

**Minutes of the Meeting
of the Glenorchy City Council
held at the Council Chambers
on Tuesday, 28 January 2025 at 3:30 PM**



**Present
(in Chambers):**

Aldermen Josh Cockshutt, Steven King, Tim Marks, Peter Ridler, Stuart Slade, Justin Stringer, Russell Yaxley (Acting Mayor - Chair) and Councillor Molly Kendall

**In attendance
(in Chambers):**

Tony McMullen (Chief Executive Officer), Emilio Reale (Deputy Chief Executive Officer), Tracey Ehrlich (Director Community and Corporate Services), Emma Watkins (Coordinator Executive and Strategy), Luke Chiu (Manager Property, Environment and Waste), Michael Sokulski (Chief Financial Officer), Stephen Bresnehan (Coordinator Bushfire Management)

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

Mandy Henderson (Executive Assistant to the Chief Executive Officer), Melanie Burk (Executive Assistant to the Mayor)

Leave of absence:

Workshops held since last Council Meeting:

Date: Monday, 13 January 2025

Purpose: To discuss:

- General update and the year ahead

Date: Monday, 20 January 2025

Purpose: To discuss:

- 2025/26 Budget bids review

The Council meeting was live streamed on Council's website, Facebook page and YouTube channel. The peak number of viewers watching the live stream was 22 viewers and 3 members of the public attended in person.

The Chair opened the meeting at 3.30pm.

The Chair acknowledged and paid respect to the Tasmanian Aboriginal Community as the original and traditional owners and continuing custodians of the land and their elders, past and present.

We acknowledge the muwinina people as the traditional owners of this land. We recognise the Tasmanian Aboriginal people as the original owners and continuing custodians of the land, sky and country and waters of this island, lutruwita. We pay our respect to Aboriginal Elders, past and present. We commit to working in a way that welcomes and respects all Aboriginal and Torres Strait Islander

The Chair read a statement noting that the meeting would be recorded and live streamed to members of the public, and about work health and safety at the Council meeting.

1. APOLOGIES

Apologies were received from Mayor Hickey and Alderman Alderton.

2. CONFIRMATION OF MINUTES

Resolution:

COCKSHUTT/RIDLER

That the minutes of the Council meeting held on Monday, 16 December 2024 be confirmed.

The motion was put.

FOR: Aldermen Cockshutt, King, Marks, Ridler, Slade, Stringer, Yaxley,
and Councillor Kendall

AGAINST:

The motion was CARRIED.

3. ANNOUNCEMENTS BY THE CHAIR

CEO Recruitment

- Following advice that Tony McMullen will not be seeking reappointment at the conclusion of his contract at the end of June, we will discuss the recruitment of a new chief executive officer in the closed section of this meeting tonight.
- Council is committed to ensuring that it continues to deliver high quality service for the community so will be looking to commence a robust recruitment process as soon as possible so that this vital role is filled by 30 June.
- We are also committed to keeping our staff and community informed about the process therefore will also be considering a communications plan tonight to ensure that this happens.

Glenorchy Planning Authority

- Today, the GPA considered two projects of significance to Glenorchy, including the redevelopment of Hobart Showgrounds and a planning scheme amendment to allow a tourist operation at Claremont.
- The redevelopment of the Showgrounds will involve constructing nine buildings for various community, commercial, and accommodation uses, along with a sports oval, connecting roadways, and essential infrastructure.
- The planning amendment for a tourist operation aims to enable the future use and development of an area of the Cadbury factory site as the 'Cadbury Visitor Experience' Tourist operation leveraging the historic factory's unique social, industrial, and environmental heritage.
- Both items were approved by the GPA.

The Pool

Repair and reopen

- Tenders for the repair of the pool are on track to be released early to mid-February.
- We are committed to letting the public know when the tenders have gone out and keeping you up to date with the process, so keep an eye on our Facebook page and website.
- We are still confident that we will have the pool reopened later this year for summer 2025/26.

