Glenorchy City Council
Ordinary Council Meeting
Monday, 31 August 2026

AGENDA

Notice is hereby given of a Meeting of the Glenorchy City Council to be held at the Council Chambers commencing at 3:30pm.

GLENORCHY CITY COUNCIL

QUALIFIED PERSON CERTIFICATION

The Chief Executive Officer 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.

Emilio Reale

Chief Executive Officer

Monday, 31 August 2026

Workshops held since last Council meeting:

Date: Monday, 3 August 2026

Purpose: To present and discuss at an Open Workshop:

- Natural Areas Engagement
- Homelessness Week

Date: Monday, 10 August 2026

Purpose: To present and discuss at a Closed Workshop:

- Pool Reopening Event Plan
- Proposed Dark Lab Inspection Schedule

Date: Monday, 17 August 2026

Purpose: To present and discuss at a Closed Workshop:

- Montrose Boardwalk Repairs
- Pool Mural Artwork

Date: Monday, 24 August 2026

Purpose: Elected Members and Council Officers site visit to:

- Royal Agricultural Society of Tasmania (RAST) site

Purpose: To present and discuss at a Closed Workshop:

- CEO Performance Review outcomes

Glenorchy City Council

ELECTED MEMBER STATEMENT OF INTENT

November 2022

We will...	By...
Be curious, open to change and difference	Being progressive, proactive, and innovative Taking calculated risks Asking questions before offering opinions or solutions Debating ideas without getting personal Remembering everyone is equal Always having an open mind
Be authentic and act with integrity	Being accessible Being honest and trustworthy Demonstrating transparency and accountability
Be respectful to each other	Going to the source, in person, early Assuming good intent, always Acting with good intent, always Actively listening, seeking to understand Valuing other's opinions Being prepared
Own and right our wrongs	Self-reflecting Being open to feedback Being brave enough to be vulnerable
Show strong leadership	Challenging the status quo Continually learning and practising good governance Striving for financial sustainability and strength Having clarity on role and purpose
Consider the impact we have on others	Practising emotional intelligence Hearing both sides before making judgement Remembering our behaviour and words matter to staff

ELECTED MEMBER LEGACY

November 2022

At the end of our term,

we will have made a real difference because, together:

We deliver

We're active and present

We put people first

We are inclusive

We are future focussed and brave

We improved communication and community engagement

We empowered our community

We rebuilt pride

We were accountable

We created a safe, clean, equitable city

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1 APOLOGIES

2 CONFIRMATION OF MINUTES (OPEN MEETING)

That the minutes of the Council meeting held on Monday, 27 July 2026 be confirmed.

3 ANNOUNCEMENTS BY THE CHAIR

4 PECUNIARY INTEREST NOTIFICATION

5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Regulation 36, 37 and 38 *Local Government (Meeting Procedures) Regulations 2025*.

Question without Notice - Janiece Bryan, Montrose

Asked during the Council meeting on Monday, 27 July 2026

Answer emailed on Tuesday, 28 July 2026

Q1: Has the Council secured a contract for an affordable learn to swim program when our pool reopens in October?

A1: [Acting CEO] Belgravia has come back on board as the operator. They have committed to only charging the same fees that they had previously, plus CPI. So they are quite affordable fees relative to other aquatic centres.

Learn to Swim programs are often school-based and would be run directly through the Education Department. I would have to go back and check whether there are plans for any other Learn to Swim programs run outside of the school system.

This part of the question was taken on notice.

Answer: Belgravia have confirmed they do intend to run their own learn to swim programs as well at the Glenorchy War Memorial Pool called GoSwim, as long as the water temperature is high enough.

6 PUBLIC QUESTION TIME (15 MINUTES)

Please note:

The Council Meeting is a formal meeting of the Elected Members elected by the Glenorchy community. It is chaired by the Mayor. Public question time is an opportunity in the formal meeting for the public to ask questions of their elected Council representatives about the matters that affect ratepayers and citizens.

In accordance with regulation 36, 37 and 38 (Public question time) Local Government (Meeting Procedures) Regulations 2025, Council will allocate 15 minutes during each Council Meeting to invite members of the public to ask questions relating to the activities of Council.

The following rules and procedures apply to Public Question Time:

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

7 PETITIONS/ADDRESSING COUNCIL MEETING

None.

