the costs, risks, and benefits for each of the options.

Risk management

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation (explore Option 3B further) The proposed MONA Hotel does not gain planning approval or otherwise does not proceed leading to Option 3B no longer being viable	Moderate (C3)	Possible (L3)	Moderate	Enter into an MOU with MONA to address what happens if the hotel does not proceed. Options here are to revert back to Option 1 or consider alternative clean fill sources.
TasWater does not provide sufficient funding therefore Option 3B no longer viable	Moderate (C3)	Possible (L3)	Moderate	Council does not make a final decision to proceed with Option 3B until a formal agreement with TasWater is reached in respect to an appropriate level of funding for Council to take on responsibility for the decommissioning.
Community concern in respect to the local impacts during works and the time to complete the project	Moderate (C3)	Possible (L3)	Moderate	Mitigation of environmental impacts as part of detailed design including restriction on hours of operation. Ongoing planning work on Wellington and Tolosa Park to identify opportunities to continue to develop other areas of the site to renew and improve access while construction of the dam area occurs. Ongoing community liaison and engagement
Do not adopt the recommendation (accept Option 1) TasWater design creates ongoing high cost of maintenance for Council	Moderate (C3)	Likely (L4)	Notable	Ensure that any agreement with TasWater includes a design to deliver long term sustainable maintenance of the site.
Community not satisfied with the final design outcomes	Moderate (C3)	Possible (L3)	Moderate	Ensure that any agreement with TasWater includes sufficient landscaping to address the expectations of the community (if possible).

Community Consultation and Public Relations Implications:

Details of previous community engagement are provided in the body of this report. This report will provide the community with an update on both the feedback received by the community and the status of the project, and particularly Council's exploration of the potential Option 3B.

Information from this report including concept level drawings and any decision by Council will form the basis for general communication with the community.

Recommendation:

That Council:

1. ENDORSE Option 3B as the preferred option for decommissioning Tolosa Dam contingent on the development of a strategic business case that demonstrates the benefits of this option over alternatives, its financial viability and that the risk to Council is appropriately managed.
2. APPROVE the General Manager engaging with TasWater to negotiate an appropriate level of funding for Council to take over responsibility for the decommissioning of the dam
3. AUTHORISE the General Manager to enter into an MOU with MONA to progress Option 3B and negotiate an agreement in respect to how the parties can work together to successfully deliver the decommissioning, and
4. INSTRUCT the General Manager to engage with the community to provide an update on the progress towards decommissioning Tolosa Dam, including appropriate communicating the information contained in this report.

Attachments/Annexures

- 1 Tolosa Decommissioning Concept Drawings



15. FOOD ORGANICS GARDEN ORGANICS (FOGO) UPDATE

Author: Acting Manager, Property, Environment and Waste (Alex Woodward)

Qualified Person: Director Infrastructure and Works (Ted Ross)

ECM File Reference: FOGO

Community Plan Reference:

Making Lives Better

Young people and their families will be encouraged to play an active part in their education and their community. Community facilities and services are important to us.

Valuing our Environment

We will value and enhance our natural and built environment.

Open for Business

We will create a strong economy and jobs for the future. We will encourage business diversity, innovation and new technologies to stimulate jobs, creativity and collaboration.

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.

Community and business leaders will be a key part of decision making, enabling the vision to become a reality. The community will be strongly engaged to play an active part in designing our future.

Strategic or Annual Plan Reference:

Making Lives Better

Objective 1.3 Facilitate and/or deliver services to our communities

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

Valuing Our Environment

Objective 3.1 Create a liveable and desirable City

Strategy 3.1.4 Deliver new and existing services to improve the City's liveability

Leading our Community

Objective 4.1 Govern in the best interests of our community

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

The 2013-2023 Glenorchy City Council Waste Management Strategy adopted by Council has a key action to consider the introduction of a food organics garden organics kerbside service.

Reporting Brief:

To provide an update to Council on the progress of the Food Organics and Garden Organics (**FOGO**) kerbside service project.

UpdateCustomer Feedback:

At the 25 March Council meeting Council resolved to deliver a FOGO service in accordance with the recommendations in a business case commencing in February 2020. At the 29 April Council meeting, Council received two deputations from members of the public about the FOGO service.

The deputations provided feedback on perceived discrepancies within the original business case. Officers have clarified these discrepancies and updated the Business Case (see [Attachment 1](#)). Concerns were also raised about the benefits and health concerns associated with the FOGO service. The FOGO Frequently Asked Questions (**FAQs**) document has been updated to address these concerns (see [Attachment 2](#)). While important for accuracy, the discrepancies in the Business Case are not considered sufficiently material to change the recommendation and do not detract from the overall conclusions of the Business Case.

At the core of the deputations was the disagreement with the universal adoption of the FOGO service and concern around the exemption process. As of 10 May 2019, 33 customer requests have been received by Council. Of these requests, 30 objected to the service and some of which had queries about the costs involved. The remaining requests related to business or persons interested in the service. These requests were responded to by phone or via email or return letter.

Officers are continuing to monitor all platforms where residents have provided comments and feedback on the service. On Council's Facebook page, Council has responded where required to several questions. Officers accept the opposition of some to the current proposed service model, and will continue to listen to feedback from the community on this issue to assist us in developing a better service.

Officers have also monitored other platforms which have promoted petitions. It has been noted that some of these platforms have stated facts about the service which are incorrect. To assist with ensuring residents are provided with factually correct information Council has undertaken the following tasks:

- updated the FOGO FAQs document which is located on Council's website and Facebook Page.
- updated the Waste Management page on Council's website following the official launch of Council's Waste Management Strategy Revised 2019.
- developed a new 'Recycle Coach' app which will be available for free download. This app will contain information about all things waste, including FOGO
- held a community Drop-in Session on waste on 21 May 2019 for residents to come along and ask questions of Council staff in a face-to-face environment, and
- commenced work on education programs.

Hardship Policy

Concerns have been raised about the ability of some community members to afford the service. At the April Council Meeting, Council resolved to address this through the development of a Hardship Policy. This policy will ensure that all residents will be able to receive the FOGO service, regardless of their financial status. This policy is currently being drafted and will be presented at the June meeting.

Cost of FOGO

At this meeting Council is also considering fees and charges for FOGO for the 2019/20 financial year. Officers have recommended that a \$35 fee be charged to all properties receiving the FOGO service to pay for the roll out of the service, provision of bins, caddies and liner bags. This fee will also cover the provision of the service for part of the year.

The fee for future years will be determined once Council has tendered for the collection, transport, and disposal of FOGO. Council will then be able to assess the actual cost before setting the fees and charges. Council is also working with the City of Hobart and other Councils to attempt to reduce the cost through the development of a shared FOGO service.

Exemption from FOGO

Council has also heard from the community concerns about some residents not requiring the service due to having an alternative organic service or composting all organic waste on-site. Council is assessing options as part of the development of a process to allow residents to apply to be exempt from the FOGO service.

The exemption process will assess residents against a series of criteria to demonstrate that they are effectively managing all of their organic waste.

An exemption process will not be implemented prior to the commencement of the FOGO service. All properties will be charged the (recommended) \$35 FOGO implementation fee and bins will be rolled out to all properties in the scheme.

The criteria for exemption will be developed in consultation with the City of Hobart and other southern councils to ensure a consistent and fair approach.

Project update

Officers have commenced work on the implementation of the FOGO service. The high-level implementation plan has been updated with the works that have been undertaken to date (see Attachment 3).

The City of Hobart has approved participation in the cross-municipal FOGO Working Group and the Mayor is writing to other southern Councils to seek their participation. This group will bring together Councils at an Aldermanic level to look at how we can work together.

At an officer level, Council continues to work closely with City of Hobart to develop a joint Expression of Interest (EOI) for a regional organic waste treatment facility or joint disposal arrangements. The EOI will provide information on the level of interest and capability of the market to provide a facility. Glenorchy, Kingborough, and Hobart have so far joined up with this EOI.

The EOI is being managed by the City of Hobart and will manage issues that may take considerable time, including approvals (building and environmental) and the operational requirements of any proposed facilities. The EOI process will commence in mid-May and close in mid-June.