Redevelopment of the pool

- We have started lobbying State and Federal Governments for the \$83.8 million needed to redevelop the pool.
- A recently published priority project prospectus features the pool.
- We have made a submission to the State Government's budget process outlining funding for the pool as a regional priority.
- The Mayor is seeking meetings with all relevant State Government Ministers and the Premier to lobby for the pool funding.
- The upcoming Federal election provides a great opportunity for Council to lobby for pool funding.

- The pool business case has been shared with Senator Carol Brown, Senator Jonno Duniam and Independent Member for Clark Andrew Wilkie, along with other candidates for Clark.
- The Mayor will continue to lobby each of the Federal politicians and candidates leading up to the election.

Priority Projects Prospectus

- Following endorsement of the 2025/26 Priority Project Prospectus at our 16 December meeting, this document has now been finalised and is available on our website.
- Our 2025/26 priority projects include:
 - \$83.8 million for the redevelopment of the pool
 - \$9 million for Tolosa Park Stage B Redevelopment
 - \$17.5 million for the development of a shared pathway along Humphrey's Rivulet
 - \$500 000 for the establishment of a youth hub for Glenorchy
- A draft of this prospectus was sent to all Federal Clark candidates late last year in anticipation of an upcoming election. They will now be sent this final version.
- The Mayor will meet with Federal and State Ministers over coming weeks to advocate for funding of these priority projects.

Golden Years Club

- Following the closure of the Golden Years Club in December, formal expressions of interest will be sought for the lease of the building.
- There has been a great deal of interest in the lease of this building, therefore the EOI process will ensure that we find the right fit to continue vital services for community, particularly our older community members.
- In the meantime, all the groups that have been hiring the club are continuing to do so.

Investing in a cleaner city

- At our last Council Meeting we approved \$600 000 to improve cleaning services and keep the city looking its best.
- This will include the purchase of new equipment and appointing extra staff, to help tackle litter, graffiti, and other maintenance tasks more efficiently.
- Council is investing in three key pieces of equipment:
 - A footpath sweeper to clean streets and paths better.
 - A new truck with pressure washers to clean seating areas, rubbish bins, and graffiti more effectively.
 - A rapid-response ute to handle smaller jobs quickly, freeing up the existing truck for larger jobs.

Strategic Planning Team Award

- Congratulations to Council's Strategic Planning team who were honoured at the Planning Institute of Australia's (PIA) 2024 Tasmanian Awards for Planning Excellence, winning the Community Wellbeing and Diversity category for their innovative Designing for Liveability project.
- This initiative is central to the Principal Activity Centres and Northern Apartment Corridor Specific Area Plans, which aim to reduce barriers to inclusive housing and address Glenorchy's diverse community needs.
- The project introduced local planning controls that prioritise accessible housing for people of all abilities and life stages, promoting sustainable housing diversity and meeting demographic and infill housing goals through place-based solutions.
- The Designing for Liveability project will now compete at the national level in the PIA National Planning Awards, with winners to be announced in May 2025.
- The team also received a commendation in the Strategic Planning Project category for their Adaptable Living in the Northern Apartments Corridor initiative, further supporting the Northern Apartment Corridor Specific Area Plan.

4. PECUNIARY INTEREST NOTIFICATION

The Chairperson asked if any Aldermen had or were likely to have a pecuniary interest in any items on the Agenda.

Tony McMullen, Chief Executive Officer, declared a pecuniary interest in item 17, Intention to recruit Council's Chief Executive Officer.

5. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Question without notice – James Bryan, Montrose Council meeting – Monday, 16 December 2024

The response to my question at the AGM, 2 December 2024, still leaves part of the question unanswered.

What was the total cost (CASH) of disposal of this property? (Page 73 of Statement of Comprehensive Income for the year ending 30 June 2024).

The response stated that the Total Income for the sale of property is listed as \$551,976. The Total Expenses incurred in the disposal is listed as \$3,202,008. A net loss of \$2,650,032.

Examining the list provided in the response to my question, there is \$2,994,082 in NON-CASH expenses (Note: not one dollar of this amount has been paid from a GCC account).

For the land sales for the two properties listed:

1 Bellette Place and 117A Pitcairn Street

An income of \$240,000 was received and expenses are listed as \$334,394 a loss of \$94,394.