8. COMMUNITY

Community Goal – Making Lives Better

8.1 ACTIVITIES OF THE MAYOR

Author: Mayor (Sue Hickey)

Qualified Person: Chief Executive Officer (Emilio Reale)

File Reference: Activities of the Mayor

Executive Summary

This report summarises the Mayor's recent activities.

Mayor Hickey attended 37 events or external meetings during the period from Monday, 13 July 2026 to Sunday, 16 August 2026.

Recommendation

That Council:

1. RECEIVE and NOTE the report about the activities of Mayor Hickey.

Proposal in Detail

These are the events and external meetings attended by Mayor Hickey during the period from Monday, 13 July 2026 to Sunday, 16 August 2026.

Monday, 13 July 2026

- Chaired the Glenorchy City Council workshop.

Wednesday, 15 July 2026

- Participated in discussions with Dementia Friendship Group.
- Attended Probus Club of Moonah's Historical Luncheon.

Friday, 17 July 2026

- Participated in ABC Radio Hobart's Friday Forum with Leon Compton on the Mornings program.

Monday, 20 July 2026

- Chaired the Glenorchy City Council workshop.

Wednesday, 22 July 2026

- Met with constituent to discuss Hestercombe Cemetery situation.

Thursday, 23 July 2026

- Presided over an exhibition opening event at the Moonah Arts Centre featuring three new exhibitions – *Artworks in Paint* (a collection of art produced as part of Painting with Raymond, led by Raymond Wittenberg), *Faces From Our Town: Celebrating Difference Through Portraits and Stories* (created by Paul County, in collaboration with portraiture workshop students across Tasmania), and *Like A Tree* (an interactive exhibition presented by Robert Petterd).

Friday, 24 July 2026

- Attended the Gurkha Legends Cricket Club 10-Year Anniversary Celebration.

Monday, 27 July 2026

- Met with Inspector Klug of Tasmania Police.
- Chaired the Glenorchy City Council meeting.

Tuesday, 28 July 2026

- Participated in Triple M Radio's 'Mayor on the Air' interview.

Wednesday, 29 July 2026

- Met with Senator Carol Brown regarding grant funding delivery for Humphreys Rivulet, and to inspect the installation of Sunmont Street anti-hooning treatment.
- Presided over a Citizenship Ceremony held at MyState Bank Arena.

Thursday, 30 July 2026

- Met with Senator Jonathon Duniam to discuss Glenorchy's priority projects.
- Opened the Poimena Reserve Public Toilets.
- Accompanied Inspector Klug of Tasmania Police on a tour of the Youth Hub.

Saturday, 1 August 2026

- Participated in the Kick it to KGV event on Council Lawns.
- Attended the Glenorchy District Football Club's 1986 40-year Premiership Reunion Luncheon.

Monday, 3 August 2026

- Participated in Loneliness Awareness Week 2026 'Ending Loneliness Together' CommUNITY Lunch.
- Chaired the Glenorchy City Council workshop.

Tuesday, 4 August 2026

- Chaired the Glenorchy Jobs Hub (**GJH**) Steering Committee meeting.

Wednesday, 5 August 2026

- Participated in the Winter Warmer Community Expo held on Council lawns.
- Met with the Claremont Garden Club regarding their Cactasmania event.
- Participated in a Main Road Amenity Public Forum, discussing the concept design for the proposed Moonah parklets.

Monday, 10 August 2026

- Met with a local business to discuss their plans and vision for their new permanent location.
- Chaired the Glenorchy City Council workshop.

Wednesday, 12 August 2026

- Chaired the Greater Hobart Strategic Partnership Mayors' Forum.
- Met with local business to discuss conservation and restoration of a local landmark.
- Attended the Guilford Young College production of Mary Poppins.

Thursday, 13 August 2026

- Met with Museum of Old and New Art (**MONA**) to discuss their development and site work.
- Participated in Australian Local Government Women's Association (**ALGWA**) online Masterclass 'Face Forward: Tackling Online Abuse of Women Leaders to Strengthen Democracy'.

Friday, 14 August 2026

- Participated in ABC Radio Hobart's Friday Forum with Leon Compton on the Mornings program.
- Introductory meeting with the Tasmanian Nepalese Cricket Association's President and Secretary and Public Officer.
- Met with Awela Poppy to discuss placement of sculptural art within the Glenorchy City area.
- Met with constituent to discuss concerns regarding maintenance of overgrowth on a Council reserve.

Saturday, 15 August 2026

- Attended Beaker Street Festival event 'Meet Your Replacement: An AI Demo'.
- Participated in the 80th Independence Day of India Celebrations at the Bahá'í Centre of Learning.

