

**COUNCIL MEETING
AGENDA
MONDAY, 28 JUNE 2021**



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, appearing to read 'Tony McMullen', is positioned above a horizontal line.

Tony McMullen
General Manager
23 June 2021

Hour: 6.00pm

Present (by video link):

In attendance (by video link):

Leave of Absence:

Workshops held since last Council Meeting

Date: Monday, 7 June 2021

Purpose: To discuss:

- Berriedale Peninsula Masterplan
- Marine and Innovation Precinct Masterplan

Date: Tuesday, 15 June 2021

Purpose: To discuss:

- Playspace Strategy
- Community Strategy

Date: Monday, 21 June 2021

Purpose: To discuss:

- Multicultural hub
- Community Strategy

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1. APOLOGIES

2. CONFIRMATION OF MINUTES (OPEN MEETING)

That the minutes of the Council meeting held on 31 May 2021 be confirmed.

That the minutes of the Special Council meeting held on 21 June 2021 be confirmed.

3. ANNOUNCEMENTS BY THE CHAIR

4. PECUNIARY INTEREST NOTIFICATION

5. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

6. PUBLIC QUESTION TIME (15 MINUTES)

Please note:

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

**Questions on notice – Janiece Bryan, England Avenue, Montrose
(re-submitted 24 May 2021)**

Q1: Would Council please advise the Glenorchy Community in relation to what is happening at the YMCA and the Barossa Wellness Centre? These facilities and the programs they deliver are critically important to the welfare of the Community. What is the Council doing to assist Community Members who rely on these programs to maintain their health and wellness?

A: We understand that your question primarily relates to the \$6m grant funding announced by the Australian Government to the YMCA.

Council does not own or manage YMCA and as such is not responsible or able to comment on the progress of plans for those grant funds. Your question would need to be directed to the YMCA.

However, Council has offered to provide in-kind support (such as staff resources and expertise) to the YMCA to assist it to secure and acquit the grant funding. The nature and extent of any support provided is still to be determined.

In-terms of the Barossa Wellness Centre, this is also a question that needs to be directed to that organisation, as Council has no control over the activities of external organisations.

**Questions on notice – Eddy Steenberg, 128 Marys Hope Road, Rosette
(submitted 21 June 2021)**

Over the past few years Council has undertaken a process to dispose of properties regarded as of no value to council. It has made a number of decisions to dispose of Council properties using the section 178 process.

Q1: Can Council please provide the following information for each property that Council has in fact disposed of since the beginning of 2020?

a) the address of the property

- b) the year and month of the disposal, and
- c) the manner of the disposal (e.g. sale, lease, rent)

To be clear, I do not request any financial data nor any details of other parties to each disposal.

A: The requested information is as follows:

Property	Settlement Date	Manner of Disposal
11 Newman Court, Berriedale	26/06/2020	Sale
3 Delwood Drive, Lutana	3/08/2020	Sale
36 Elwick Road, Glenorchy	28/08/2020	Sale
19a Clydesdale Avenue, Glenorchy	23/09/2020	Sale
29 Stourton Street, Rosetta	26/11/2020	Sale
53 Springfield Avenue, West Moonah	22/04/2021	Sale
117 Pitcairn Street, Glenorchy	28/04/2021	Sale

7. PETITIONS/DEPUTATIONS

COMMUNITY

Community Goal: “Making Lives Better”

8. ANNOUNCEMENTS BY THE MAYOR

Author: Acting Mayor (Ald. Bec Thomas)

Qualified Person: General Manager (Tony McMullen)

ECM File Reference: Mayoral Announcements

Community Plan Reference:

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

Strategic or Annual Plan Reference:

Objective 4.1 Govern in the best interests of the community

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

Reporting Brief:

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

Proposal in Detail:

The following is a list of events and external meetings attended by Acting Mayor Thomas during the period Tuesday, 25 May to Monday, 21 June 2021.

Tuesday 25 May 2021

- Lunch at the Chigwell Community Garden

Friday 28 May 2021

- Lunch at Bucaan House Community Centre
- Collected for the Salvation Army Red Shield Appeal at Northgate
- Attended the opening of the Chinese film festival

Saturday 29 May 2021

- Participated in the Glenorchy Basketball Association’s ‘Shoot Above the Rim’ fundraiser
- Attended the bonfire/cracker night at Collinsvale

Sunday 30 May 2021

- Attended the Collinsvale Market
- Participated in ‘Dancin’ in The Street’ in Moonah (Showcase Moonah event)

Monday 31 May 2021

- Chaired the Council Meeting

Tuesday 1 June 2021

- Lunch at West Moonah Community House

Wednesday 2 June 2021

- Collected for Salvation Army Red Shield Appeal at Bunnings
- Attended Greater Hobart Business Alliance networking event at St Albi

Friday 4 June 2021

- Hosted Silent Disco Red Shield Appeal fundraiser at KGV

Saturday 5 June 2021

- Attended Glenorchy City Bowls Club Presentation Night

Sunday 6 June 2021

- Attended the To the North Market in Moonah (Showcase Moonah event)
- Attended War Dog memorial event at Berriedale Foreshore
- Hosted the Red Shield Appeal fundraiser at the Paddy Wagon Hotel

Monday 7 June 2021

- Chaired a Council Workshop
- Attended 'Silent DisGLOW' Moonah Laneway event (Showcase Moonah event)

Tuesday 8 June 2021

- Met with Acting Principal of Claremont College and UTAS MILE Bus coordinators
- Met with the CEO of the Royal Agricultural Society Tasmania
- Hosted Citizenship Ceremony at KGV

Wednesday 9 June 2021

- Attended tour of Housing Choices property with Federal Minister Anne Rushton
- Attended LK Stadiums renaming of the DEC announcement

Thursday 10 June 2021

- Teleconference with Andrew Wilkie

Monday 14 June 2021

- Attended the FFT Statewide Cup match at KGV

Tuesday 15 June 2021

- Attended a meeting at the Claremont Men's Shed
- Attended the Greater Hobart Mayors Forum
- Chaired a Council Workshop
- Chaired the GPA Meeting

Wednesday 16 June 2021

- Attended meeting of the Salvation Army Seniors Group
- Chaired Community Forum – Annual Plan and Budget briefing

Friday 18 June 2021

- Attended State Government announcement of a \$100m loan to INCAT
- Attended Holy Rosary Primary School's 60th Anniversary event

Saturday 19 June 2021

- Attended Moonah Rotary Market
- Attended Chairman's Lounge function for North Melbourne vs Brisbane Lions match

Monday 21 June 2021

- Attended Metro Tasmania's 100th Tasmanian Low Emission Built Bus celebration
- Chaired a Council Workshop
- Chaired Council's Special Meeting

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

Consultations:

Nil.

Human Resource / Financial and Risk Management Implications:

Nil.

Community Consultation and Public Relations Implications:

Nil.

Recommendation:

That Council:

RECEIVE the announcements about the activities of Acting Mayor Thomas during the period from Tuesday, 25 May to Monday 21 June 2021.

Attachments/Annexures

Nil.

9. COMMUNITY STRATEGY 2021-2030

Author: Manager Community (Marina Campbell)
 Community Development Coordinator (Jill Sleiters)
 Coordinator Community Planning and Engagement (Andrea Marquardt)

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

ECM File Reference: Community Strategy

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.

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 1.1.2.01 Deliver the Community Development Strategy
- 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 and participation and life-long learning as priorities for our communities
- Objective 1.3 Facilitate and/or deliver services to our communities
- Strategy 1.3.1 Directly deliver defined service levels to our communities
- Strategy 1.3.2 Identify and engage in partnerships that can more effectively deliver defined service levels to our communities

Reporting Brief:

To present the draft *Community Strategy 2019-2030* to Council and seek its authorisation for release for public comment during July 2021.

Proposal in Detail:**Overview:**

The City of Glenorchy Community Strategy (**Strategy**) is a strategy for a welcoming, safe, healthy and learning community which looks to the next ten years and delivers on our Community's goal of Making Lives Better. It is informed by the *City of Glenorchy Community Plan 2015-2040* (Community Plan), commitment statements, policies, research and consultations with community and stakeholders.

The draft Community Strategy 2021 – 2030 has now been prepared and is presented to Council as Attachment 1.

The Strategy will inform all areas of Council activity, from wide-ranging plans and policies already in place, or developed in the future, through to delivery. The Strategy's goals and objectives are deliberately set at a high level to inform detailed actions in Council's operational plans. The Strategy provides a clear focus for Council into the future.

The Strategy has four priority outcomes:

- Accessible, inclusive and diverse – we are a welcoming, accessible and inclusive community, caring for all.
- Safe – we are a safe community with a strong sense of belonging, ownership, and pride.
- Healthy – we are a healthy, thriving, vibrant and strongly-connected community.
- Education and learning for life – we are a community that is engaged in diverse learning opportunities to achieve our aspirations.

Each priority outcome listed in the Strategy has accompanying goals and objectives.

Under the *Local Government Act 1993* (**the Act**) to the functions and powers of Council include:

- to provide for the health, safety and welfare of the community
- to represent the interests of the community
- to provide for the peace, order and good government of the municipal area.

Council has a range of roles in executing the Strategy

Manager / Leader	Where Council has direct responsibility and capability to deliver the outcomes required, it manages, leads, delivers and communicates commitment, progress and outcomes to stakeholders.
Partner	Council may partner with others where it has a direct responsibility to deliver the outcomes and a partnership approach is necessary to deliver or enhance outcomes.
Advocate	Council develops an informed position and influences others who have the responsibility to make the decision and act. Council is part of developing the solutions rather than just presenting the problems.
Facilitator	Council makes it easier and builds the capacity of others to deliver.
Supporter	Where a project is initiated externally to Council and the outcomes align with the Glenorchy Community Plan, Council may provide low level assistance to support the project.

Additionally, the social outcomes for community are not exclusively reliant on Council as the key contributor. Council's role includes working with people, businesses, community groups and organisations to build a welcoming, safe, healthy and learning community, and supports local action driven by the community. Council's approach is people-centred, strength-based and structured to achieve positive change. This also means adopting an approach that encourages empowerment, participation and self-determination.

With community at the heart of everything that Council does, it is vital that Council has a clear strategy to focus its limited resources. It is intended that the Strategy will build on individual and community strengths and support the community in a structured way to achieve positive change.

Development of the draft Strategy

The Strategy was developed in close consultation with Council officers, through extensive engagement with community, community services and other key stakeholders.