Questions in conclusion.

The response as stated lists 2 land sales for the 2023/2024 financial year. However, the attachments for the 26 August, 2024 Council Meeting lists as Proceeds from Property Sales at 30 June, 2024 seven additional properties.

Proceeds from Property Sales as at 30.06.24
Proceeds from Property Sales

Property Address	Date	Zoning/Designation	Sale Proceeds
Sales			
16 Elwick Road, Glenorchy		General Residential	326,000.00
9 Stourton Street, Rosetta		Environmental Management	41,800.00
9A Clydesdale Avenue, Glenorchy		Residential	40,000.00
1 Delwood Drive, Lutana		General Residential	241,000.00
3 Springfield Avenue, West Moonah		General Residential	37,500.00
1 Edgar Street Claremont	28/09/2022	General Residential - VACANT LAND	190,000.00
1a Taree Street, Chigwell	23/03/2023	General Residential	1,375,000.00
Bollette Place, Chigwell	20/07/2023	General Residential	131,173.42
17A Pitcairn Street, Glenorchy	19/10/2023	General Residential	190,000.00
Property Address	Date	Zoning/Designation	Purchase Price
Purchases			
1 Peltro Street			522,500.00
CURRENT BALANCE			

Expenditure from Property Disposal	Net Proceeds	25%	75%	
		10023 Proceeds into Property Disposal Reserve	10024 Special Projects Reserve Fund	
	318,357.73	79,589.43	238,768.30	Ba
	32,400.00	8,100.00	24,300.00	Ba
	41,000.00	10,250.00	30,750.00	Ba
	235,698.00	58,924.50	176,773.50	Ba
	37,500.00	9,375.00	28,125.00	Ba
1,621.17	171,106.83	171,106.83		Ba
				As
30,356.58	1,219,643.42	219,643.42		\$1,
69,710.42	50,000.00	12,500.00	37,500.00	As
25,688.94	147,038.06	36,759.52	110,278.55	As
Expenditure from Property Purchase	Property Purchase	Withdrawals from Property Disposal Reserve	Withdrawals from Special Projects Reserve Fund	
	(475,000.00)		(475,000.00)	
	1,777,744.04	606,248.70	171,495.34	

From a cash perspective

1 Bellette Place, Chigwell – Settled 03/08/2023. (There was a delay on the scheduled settlement due to the purchaser needing to fulfil conditions).

Total settlement figures were **\$131,173.42** made up as follows:

Purchase Price	\$50,000
Contribution to works as per contract of sale (new Path works)	\$64,622
<u>Plus:</u>	
GST	\$11,463
Water charges from Date of Possession (1 September 2021)	\$5,088.42

There were no costs associated with this disposal as it was done in-house

Total settlement sum and sale proceeds received by Council \$131,173.42
117A Pitcairn Street Settled 19/10/2023.

This **sold for \$190,000**, less development and disposal costs as follows.

\$4,430 Agency fees and marketing
 \$300 Advertising costs (s178 process)
 \$485 Valuation Report
 \$1,227.27 Bushfire Report
 \$1,470 Surveying costs
 \$4,919.35 Subdivision costs
 \$1,950 Maintenance and Clean-up
 \$11,300 New Driveway and Apron costs
 \$16,610.62 Water and Sewerage infrastructure
 \$269.70 TasWater Connection

Total development and disposal costs **(\$42,961.94)**

Nett sale proceeds received by Council **\$147,038.06**

12 Rothesay Circle was donated to Karadi Aboriginal Corporation and settled on 17 January 2024.

The land was valued at \$270,000
 Total Cost to dispose: (\$2,437.35)
 \$1,424 (public notice advertisements)
 \$1,000 valuation report
 \$13.35 Land Tax Search

Council did not pay transfer duty or any other costs.

Total disposal costs **(\$2,437.35)**

Furthermore, a property sales report, Valuer General, Tasmania, The LIST, provides information on a property sale by the City of Glenorchy of 23 A Norman Circle, contract date, May 7, 2024. Sale price \$850,000.