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

Attachments

Nil

9. ECONOMIC

Community Goal – Open for Business

9.1 POLICY UPDATE: ASSET MANAGEMENT

Author:	Manager Assets, Engineering and Design (Dan Egodawatte) Acting Coordinator Executive and Strategy (Poorni Wanigasekara)
Qualified Person:	Director Infrastructure and Development (Patrick Marshall)
File Reference:	Policies by directorate

Executive Summary

The Asset Management Policy has been reviewed as part of Council's four (4) year policy review cycle. The policy is required under s*ection 70C of the Local Government Act 1993* and provides the framework for managing Council assets to support sustainable service delivery.

The policy was originally adopted in 2017, and reviewed in 2018 to meet Ministerial Directions, and substantially updated in 2022 to align with the Institute of Public Works Engineering Australia (**IPWEA**) Asset Management Framework. These previous changes have already been considered by Council.

The current review does not introduce any material changes to the policy. The proposed amendments are administrative in nature and improve accuracy, consistency and alignment with current Council templates and standards. In addition, the policy was reviewed and simplified where appropriate to improve readability and make the document easier for users to understand, while maintaining its intent and compliance requirements.

The revised policy continues to support consistent asset management practices across Council and ensures compliance with legislative requirement.

Recommendation

That Council:

1. ADOPT the revised Asset Management Policy as contained in **Attachment 2.**
2. RECEIVE and NOTE the attached report on policy update: Asset Management.

Community Plan Reference	Leading Our Community We responsibly manage our community's resources to deliver what matters most. Transparent and accountable government.
Strategic Plan Reference	Make informed decisions that are open and transparent and in the best interests of our community. Manage the City's assets responsibly for the long-term benefit and growth of our community.
Consultation / Engagement	Director Infrastructure and Development Manager Assets, Engineering and Design Asset Management Coordinator
Resources	Not applicable
Risk / Legal / Legislative / Reputational	Risk if not adopted: Moderate. Council may rely on outdated references, terminology and supporting documents, creating governance and compliance risks and not meeting requirements under the *Local Government Act 1993*.
2026/27 Budget Allocation	Not applicable
Life of Project, Service, Initiative or (Expectancy of) Asset	Not applicable
2026/27 Budget Reconsideration	Not applicable
Ongoing Costs (e.g. maintenance, operational)	Not applicable
Other Funding Sources	Not applicable

Proposal in Detail

1. All policies adopted by Council are reviewed cyclically. The ordinary review period for Council policies is four (4) years after adoption. However, policies may be reviewed earlier if it is appropriate to do so, for example if there are changes to a relevant governing act.
2. The Asset Management Policy was originally adopted in 2017 and re adopted in 2018 to comply with Ministerial Directions. A comprehensive review was undertaken in 2022, which aligned the policy with the Institute of Public Works Engineering Australia (**IPWEA**) Asset Management Framework.
3. The policy has now reached the end of its four (4) year review period and has been assessed by Council officers.
4. No material changes are proposed as part of this review. The policy continues to provide an appropriate framework for managing Council assets and supporting long-term service delivery.
5. The draft policy, including tracked changes, was circulated to all Managers for consultation and comment. A small amount of feedback was received during the review period.
6. The proposed amendments are limited to:
   - Plain English improvements to enhance readability and accessibility, without altering the policy's purpose, principles or requirements.
   - References to "General Manager" updated to "Chief Executive Officer (**CEO**)".
   - Updated Australian and international standards.
   - References updated to reflect current documents and review dates.
   - Removal of outdated strategic plan alignment references.
   - Formatting updated to align with Council's current style guide.
7. **Attachment 1** is a copy of the 2022 Policy with tracked changes, and
8. **Attachment 2** is a copy of the recommended updated Policy.
9. As the proposed amendments are administrative only and do not change Council's asset management principles or responsibilities, it is recommended that Council adopt the revised policy.

Attachments

1. Asset Management Policy 29 August 2022 Tracked Changes [**9.1.1** - 8 pages]
2. Asset Management Policy 31 August 2026 Clean Version [**9.1.2** - 8 pages]

COUNCIL POLICY

Glenorchy City Council

ASSET MANAGEMENT

1. Purpose

This policy explains how Glenorchy City Council will manage its assets consistently across the organisation. Its aim is to ensure that Council's assets are managed to deliver agreed service levels at the lowest reasonable life-cycle cost by:

- Ensuring that Council's services and infrastructure are provided in a sustainable manner with the appropriate levels of service to the community and the environment;
- Safeguarding Council assets through sound asset management strategies and suitable funding
- ;
- Creating an environment where all Council employees play an integral part in overall management of Council assets by creating and sustaining asset management awareness throughout the organisation by way of mentoring, training and development;
- Meeting legislative requirements for asset management;
- Identifying and allocating the resources, skills and responsibilities needed to manage assets
- ; and
- Demonstrating transparent and responsible asset management processes that align with demonstrated best practice.