Work has commenced on the development of the detailed FOGO implementation plan. A FOGO Project Officer position is being recruited as a fixed term contract. Applications for this position closed on Sunday 19 May and Council is aiming to fill the position as soon as possible.

Consultations:

City of Hobart
Council's Waste Management Team
Director, Infrastructure and Works

Human Resource / Financial and Risk Management Implications:

Financial

The expenditure for this project is in line with that specified in the approved business case.

Human resources

The Project is being adequately resourced as per the approved business case.

Risk management

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation There are no material risks involved with adopting the recommendations in this report, as it is for Aldermen's information only.				

Community Consultation and Public Relations Implications:Community consultation

As outlined in the body of this report, Council is continuing to engage with the community through a variety of methods.

To assist with ensuring residents are provided with factually correct information Council has undertaken the following tasks:

- updated the FOGO FAQs document which is located on Council's website and Facebook Page.
- updated Waste Management page on Council's website following the official launch of Council's Waste Management Strategy Revised 2019.
- developed a new 'Recycle Coach' app which will be available for free download. This app will contain information about all things waste, including FOGO
- held a community Drop-in Session on waste on 21 May 2019 for residents to come along and ask questions of Council staff in a face-to-face environment, and
- commenced work on education programs.

Public relations

The ongoing public relations and media issues around FOGO are being managed through Council's Waste Management department, the Communications section and the Office of the Mayor.

Recommendation:

That Council:

RECEIVE and NOTE this update on the status of the FOGO Implementation Project.

Attachments/Annexures

- 1 FOGO Business Case - Updated



2 Updated FOGO FAQ's



GOVERNANCE

Community goal: “Leading our community”

16. LOCAL GOVERNMENT ASSOCIATION OF TASMANIA 2019 ELECTIONS

Author: Executive Officer (Bryn Hannan)

Qualified Person: General Manager (Tony McMullen)

ECM File Reference: LGAT

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:

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 determine Council’s votes for candidates in the 2019 Local Government Association of Tasmania Elections and authorise the Mayor to submit votes in accordance with Council’s preferences.

Proposal in Detail:

The Tasmanian Electoral Commission is currently conducting elections for the position of President, and committee members on the General Management Committee of the Local Government Association of Tasmania (**LGAT**).

The election is being held in accordance with the LGAT Rules. Under the Rules, Council, as a Southern District Council, has been provided with three ballot papers for the following positions:

- President
- General Management Committee Member from the Southern District (for Councils with greater than 20,000 ratepayers), and
- General Management Committee Member from the Southern District (for Councils with less than 20,000 ratepayers).

Copies of the Ballot Papers which contain the names of the nominees are Attachment 1. Council is required to vote preferentially for each position.

It is proposed that Council's votes for each position are determined by a secret ballot. Aldermen will be provided with copies of the ballot papers and will number their preferences as directed on the papers. The votes will then be counted and Council's votes for each position will be determined based on the results. The Mayor will then be authorised to submit Council's votes in accordance with the LGAT rules.

Ballot papers will be distributed at the Council meeting.

Consultations:

Mayor
General Manager

Human Resource / Financial and Risk Management Implications:

There are no material financial or human resources implications.

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation				
No material risks have been identified.				
Do not adopt the recommendation	Minor (C2)	Possible (L3)	Moderate	Council determines an alternative method of selection that is appropriate and gives Aldermen an appropriate level of input.
An alternative method of selecting the preferred candidates would need to be determined, potentially selecting candidates that don't reflect the views of all Aldermen.				

Community Consultation and Public Relations Implications:

Community consultation

Community consultation was not required or undertaken.

Public relations

There are no material public relations implications.

Recommendation:

It is recommended that Council conducts a secret ballot to determine the voting preferences for the three positions. The wording of any resolutions will be determined at the Council meeting when the results are known.

Attachments/Annexures

- 1 Ballot papers and candidate names



17. REDISTRIBUTION OF GRANT FUNDS TO YMCA - GLENORCHY COMMUNITY PARK

Author: Acting Property Assets Coordinator (Ali Coombe)
 Qualified Person: Director Infrastructure and Works (Ted Ross)
 ECM File Reference: YMCA

Community Plan Reference:

Making lives better

We continue to be a safe, inclusive, active, healthy and vibrant community. Young people will be listened to, involved and included in decision making especially about recreation, entertainment and support services. Young people and their families will be encouraged to play an active part in their education and their community. Community facilities and services are important to us.

Open for business

We will create a strong economy and jobs for the future. We will encourage business diversity, innovation and new technologies to stimulate jobs, creativity and collaboration. We will be a place where business can establish, continue and flourish.

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 1.2 Support our communities to pursue and achieve their goals
- Strategy 1.2.1 Encourage and support communities to express and achieve their aspirations
- Strategy 1.2.2 Build relationships and networks that create opportunities for our communities
- Strategy 1.2.3 Promote creative expression, participation and life-long learning as priorities for our communities
- Objective 1.3 Facilitate and/or deliver services to our communities
- Strategy 1.3.2 Identify and engage in partnerships that can more effectively deliver defined service levels to our communities

Open for business

- Objective 2.1 Stimulate a prosperous economy

- Strategy 2.1.1 Foster an environment that encourages investment and jobs
- Strategy 2.1.2 Build relationships with government and the private sector that create job opportunities for our communities

Valuing our Environment

- Objective 3.1 Create a liveable and desirable City
- Strategy 3.1.4 Deliver new and existing services to improve the City's liveability

Leading our community

- Objective 4.1 Govern in the best interests of our community.
- 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
- 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

Reporting Brief:

To recommend that Council endorses the proposal for the Glenorchy YMCA to provide a Community Indoor Skate Facility to be built in the existing middle stadium at YMCA Glenorchy and releases the \$250,000 in grant funding provided to Council to develop a skate facility to the Glenorchy YMCA to implement its proposal.

Proposal in detail

Skate facilities in Glenorchy and Greater Hobart

Council has two public outdoor skate facilities, one at Tolosa Park and the other at the Abbotsfield Sports Ground in Claremont. These facilities provide opportunities for beginner and intermediate skaters and are accessible by public transport.

In the greater Hobart region there are also facilities at West Hobart, North Hobart, Rosny, Geilston Bay, Brighton, Blackmans Bay and Taroona.

The skate community is dynamic, undefined and the demographics involved change as new emerging skaters take up the sport. The nature of skating has also changed, and it is now included as an Olympic sport. The attached research by Wood (2011) found that skate facilities are a popular recreation form that provide opportunities for our youth to be physically active and engage in healthy social activity (see Attachment 1).

Furthermore, the provision of these facilities reduces undesirable behaviour and allows youth to be welcomed and catered for, as Wood (2011) found that young people are frustrated by the diminishing number of places in which they can 'hang out', which is important for their social development. Without the provision of a skate facility, research has found that skaters will often use public and private car parks, streets, malls and footpaths, creating community tensions.

Background Skate Facility funding

In 2015, Council sold a property at 404 Main Road, Glenorchy to the Department of Health and Human Services (**DHHS**) for the development of the new Community Health Centre. As part of the sale, the DHHS provided Council with a grant of \$250,000 to replace the skate bowl previously occupying this site. A condition of the funding agreement was that the new skate facility would be supported by members of the skating community.

Council officers identified five potential sites for the new facility in consultation with the skate community. The community ideally would like a central location that provides for beginner and intermediate users and free access. The preferred site was Council land near King George V Avenue, which is bounded by the YMCA, the Rail Corridor and the KGV Sports complex.

In 2017, Council engaged with the adjacent property owners, commercial operators and the wider community on the proposed location, which would have included a community park with skate facilities. The feedback was broadly supportive of the proposal, but some respondents expressed serious concerns about anti-social behaviour, surveillance and after-hours use.

Following this feedback, Council investigations found that the preferred location was untenable for several reasons, including:

- there was an outstanding Council planning permit condition requiring the replanting of 12 large trees outside the rail corridor following the earlier removal of heritage listed trees
- the YMCA had a Part 5 Planning Agreement for part of the location for its current use as a Car Park, and
- the remaining 'usable' land area was only 8m wide and was deemed by the Skate Community members as being too narrow for a community park and skate facility.