Q1: How much of the expenses listed for the sale of the two properties (\$334,394) required cash payment from a G.C.C. account? (Legal, advertising, land preparation, sales rep. costs for example. Total cost is only required, not a breakdown).

This question was taken on notice.

Response:

The \$334,394 includes the recorded value of 1 Bellette Place (\$186,000) and 117 A Pitcairn Street (\$96,886) noting that these are not cash expenses or costs but the recorded values of these properties.

The cash costs to sell (Legal, advertising, land reparation sales, etc) were as stated being \$69,710 for 1 Bellette Place and \$25,688 117A Pitcairn Street.

Q2: Are the additional properties listed in the above table, Proceeds from Property Sales, Attachments from the August 2024 Council Meeting, actual 2023/2024 sales? If they are, why are they not listed in the Annual Report 2023/2024?

This question was taken on notice.

Response:

The 2 properties (1 Bellette Place and 117 A Pitcairn Street) were sold in the 23/24 financial year and accounted for in the financial statements in the 23/24 financial year.

The other land sales listed on 26 August 2024 council report occurred in previous financial years and were accounted for in the financial statements in previous years. The list shows all sales since the reserve was established and it shows the accumulated reserve balance and record of sale proceeds.

Q3: The property at 23 A Norman Circle is a 2024 sale, why is it not listed and the proceeds accounted for?

This question was taken on notice.

Response:

The land at 23 A Norman Circle was sold on 19 August 2024. This sale has occurred in the 24/25 financial year. Therefore this sale will not appear in the table of sales as the table shows only sales are for the 23/24 financial period.

The sale of 23 A Norman Circle and other land sales will appear on the summary of land sales at the end of the 24/25 financial year when the update is provided to the Council, most likely in August 2025.

Q4: How much of the proceeds from the 2023/2024 property sales was moved into the Property Reserve Fund and the Special Projects Reserve Fund What is the total amount in the Property Reserve Fund and the Special Projects Reserve Fund as of June 30, 2024?

This question was taken on notice.

Response:

As correctly listed on the schedule, the balance in the Property Reserve Fund (PRF) and the Special Projects Reserve Fund (SPRF) as of June 30, 2024 are:

PRF \$49,259

SPRF \$147,778

6. PUBLIC QUESTION TIME (15 MINUTES)

Please note:

The Council Meeting is a formal meeting of the Elected Members 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.

In accordance with regulation 31(2) and (3) (Public question time) Local Government (Meeting Procedures) Regulations 2015, Council will allocate 15 minutes during each Council Meeting to invite members of the public to ask questions relating to the activities of Council.

The following rules and procedures apply to Public Question Time:

1. questions must relate to the activities of Council
2. members of the public are to announce their name and residential address before asking a question (which will be recorded in the minutes)
3. questions are to be put succinctly and in the form of a question, not a comment
4. questions must not be inflammatory, abusive, defamatory, contain a personal attack or otherwise breach any rules of the meeting which have been explained by the Chairperson
5. the Chairperson may limit the number of questions asked by each member of the public in order to ensure that all members of the public wishing to ask questions are given the opportunity within the allocated time
6. the Chairperson will decide the order in which questions are to be asked and may rotate the order between different members of the public if individuals have more than one question to ask
7. the Chairperson may, in their absolute discretion:
 - a) refuse to answer a question if the Chairperson deems that it is inappropriate or does not comply with these rules or the rules of the Council meeting, or
 - b) take a question 'on notice', in which case the answer will be provided in writing prior the next Council meeting and included on the agenda for the next Council meeting
8. if a question is taken on notice, the Chairperson may request that the member of the public submit their question in writing and may refuse to provide a response if the question is not provided as requested, and
9. the 15 minutes allocated for Public Question Time may be extended at the discretion of the Chairperson at the conclusion of the time period. Council is to publish information relating to Public Question Time, including any additional rules and procedures, on Council's website.

Question without notice – Eddy Steenbergen, Rosetta

Q1: I have a number of questions about statistics, the recycling of plastics; and how much plastic Council has recovered in a financial year. I was told that Glenorchy Council received reports from time to time and I would like to know the nature of the report the Council received concerning statistics, and ethics on recycling. Can this be provided?