2. Scope

This policy applies to all Council assets owned and /or managed by Council, and to all activities connected with the management of Council's assets.

Deleted: This policy sets out guidelines for implementing consistent asset management processes throughout the Glenorchy City Council

Deleted: adequate provision is made for the management of Council's assets at the lowest whole of life costs for the defined level of service

Deleted: by implementing appropriate asset management strategies and committing appropriate financial resources for those assets

Deleted: Ensuring resources and operational capabilities are identified and responsibility for asset management is allocated

Deleted: which are

COUNCIL POLICY

Glenorchy City Council

3. Related Documents

This Policy is to be read in conjunction with the following documents:

- Community Plan 2015 -2040
- Strategic Plan 2023-2032
- Strategic Asset Management Plan 2023-2032 (including Asset Management Strategy and the summary of individual Asset Management Plans)
- Individual Asset Management Plans for major asset classes
- Long-Term Financial Plan
- Asset Management Annual Review Guideline

4. Statutory Requirements

Acts	*Section 70 C of the Local Government Act 1993* *(a) be consistent with the strategic plan for the municipal area; and* *(b) guide the development of the long-term strategic asset management plan for the municipal area; and* *(c) guide the development of the long-term financial management plan for the municipal area; and* *(d) contain at least the matters that are specified in an order made under section 70F as required to be included in an asset management policy.*
Regulations	Not applicable
Australian/ International Standards	Asset Management Standards ***ISO 55000 Series*** • ISO 55000 Asset Management: Vocabulary and Principles • ISO 55001 Asset Management Systems: Requirements • ISO 55002 Guidelines for the Application of ISO 55001 • ISO 55010 Alignment of Financial and Non-financial Functions • ISO 55011 Guidance for Government Asset Management Policy • ISO 55012 People Involvement and Competence

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Glenorchy City Council

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COUNCIL POLICY

5. Definitions

Asset means a resource controlled by an entity from which future economic benefits are expected to flow to the entity.

Asset Class means a group of assets having a similar nature or function in the operations of an entity, and which, for purposes of disclosure, is shown as a single item without supplementary disclosure.

Asset Management means the combination of management, financial, economic, and engineering and other practices applied to assets to achieve the required level of service in the most cost-effective manner.

Asset Management Policy sets out the principles by which the Council undertakes its asset management to achieve its organisational objectives.

Asset Management Strategy means Council's adopted approach to the long-term management of its assets to ensure they meet the service delivery needs of the community into the future.

Asset Management Plan defines the activities, resources and timescales required for an individual asset or grouping of assets to achieve the organisation's asset management (service) objectives. It is aligned to the asset management strategy.

Long Term Financial Plan a long-term financial management plan is a plan for generating and investing future income and raising and repaying borrowings. It contains the financial implications of Council's proposed activities in the management of its assets.

Level of Service means the defined service quality for a particular service/activity against which service performance is measured. Service levels relate to quality, quantity, reliability, responsiveness, environmental impact, acceptability, and cost.

Life Cycle Cost means the total cost of an asset throughout its life, including planning, design, construction, acquisition, operation, maintenance, and rehabilitation and disposal costs.

COUNCIL POLICY

Glenorchy City Council

Asset Renewal means expenditure on, or replacement of, an existing asset that returns the service capability of the asset to its original level.

Asset Upgrade means expenditure on an existing asset that increases the capacity or functionality of the asset.

6. Policy Statement

Background

Council is committed to using consistent asset management practices across the organisation

This includes ensuring that assets are planned, created, operated, maintained, renewed, and disposed of

in line with Council's service priorities

Council owns and manages an extensive portfolio of assets to support delivery of services to the community.

Adopting asset management principles assists Council in achieving its Strategic Plan, Asset Management Strategy and Long-Term Financial Plan objectives. A strategic approach helps Council manage assets to deliver the right level of service. This has positive impacts on:

- members of the public and staff
- Council's financial position
- the ability of Council to deliver the adopted levels of service and infrastructure now and into the future
- Council's operating and decision-making environment
- the legal liabilities of Council.