Council subsequently investigated other locations that could meet the skate community's needs and would address the concerns raised through community consultation and Council's requirements. Unfortunately, no other Council-owned sites were deemed suitable.

Project Y Indoor Community Skate Facility proposal from the YMCA

The YMCA's proposal (see [Attachment 2](#)) "Project Y Glenorchy; Proposed Indoor Skate Facility" details the Hobart YMCA's desire to utilise Council funding to build and operate an indoor skate facility at its premises at 8A Constance Avenue, Glenorchy.

Project Y would provide the only indoor skate facility in Tasmania. It provides Glenorchy with an opportunity to lead Tasmania in providing the most accessible, supervised all weather community skate facility.

The benefits of the proposal are:

- it is optimally located close to the CBD and the Intercity Cycleway
- it would cater for a wide range of abilities and ages
- it would complement the existing recreational KGV precinct and facilities
- it would be indoors and is therefore all-weather and illuminated, and
- it would be serviced with toilets, change rooms and first aid facilities.

The proposed supervision of the skate facility provides resources:

- to manage poor behaviour
- to provide training, and
- to model good citizenship.

Advantages to Council supporting Project Y

The Hobart YMCA proposal provides an opportunity for Council to invest funding received from the DHHS into the construction of a community skate facility at a secure location within the Glenorchy CBD. The DHHS is applying pressure on Council to expend the funds and meet the requirements of the grant. Supporting this proposal would allow Council to expend the funds in this financial year, which is currently budgeted for.

Further, the proposal largely meets the skate community's needs and the concerns raised during community consultation. It also aligns with Council's community plan, strategic plan and Healthy Communities Plan 2014-2023 (**HCP**) which notes that Council's open space is under pressure to meet the demand for recreation, commercial uses, and that there is an increasing demand for indoor facilities.

The maintenance and operation of indoor facilities comes at a cost to Council, however, as the HCP highlights. One action to increase our investment and lower operating costs is to encourage co-locating indoor facilities with other sporting facilities and in conjunction with commercial centres.

Council would still have two free to use outdoor skate facilities and the YMCA has advised that scholarships and sponsorships are available for low or no-cost entry depending on individual circumstances. Volunteerism is also encouraged as a means of getting in for free or at least reducing entry costs.

Project Y minimises Council's ongoing liabilities and is commercially sound. There would be no ongoing building maintenance liabilities to Council and no public liability insurance issues. The YMCA would utilise revenue to provide staffing, and maintenance of the facility.

This proposal provides an indoor facility, co-located with the rest of the overall redevelopment of Project Y and the KGV community sport precinct. The Council already has a strong relationship with the YMCA in delivering community recreational and social outcomes. The Glenorchy Pool, also managed by the YMCA under a management agreement with Council, is an example of this.

Disadvantages of Council supporting Project Y

There are some within the community who will not like a cost point on accessing a skate facility and use will be restricted to only when the YMCA is open. One of the key issues that emerged from consultation across youth groups for the development of Council's Youth Strategy and Action Plan (2014-2019) was the lack of appropriate recreational opportunities and boredom, encompassing transport issues and after working hours activities. All groups thought that access to affordable and accessible recreational activities to combat boredom and mental health were key issues for young people in the city.

Those consulted in developing the Youth Strategy and Action Plan identified a number of actions which could lead to an improved life for young people in Glenorchy. This included more youth and family recreation and entertainment options, including events and play areas such as skate parks and after-hours activities (21.8% of respondents).

While Glenorchy's youth may feel excluded and further disadvantaged by the funding being utilised to construct a fee for entry indoor skate park, it could also be said that the YMCA proposal is going to directly provide a facility to meet the expectation set in the Youth Strategy. Council is also addressing the need for improved youth and family recreation spaces through planned improvements to the play spaces at Montrose and Giblin's Street Reserves, as recommended in Glenorchy's Open Space Strategy, 2015.

Another disadvantage in supporting this proposal was that previous consultation with the stakeholders and wider community created anticipation that an outdoor skate facility would be built in the CBD. There is a 'New Glenorchy Skate Park' Facebook page which has received a limited following since the closure of the old skate park in 2015. The posts on this page are concerned that there has been no action to expend the funds as planned and that it has been some time since there was engagement with the skate community.

How would Council be involved in the YMCA Proposal?

Council already has a strong relationship with the YMCA in delivering community recreational and social outcomes.

As suggested in the HCP, Council would continue to work in partnership with the YMCA and community groups to promote the indoor facility and its use. The proposal offers Council a role in scoping the detailed design and development of the facility. Council's Director Infrastructure and Works, or delegate, could be nominated as the Council's representative.

Council has confirmation from DHHS that the transfer of funds to the YMCA to deliver on the community skate facility commitment from 2015 would not deviate from the agreed actions in the deed.

What if Council doesn't support the Proposal?

Council may write to the DHHS to return the grant funds of \$250,000 if the YMCA proposal is not supported. This correspondence may mean the funds are not returned to DHHS within this financial year. This would likely result in the funds not being redistributed into any skate facilities in the area.

It is not desirable to invest any more money on consultants or to utilise Council staff resources to further investigate alternative options for a suitable site. Council's Property Assets section feels that all viable options in the CBD have been exhausted given the resources available.

Conclusion

On balance, the benefits of assignment of the grant funds to the YMCA proposal outweighs the concerns raised about future access to an indoor facility, investigations to date have failed to identify a suitable replacement outdoor venue in the CBD. Two outdoor facilities exist in the city and further works will be undertaken on this issue as part of the open space review.

Consultations:Internal Consultation:

Officers have consulted with the Director Community and Customer Services, Community Development Coordinator, Coordinator Community Planning and Inclusion, Healthy Communities Development Officer, Youth Participation Officer, Acting Manager Property, Environment and Waste and Senior Statutory Planner.

In summary, feedback provided from the Community Development section of Council detailed concerns that the proposal does not align with the Glenorchy Youth Strategy and Action Plan. They acknowledged there is a need for both an indoor and more informal outdoor skate park opportunities and that they believed the YMCA had received a large grant to be able to do this for more formalised groups, but felt that it did leave other young people who are not necessarily connected or could afford to pay to enter the facility without another option in a central location.

External consultation:

There has been a history of consultations with the skate community, KGV stakeholders and the wider community since the grant was received in 2015. Council's most recent consultation has been directly with the previous proponents of the replacement skate facility. This consultation was specifically on the unsuitability of the KGV site and to brief them on the YMCA proposal.

There are two letters of support for the proposal from 'She Shreds' and 'Scooter Stop' and the feedback was generally supportive, except for some concern for the introduction of entry fees. There was one objection from Jimmy's Street and Skate, which was concerned about the loss of free public access.

Human Resource / Financial and Risk Management Implications:Financial

If supported, Council would hand over the \$250,000 State Grant from DHHS to the YMCA from this financial year's budget.

If unsupported, Council would return \$250,000 to the DHHS or alternatively Council opt to undertake further investigations. This would require additional negotiations with DHHS to extend the grant again, and the engagement of a suitably qualified consultant to work further on alternative locations. This would result in a significant expenditure in the 2019/20 budget which has been not budgeted.

Human Resources

There are minimal material human resources implications. However, it is anticipated that if the proposal is supported, Council staff will need to respond to community members unsupportive of the decision. In addition, there will be a small portion of the Director or delegate's time in scoping the detailed design with the YMCA.

If the proposal is unsupported then there will be minimal resources involved with returning the funds to DHHS. Additionally, if a motion is moved to investigate alternative options, this would have a significant human resources impact through diverting officers efforts from other significant projects.

Risk Management:

Risk Identification		Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation					
YMCA is unable to complete the facility for the amount of funding provided, leading to pressure on Council to provide additional funds.	Minor (C2)	Unlikely (L2)	Low		Any legal arrangements with YMCA make it clear that that Council is under no obligation to contribute to the cost of the facility, other than by nominating the YMCA to spend the grant funds.
Criticism from stakeholders that Council is devolving responsibility for the design and maintenance of the facility to another organisation.	Minor (C2)	Unlikely (L2)	Low		Reasons for the decision and the benefits of it are adequately communicated to the public.
Glenorchy's youth do not have an accessible skate park in the CBD	Moderate (C3)	Almost Certain (L5)	Significant		The provision of activities and facilities for Glenorchy's youth will be addressed through the implementation of Councils Open Space Strategy and review of Council's Youth Strategy.