In developing the Strategy, Council has simplified the following existing frameworks, plans and strategies into a single, focussed document to guide future actions:

- City of Glenorchy Community Plan (2015-2040)
- Economic Development Strategy (2020-2025)
- Cultural Development Policy (2016)

- Public Art Policy (2016)
- Safer Communities Framework (2019-2029)
- Multicultural Framework and Statement (2017)
- Successful Ageing Framework (2019-2024)
- Building a Learning Community in Glenorchy Strategy (2014-2017)
- Glenorchy Healthy Communities Plan (201-2023)
- Access Plan (2016-2021)
- Youth Strategy and Action Plan (2014-2019)

The research and community consultation undertaken in the development of these documents has helped to inform the development of the Strategy.

Measuring Impacts and Outcomes

As with all Council strategies, measuring community benefit from the planned course is vital. This allows Council to better understand efforts and outcomes, encourage involvement, communicate opportunities and articulate results effectively and clearly.

Results Based Accountability (**RBA**) is a best-practice way to ensure outcomes are tracked and achieved¹. RBA takes a collective impact approach towards collaborating with local communities in making positive, sustainable change on complex social issues. RBA (also known as outcomes-based methodology) is a quality improvement framework that asks:

- how much did we do?
- how well did we do it?
- is anybody better off?

RBA also emphasises the use of evidence and data. Over time, accumulated RBA results determine how much change we are making at a population level and informs decision-making processes.

It is proposed that the RBA method is used to measure impacts and outcomes of the Strategy.

Implementation

The Strategy sets a vision, four priority outcome areas, goals and objectives for how a welcoming, safe, healthy and learning community will be achieved. It will be implemented through action plans, which will then guide Council's annual operational planning. This strategy may inform future Council strategic plans.

¹ Mark Friedman, 'Trying Hard is Not Good Enough' Trafford 2005

Consultations:

Aldermen
General Manager
Executive Leadership Team
Community Department
Manager City Strategy and Economic Development
Acting Manager Property and Environment
Urban Services Assistant Coordinator
Vegetation Control Coordinator
Parks and Recreation Coordinator
Manager Works
Public Compliance Coordinator
Roads and Stormwater Coordinator
Asset Management Coordinator
Operations and Maintenance Supervisor
Senior Civil Engineer
Manager Customer Services

Human Resource / Financial and Risk Management Implications:

Financial

If the Community Strategy priority outcomes are not addressed there may be future financial risks to the community, including the incorrect allocation of Council resources.

There has been no cost other than staff time to develop the Strategy to this point, however there will be a minimal cost for graphic design to present the Strategy to the community.

There will be ongoing costs to progress identified priority areas in the future. This will be resourced as required through existing recurrent resources and the budget process.

Human resources

The Strategy has been developed internally by the Manager Community, Coordinator Community Development, Coordinator Community Planning and Engagement, and other officers from the Community Department and across Council.

There will be further human resources required to develop the specific actions from the Strategy. There will also be ongoing human resources required to implement the Strategy priority outcomes, however this will be resourced from existing resourcing and included in operational plans.

Risk management

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation	Minor (C2)	Unlikely (L2)	Low (4)	The draft strategy has undergone extensive consultation during its development. The purpose of community consultation is to ensure that feedback is incorporated, meaning that revisions are not necessarily undesirable.
Community dissatisfaction with the draft Strategy, leading to the need to make revisions.				
Do not adopt the recommendation	Moderate (C3)	Unlikely (L2)	Medium (6)	Council articulates any deficiencies in the draft Strategy and reconsiders its release for public consultation at a future meeting.
Council fails to meet the vision of Community Strategy 2021 – 2030. Council fails to meet the community expectation generated by the community engagement.				

Community Consultation and Public Relations Implications:Community consultation

There has been a wide range of community engagement in development of the Community Strategy. While some of the consultation has been specific to the Strategy, Council officers have also drawn on numerous associated engagements that has occurred recently. This has included:

- Community Strategy survey
- Community Services Exchange – a forum (and survey) for network providers/organisations in the City of Glenorchy held in March 2021
- feedback from the Collinsvale Community Yarn held in May 2021, along with feedback from previous Yarns in Glenorchy and Claremont
- feedback from recent engagements relating to the Children, Youth and Families report, Access and Inclusion report, Sport and Recreation Strategy and the Playspace Strategy (all currently under development).

A further opportunity for the community to comment on the draft Strategy will occur during July 2021 if Council authorises its release for public feedback.

A community engagement plan has been prepared to guide consultation. Community engagement activities will include:

- advertising on Council's 'Let's Talk, Glenorchy' online engagement platform
- circulating the draft Strategy to the Glenorchy Matters Panel
- consulting directly with Council's existing committees

- discussion directly with the service providers and individuals who have provided input into the draft Strategy, and
- publication on Council's Facebook page and website.

Public relations

The Community Strategy will have positive public relations implications for Council as it will provide a clear direction for community members and stakeholders on the identified priority issues and how Council will work with community and stakeholders toward addressing these.

Recommendation:

That Council:

1. AUTHORISE the release of the draft *Community Strategy 2021 – 2030* for public comment during July 2021.
2. NOTE that the final *Community Strategy 2021 – 2030* will be presented to Council to enable consideration for adoption in August 2021.

Attachments/Annexures

- 1 Draft Community Strategy 2021 - 2030



10. MULTICULTURAL HUB REVIEW

Author: Community Development Coordinator (Jill Sleiters)
Manager Community (Marina Campbell)

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

ECM File Reference: Multicultural Hub - MCoT

Community Plan Reference:

Making Lives Better

We continue to be a safe, inclusive, active, healthy and vibrant community. We continue to welcome new arrivals from all countries and work with them to build on the multi-cultural traditions in our community through arts, food, music, entertainment and shared experiences.

Community facilities and services are important to us, especially meeting places, parks and playgrounds.

Our social, recreational and cultural facilities, events and experiences will attract and retain people in Glenorchy to share our wonderful way of life.

Strategic or Annual Plan Reference:

Making Lives Better

- Objective 1.1 Know our communities and what they value
- Objective 1.2 Support our communities to pursue and achieve their goals
- Objective 1.3 Facilitate and/or deliver services to our communities
- 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
- Strategy 1.2.2 Build relationships and networks that create opportunities for our communities
- Action 1.1.2.01 Implement the Multicultural Framework
- Action 1.1.2.02 Implement the Multicultural Spaces Plan
- Action 1.2.1.01 Implement the Safer Communities Framework
- Action 1.2.2.03 Partner with other stakeholders to support priority initiatives which address social disadvantage

Reporting Brief:

To brief Council on the findings of the external review of the Multicultural Hub (the Hub) and provide recommendations for future.

Proposal in Detail:**Background**

In 2015, the Tasmanian Government provided \$100,000 in funding for Council to undertake research and consult with the multicultural community to understand their needs for spaces and facilities to support community, cultural, social, recreational, religious and faith-based activities. As a result of this work, Council's Multicultural Spaces Plan was completed in 2016 (which is available on Council's website).

One of the key recommendations from the Multicultural Spaces Plan was for Council to provide the use of the old Moonah Arts Centre building in Hopkins Street, Moonah to become a multicultural hub for the City for a minimum of five years. In 2016, Council approved the Hopkins Street venue for this purpose (expiring in 2022).

The Multicultural Hub has a priority to support new and emerging multicultural communities, as well as established groups. The groups identified in 2016 were the Karen, Bhutanese, Nepali, Iraqi, Afghani Hazara, Sudanese and Ethiopian communities.

In 2017, the Tasmanian Government committed a further \$50,000 per year for four years (2017 to 2021) to support employment of a part-time position to operate the Hub.

Multicultural Council of Tasmania (**MCoT**), was the successful tender applicant for that role and entered into an agreement with Council until 24 August 2021.

A dedicated Multicultural Community Development Manager has been employed by MCoT to oversee the operation of the Hub and to support community groups. MCoT staff are also based at the Multicultural Hub.

The Tasmanian Government has recently committed a further \$100,000 (\$50,000 p/a) to support operations of the Multicultural Hub from 2021 to 2023.

Review of Multicultural Hub model

The Tasmanian Government has also contributed funding towards an external review of the Multicultural Hub model. The review commenced in April 2021. The aim of the review was to establish an understanding of the effectiveness of the current model of delivery in achieving the outcomes of the service agreement and Council's Multicultural Spaces Plan, assessing:

- whether it is meeting the needs of the multicultural community, in particular the needs of new and emerging migrant communities
- the effectiveness of the current model, its challenges, strengths and weaknesses

- the Hub's financial structure, including its 'real' costs; and
- opportunities for the Hub's sustainability into the future.

The findings from the review for a best future model for the Multicultural Hub were:

- the Hub operates as a physical space, available for events and activities, as well as a service that supports priority access for new and emerging migrant communities
- the service benefits from being managed by a community-based, not-for-profit entity, particularly in building relationships and capacity with multicultural communities
- the Hub's physical space is well suited to a wide range of uses but has limitations. Some of these limitations (such as kitchen facilities) can be addressed and would add tremendous flexibility to the way in which the Hub is used
- other limitations (such as room configuration and a lack of outdoor space) are inherent features that may be beyond modification
- alternative spaces may be able to address these limitations
- the estimated in-kind costs to Council in facilitating the operation of the Multicultural Hub (e.g. staff time, maintenance and minor purchases) over four years are \$54,641. The estimated revenue foregone by Council is approximately \$25,000 per annum, and
- the Hub is not well recognised as being provided by the Council in a funding partnership with the Tasmanian State Government.

Preliminary review recommendations

The review made the following preliminary recommendations:

1. The facility at 65 Hopkins Street should continue to be used primarily as an affordable venue for diverse events and activities serving multicultural communities, providing a transitional space for newly arrived migrants and other priority multicultural groups
2. The facilities of the Hub should be maximised for the use of the multicultural community
3. A plan for the sustainable future of the Hub should be developed
4. Management of the Hub should continue to be delivered by a community-based, not-for-profit, entity, within a partnership approach with Council
5. A community development approach should be continued that builds relationships between the Hub users and others working with multicultural communities
6. An effective Advisory Forum should continue to meet with representatives from the targeted communities to ensure effective governance operations
7. Council should consider other opportunities for Council-owned spaces and facilities that could better suit the needs for a Multicultural Hub

8. The logistics of managing a booking system that increases access to other Council-owned spaces and facilities, (in addition to the Hub) to be investigated
9. The following building improvements to the facility be considered:
 - the installation of a commercial kitchen
 - the installation of sound dampening treatment(s), and
 - sustainable heating/cooling solutions such as solar power.