A1: [Deputy Chief Executive Officer] The company that produces and provides the report has commercial in confidence information in their report that we are not able to pass on. Council will request that the headings in the report be provided so the nature of the report can be understood.

Q2: Has Council decided on the nature of the next Open Workshops?

A2: [Chief Executive Officer] Council resolved that the Open Workshop series would be a trial and it has gone quite well. A report is going up to Council at the February 2025 meeting to review the trial and seek formal agreement in terms of whether they want to continue with Open Workshops.

Question without notice – Manfred Gutmann, West Moonah

Q1: Does Council have an exemption from the OTGR to use the current COVID-19 mRNA vaccine since the COVID-19 vaccine administered to the public had no trial, due to the TGA hidden bait and switch to dirty contaminating e-coli bacteria for mass production from clean PCR used during trial and for application for registration with TGA?

A1: This question was taken on notice.

Q2: Will Council and members of Council answer my conflict of interest request from 18 November 2024 regarding funding sources for COVID-19 programs and vaccine hesitancy programs and include incoming funding versus outgoing expenses under transparency and good governance, and if not, why not?

A2: This question was taken on notice.

Question without notice – Michelle Austen, Glenorchy

I have been taking a good look around our city and have noticed a lot of weeds in our footpaths, some reserves, and a vacant block owned by the council, that is not maintained, left not mowed, which becomes a fire hazard. This can cause allergy issues and is causing cracks in our paths which costs more money to repair.

Weeds make our city untidy, long grass and weeds are a fire danger, they cause allergies which can cause serious health problems, and cracks can form if left too long.

Part of Rosetta that is a landslip area can't have these simple upkeeps left as this area is a high risk for cracks forming.

Q1: When is Council going to fix these issues?

A1: [Deputy Chief Executive Officer] Yes it has been a bad season for excessive weed growth with the summer rains and Council has a backlog of work in this area. We do have in-house staff, but we rely on contractors during peak periods, and they are in high demand during this time. Unfortunately, our main contractor has gone into liquidation, so we have had to seek out and appoint another contractor which coincidentally commences next week. We have a city-wide weed spraying program which should knock the weeds down quickly once the contractors commence. Then our team will go through and clean up remaining vegetation. We have called back staff from annual leave to try and keep up with the vegetation growth. We do have a bit of catching up to do.

7. PETITIONS/DEPUTATIONS

None.

COMMUNITY

Community Goal – Making Lives Better

8. ACTIVITIES OF THE MAYOR

File Reference: Mayoral Announcements

Reporting Brief:

To receive an update on the recent activities of the Mayor.

Resolution:

KING/MARKS

That Council:

1. RECEIVE a report about the activities of Mayor Hickey from Monday, 9 December 2024 to Sunday, 19 January 2025

The motion was put.

FOR: Aldermen Cockshutt, King, Marks, Ridler, Slade, Stringer, Yaxley, and Councillor Kendall

AGAINST:

The motion was CARRIED.

ENVIRONMENT

Community Goal – Valuing our Environment

9. FIRST 3-YEAR REVIEW, BUSHFIRE MITIGATION STRATEGY 2020-2030

File Reference: Bushfire Mitigation

Reporting Brief:

To inform Council of the proposed updates to the strategy and seek endorsement of the draft *Glenorchy City Council Bushfire Mitigation Strategy 2020-2030*.

Resolution:

MARKS/KING

That Council:

1. ENDORSE the updated Glenorchy City council Bushfire Mitigation Strategy 2020-2030 as at **Attachment 1**, following its first scheduled three-year review.
2. REQUEST a report from TasWater as to how they ensure adequate water supply during bushfire and other emergency events to prevent shortages such as occurred in the recent Californian bushfires.

The motion was put.

FOR: Aldermen Cockshutt, King, Marks, Ridler, Slade, Stringer, Yaxley, and Councillor Kendall

AGAINST:

The motion was CARRIED.