Do not adopt the recommendation				
Lost opportunity to develop a state of the art skate facility in proximity to the Glenorchy CBD, leading to criticism of Council and poor community outcomes.	Moderate (C3)	Almost Certain (L5)	Significant	Council investigates other ways that it can support the YMCA to implement Project Y or partner with YMCA to deliver an appropriate facility.
Council is unable to spend the grant amount, leading to reputational damage and difficulties in obtaining similar grant funding in the future.	Moderate (C3)	Likely (L4)	Notable	Council prepares a business case or position paper to be submitted to the department explaining why the acquittal of the grant funding was impractical.
Council is required to develop its own skate facility at a sub-optimal location, leading to poor outcomes for the skate and general community, and ongoing maintenance costs and liability risks for Council.	Moderate (C3)	Almost Certain (L5)	Significant	Council re-engages with the community and other stakeholders to identify the best possible location.

Community Consultation and Public Relations Implications:

As previously stated overall community consultation has not occurred on this proposal. Statutory community consultation would occur as part of any Planning Permit process.

There are likely to be good news stories in the partnership with YMCA to deliver the community facility. However, there is likely to be negative feedback due to the lack of consultation on this proposal and on the facility not being free entry.

Recommendation:

That Council:

1. RECEIVE and NOTE the attached proposal by the YMCA to provide a skate facility
2. RESOLVE to nominate the YMCA as its nominee in spending the \$250,000 grant provided by DHHS for the construction of a skate facility, subject to entry into a Deed of Agreement between Council and the YMCA
3. RESOLVE that the General Manager, or delegate, be the Council's representative on the YMCA's advisory committee

Attachments/Annexures

- 1 Wood 2011 Skate Park Reference Paper



- 2 YMCA Community Skate Facility Proposal



18. DISPOSAL OF PUBLIC LAND - MILL LANE (CARPARK)

Author: Acting Manager, Property, Environment and Waste (Alex Woodward)
Acting Property Assets Coordinator (Ali Coombe)

Qualified Person: Director Infrastructure and Works (Ted Ross)

ECM File Reference: Disposal of Public Land

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 the 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 recommend that Council resolves under section 178 of the *Local Government Act 1993* to dispose, exchange or lease public land at Mill Lane, Glenorchy.

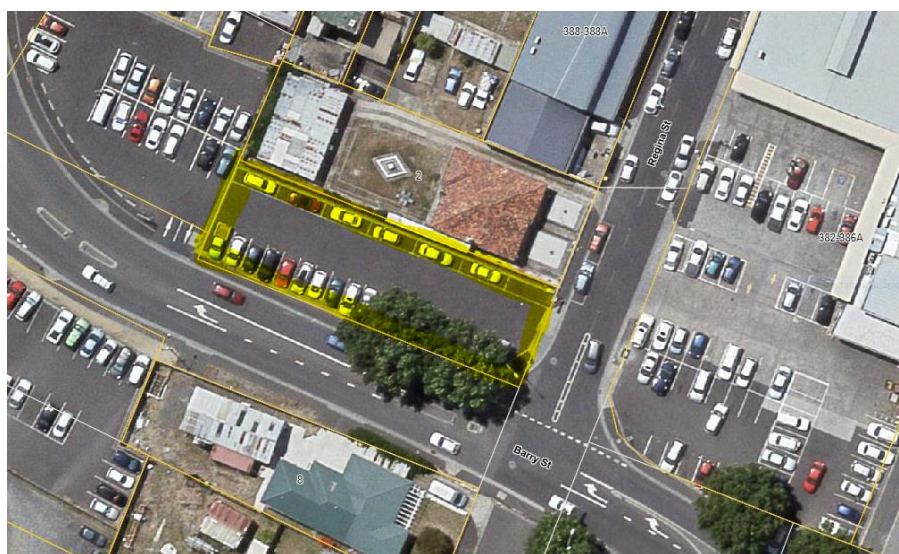
Proposal in Detail:

Under section 178 of the *Local Government Act 1993* (**the Act**), Council can sell, lease, donate, exchange or otherwise dispose of public land owned by it in accordance with the process set out in that section.

This report recommends that Council resolves under section 178 of the Act to exchange, lease or dispose of a 745 m² parcel of public land at Mill Lane, Glenorchy (CT29803/5) (**the Land**) (though situated on the corner of Barry Street and Regina Street), following the conclusion of the process under section 178 and the consideration of all representations received.

The Land

The Land is a rectangular block on the corner of Regina and Barry Street. The Land is zoned as Central Business under the Glenorchy Interim Planning Scheme 2015. It is currently used for car parking and accommodates 25 parking spaces.



Council has received a proposal to develop a multi storey residential development on this site. The preliminary proposal submitted on behalf of the developer aligns with Council's strategic plans for the promotion of inner-city residential housing options within the CBD precinct. The development is subject to a planning application process and the sale of land is required in order to construct the building

Council's Planning Department has been consulted in relation to the proposal and have provided advice in relation to a building height transition and the need for a sympathetic streetscape as the proposal adjoins two buildings that are heritage listed.

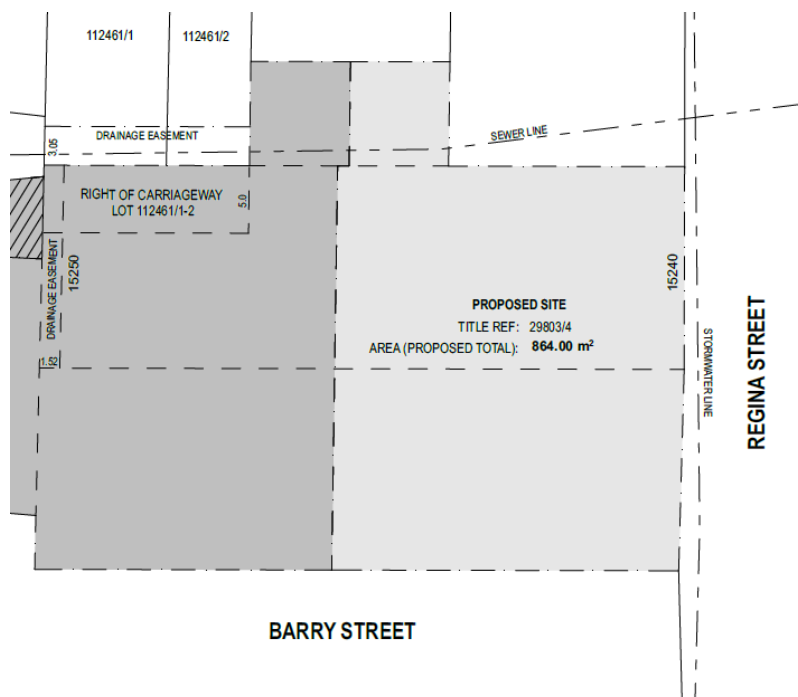
Council has no intention or plans to redevelop the site but will support and encourage developers who have the capacity to promote safety and add vibrancy to our city centre.

Council's Parking Strategy has shown that there is a surplus of parking in the CBD.

Proposal

Council has received a proposal to consider exchanging an approximately 418m² portion of the sealed car park on the Land for a 429m² parcel which forms part of 2 Regina Street, Glenorchy (land with shed and lawn/gravel in image above).

The preliminary proposal submitted by the proponent, Marigold (Tas) Pty Ltd, by its agent, LXN Architecture and Consulting, is for a six (6) storey development, which includes a below ground basement carpark to accommodate fourteen (14) cars, a ground floor commercial area of 665.91m² and 26 one and two bedroom residential apartments spread over four (4) storeys. As outlined, this proposal will require a planning permit.



At its meeting on 25 February 2019 Council resolved to form an intention to dispose of the Land, and subsequently commenced the public notification and consultation process under section 178 of the Act.

Now that the public notification and consultation process has been completed, Council must consider any representations received along with the applicant's proposal to exchange land as shown above.

If exchange rather than sale of land is the preferred outcome, Council would need to negotiate the cost for reinstating the car park with the applicant on the land known as 2 Regina Street.