Consultations:

Executive Leadership Team
Aldermen
Acting Manager, Property and Environment
Property Assets Coordinator
Property Officer
Coordinator Community Planning and Engagement
Migrant Resource Centre
Australian Red Cross
Catholic Care
Department of Communities
Multicultural Council of Tasmania

Human Resource / Financial and Risk Management Implications:

Financial

The asset value of the Multicultural Hub is \$630,000.

The current model of the Hub is funded as follows:

- \$50,000 per annum – funded via a state government grant under contract to the service provider from Council – this funding is committed from the State Government for the next two- years (June 2023).
- \$3,600 per annum on maintenance averaged over the previous four years.
- MCoT advise that they expended \$8,900 on minor items during the past 12-months and also collected the Hub hire fees - \$25,648 for the 2020/21 financial year.

Human resources

As Council attracts funding from the Tasmanian Government to deliver the Hub's output, there is reliance on Council's Community and Property Departments contributing to the operation of the Multicultural Hub by overseeing targets, approach and delivery of the Hub objectives and carrying out building maintenance.

Risk management

To ensure the best public value and outcome for the Multicultural Hub, it is proposed to re-advertise for a service to continue operation of the Hub for the additional funded two years. This may result in disruption to service provision if a different provider is selected.

The procurement process may be misunderstood as dissatisfaction with the current provider.

Future service and lease agreements will require more specific and detailed expectations, potentially requiring a more formal partnership approach.

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation				
Ongoing costs to Council, including staff time, building overheads and maintenance.	Minor (C2)	Possible (L3)	Medium	Adopt the recommendations in this report and monitor their implementation. Develop a sustainability plan. Ongoing monitoring, evaluation and communication of the benefits to the Glenorchy community.
Do not adopt the recommendation				
Dissatisfaction from community and funders of the Hub. Return to considerable Council staff time working with cultural groups and individuals to find suitable affordable spaces and places for cultural activities.	Moderate (C3)	Unlikely (L2)	Medium	Effective communication plan in place. Review Council resources to plan and respond to community needs.

Community Consultation and Public Relations Implications:Community consultation

The external community consultation included an online survey. Hard copies were distributed through key migrant organisations and face to face meetings were held.

There were 44 responses to surveys and 61% responded “yes, definitely” when asked if the Multicultural Hub helped them feel that they are welcome and belong in Glenorchy. A further 26% responded “yes.”

Public relations

It will be viewed positively that Council is undertaking an external review of the Multicultural Hub and the implementation of the Multicultural Space Plan which many key stakeholders were involved in developing. A communication plan for the next steps will be developed.

Recommendation:

That Council:

1. NOTE the information provided about external review of the current Multicultural Hub model
2. APPROVE the continued use of the venue based at 65 Hopkins Street, Moonah to be used as a Multicultural Hub for a further two years until 30 June 2023, and
3. APPROVE Council undertaking a procurement process seeking a community-based, not-for-profit, provider to operate the Multicultural Hub for a further two years until 30 June 2023.

Attachments/Annexures

Nil.

ECONOMIC

Community Goal: “Open for Business”

11. MARINE AND INNOVATION MASTERPLAN

Author: Senior Advisor Precinct Design (Jennifer Lawley)

Qualified Person: Director Strategy and Development (Samantha Fox)

ECM File Reference: Marine and Innovation Cluster

Community Plan Reference:

Building Image and Pride

Our streets are clean and attractive. The entrances to our city are striking and welcome people to the city of arts, opportunity, and partnerships. Our commercial hubs are vibrant.

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 CBD areas, open spaces and entertainment areas will create opportunities for restaurants, cafés, nightlife, markets, and events, drawing local people and visitors from further afield.

Valuing Our Environment

We will work actively to revitalise our CBD areas – making them places that are distinctive, vibrant, walkable, and well-connected. We will improve the amenity of our public spaces through public art and quality landscaping, promote walking and bike access and encourage high standard contemporary design for new buildings alongside creative reuse of our heritage buildings.

Leading Our 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 1.1 Knowing our communities and what they value

Strategy 1.1.1 Guide decision making through continued community engagement based on our Community Plan

Open for Business

- Objective 2.1 Stimulate a prosperous economy
- Strategy 1.1.1 Foster an environment that encourages investment and jobs

Valuing Our Environment

- Objective 3.1 Create a liveable and desirable City
- Strategy 3.1.1 Revitalise our CBD areas through infrastructure improvements
- Strategy 3.1.2 Enhance our parks and public spaces with public art and contemporary design

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

Reporting Brief:

To present the draft Marine and Innovation Master Plan and seek Council's approval for the draft Master Plan to be released for public exhibition and comment.

Proposal in Detail:

At the Council meeting on 24 February 2020, Council endorsed the Glenorchy Economic Development Strategy. The Strategy articulates the objectives and actions of Council and its stakeholders may undertake to ensure Glenorchy is 'Open for Business' over the 2020/25 period.

In June 2020, in response to the COVID-19 pandemic, Council agreed to bring forward ten projects from the Economic Development Strategy to stimulate jobs and growth in the sectors of the economy hardest hit by the pandemic. This included development of the Marine and Innovation Master Plan.

Prince of Wales Bay Marine Industrial Precinct Cluster

Clusters are geographic concentrations of interconnected companies and institutions in a sector. Clusters encompass an array of linked industries and other entities important to competition. They include, for example, suppliers of specialised inputs such as components, machinery, services and providers of specialised infrastructure.

Clusters also often extend downstream to channels and customers and laterally to manufactures of complementary products and to companies in industries related by skills, technologies, or common inputs.

Many clusters include governmental and other institutions, such as universities, standard-setting agencies, think tanks, vocational training providers, and trade associations, that provide specialised training, education, information, research and technical support.

The Prince of Wales Bay Marine Industrial Precinct Cluster is a group of businesses situated in the Glenorchy municipality which specialise in goods and service delivery for the marine sector.

The agglomeration of goods and services associated with the marine sector has developed organically at Prince of Wales Bay and is anchored by Incat. The innovative companies in this area are a key driver of economic growth, jobs and exports for the City of Glenorchy and Tasmania as a whole.

In 2012, the Department of Economic Development, Tourism and the Arts (now State Growth), in conjunction with the Office of the State Architect, developed a Master Plan for the Prince of Wales Bay outlining a future 2020 vision for the southern Tasmanian maritime industries. This Master Plan was primarily based on the *Prince of Wales Bay Maritime Industry Precinct Strategic Plan* undertaken in 2008, as well as several other maritime studies.

Of the recommendations put forward in the Master Plan and Strategic Plan, several have been adopted including:

- the building of a substantial marina in 2012
- the waters of the Prince of Wales Bay have now been adopted into the Glenorchy Planning Scheme under the Port and Marine Zone, and
- a Desired Future Character Statement has been adopted for the Precinct.

However, zoning or a Special Area Plan for the Precinct has yet to be developed.

Other recommendations from the previous Master Plan and Strategic Plan were reviewed as part of the research undertaken for this new Master Plan to ascertain current relevance and whether they will assist the sustainability and growth of the Precinct into the future.

Project Objectives and Outcomes

The purpose of this project was to deliver a Master Plan for the Prince of Wales Marine Industrial Precinct that will not only highlight the economic importance of the Precinct but will outline a strategy to strengthen and protect the Precinct's economic viability.

The Master Plan will contribute to Glenorchy's community and economic goals in the following ways:

1. Open for business – The Master Plan will ensure the Precinct maintains its competitive edge and ability to attract business investment. The Master Plan will actively promote and facilitate economic growth opportunities of the Precinct to ultimately build our world-leading marine services sector.
2. Making lives better – The Master Plan will inform and encourage improved transport and accessibility to the Precinct, by walking, cycling, public transport or by car.
3. Valuing our environment – The Master Plan will consider which businesses/industries will best contribute to the long-term environmental sustainability of the Prince of Wales Bay.

4. Building image and pride – The Master Plan will encourage the recognition of the Precinct's uniqueness and economic importance to Glenorchy's identity.

Stakeholder Engagement

The draft Master Plan was developed through a highly detailed engagement process which included a wide range of stakeholders ([Attachment 1](#)).

Two distinct rounds of engagement were undertaken, which allowed for strategic and targeted participation by key stakeholders to inform, test and validate the emerging findings of the Master Plan. Specifically, stakeholders helped inform and test:

- existing physical constraints and opportunities of the current Prince of Wales Bay Precinct
- future growth opportunities and any impediments to growth
- existing synergies between current users at Prince of Wales Bay and opportunities to further strengthen these synergistic relationships
- competitive positioning of the Prince of Wales Bay Precinct against other key maritime hubs
- plans and intentions for other marine hubs across Tasmania, and
- the previous vision and Master Plan strategies for the Prince of Wales Bay Precinct and identifying a new vision and strategies for the 2021 Master Plan.

Stakeholders directly consulted throughout the master planning process included:

- Glenorchy City Council
- State Growth Tasmania
- TasTAFE
- Liferaft Systems Australia
- Incat
- PFG Group
- Fiomarine
- Taylor Bros
- CGB Systems
- Derwent Marine
- Prince of Wales Marina
- APCO Engineering
- Richardson Devine Marine
- Tasports
- Silverleaf
- Cleanlift

- Tasmania Maritime Network
- Office of the Coordinator General

Strategic Framework

The draft Master Plan was developed by combining the background research, growth analysis and opportunity mapping with stakeholders. The draft Master Plan includes a strategic framework which builds on the strategic context of policy support for a maritime industrial hub and includes a vision statement, key drivers for change and strategic directions with distinct actions.

The objectives of the strategic directions deliver on the vision statement and will contribute to Glenorchy's community and economic goals:

- to identify strategic upgrades with varying capital costs and high returns to support continued growth of the Precinct
- to support long-term growth and potential expansion opportunities
- to support growth through strengthening branding, management, promotion and skills at Prince of Wales Bay
- to manage existing access and parking arrangements
- to ensure long-term growth and efficiency around Prince of Wales Bay
- to enhance the amenity of the public domain for workers and visitors to Prince of Wales Bay, and
- to ensure the regulatory framework supports the long-term economic growth for the Precinct.

Next Steps

Council's agreement is sought to release the draft Marine and Innovation Master Plan for public consultation. Feedback will be gathered from the community and relevant stakeholders about the Marine and Innovation Master Plan and the strategic directions included in the Master Plan. Through this engagement process, it is expected that priorities will be established, and any missed opportunities identified.