GOVERNANCE

Community Goal – Leading our Community

10. FINANCIAL PERFORMANCE REPORT TO 31 DECEMBER 2024

File Reference: Corporate and Financial Reporting

Reporting Brief:

To provide Council with the monthly Financial Performance Report for the period ending 31 December 2024.

Resolution:

KENDALL/COCKSHUTT

That Council:

1. RECEIVE and NOTE the Financial Performance Report for the year-to-date ending 31 December 2024 as set out in **Attachment 1**.

The motion was put.

FOR: Aldermen Cockshutt, King, Marks, Ridler, Slade, Stringer, Yaxley,
and Councillor Kendall

AGAINST:

The motion was CARRIED.

11. PROCUREMENT EXEMPTIONS REPORT

File Reference: Procurement

Reporting Brief:

To inform Council of procurement exemptions from Council's legislated procurement requirements.

Resolution:

KING/COCKSHUTT

That Council:

- (a) NOTE the tender exemption for the Jackson Street Landfill Cell Lift project. The expenditure on the relevant project was \$1,084,523.68.
- (b) NOTE the abridged quotation process for Footpath Sweeping Services. The expenditure totals \$228,000.

The motion was put.

FOR: Aldermen Cockshutt, King, Marks, Ridler, Slade, Stringer, Yaxley, and Councillor Kendall

AGAINST:

The motion was CARRIED.

12. UPDATED COUNCIL POLICIES

File Reference: Council Policies

Reporting Brief

To present the following reviewed policies for adoption:

Fire Risk Abatement Notices Policy

Resolution:

MARKS/KING

That Council:

1. ADOPT the revised Fire Risk Abatement Notices Policy in **Attachment 2**

The motion was put.

FOR: Aldermen Cockshutt, King, Marks, Ridler, Slade, Stringer, Yaxley,
and Councillor Kendall

AGAINST:

The motion was CARRIED.

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

None.

Resolution:

KING/SLADE

That the meeting be closed to the public to allow discussion of matters that are described in Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

The motion was put.

FOR: Aldermen Cockshutt, King, Marks, Ridler, Slade, Stringer, Yaxley,
and Councillor Kendall

AGAINST:

The motion was CARRIED.

The meeting was closed to members of the public and the live stream was terminated at 4:18pm.

The Chair adjourned the meeting for a 2 minute break.

Deputy Chief Executive Officer, Emilio Reale left the meeting at 4:19pm.

CLOSED TO MEMBERS OF THE PUBLIC

Closed session commenced at 4:20pm.

Resolution:

KING/RIDLER

That the order of items be changed so that item 18 is taken before item 17.

The motion was put.

FOR: Aldermen Cockshutt, King, Marks, Ridler, Slade, Stringer, Yaxley, and Councillor Kendall

AGAINST:

The motion was CARRIED.

14. CONFIRMATION OF MINUTES (CLOSED MEETING)

Resolution:

KING/SLADE

That the minutes of the Council meeting (closed meeting) held on Monday, 16 December 2024 be confirmed.

The motion was put.

FOR: Aldermen Cockshutt, King, Marks, Ridler, Slade, Stringer, Yaxley, and Councillor Kendall

AGAINST:

The motion was CARRIED.

15. APPLICATIONS FOR LEAVE OF ABSENCE

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

Chief Executive Officer, Tony McMullen left the meeting at 4:30pm in accordance with his previous Declaration of Pecuniary Interest.

GOVERNANCE

Community Goal – Leading our Community

17. INTENTION TO RECRUIT COUNCIL'S CHIEF EXECUTIVE OFFICER

This item is to be considered at a closed meeting of the Council by authority of the Local Government (Meeting Procedures) Regulations 2015 Regulation 15(2)(a) (Personnel matters, including complaints against an employee of the Council and industrial relations matters).

Resolution:

KING/SLADE

That the meeting be moved back into open Council.

The motion was put.

FOR: Aldermen Cockshutt, King, Marks, Ridler, Slade, Stringer, Yaxley, and Councillor Kendall

AGAINST:

The motion was CARRIED.

The Chair closed the meeting at 4:41pm.

Confirmed,

CHAIR