Process under section 178

Section 178 of the Act sets out the process that must be followed by a council which intends to dispose of public land.

Council's *Disposal of Council Land Policy (the Policy)* deems all land owned by Council to be 'public land' for the purposes of the Act.

A resolution of Council to dispose of public land is required to be passed by an absolute majority of Council. If such a resolution is passed:

- the intention must be advertised on two (2) occasions in a daily newspaper circulating in the municipal area, and
- a copy of the notice must be displayed on any boundary of the public land that abuts a highway and notifies the public that objection to the proposal may be made to the General Manager within 21 days of the date of the first publication.

The Policy also provides that, in addition to the notification requirements in section 178, Council is required to:

- display a plan and relevant property information on the community notice board in Council's chambers (near the chambers' rear public entrance), and
- notify the owners of neighbouring and affected properties advising of the proposed disposal.

Following the completion of the notification, Council is required to consider any objections lodged with objectors having an opportunity to appeal a decision to dispose of the land.

Compliance with the section 178 Process

The resolution of Council passed on 25 February 2019 was passed by an absolute majority.

On 20 March 2019, notices were placed on the boundary of the public land at the corner of Barry and Regina streets.

Notices were also published in The Mercury on 20 and 23 March 2019 advising the public that any objections must be received by the General Manager within 21 days of the date of the first publication. Unfortunately, due a printing error by the publisher, the advertisement on 23 March 2019 listed an incorrect date by which submissions were due. This led to Council placing an additional advertisement in The Mercury on 27 March 2019 to ensure that members of the public were given the required amount time to lodge any representations. Copies of the first and second advertisement and the further corrected advertisements are Attachment 1 to this report.

At the Council meeting on 29 April 2019, a member of the public, James Bryan, asked a question in relation to the area of land to be disposed of, as identified in the advertisement. Specifically, Mr Bryan pointed out that the area of the land that was advertised was listed as 418m², when it had been identified in the report to the 25 February 2019 Council meeting as being 745m².

In response to this, it should be noted that while the entire site (745m²) has been put forward for disposal, the area that has been proposed to be exchanged is in-fact 418m². Coincidentally, this is the same area as was advertised for the disposal of another property, leading to the conclusion that it must have been a mistake (which it was not). The exact area of land that is ultimately exchanged or disposed of would be the subject of negotiations between Council and the proponent if the recommendations to this report are approved.

Representations and responses

Following the public notification of the proposed disposal, Council received three (3) representations.

The grounds of objection and response are set out below:

Loss of available carparking with the CBD

The results from the Parking Occupancy Survey Report 2014 (Glenorchy Commercial Precinct) indicated that the peak parking demand was 73.20% occupancy, while the average was 61.00% occupancy. This indicates a surplus of parking in the Glenorchy CBD.

Objected to the proposed carparking with the CBD

The concept plan, if progressed by the applicant, would require further assessment through the submission of a development application and a further community consultation process as required under the Glenorchy Interim Planning Scheme 2015.

Potential removal of a tree onsite and the safety of the access to the existing site.

Both of these issues would be considered as part of the planning process, meaning that it would be premature for Council to consider them as part of the process of deciding whether to dispose of the Land.

Copies of the representations are Attachment 2.

Council's Disposal of Land Policy

Council's Disposal of Land Policy requires that, following the completion of the statutory twenty-one (21) day advertising period, a report is to be presented to Council which is to contain the following information:

1. The current use and history of the Council Land

The Land is zoned as Central Business under the Glenorchy Interim Planning Scheme 2015. It is currently vacant block and being utilised as a public carpark

2. Details of the cultural, heritage, environmental, recreation, landscape values of the Council Land.

Council has no intention or plans to redevelop the site.

In line with the current strategy, Council will support and encourage developers who have the capacity to promote safety and add vibrancy to our city centre.

There are no buildings on the Land and, consequently, the Land is not considered to hold any cultural or heritage values.

The Land contains no environmental values with biodiversity significance. There are no listed threatened flora or fauna species nor vegetation communities on the Land.

3. The results of the valuation of the Council Land (obtained under 4.2)

A valuation of the Land has been obtained, however it is not appropriate to release the results of that valuation publicly, given that Council is yet to engage in commercial negotiations with the proposed purchaser.

4. Any statutory or legal considerations

All relevant statutory and legal considerations are identified above.

5. The consultation process undertaken and consideration and response to every objection lodged

The details of the consultation process undertaken under section 178 are outlined above.

6. The recommended sale price

Council will seek to negotiate an appropriate sale price in line with the valuation advice that it has received.

7. Any encumbrances on the Council Land (easements, mortgages etc)

The land does not include any easements or covenants.

8. The estimated timeframe for the disposal

The estimated timeframe for the disposal is approximately 6 months, as the purchaser would need to prepare and register a plan for the boundary adjustment, excising the parcel of land to be transferred or exchanged with Council.

A planning permit would be required for the proposed boundary adjustment.

9. Any other relevant matters in the circumstances

There are no other relevant matters for consideration.

10. The recommended course of action

If Council adopts the recommendations to dispose of the land and there are no appeals to the decision, it is recommended that Council deals exclusively with the proponent, Marigold (Tas) Pty Ltd through a 90 day negotiation period. The recommendations to this report authorise the General Manager to negotiate a successful transaction.

It is noted that prior to any exchange or sale, a boundary adjustment would be required to ensure the footpath remains in Council ownership.

Officers recommend that if a successful agreement is unable to be reached, that a further report be presented to Council to determine whether it wishes to continue with the disposal process or abandon it.

Consultations

Executive Officer

Property Sales and Acquisitions Officer

Human Resource / Financial and Risk Management Implications:Financial

Council would receive the sale price as revenue. All costs associated with the sale would be borne by the purchaser.

The financial implications for Council would be minimal as the costs associated with a proposal to develop the land would be at the developers cost.

Until a negotiated outcome is achieved with an interested party, the value of any transaction cannot be fully assessed.

A valuation has been obtained from a suitably qualified registered valuer to achieve best value for the community. This will form part of the negotiations.

Human resources

Council's Property Sales and Acquisitions Officer will deal with this matter with the assistance of the Property Officer and the Manager Property, Environment and Waste.

Risk Management

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation Adverse public reaction to decision to advertise Council's intention of disposal via a land swap.	Minor (C2)	Possible (L3)	Moderate	Council gives consideration to all objections received during the statutory consultation process, as required under s. 178 of the Act and appropriately manages communications around the issue to counter any misinformation that is circulated.
Do not adopt the recommendation Council will lose the opportunity to dispose of a parcel of land that holds no strategic value and obtain the benefit of encouraging development in the CBD, and any associated financial return	Minor (C2)	Possible (L3)	Moderate	Council could look to disposing of the land privately in the future and will potentially have no problem finding a buyer, however the advantage of obtaining a useful parcel of land may be lost.

Community Consultation and Public Relations Implications:

The Section 178 process of the Act provided the public the opportunity to comment on the proposed disposal. There were three representations lodged, and these will be responded to as per the legislative requirements. As part of this process all representors can appeal the decision. This will be communicated through a formal letter following Council's decision.

If the subsequent negotiation is successful, the proposed development of the land would be subject to a publicly advertised planning permit application.

Recommendation:

That Council:

1. NOTE the responses to the section 178 process
2. Having considered all the submissions received, APPROVE the Disposal by way of exchange, sale or lease of the property at Mill Lane, Glenorchy, situated on the corner of Barry Street and Regina Street, CT29803/5 (**the Land**) in whole or in part
3. AUTHORISE the General Manager enter into a 90 day exclusive dealing period with Marigold (Tas) Pty Ltd to purchase the Land, and to take all actions necessary to complete the transaction, and
4. REQUEST that a further report be provided to Council on options to dispose of or retain the Land in the event that Council is unable to reach a negotiated outcome with Marigold (Tas) Pty Ltd to purchase the Land.