Any required amendments will then be made prior to the finalised Marine and Innovation Master Plan being presented to Council for endorsement later this year.

Following adoption of the final Marine and Innovation Master Plan, funding opportunities, future development opportunities and infrastructure needs will be identified. The development of a Special Area Plan for the Precinct will also be considered at a later date.

Consultations (to date):

Economic Recovery Steering Committee

Acting Mayor
Director Strategy and Development
Manager City Strategy and Economic Development
Senior Communications Advisor
Coordinator Economic Development
Director Community and Customer Services
Manager Property, Waste and Environment

Executive Leadership Team

General Manager
Director Community and Customer Services
Director Strategy and Development
Director Corporate Services
Director Infrastructure and Works
Executive Officer

Project Working Group

Manager Property, Environment and Waste
Manager Community
Manager Infrastructure, Engineering and Design
Open Space Coordinator
Planning Services Coordinator
Strategic Planner
Economic Development Coordinator
Business Engagement Officer
Projects Officer

Human Resource / Financial and Risk Management Implications:

Financial

The development of the Marine and Innovation Master Plan is one of ten projects funded as part of the Economic Recovery Plan using a \$3.5 million, no-interest loan from the Tasmanian Government.

Implementation of the Marine and Innovation Master Plan, strategic directions and identified actions are not funded at this stage. Implementation will occur as soon as possible, with funds sought from the Australian and Tasmanian Governments. Council will align its infrastructure and maintenance programs with the Marine and Innovation Master Plan. The Master Plan will also encourage investment by private developers.

It is envisaged that a major thrust of the Masterplan will be to assist Council and businesses advocate for external funding.

Human resources

There are no material human resource implications.

Risk management

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation	Minor (C2)	Possible (L3)	Medium	Ensure clear messaging regarding timelines and implementation during the engagement phase. The Community Engagement Officer will work closely with Council's Communications team to ensure that clear messaging is developed to mitigate this risk and emphasis the advocacy focus of the document.
The draft Marine and Innovation Master Plan is endorsed for public exhibition, creating an expectation that Council will deliver all actions identified in the Plan in the short-term.				
Management of community expectations that the approval of the Master Plan indicates that funding for its development has or will be approved, when it is still to be sought.	Moderate (C3)	Possible (L3)	Medium	The Community Engagement Officer will work closely with Council's Communications team to ensure that clear messaging is developed to mitigate this risk and emphasis the advocacy focus of the document.
Do not adopt the recommendation	Major (C4)	Likely (L4)	High	Continue to provide general investment and economic information to stakeholders or investors in an ad-hoc manner. Continue to inform the community on an ad-hoc basis and refer to existing strategies.
The draft Marine and Innovation Master Plan is not endorsed, creating uncertainty in the business and investment community, as well as the general community as to Council's vision for the future of the Prince of Wales Bay Marine and Innovation Precinct.				
Opportunities to upgrade the Prince of Wales Bay Marine and Innovation Precinct via Tasmanian and Australian Government grants missed due to a lack of a plan for the Precinct.	Major (C4)	Likely (L4)	High	Continue to apply for grants on an ad-hoc basis and refer to existing strategies.
Reputational impact over time due to a lack of cohesive vision for the Prince of Wales Bay Marine and Innovation Precinct.	Major (C4)	Likely (L4)	High	Continue to provide general investment and economic information to stakeholders or investors in an ad-hoc manner.

Community Consultation and Public Relations Implications:

If authorised community consultation on the draft Marine and Innovation Master Plan would be expected to commence towards the end of July and be completed in late August 2021 ([Attachment 3](#)).

It would include:

- communication via Council website, social media, and the Glenorchy Gazette
- public submissions will be open for four weeks
- a public survey will be open for four weeks
- letter drop to businesses and residents in the Prince of Wales Bay area
- display in Council Chambers.

Any media opportunities will be managed by Council's communications team.

Recommendation:

That Council:

1. AUTHORISE the release of the draft Marine and Innovation Master Plan, in the form of [Attachment 1](#), for public exhibition and comment for approximately four weeks, commencing in late July 2021, and
2. NOTE that the final Marine and Innovation Master Plan will incorporate community feedback provided during public engagement and be presented to Council in late 2021.

Attachments/Annexures

- 1 Draft Marine and Innovation Masterplan



- 2 Marine and Innovation Masterplan Consultation Summary



- 3 Draft Marine and Innovation Masterplan Community Engagement



Plan

ENVIRONMENT

Community Goal: “Valuing our Environment”

12. DISPOSAL (LONG TERM LEASE) OF COUNCIL LAND - PART OF 210 TOLOSA STREET, GLENORCHY

Author: Acting Open Space Coordinator (Jasmine Young)

Qualified Person: Director of Infrastructure and Works (Emilio Reale)

ECM File Reference: Disposal of Council 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 present the results of the public consultation and notification process carried out under section 178 of the *Local Government Act 1993 (the Act)* and recommend that Council resolves to lease a portion of public land at 210 Tolosa Street, Glenorchy to the Southern Shooters Association Australia for a period of 20 years, subject to the completion of a new amenities building on the site and the negotiation of appropriate lease terms.

Proposal in Detail:

At its meeting on 29 March 2021, Council made the following resolution:

That Council:

1. *FORM an intention under section 178 of the Local Government Act 1993 to dispose of public land contained in title references 226221/1 and 172728/1, also known as 210 Tolosa Street, Glenorchy (Mitchell Range) (the Land)*

2. *AUTHORISE the General Manager to take all actions necessary to complete public notification of Council's intent to dispose the land in accordance with section 178 of the Act and Council's Disposal of Council Land Policy, and*
3. *AUTHORISE the General Manager to consider and acknowledge any objection received pursuant to section 178(6) of the Act and report to a future Council meeting.*

Under section 178 of the Act, Council may 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 determines, under section 178 of the Act, to dispose (by long-term lease) a portion of public land at 210 Tolosa Street, Glenorchy, being the Mitchell Range, to the Southern Shooters Association Australia (**SSAA**) on the following terms and conditions:

- a lease term of 20 years
- payment of agreed rent for the site by the lessee
- satisfactory agreement as to the maintenance responsibilities for the new building.

The Land

The portion of 210 Tolosa Street, Glenorchy recommended for disposal by long-term lease has been identified through the development of the Glenorchy Mountain Bike Masterplan and ongoing discussions with the SSAA.

This property is identified and is zoned as 'Recreation' under the *Glenorchy Interim Planning Scheme 2015 (Planning Scheme)*.

The SSAA currently holds a lease over a portion of the Land (the area between the inner green lines in Figure 1).

At its October 2020 meeting, Council adopted the Glenorchy Mountain Bike Masterplan (**the Master Plan**). Some of the recommendations from the Master Plan would have direct impacts on the SSAA if they were implemented. In particular, the Master Plan proposes that mountain bike and walking trailheads would be situated in the area currently occupied by the SSAA's AIF Range. The Master Plan notes that the range features from the AIF Range could be incorporated into the Mitchell Range and the AIF Range then decommissioned. All shooting disciplines undertaken by the club would then be at the upgraded Mitchell Range.

To facilitate future work on the Mitchell Range, it is proposed to grant SSAA a long-term lease over the larger lease area, as outlined in red in Figure 1 (below) and being the area shaded in yellow in Figure 2 (over page).

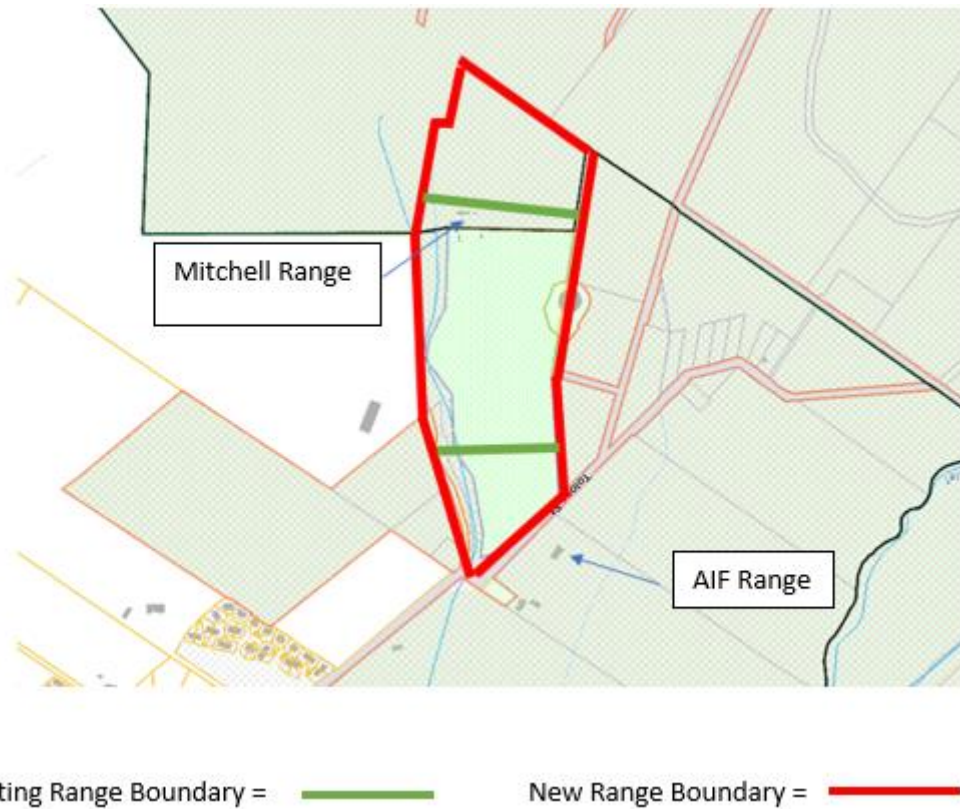


Figure 1 – Approximate lease boundary location

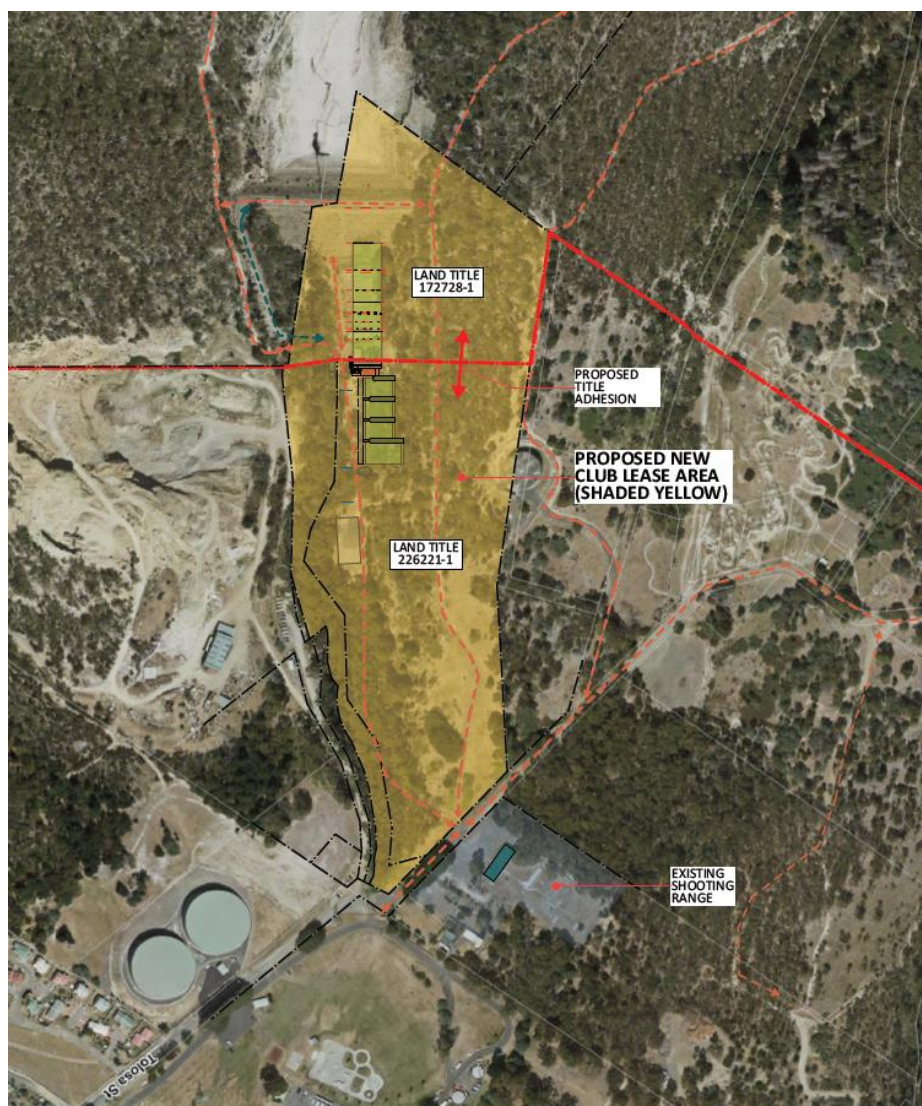


Figure 2 – Recommended lease area

Proposed lease area

The area proposed to be leased includes the entirety of both titles. However, it would also include a small area within the boundaries of Wellington Park which forms part of the Limekiln Gully Reservoir. Separate negotiations are currently underway with both TasWater and the Wellington Park Trust around the potential re-alignment of the Park boundary. Neither of these continuing negotiations has an immediate effect over the new lease area.

The approximate location of the Land is the area outlined in red in Figure 1 above. As noted above, the inner green lines show the existing boundaries of the Club's lease area.

Council officers have been engaging extensively with the SSAA since October 2019 over the potential closure of the AIF Range and a possible upgrade to the Mitchell Range. These negotiations have focused on the Club's requirements for an upgraded Mitchell Range to ensure that there would be no loss of shooting disciplines if the AIF Range were to close. The upgrade of the Mitchell Range would provide an opportunity to establish a contemporary and national standard shooting facility. To that end,

Council has developed, in collaboration with the Club, a draft range upgrade plan (see Figure 3, below) which includes five new ranges.

The Club has provided written support for these designs. It also provided extensive submissions during consultation around the development of the Mountain Bike Park Master Plan in support of this proposal. Council understands that the proposal has been presented to and endorsed by the membership of the Club after a voting process.

A number of state level organisations (including Tasmania Police) utilise the Club's SSAA ranges for shooting training. Because of this, consideration around the future requirements of the ranges has included consultation with these external stakeholders.

It is important to note that this proposal has not been considered in any of Council's current or past budgets. It is also not proposed to include it in future capital budgets. If the proposed upgrade to the Mitchell Range were to progress, external funding opportunities would need to be explored to finance the upgrade. Council would not necessarily be involved in any funding application, although could consider any request at the relevant time.

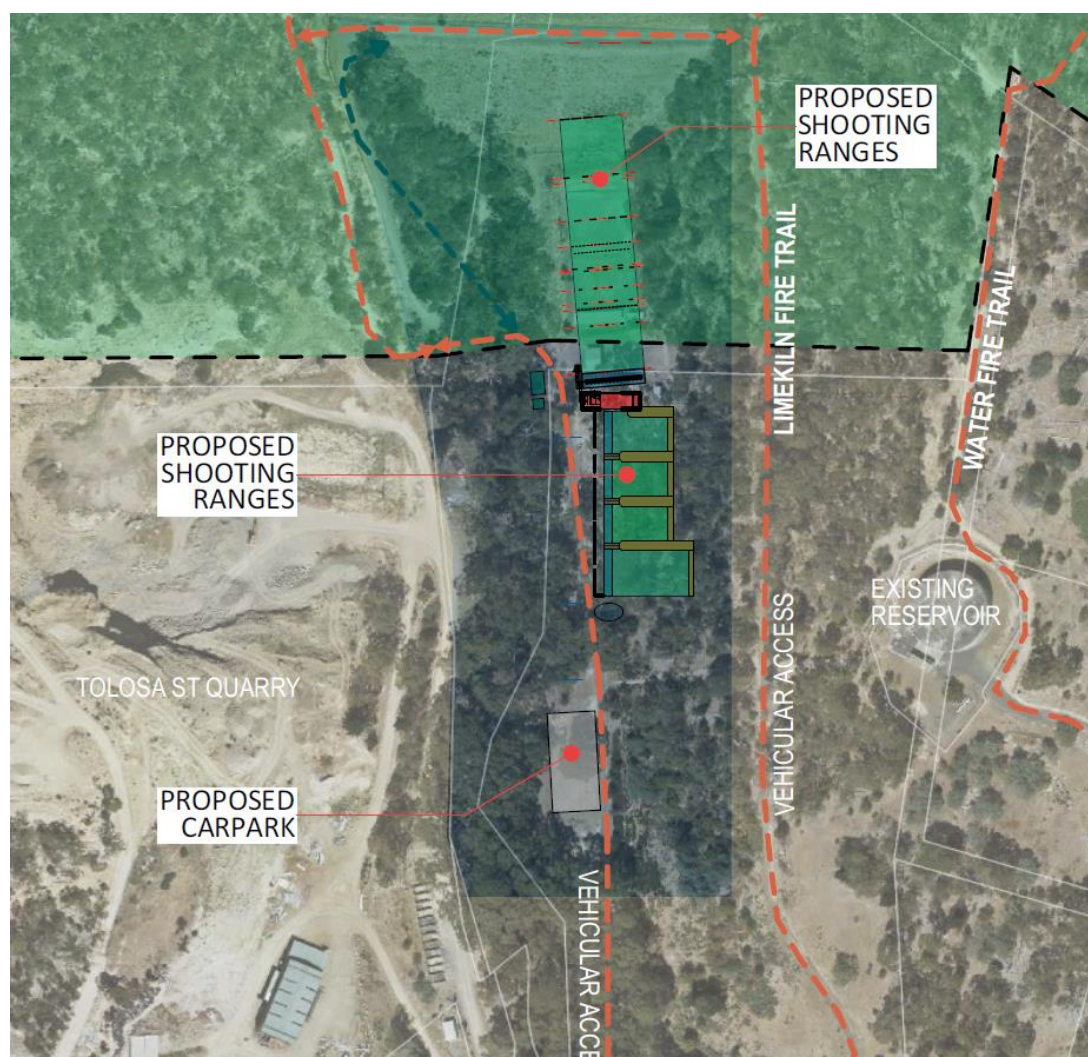


Figure 3 Proposed shooting ranges

Process under section 178 of The Act

Section 178 of the the Act sets out the process that must be followed by a Council which intends to lease public land for a term greater than five-years.

Section 178 (3) states that a resolution of Council to sell, lease, donate, exchange or otherwise dispose of public land is to be passed by an absolute majority of Council. If such a resolution is passed:

- the intention to lease 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.

If the General Manager does not receive any objection under subsection (4) and an appeal is not made under section 178A, the Council may sell, lease, donate, exchange or otherwise dispose of public land in accordance with its intention as published under subsection (4).

Because the proposed lease of the Land would be for a term greater than five-years, the statutory process under section 178 was followed.

Compliance with the section 178 process

On 29 March 2021, Council resolved under section 178 to form an intention to dispose of the Land (see [Attachment 1](#)). The resolution was passed by an absolute majority, as required, and followed an initial investigation and consultation process to determine whether there were any significant concerns about the proposed disposal (Council approved that investigation at its meeting on 30 November 2020).

Following that resolution, notices were published in The Mercury on Saturday, 1 May and Saturday, 8 May 2021. A third advertisement was additionally published on Saturday, 15 May due to an error in the second advertisement's text (stating it was the first advertisement). Copies of the advertisements are provided in [Attachment 2](#). The advertisements advised the public that any objections must be received by the General Manager within 21 days of the date of the first publication. In addition, notices were placed on the property boundary and a notice was placed on Council's notice board at chambers, which are additional requirements under Council's Disposal of Council Land Policy.

The General Manager did not receive any objections to the proposed disposal, either within or outside of the 21-day time frame.

Where no objections are received, section 178(5) of the Act authorises Council to dispose of the land in accordance with its intention, as published.

Compliance with Council Policy

Council's *Disposal of Council Land* policy requires that the following criteria must be addressed in any report to Council in regard to the disposal of land, (the definition of 'disposal' includes leasing).

The current use and history of the Council Land

The current use of the Land is a shooting facility which is home to the SSAA.

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

The Land holds significant cultural and recreation value for the Glenorchy district. Wellington Park is reserved as open space for its natural and cultural values. The Land holds recreation value for the Glenorchy municipality. The Mitchell Range has been on the site for several decades, with the SSAA managing the range for that entire period.

The results of the valuation of the Council Land

For the purpose of preparing and negotiating a potential lease, lease fees would be compiled based on compliance with Council's Leasing and Licensing of Council Owned and Managed Land policy.

Under the Directive made under the Policy, this property would be classified as a 'Specialised premises', meaning that rent would be determined on a case-by-case basis. Rather than obtaining a valuation, rent would be determined by officers in accordance with the Directive.