Attachments/Annexures

- 1 Public Notices



- 2 Representations



19. 2019 -20 THREE YEAR INTERNAL AUDIT PLAN

Author: Senior Risk and Assurance Advisor (Colette Millar)

Qualified Person: Director Corporate Services (Jenny Self)

ECM File Reference: Internal Audit

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

4.1 Govern in the best interests of our community

4.1.1 Manage Council for maximum efficiency, accountability and transparency

Reporting Brief:

To seek Council's approval of the draft 2019-20 three-year Internal Audit Plan commencing 1 July 2019, as endorsed by the Audit Panel at its meeting on 10 May 2019.

Proposal in Detail:

A robust and targeted internal audit program is one of the critical elements of effective governance in any organisation.

An internal audit plan of activities provides Council and the Audit Panel with an independent view on whether the organisation has an appropriate risk and control environment while also acting as a catalyst for a strong risk and compliance culture.

Council's proposed internal audit plan for the three years commencing on 1 July 2019 (**the Plan**) is Attachment 1 to this report. The report covers the three financial years of 2019/20, 2020/21 and 2021/22.

In preparing the Plan, Council officers and the Audit Panel considered the following key factors:

- internal audits completed in previous years
- rolling (repeated) operational audits that fall due during the period

- the Ministerial Directions issued to Council following the Board of Inquiry
- Council's Strategic and Key Operational Risk Register
- Council's Operational Risk Registers
- Council's Annual Plan
- Any other risk assessments conducted in relation to Council's activities during the current year, and
- the available budget.

The Plan incorporates a range of internal audit activities that have been selected to address the following objectives:

- determining the effectiveness of the internal control system and the internal check system in force, and suggesting ways and means to improve these systems, and
- facilitating the early detection and/or prevention of fraud.

The 'indicative number of days' detailed within the Plan, is dependent on the final scope of each audit which is conducted, which is determined by working with the selected audit provider prior to the audit commencing.

The year in which an audit commences can also be subject to change, and unforeseen events can arise which may mean that different audits take a higher priority. If there are any unforeseen changes to the program, management will attempt to ensure that the scope of each audit still adequately addresses most significant risks to Council, and that the timing of the audit is scheduled so as not to interfere with specifically scheduled or critical operations of Council.

Endorsement of the Plan by the Audit Panel

At its meeting on 10 May 2019, Council's Audit Panel endorsed and recommended the draft Plan for consideration and adoption by Council, subject to annual review to ensure the program meets the needs of Council.

The Panel agreed that the first year's program of activities in the draft is unlikely to change, however year two and three projects may be interchangeable depending on circumstances that exist at the time and the year three projects may be subject to change if Council's 2018 Strategic and Key Operational Risk Register is revised.

Consultations:

General Manager
Executive Leadership Team
Audit Panel

Human Resource / Financial and Risk Management Implications:Human resources

Council has a full-time staff member who coordinates and oversees the internal audit program. Council staff from relevant business units are required to assist internal auditors with their investigations and reviewing the findings of each audit, however this is a normal operational requirement.

Financial

Council has an annual budget of around \$70,000 for conducting its internal audit program. Internal audit activities under the Plan will be funded from that budget.

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation	Minor (L1)	Low (L2)	Low	The internal audit plan is regularly reviewed by the Audit Panel, so that it can be reactive to changes in the operational environment that necessitate revisions to the scope of type of activities in the plan.
The plan proves to be sub-optimal and does not address the right areas, leading to a weaker internal control environment and governance				
Do not adopt the recommendation	Moderate (C3)	Almost Certain (L5)	Significant	Council sets and articulates the internal audit activities within a revised Internal Audit Plan to be presented to Council for approval as soon as possible.
Internal audits are designed to provide Council with a level of assurance that risks are being controlled by management. If Council does not approve an the Internal Audit Plan, Council would ultimately conduct a program on an ad hoc basis, leaving Council's fraud and control environment in a compromised or less effective state.				

Community Consultation and Public Relations Implications:

Nil

Recommendation:

That Council:

1. APPROVE the 2019-20 Three Year Internal Audit Plan ([Attachment 1](#)), and
2. NOTE that the Plan will be subject to annual review to ensure the program meets the needs of Council as the risk context changes.

Attachments/Annexures

- 1 Three Year Internal Audit Plan



20. AUDIT PANEL REPORT ON COMPLIANCE WITH MINISTERIAL DIRECTION 5(B)

Author: General Manager (Tony McMullen)
Audit Panel Chair (Robert Hogan)

Qualified Person: General Manager (Tony McMullen)

ECM File Reference: Audit Panel, Ministerial Directions

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:

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 provide Council with a report from the Chair of Council’s Audit Panel (received on 29 March 2019) about Council’s progress in addressing Ministerial Direction 5(b).

Proposal in Detail:

Background

--Beginning of Audit Panel Chair’s Report--

On 21 January 2018 the then Minister for Planning and Local Government issued a set of Ministerial Directions to Council. Direction 5(b) required that Council direct the Audit Panel to review compliance with a range of matters including Local Government legislation, Council policy, procedures and codes and the Statement of Expectations.

At its meeting on 28 May 2018, Council considered a report from the Chair of the Audit Panel which set out the activities that the Panel proposed to review Council’s compliance with:

- the Local Government Act and Local Government (General) Regulations
- the Local Government Meeting Procedures Regulations
- the Code for Tenders and Contracts
- the Credit Card Policy
- the Statement of Expectations
- policies and procedures, and

- employment policies and merit-based selection/appointment

as required by Ministerial Direction 5(b).

Council agreed to the proposed actions and requested that the Audit Panel report back on progress in February 2019. A request by the Audit Panel for access to closed meeting discussions, decisions, reports or documents for an initial period of 12 months which was required as part of the compliance review was not considered at that time.

This report provides a summary of progress to date as well as future actions proposed by the Audit Panel.

Discussion

1. Legislative Compliance

Prior to the issue of the Ministerial Direction, the Audit Panel had been in discussion with Council staff about the need to be able to monitor and document compliance with legislation including the *Local Government Act* and *Local Government (General) Regulations* as well as other relevant legislation, policy and procedures. Legislative compliance as well, as compliance with internal policies and procedures, is an Audit Panel functions included in the Panel Charter.

Following the issue of the Ministerial Direction, Council employed a temporary full-time Special Projects Officer to develop and implement a compliance monitoring and review program and to consolidate and update Council's statutory and non-statutory delegations and to build a 'central electronic delegations' register. Both these projects have been completed.

The review part of the compliance monitoring program is based around a four-year review cycle and includes regular reporting on the results of compliance reviews. To date, the Audit Panel has been provided with two review reports. While 100% compliance has not been achieved to date in the areas reviewed, the most recent report (March 2019) shows compliance in 267 items out of 282 items reviewed. The main areas of non-compliance appear to be the need to either develop or review and update policies or procedures.

The Audit Panel believes this is a good result in this area and meets the requirement of the Ministerial Direction. However, relevant and up to date policies and procedures are an important component of a good governance framework and areas of non-compliance should be addressed. The need to update some policies has also been identified by the Tasmanian Audit Office as part of the external audit process.

The Audit Panel will continue to receive and review reports from the compliance monitoring program to both address the requirements of the Ministerial Direction and the requirements of its Charter.

2. Local Government (Meeting Procedures) Regulations 2015

The Audit Panel proposed that this requirement be met initially by the provision of regular information on Council and Planning Authority meetings to enable a base line to be developed to assist in identifying any particular issues.

Information collected would include number of meetings held, minutes of meetings accepted without amendment, minutes accepted but with amendment, minutes signed by the Mayor, and the number and nature of items dealt with in closed sessions.

The Panel has also proposed that a spot check of closed Council and Planning Authority meetings is undertaken to identify any issues with the use of the closed meeting provisions of the Act and Regulations.

The Audit Panel has regularly received information in a table format in relation to Council and Planning Authority meetings. Since February 2018, and up to the end of February 2019, there have been 30 meetings and on only two occasions have minutes sought to be amended. In all cases, the meeting minutes have been adopted and subsequently signed by the meeting Chair including those with amendments.

50 reports have been dealt with in closed session over the 30 meetings. A sample of two closed meeting agenda items has been reviewed by the Audit Panel (meetings of 28 May and 30 July 2018). The closed meeting requirements in the *Local Government (Meeting Procedures) Regulations 2015* appears to have been met in relation to the items from the meetings reviewed.