Any statutory or legal considerations

Because the proposed lease term is greater than five-years, the section 178 process is required to be followed. This and previous reports to Council have provided details of compliance with the process.

Any development on the land may require assessment by the Wellington Park Trust for compliance with the Wellington Park Management Act.

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

In addition to the initial engagement undertaken as detailed in the previous report, no objections were received during the section 178 consultation process.

The rationale for the recommended disposal, including details of any internal referrals

A long-term lease would allow the SSAA to undertake its existing club activities, with the potential of a future upgrade of the range to include those shooting disciplines that are currently conducted at the AIF Range.

The SSAA has maintained both ranges over a long period of time, while also increasing its club membership. The SSAA has good governance structures, is economically sound and provides recreation services to the Glenorchy community, as well as the greater Hobart area. The SSAA and the facility also provides valuable services to the Tasmanian Government through the range's use by Tasmania Police and other agencies.

Council staff from Property and Environment have been in negotiation with SSAA throughout the development of the Mountain Bike Master Plan and will continue to work together on future outcomes for the association.

The recommended method of lease

It is recommended that Council enters a formal lease with the SSAA over the Mitchell Range. The SSAA currently has a holding-over lease agreement with Council over this portion of the Land and is currently using it as a shooting range. It is proposed to offer the SSAA a 20-year lease over the balance of the Land that aligns with its current arrangements and would allow the association to continue its existing activities. This aspect is a separate matter that is not part of this report.

The recommended lease price range

The final lease amount for both parties is yet to be determined but would be determined in accordance with Council's Leasing and Licensing of Council Owned and Managed Property Policy.

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

There are various easements across the land, however none which affect the proposed lease to SSAA. Tenancies within the Land are currently occupied by the SSAA.

The estimated timeframe for the disposal

It is expected that, if approved by Council, it would take approximately two months for a draft agreement to lease to be drafted and finalised. Depending on how negotiations progressed, it is expected that a lease could be in place within three months.

Any other relevant matters in the circumstances

There are no other relevant matters.

The recommended course of action

Refer to the recommendations section of this report.

Consultations:

Director Infrastructure and Works
Acting Manager Property and Environment
Coordinator Property Assets
Sport and Recreation Project Manager
Planning and Design Officer
Property Officer

Human Resource / Financial and Risk Management Implications:Human Resources

Council staff would negotiate, draft and finalise the lease as part of their normal duties.

Financial

There would be no additional cost to Council in entering into this lease, as the lessee would be required to bear costs associated with the preparation of the lease. The lease would be expected to generate income which would go towards maintenance and operational costs of the facility.

Risk management

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation	Minor (C2)	Unlikely (L2)	Low	Council's Lease and Licensing of Council Owned and Managed Property Policy will be followed and income from the rental would be negotiated as per the policy.
Council does not achieve best value for the community on disposal (long-term lease) of the land.				
Do not adopt the recommendation	Major (C4)	Likely (L4)	High	Continue to communicate with SSAA to consider alternative options.
SSAA will not be able to undertake upgrade to the Mitchell Range and so AIF Range will not be able to be decommissioned.				
Reduced social and community outcomes through reduced capacity of the SSAA to deliver their services and programs	Moderate (C3)	Almost Certain (L5)	High	Continue to communicate with SSAA to consider options.
Inability to implement the Mountain Bike Park Hub at its recommended location withing the Master Plan	Moderate (C3)	Almost Certain (L5)	High	Re-evaluate other options for the location for a Mountain Bike Park Hub.

Community Consultation and Public Relations Implications:

Community consultation

Two forms of public consultation have taken place:

- a two-week advertisement on Council's website and Facebook page as part of a preliminary investigation into whether there were any significant concerns about the proposed disposal
- the 21-day consultation period required by section 178 of the Act.

Public relations

There are no material public relations implications.

Recommendation:

That Council:

1. RESOLVE under section 178 of the *Local Government Act 1993* to lease public land, being part of SSAA Mitchell Range (title references: 226221/1 and 172728/1) for 20 years.
2. AUTHORISE the General Manager to negotiate and finalise the terms of the lease to the SSAA.

Attachments/Annexures

- 1 Council Resolution - November 2020



- 2 Mercury Adverts



13. LUTANA WASTE TRANSFER STATION LEASE EXTENSION

Author: Director Infrastructure and Works (Emilio Reale)

Qualified Person: Director Infrastructure and Works (Emilio Reale)

ECM File Reference: Waste Transfer Station

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 consider a request from Southern Waste Solutions to extend its lease period over a portion of 129 Derwent Park Road, Derwent Park (known as the Lutana Quarry) which is jointly owned by the Glenorchy City Council and the City of Hobart.

Proposal in Detail:

Glenorchy City Council and the City of Hobart jointly own the property at 129 Derwent Park Road, Derwent Park, more commonly known as the Lutana Quarry.

Part of this property has been leased by the Copping Refuse Disposal Site Joint Authority, trading as Southern Waste Solutions (**SWS**) and used as a waste transfer station since 2013.

The site is the area of Lot 2 in Figure 1:



Figure 1 – Recommended land area for lease

A lease is currently in place for the site and is due to expire in October 2023. In December 2020, both councils agreed to grant SWS a five-year extension to the lease. However, since then SWS has undertaken planning around its future operations and has advised it now desires longer tenure of the property. As a result, SWS has requested a that further five-year option period be added to the extended 5-year terms. This would secure a lease on the site through to 2033.

The City of Hobart is supportive of the extension of the term of the lease requested by SWS.

Consultation between officers of both Councils indicates that this is a beneficial proposal for both Councils. A review of the terms of the lease has been undertaken, and an approach to Southern Waste Solutions has been made proposing a market rent review in 2023 and the transfer of land tax liability and maintenance responsibilities for some sections of road and fencing on the site to SWS, which has been agreed to in-principle.

Council is in the process of reviewing its Waste Strategy which may recommend it develops a section of the property once it has confirmed its longer-term waste management infrastructure needs. The extension of the lease (as proposed) would not restrict Council's approach or future development opportunities.

The additional five-year lease term would be based on the format of the existing lease between the parties. Some minor lease particulars would still need to be negotiated by the General Manager and his delegates.

Status of site and requirements under land disposal policy

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. The land would not be classified as public land under *Local Government Act 1993 (the Act)* were it not for Council's policy.

Under section 178 of the Act, a lease of public land for a term of greater than five years is classified as a 'disposal' and can only be approved in accordance with the process set out in that and subsequent sections.

While the site is classified as public land under Council's Policy, and therefore subject to the section 178 process, in practice it is a utilities site and used for commercial purposes. It is not accessible by the public and is within the General Industrial zone under the *Glenorchy Interim Planning Scheme 2015*.

Because Council is the joint owner of the site, its disposal process needs to take place concurrently with that of the City of Hobart, the other owner. The City of Hobart does not classify the site as public land and is therefore not required to adhere to the section 178 process in authorising the proposed extension of the lease term.

Section 178 process

Under section 178 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.

If Council resolves to commence the public notification and consultation process, officers will ensure that the requirements of section 178 and the Policy are complied with.

Following the completion of the notification, Council is required to consider any objections lodged. Any person who lodges an objection has a right of appeal under section 178A.

If no objections are received, and no appeal is lodged under section 178A, Council can proceed with the disposal in accordance with its advertised intention.

The recommendations to this report authorise the General Manager to proceed with the disposal if no objections are received. If any objections are received, a report will be brought back to Council to consider those objections, as required under the section 178 process.

Council should note that the current lease was advertised in the Mercury prior to being entered into and no objections were received from the public.

Specific requirements of the Policy

The Policy requires that the initial report to Council under section 178 contains information about how the matters set out below have been considered and addressed.

The matters to be considered and officers' comments on each are as follows:

1. *The Council Land can be disposed of in a way which:*

- ***transparently demonstrates achievement of the best value for the community, and***
- ***does not expose Council or the community to unacceptable risks around the process or the outcome.***

Council is following the process set out in section 178 of the Act and the additional requirements under the Policy, which requires a public notification process.

The potential risks around the proposed disposal are outlined below, and officers are of the view that there are no unacceptable risks presented by the proposal, particularly given that SWS is the current lessee of the site and would continue using it for the same purpose.

2. *Any transaction can be justified if questions are asked about market testing and competition*

The method or terms of any disposal is proposed to be a long-term lease.

However, no recommendation would be made by Council until public consultation under section 178 is complete and Council has had the opportunity to consider any objections received.

If no objections are received, the recommendation is for the General Manager to be authorised to proceed to negotiate and enter a lease with SWS.

Appropriate commercial terms have been negotiated based on the existing lease, with additional market conditions considered.

Rather than obtaining a valuation, rent would be determined by officers in accordance with the Directive.

3. *The community is given the opportunity to provide feedback about any potential alienation of Public Land*

The community would be given the opportunity to comment or object to the potential disposal through the statutory notification and consultation process mandated under section 178 of the Act.

However, in practice, there is unlikely to be an significant community interest in the proposed disposal, given that it would simply result in the continuation of an existing use, and the location and nature of use of the site as a waste transfer station.

4. *The disposal of the Council Land would be consistent with Council's Open Space Strategy*

The site is not open space and Council has no plans to make the site accessible to the general public.

5. *Access to areas and connectivity with any adjacent Public Land is maintained to a level that is acceptable and in keeping with reasonable community expectations.*

This is also not applicable, as the site is commercial and is not accessible to the public or used as open or public space.

6. *Any cost associated with creating saleable parcels of land is considered*

The land would remain in Council ownership. Council officers are negotiating the terms of the lease, so there would be minimal, if any, costs associated with the proposal.

7. *Compliance with all applicable planning requirements is achieved, and*

Any changes in use of the site would be subject to planning approval, however no changes of use are proposed.

8. *Any other relevant matters are considered.*

Because the proposed lease term is greater than 5 years it is classed as a 'disposal' and the section 178 process is required to be followed. All other relevant matters are discussed in the body of this report.

Consultations:Summary

Council officers have been in consultation with Hobart City Council to harmonise a joint commercial approach. The issue has also been discussed with the parties by the Director Infrastructure and Works, in relation to the longer-term strategic options for the site.

SWS will be advised of the Council's decision and the two Councils (City of Hobart and Glenorchy City Council) will work together to develop the new lease agreement. The recommendation included in this report provides delegation for the General Manager to negotiate the terms of the lease.

The basic commercial terms have been discussed with Southern Waste Solutions and the main commercial terms agreed in principle, subject to the approval of both Councils.

Consultations

City of Hobart
General Manager
Southern Waste Solutions
Waste Services Coordinator

Human Resource / Financial and Risk Management Implications:Financial

There are positive financial implications of this action as it would renew a mutually beneficial commercial relationship on terms that it provides an improved outcome for the Glenorchy community.

Glenorchy City Council receives a 50% share of the current rental income for the leased area. The annual rental is subject to CPI adjustments. Future rental would also be subject of a market review upon the exercising of the five-year lease option. There is no impact on any of the City's assets as a result of the proposed lease extension.

The revised arrangement would reduce Council's exposure to liabilities such as land tax and maintenance activities on the site. The land is likely to be part of a future waste strategy, but the current lease is not likely to impede those possible future options.

Human resources

There are no material human resources implications. The negotiations and commercial relationship with the affected parties would be managed as part of the normal duties of the Property Management Department.

Risk management

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation	Minor (C2)	Unlikely (L2)	Low	Council will consider any objections received during the advertising period. The disposal would be by leasehold only.
Adverse public reaction to decision to advertise Council's intention to dispose.				
Council does not achieve best value for the community on disposal (long-term lease) of the land.	Minor (C2)	Unlikely (L2)	Low	Council's Lease and Licensing of Council Owned and Managed Property Policy would be followed and income from the rental would be negotiated as per the policy.
Do not adopt the recommendation	Major (C4)	Likely (L4)	High	Council and CoH continue to communicate and liaise with SWS to consider alternative options.
SWS will not be able to undertake its long-term operations and will most likely relocate to another site leaving this site vacant and without rental income.				
Reduced commercial and community outcomes through reduced capacity of SWS to deliver their services in the waste disposal area	Moderate (C3)	Almost Certain (L5)	High	Council and CoH continue to communicate and liaise with SWS to consider alternative options.
Inability to use this site efficiently and maintain the site, in the short term and generate an income to offset maintenance costs whilst it is not being used by Council	Moderate (C3)	Almost Certain (L5)	High	Re-evaluate other options for the use of this site, however this would be some time into the future.

Community Consultation and Public Relations Implications:

The proposed disposal of this land is by a lease and would be in accordance with Section 178 of the *Local Government Act 1993*, which requires formal notification by way of newspaper advertisements before execution of a lease. Members of the public would have the opportunity to provide submissions and/or objections to the proposed disposal as part of this process.

There are no material public relations implications.

Recommendation:

That Council:

1. FORM an intention under section 178 of the *Local Government Act 1993* to dispose of public land, namely the waste transfer station site at 129 Derwent Park Road Lutana, being a 2.454 hectare section of the land contained in Volume 122420 Folio 1 (**the Land**)
2. AUTHORISE the General Manager to take all actions necessary to complete public notification of Council's intent to dispose the land in accordance with section 178 of the Act and Council's *Disposal of Council Land Policy*
3. AUTHORISE the General Manager to consider and acknowledge any objection received pursuant to section 178(6) of the Act and report to a future Council meeting
4. If no objections are received, APPROVE under section 178 of the *Local Government Act 1993*, the disposal of the Land by way of a lease for five-years (plus a five-year option) to Copping Refuse Disposal Site Joint Authority, trading as Southern Waste Solutions (**SWS**), subject to a market rent review prior to entry into the Lease, and
5. Subject to resolution 4 (above), AUTHORISE the General Manager (or delegate/s) to negotiate and execute a final lease agreement with Southern Waste Solutions.

Attachments/Annexures

Nil.

GOVERNANCE

Community Goal: “Leading our Community”

14. DELEGATIONS FOR SENIOR PLANNING STAFF

Author: Manager, Development (Paul Garnsey)
Qualified Person: Director Strategy and Development (Samantha Fox)
ECM File Reference: Delegations

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 communities.
- 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 recommend that Council delegates the powers and functions under sections 56, 57 and 58 of the *Land Use Planning and Approvals Act 1993* directly to senior planning staff.

Proposal in Detail:

Background

Council, as a planning authority, has numerous powers in relation to the determination of land use and planning matters under the *Land Use Planning and Approvals Act 1993* (LUPAA).

Section 6(3) of LUPAA, provides that Council may, by resolution, delegate any of its functions or powers under LUPAA (other than the power of delegation) to a person employed by Council.

LUPAA is one of the few acts that authorises a Council to delegate powers directly to Council staff members rather than to the General Manager (who then sub-delegates to staff members). Delegating certain powers under LUPAA to staff in Council's planning section is a practical necessity to ensure that the planning services provided by Council can function effectively by discharging various administrative and lower level discretionary functions. The Glenorchy Planning Authority (GPA) retains the power to determine other, more substantial, planning matters.

New delegation under LUPAA, section 56

Section 56 of LUPAA provides for applications to amend a permit that are minor in nature and do not change the use or development for which the permit was originally issued. Previously, there was no statutory time frame for decisions to be made and no refusal provisions with respect to these applications. A recent amendment to LUPAA has now introduced a 28-day timeframe for assessment, as well as the ability for planning authorities to refuse s. 56 applications.

Current delegations to planning staff under s. 56 enable permits to be amended, however they don't facilitate the refusal of applications. The restrictions on what can be considered under a section 56 amendment would mean it is unlikely that the amendment being sought to a planning permit would need be referred to the full Glenorchy Planning Authority. For this reason, and given the tight timeframe of 28-days to make a decision (which is unable to be extended), an amendment to the delegation of senior planning staff to refuse s. 56 applications is considered necessary to enable them to effectively discharge their duty.

As this is a recent amendment to the legislation, a new delegation under section 56 is required.

Updated delegations under LUPAA sections 57 and 58

Sections 57 and 58 of LUPAA deal with applications for permits that are either discretionary or which the planning authority is bound to grant either conditionally or subject to conditions or restrictions.

Applications under these sections form the core work for Council's planning services staff.

In 2017, Council undertook a major review of all delegations given to Council employees. This was placed into effect by firstly updating delegations from Council to the General Manager and then further sub-delegation to relevant Council employees.

In that process, the delegations issued to the General Manager specifically excluded powers under sections 56, 57 and 58 of LUPAA and in doing so effectively prevented the General Manager from on-delegating these powers. That was done on the basis that relevant planning staff already had the necessary delegations, and it was not considered appropriate that the General Manager be given the power to issue planning approvals.

Despite lawful and valid delegations under these Sections already being given to staff, the exclusion of sections 56, 57 and 58 from the delegations given to the General Manager has caused some confusion internally. It is therefore timely to use the current opportunity to update senior planning staff delegations such that they come directly from the current Council, to eliminate any confusion.

The recommendations to this report facilitate those delegations.

Consultations:

Director Strategy and Development
 Manager Corporate Governance
 Manager Development
 Executive Officer
 Senior Legal Counsel
 Coordinator Planning Services
 Senior Statutory Planner

Human Resource / Financial and Risk Management Implications:

There are no material financial or human resources implications.

Risk Management

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation				
No material risks have been identified.				
Do not adopt the recommendation	Moderate (C3)	Rare (L1)	Low (3)	Revise report and resubmit to Council for reconsideration.
Current delegations provided are insufficient to properly exercise powers, leading to potential regulatory breaches.				

Community Consultation and Public Relations Implications:

Given that this is an internal governance matter, community consultation is not required or appropriate.

Recommendation:

That Council:

1. DELEGATE Council's relevant functions and powers under sections 56, 57 and 58 of the *Land Use Planning and Approvals Act 1993 (LUPAA)* to the positions of:

- Coordinator Planning Services
- Senior Statutory Planner, and
- Senior Strategic Planner,

as follows:

Section 56 (1A) and (2)	The power to amend or refuse to amend a permit	Unless the proposed amendment relates to an aspect of the use or development which was the subject of, or imposed as a result of, representations.
Sections 57(2) and (6)	The power to determine applications for discretionary permits.	Only in the following circumstances: 1. If the time in which the planning authority must grant or refuse a permit will expire prior to the next scheduled meeting of the Glenorchy Planning Authority, and the applicant has refused to grant an extension to that time period. 2. Where use or development is prohibited. 3. Where an application for a permit is made pursuant to the <i>Glenorchy Interim Planning Scheme 2015</i> for the demolition of a building. 4. Where an application for permit is made pursuant to the <i>Glenorchy Interim Planning Scheme 2015</i> and for which no representations are received and regardless of whether formal comments have been provided by the Regulated Entity pursuant to section 56Q of the <i>Water and Sewerage Industry Act 2008</i>, for the following uses and developments: (a) Single dwellings in the General Residential, Inner Residential, Low Density Residential, Environmental Living, Environmental Management, Rural Resource and Particular Purpose Zone 1-Urban Growth Zones. (b) Ancillary dwellings in the General Residential and Inner Residential zones. (c) Use and/or development of a heritage place listed in the Historic Heritage Code in the <i>Glenorchy Interim Planning Scheme 2015</i> or a Place on the Tasmanian Heritage Register (except where estimated cost of development

		exceeds \$500,000). (d) Variations to development standards for all residential development, except for variations to car parking requirement. (e) Subdivisions creating five (5) lots or less, and boundary adjustments. (f) Discretionary signs. (g) Additional vehicular accesses to road frontages where the Development Engineer has recommended approval. (h) Minor additions, carports and garages for existing Multiple Dwellings provided no new dwellings are being created. (i) Any vegetation removal requiring planning approval under any Code in the <i>Glenorchy Interim Planning Scheme 2015</i>. (j) Single dwellings within the area affected by the Blacksnake Rural Village Specific Area Plan. (k) Fencing for use and development in the Local Business, General Business, Central Business, Commercial, Light Industrial, Community Purpose and Utilities zones. 5. Multiple dwellings to maximum of four dwellings in the General Residential and Inner Residential zones. 6. New development or Change of use and/or extension of existing buildings where the estimated cost of development does not exceed \$500,000 except where the development is an existing non-conforming use or (is enough) the applicant is disputing a requirement for the provision of cash in lieu of car parking.
Section 57(3)	Authority to provide notice of an application for discretionary permit.	Nil.
Section 57 (5)	The power to extend the advertising period for a planning permit application.	Nil.
	The power to enter into an agreement in writing with the applicant pursuant to Section 57(6)(b)(ii) of the <i>Land Use Planning</i>	Nil.