In addition, the Division of Local Government also conducted a review of closed meetings in covering the period from June to December 2016. In a confidential report dated May 2018, the Division indicated that Council was generally compliant with the requirements of the regulations in relation to closed meetings. However, a number of best practice improvements were identified. The Audit Panel is not aware whether Council has taken action to address and adopt the better practice suggestions from the Division of Local Government.

On the information available, the Audit Panel is of the view that there are no apparent issues in relation to Council's compliance with the Local Government Meeting Procedures Regulations 2015. If they have not done so already, Council staff should report on any action taken to address the better practice suggestions from the Division of Local Government in relation to closed meetings.

3. Code for Tenders and Contracts

Because this matter was the subject of a report by the Tasmanian Audit Office and, at the time, a recent internal audit, the Audit Panel recommended a further internal audit be included in the 2019/2020 internal audit program to review ongoing compliance.

The internal audit program for 2019/2020 has not yet been finalised and is to be considered at the Audit Panel meeting in May 2019. The Panel will ensure that tendering and contract management is included as part of the audit program.

4. Credit Card Policy

Council adopted a revised Credit Card Directive in January 2018. Shortly after the adoption of that Directive the Tasmanian Local Government Association (**LGAT**) developed and provided a model Credit Card Policy.

The Audit Panel proposed that the January 2018 Credit Card Directive be compared against the model developed by LGAT with a view to identifying any improvements. To date this has not been done. The Audit Panel has been advised that this will be completed by its May 2019 meeting.

5. Code of Conduct

The Audit Panel was of the view that as there was no baseline information on Code of Conduct matters for the Council that this requirement be met by the provision of regular information reported to the Panel that covered the nature of any complaints, complaints withdrawn, complaints dismissed by the Chair of the Code of Conduct Panel, complaints upheld in fully or in part and appeals against Code of Conduct Panel determinations.

The most recent report to the Audit Panel indicated that the General Manager was not aware of any Code of Conduct matters during the period from May 2018 to February 2019.

It is suggested that the Audit Panel continues to receive regular reports on this item as part of the ongoing response to the Ministerial Direction.

6. Statement of Expectations

Ministerial Directions 1 a) to f) require specific action in relation to various statements of expectations. These have been completed and signed off by Council in April 2018.

While there is a disagreement resolution process in the Statement of Expectations it is not clear how this information might be recorded.

In May 2018, the Audit Panel indicated that it would await further consideration by Council of this matter. As the Audit Panel is not aware of any further action on this item, it was suggested that a survey of Aldermen was likely, seeking feedback about the Statement of Expectations.

The Audit Panel is of the view that the Statement of Expectations is a useful document setting out clearly the roles, responsibilities and functions of the Mayor, Aldermen and General Manager. However, the Panel is not able to express any view about the usefulness or compliance with the Statement of Expectations without input from Council.

7. Council Policies and Procedures

The Audit Panel comments in relation to Item 1 (Legislative Compliance) also apply to this item.

The Panel is satisfied that if the on-going compliance monitoring program is supported that it will assist in identifying any non-compliance with Council policy and procedures.

8. Council employment policies and merit-based selection/appointment

The Audit Panel, at its May 2018, meeting agreed that this matter be included in the 2018/2019 internal audit program.

An audit was conducted by Council's internal auditors as part of the program. The auditors concluded that that Council can have confidence that the merit principal has been consistently applied across the range of appointments made in the 2018 calendar year.

Summary and Recommendations

Apart from the review of Council's Credit Card Policy and feedback in relation to the Statement of Expectations the program proposed by the Audit Panel in May 2018 has been achieved.

The issue now is how to proceed in the future having regard to the Ministerial Direction that indicates that Council direct the Audit Panel to undertake an annual review of compliance with:

- the *Local Government Act* and *Local Government (General) Regulations*
- the *Local Government (Meeting Procedures) Regulations*
- the Code for Tenders and Contracts
- the Credit Card Policy
- the Statement of Expectations
- policies and procedures, and
- employment policies and merit-based selection/appointment.

Provided the on-going compliance monitoring program is supported, regular reports are provided to the Audit Panel and issues of any non-compliance are addressed in a timely manner compliance with the *Local Government Act*, *Local Government (General) Regulations*, and Council's internal policy and procedures are, in the view of the Audit Panel, currently adequately addressed.

The only issue of concern is the need to update policies and procedures that aren't current.

The present system of reporting on Council and Planning Authority meetings should continue as a way of identifying any emerging issues. A further audit of a sample of closed meeting reports, minutes and associated documents should also be undertaken in 2020. This will again require Council approval for the independent members of the Panel to access closed meeting information in accordance with the regulations.

The planned audit in 2019/2020 of contracts and tendering will provide a basis for determining what further action the Audit Panel may propose to Council in relation to this issue.

The review of the Credit Card policy against the LGAT model and any subsequent comments from the Tasmanian Audit Office in relation to credit cards should be completed. The Credit Card Policy should be on Council's policy review agenda and should be reviewed regularly.

The Audit Panel is unable to take any action in relation to the Statement of Expectations until it is advised of feedback from Council and clarification on how information in relation to the disagreement resolution process might be recorded, reported and managed.

Because of the very satisfactory response from the audit of merit-based employment in 2018 the Audit Panel does not believe any further action is required at the moment on this item. It is suggested the Audit Panel discuss with Council staff possible reporting mechanisms for merit-based employment statistics.

--End of Audit Panel Chair's report--

Consultations:

Audit Panel

Human Resource / Financial and Risk Management Implications:

There are no material, general or human resources implications.

Risk management

There are no material risk management implications as the report is for information only.

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation There are no material risks involved with adopting the recommendations in this report, as it is for Aldermen's information only.				

Community Consultation and Public Relations Implications:

Community consultation

Community consultation was not required or undertaken.

Public relations

Key messages are:

- One of the Ministerial Directions made by the Minister for Planning and Local Government following the Board of Inquiry required the Audit Panel to oversee the compliance of the Council with its statutory obligations
- The Audit Panel is a body made up of 3 independent members, including a chairperson and 2 Council aldermen
- The Chairperson of the Audit Panel has provided a report to Council about how its statutory compliance is going
- The report concludes that:

- the compliance program proposed by the Audit Panel in May 2018 has been achieved, apart from the review of Council's Credit Card Policy and feedback about the Statement of Expectations.
- compliance with the Local Government Act and Regulations and Council's internal policy and procedures is currently adequately addressed, provided there is ongoing monitoring, reporting and timely action on any issues of non-compliance, and
- Council needs to ensure that it updates policies and procedures that aren't current.

Recommendation:

That Council:

1. RECEIVE and NOTE this report about progress with the actions required by Ministerial Direction 5 (b), which Council directed the Audit Panel to review
2. ENDORSE the future direction proposed in this report in dealing with these matters and direct the Audit Panel to continue its activities in reviewing and reporting in relation to compliance with legislation policy and procedures
3. NOTE the current situation in relation to Council's Credit Card Policy and the Statement of Expectations
4. NOTE the proposed internal audit of contracts and tendering which should be conducted in the 2019/2020 year
5. NOTE the proposal to develop, in conjunction with Council staff, a mechanism to monitor information on merit-based employment, and
6. Require the Audit Panel to report to Council by March 2020 on progress on these matters during 2019.

Attachments/Annexures

Nil.

21. FINANCIAL PERFORMANCE REPORT TO 30 APRIL 2019

Author: Manager, Finance and ICT (Tina House)
 Qualified Person: Director, Corporate Services (Jenny Self)
 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.

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
Action 4.1.1.04	Implement the performance reporting system for corporate strategic planning
Objective 4.2	Prioritise resources to achieve our communities' goals
Strategy 4.2.1	Deploy the Council's resources effectively to deliver value
Action 4.2.1.07	Develop the annual budget estimates in line with the Financial Management Strategy and provide regular reporting of actuals to budget

Reporting Brief:

To provide the monthly Financial Performance Report to Council for the period ending 30 April 2019.

Proposal in Detail:

The Financial Performance Report (**Report**) for the period 1 July to 30 April 2019 is Attachment 1.

The Report highlights that at 30 April 2019 the operating result is \$451k ahead of the budgeted position. A summary of the key indicators is as follows:

Revenue

- revenue is \$432k above budget representing a favourable variance of 0.78%

Expenditure

- expenditure is \$19k below budget representing a favourable variance of 0.04%

Capital Works

- capital works expenditure is \$8.650m against an overall annual budget of \$13.765m which has been adjusted down to \$12.506m in the latest forecast.

Consultations:

General Manager

Executive Leadership Team

Capital and Operational Budget Responsibility Officers

Human Resource / Financial and Risk Management Implications:

There are no material risk management or human resources implications.

Community Consultation and Public Relations Implications:

No public relations implications have been identified, and no community consultation has been undertaken.

Recommendation:

That Council:

RECEIVE and NOTE the Financial Performance Report for the year-to-date ending 30 April 2019 in the form of Attachment 1.

Attachments/Annexures

- 1 Attachment 1 - Financial Performance Report to 30 April 2019



22. PROCUREMENT AND CONTRACTS - MONTHLY REPORT

Author: Executive Officer (Bryn Hannan)

Qualified Person: Director, Corporate Services (Jenny Self)

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 4.1.2 | Manage the City's assets soundly for the long-term benefit of the community |
| 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 the procurement requirements under Council's Code for Tenders and Contracts for the period 20 April to 15 May 2019 and provide updates on other relevant procurement matters.

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 clause 10.2 of the Code, the General Manager is required to provide a regular report to Council on exemptions that have been authorised to the procurement requirements under the Code. Clause 10.2 relevantly provides:

*In accordance with Regulation 28(j), the General Manager will establish and maintain procedures for reporting to Council **at the first ordinary meeting of Council after the event** in relation to the procurement of goods and/or services **in circumstances where a public tender or quotation process is not used**. Such report will include the following details of each procurement:*

- a) *a brief description of the reason for not inviting public tenders or quotations (as applicable);*
- b) *a brief description of the goods or services acquired;*
- c) *the approximate value of the goods or services acquired; and*
- d) *the name of the supplier.*

A copy of an extract from Council's Purchasing Exemption Register (**Exemption Report**), which is delivered to Council as required under clause 10.2 is Attachment 1 to this report.

The Exemption Report covers the period from 20 April to 15 May 2019. There have been three (3) exemptions approved for the period, accounting for \$387,344.47 in budgeted operational expenditure.

Though larger than usual, total amount of exempted expenditure contained two significant contracts which account for a significant amount:

- \$177,353 for the purchase of a Regional Flood Warning and Alert System. Only one supplier was identified as being able to provide the system, meaning it was not possible to obtain the three estimates that would otherwise be required, and
- \$92,800 for paving works on Council's the CBD revitalisation project. Only two potential suppliers were able to be identified and only one of those submitted a quote for the works.

Both of the above amounts were accounted for in Council's 2018/19 budget.

Expenditure on external Legal Services

For the month of April 2019, the total amount spent on external legal services for all of Council was \$6,831.38.

Expenditure update - Sugden & Gee (KGV consultancy services)

At its meeting on 29 October 2018, Council approved additional expenditure of \$100,000 with Sugden & Gee Pty Ltd for ongoing services in relation to the KGV project, bringing the total expenditure on Sugden & Gee to \$500,000 (inc GST).

Council also approved the non-application of the tender process for the contract with Sugden & Gee on the basis that extenuating circumstances meant that a satisfactory result would not be achieved by inviting tenders. The reasons for that decision are outlined in the report to Council's October 2018 meeting.

Council has requested that it be kept informed of the running total of expenditure on Sugden & Gee for its services in relation to KGV.

At the date of this report, the total expenditure on Sugden & Gee remains at \$398,409.92, having not increased since March 2019. Only \$22,262.24 of that has been incurred in 2019, being the amount of the March invoice.

Consultations:

Executive Leadership Team
Accounts Payable Supervisor

Human Resource / Financial and Risk Management Implications:Human resources

There are no material human resources implications.

Financial

The report identifies the following budgeted operational expenditure that has been approved during the reporting period:

- \$387,344.47 in operational expenditure, and
- \$6,831.88 on external legal services.

Risk management

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation Criticism of Council's acceptance of procurement process exemptions and associated expenditure.	Minor (C2)	Unlikely (L2)	Low (4)	Council notes the reasons identified for the exemptions and satisfies itself that each is sound and in accordance with approved procedures.
Do not adopt the recommendation Council officers less likely to seek exemptions in accordance with approved processes, leading to business inefficiency and excessive administrative burden on staff and suppliers.	Moderate (C3)	Possible (L3)	Moderate (9)	Council communicates reasons for refusal and identifies preferred practices and information required for future exemptions.

Community Consultation and Public Relations Implications:

Community consultation was not required or undertaken.

There is unlikely to be any material public relations impact.

Recommendation:

That Council:

RECEIVE and NOTE the Procurement and Contracts Monthly Report for the period from 20 April to 15 May 2019.

Attachments/Annexures

- 1 Procurement Exemptions - May 2019



23. MINISTERIAL DIRECTIONS - MONTHLY AND REPORT

Author: Executive Officer (Bryn Hannan)
 Qualified Person: Director, Corporate Services (Jenny Self)
 ECM File Reference: Ministerial Directions

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:

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 update Council on the progress of implementing the Ministerial Directions for the period ending 22 May 2019.

Proposal in Detail:

In January 2019, following the release of the report of the State Government's Board of Inquiry into Council, the Minister for Planning and Local Government, the Hon Peter Gutwein, issued a set of 58 Ministerial Directions to Council.

At the date of this report, Council had complied with 53 of the 58 directions, with all of the remaining 5 actions being actively progressed within the time frame set by the Minister. A summary is as follows:

Actions completed	53
Actions being actively progressed	5
Actions not yet started but within time	0
Actions being actively progressed and outside due date	0
Actions not yet started and outside due date	0
TOTAL	58

Attachment 1 is the monthly progress report showing the status of all the actions under the directions. The actions remaining to be completed are as follows:

No.	Direction	Comment on progress
Direction 1 - Governance:		
1(i)(iii)	Reviewing, and amending if appropriate, within the 2018-19 budget period: the financial management strategy	- On target for adoption by 30 June 2019. - Council's Financial Management Strategy was adopted by Council on 15 May 2017 (as per section 70A of the LG Act)
1(i)(iv)	Reviewing, and amending if appropriate, within the 2018-19 budget period: long-term strategic asset management plan	- Updated Asset Management Strategy for Infrastructure Assets to be presented for adoption at the June 2019 Council meeting. - 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
1(i)(vi)	Reviewing, and amending if appropriate, within the 2018-19 budget period: asset management strategy	- Updated Asset Management Strategy for Infrastructure Assets to be presented for adoption at the June 2019 Council meeting - 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
Direction 2 - Training		
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 that 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 - Further training in relation to ethics and good governance to be completed before the end of the financial year.
Direction 7 - General		
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	- Fifth quarterly report acknowledged and approved by Council (Item 16 – 29 April 2019) and sent to the Minister and the Department of Local Government. - The report has been made publicly available on Council's website.

Consultations:

Mayor
General Manager
Director, Corporate Services

Human Resource / Financial and Risk Management Implications:

There are not considered to be any material financial or human resources implications.

Risk Management

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Do not adopt the recommendation If Council does not comply with the Ministerial Directions as provided under section 225(2) of the <i>Local Government Act 1993</i> then there is potential for a complaint to be lodged for non-compliance under section 339E and further scrutiny and sanction by the Director of Local Government	Major (C4)	Likely (L4)	Significant	Council continues to progress actions required to comply with these Directions

Community Consultation and Public Relations Implications:

There has been no community consultation due to the nature of the document.

Recommendation:

That Council:

1. NOTE the progress satisfying the Ministerial Directions as at 22 May 2019
2. RECEIVE the Ministerial Directions Implementation Report for May 2019 in the form of Attachment 1

Attachments/Annexures

- 1 Ministerial Directions Monthly Report - May 2019



**24. NOTICES OF MOTIONS – QUESTIONS ON NOTICE / WITHOUT
NOTICE**

CLOSED TO MEMBERS OF THE PUBLIC

25. CONFIRMATION OF MINUTES (CLOSED MEETING)

26. APPLICATIONS FOR LEAVE OF ABSENCE

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