	<i>and Approvals Act 1993</i> to extend the period past 42 days to enable the authority to make a decision.	
	Authority to negotiate an extension of time for determination of a permit application.	Nil.
	The power to determine whether or not the planning authority agrees to mediation.	Nil.
	The power to determine applications for other permits.	Regardless of whether formal comments have been provided by the Regulated Entity pursuant to Section 56Q of the <i>Water and Sewerage Industry Act 2008</i> .
	The power to agree to and extend other permits.	Nil.

2. NOTE, for the avoidance of any doubt, that the changes to the delegations as a result of the resolution in paragraph 1:
- (a) supersede any previous delegations given under sections 56, 57 or 58 of the *Land Use Planning and Approvals Act 1993* to the positions of Coordinator Planning Services, Senior Statutory Planner or Senior Strategic Planner, and
 - (b) do not in any way affect any other delegations currently given to the positions of Coordinator Planning Services, Senior Statutory Planner or Senior Strategic Planner under the *Land Use Planning and Approvals Act 1993* or any other Act.

Attachments/Annexures

Nil.

15. FINANCIAL PERFORMANCE REPORT TO 31 MAY 2021

Author: Chief Financial Officer (Tina House)

Qualified Person: Director Corporate Services (Jenny Richardson)

ECM File Reference: Corporate and Financial Reporting

Community Plan Reference:

Leading Our Community

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

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

Strategic or Annual Plan Reference:

Leading Our Community

Objective 4.1 Govern in the best interests of our community

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

Objective 4.2 Prioritise resources to achieve our communities' goals

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

Reporting Brief:

To provide the monthly Financial Performance Report to Council for the period ending 31 May 2021.

Proposal in Detail:

FINANCIAL PERFORMANCE REPORT

Council's Financial Performance Report (**Report**) for the period 1 July 2020 to 31 May 2021 is [Attachment 1](#).

The Report highlights that Council's year-to-date actual operating result to 31 May 2021 is \$3.095 million better than the budgeted position.² The improvement in the budgeted position is the combined result of a \$2.290 million increase in revenue and a \$0.805 million decrease in expenditure.

The forecast end-of-year operating result to 30 June 2021 is currently \$1.882 million better than the budgeted deficit of \$7.59m.¹ This is the combined result of a \$2.41 million increase in revenue and a \$0.528 million increase in expenditure. These

² All references in this report to the budgeted position mean the budget position following the mid-year budget review in January 2021.

forecast figures are all before the finalisation of Council's financial report for the end of financial year with a number of expected movements in both income and expenditure.

Executive Summary

The year-to-date result at 31 May 2021 continues to show a strong favourable result against budget and is forecast to remain strong until the end of year on 30 June 2021.

As reported in previous months, Council's favourable performance is largely the result of increased revenue from sources that are primarily one-off in nature and have no budget allocated. As a result, some of these sources have no on-going revenue benefit beyond this financial year and may have an expenditure obligation that needs to be accommodated in future budgets.

Previously reported programs that are generating additional revenue of a 'one-off' nature are the Glenorchy Jobs Hub, Flood Response 2018 Reimbursement and TasWater interim dividend.

More recent programs generating additional revenue include:

- Learning and Development: Council is taking advantage of Government funded subsidies for approved staff to undertake formal Apprenticeship and Traineeship courses that lead to a nationally recognised qualification.
- Planning and Building fees and general rate revenue: a very active property development market within the municipality has contributed additional revenue for Planning and Building application fees. This in turn has generated supplementary general rate revenue above the 0.50% target allowed for in the budget.

On the expenditure side, only Materials and Services records a result of note, being an underspend of \$0.522 million or 4% against budget.

As this category encompasses almost every program within Council, there are many under/over variances that contribute to this result.

These represent a combination of:

- (a) timing of supplier invoices compared to budget
- (b) projects pushed out until very late in the financial year
- (c) savings/deferred works, and
- (d) unavoidable/unplanned expenditure.

Revenue

Overall, year to date operational revenue is \$56.603 million compared to budgeted operational revenue of \$54.313 million. This represents a favourable result of \$2.290 million or 4.2% against budget.

Expenditure

Actual year-to-date operational expenditure is \$54.355m compared to budgeted expenditure of \$55.160 million. This represents a favourable result of \$0.805 million or 1.5% compared to budget.

Non-operating – Capital Grant Revenue

Capital Grant revenue is \$2.959 million against an annual budget of \$1.303 million.

Federal and State Governments economic stimulus policies have provided Council with substantial capital works grants, namely Local Roads and Community Infrastructure of \$1.113 million, BMX and Skate Park recreational facilities of \$0.500m and National Black Spot Programs of \$0.149m.

These grants commit Council to expenditure obligations, much of which will not occur until next financial year.

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

Disposal of assets currently records a loss of \$0.628 million against the annual budgeted loss of \$0.094 million.

The net gain/(loss) is influenced by the book value of the asset compared to the sale price achieved, meaning not all disposals will result in a gain for Council.

In addition to planned disposals Council has also written off a number of obsolete assets that are no longer in use, effectively increasing the loss figure above the originally budgeted amount.

Non-Operating – Contributions Non-Monetary Assets

Donated assets to the value of \$2.478 million towards an annual budget of \$2.120 million have been brought to account to date.

These are typically infrastructure assets constructed in new subdivisions which pass to Council ownership upon completion of works, or found assets not previously recorded in Council's asset register.

Capital works

Council's year-to-date Capital Works expenditure is \$10.760 million or 61% of the revised annual budget of \$17.659 million.

The Transport and Stormwater programs are forecast to complete 96% of their allocated projects by 30 June.

Similarly, the Property program is also forecast to deliver 96% of its revised projects. However, there is a large amount of grant-funded economic stimulus projects to manage and the completion rate is dependent on supplier availability and progress.

Currently there are supply issues with new vehicle availability, meaning six of the planned 10 vehicle purchases will not be delivered this financial year.

Finally, the Council-funded Economic Recovery Program has reviewed its current projects and plans to carry forward a revised \$1.495 million body of works into next year's capital works program.

COVID-19 response

For the year-to-date, a total of \$0.315 million has been expended on COVID-19 risk mitigation measures.

The initial concentrated expenditure on new COVID-19 mitigation activities has tapered off as the immediate response to the pandemic moves to a more 'business as usual' and 'watch and act' focus.

Summary

Further information on Revenue, Expenditure, Capital Works, and COVID-19 Response figures are in Attachment 1 of this report.

Consultations:

General Manager

Executive Leadership Team

Officers responsible for Capital and Operational Budget reporting

Human Resource / Financial and Risk Management Implications:

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

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

Community Consultation and Public Relations Implications:

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

Recommendation:

That Council:

RECEIVE and NOTE the Financial Performance Report for the year-to-date ending 31 May 2021 in the form of Attachment 1.

Attachments/Annexures

1 Attachment 1 - Financial Performance Report May 2021



16. PROCUREMENT AND CONTRACTS - MONTHLY REPORT

Author: Manager Corporate Governance (Tracey Ehrlich)

Qualified Person: Director Corporate Services (Jenny Richardson)

ECM File Reference: Procurement

Community Plan Reference:

Leading our Community

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

Strategic or Annual Plan Reference:

Leading our Community

Objective 4.1 Govern in the best interests of our community

Strategy 4.1.1 Manage Council for maximum efficiency, accountability and transparency

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

Reporting Brief:

To inform Council of exemptions that have been applied to procurements under Council's Code for Tenders and Contracts for the period 18 May to 15 June 2021 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 the Code (Annex A), the General Manager is required to report to Council any purchases in circumstances where a normally required public tender or quotation process is not used. Instances of non-application of the quotation or public tender process are to be reported at ordinary Council meetings as soon as possible after a contract is executed or a purchase order is issued.

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

- *the contract or purchase order value (excluding GST);*
- *the circumstances for engaging the contractor or supplier without seeking the required number of quotes;*
- *the date approval was given to engage the contractor or supplier;*

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

For the period from 18 May to 15 June 2021, there were no exemptions to Council's Code for Tenders and Contracts.

Expenditure on External Legal Services

For the month of May 2021, the total amount spent on external legal services for all of Council was \$2,134.54. This was in relation to a rates recovery matter.

The above expenditure was provided for in Council's current 2020/21 budget.

Consultations:

Executive Leadership Team
Senior Legal Counsel
Accounts Payable Supervisor

Human Resource / Financial and Risk Management Implications:

Human resources

There are no material human resources implications.

Financial

There is a total of \$2,134.54 in budgeted expenditure.

Risk management

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

Community Consultation and Public Relations Implications:

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

Recommendation:

That Council:

RECEIVE and NOTE the Procurement and Contracts Monthly Report for the period from 18 May to 15 June 2021.

Attachments/Annexures

Nil.

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

Answer to question taken on notice – Northgate entrance taxi bay
Alderman Dunsby (20 December 2021)

- Q.** In relation to the CBD revitalisation project, I note that a maxi taxi bay has been installed in front of the main entrance to the Northgate Shopping Centre. Members of the public have asked if Council could consider making this parking bay multiple-purpose for people with mobility issues. Accessibility from the Northgate car park and access the City's major shopping centre for people with mobility issues is very poor.
- A.** In response to your question and the concerns which you identified, discussions were held with members of the CBD Project Team, Compliance, Transport and Operations as to how best to accommodate this matter. A decision was made to change the parking bay to a disability access parking bay.

This will:

- have a time limit of 5mins – allowing it to be used as drop-off/pickup (see graphic below)
- still allow Maxi-Taxis the ability to drop off/pick up as well
- allow our Parking Officers the ability to move on, or book taxis which try to use the space as a holding bay

The limit of 5mins was decided on to allow this space to have a higher turnover of users. This fits in well with the four new access bays under the CBD Project, which allow longer term parking for general business.

The updated signage was recently installed.



Question on Notice

Alderman Dunsby (received 6 June 2021)

Q. What is the cost of the by-election to Glenorchy City Council?

A. We are yet to be advised by the Tasmanian Electoral Commission what the estimated costs of the by-election will be. An answer will be provided as soon as this information is available.

CLOSED TO MEMBERS OF THE PUBLIC

18. CONFIRMATION OF MINUTES (CLOSED MEETING)

That the minutes of the Council meeting (closed meeting) held on 31 May 2021 be confirmed.

That the minutes of the Special Council meeting (closed meeting) held on 21 June 2021 be confirmed.

19. APPLICATIONS FOR LEAVE OF ABSENCE

GOVERNANCE

Community Goal: “Leading our Community”

20. 0814 EADY STREET AMENITY BUILDING CONSTRUCTION

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)(d) (Contracts and tenders, for the supply and purchase of goods and services and their terms, conditions, approval and renewal).

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