Deleted: Council is committed to implementing systematic asset management methods to apply appropriate asset management practices across all areas of the organisation

Deleted: in accordance with Council's priorities for service delivery

Deleted: A strategic approach to asset management ensures that the Council delivers the highest appropriate level of service through managing its assets

Deleted: <#>the political environment in which Council operates¶

COUNCIL POLICY

Glenorchy City Council

Policy Statement

Council will support sustainable service delivery by planning and funding assets properly over the long term planning, financing, operation, maintenance, renewal, upgrade, and disposal of capital assets by:

1. Ensuring that Council's assets are provided in a manner that supports financial, cultural, economic, and environmental sustainability.
2. Meeting all relevant legislative and regulatory requirements.
3. Using clear and responsible asset management processes based on recognised best practice.
4. Implementing sound Asset Management plans and strategies and providing sufficient resources to accomplish them by:
    a) Asset Management Strategy, which forms part of Council's Strategic Asset Management Plan is developed for a consistent, systematic, and appropriate asset management throughout Council.
    b) Individual Asset Management Plans are developed and implemented for Council's major asset classes. The plans are informed by sound asset management practices, financial planning, and reporting.
    c) Council will regularly review all asset plans to ensure that assets are managed, valued, and depreciated in line with appropriate best practice.
        I. Keeping detailed asset registers on all assets owned or under the control of the Council
        II. Planned asset acquisitions, modifications or disposals follow Council's auditing and capitalisation processes
        III. Each Council asset is assigned a useful life, written-down value and depreciation value determined in accordance with current applicable accounting standards and requirements
        IV. Depreciation is calculated on an appropriate basis with the objective being to use a method that best reflects how the asset is used over time
        V. Asset revaluation must take place often enough to ensure the asset class value does not materially differ from its fair value at the reporting date

Deleted: Council's sustainable service delivery needs will be met by ensuring adequate provision is made for the long-term

Deleted: respects

Deleted: Demonstrating transparent and responsible Asset Management processes that align with demonstrable best practices

Deleted: Regular and systematic reviews will be applied to all asset plans

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Deleted: accordance with

Deleted: Effective useful lives are given to each of Council's assets with the written down value and depreciation value

Deleted: the true consumption of the asset

Deleted: with such regularity that the asset class's carrying amount at the end of the reporting period does not differ materially from the fair value of that class of assets at that same date.

COUNCIL POLICY

Glenorchy City Council

d) Regular inspection will be used as part of the asset management process to ensure agreed service levels are maintained and to identify asset renewal priorities.

e) Future life-cycle costs will be considered when deciding on new services, new assets or upgrades and reported to Council unless already included in an approved council strategy or asset management plan.

VI. Applying the principle of 'Renew before Upgrade, Expansion or New' philosophy for asset related projects.

VII. Council will assess and prioritise new projects based on asset benefits, risks, options and whole-of-life costs.

VIII. Council will assess grant-funded new or upgrade projects for full life-cycle costs.

f) Asset management plans and long-term financial plans will identify the costs needed to meet agreed service levels. This includes costs for asset renewal, upgrades, new assets, operation, maintenance and disposal. These plans will inform annual budget estimates, including the service and risk impacts of any changes to costs or available funding.

g) Council will consult the community when setting future service levels and related costs.

h) Ensuring Council has the capacity, skills and resources needed to manage assets effectively.

i) Creating a corporate culture where all employees play a part in overall care for the Council's assets by providing necessary awareness, training, and professional development; and

j) Providing service levels the community is willing and able to pay for.

Roles and Responsibilities

Council is responsible for adopting the policy, providing high level oversight of the asset management strategy and plans.

The Chief Executive Officer has overall responsibility for developing Council's asset management strategy, plans and procedures, including reporting on including reporting on how well asset management is working across Council.

Deleted: Future life cycle costs will be considered in all decisions relating to new services and assets and upgrading of existing assets and services

Deleted: if not

Deleted: Application

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Deleted: All new projects are to be evaluated and prioritised based on the benefits and risks of assets and an evaluation of alternative options that take into account full life cycle costs and impacts of these costs on the ability to fund future maintenance and rehabilitation

Deleted: Grant funded new or upgrade projects are to be reviewed for full life cycle costs as part of the project consideration process

Deleted: <#>Costs required to meet agreed service levels for asset renewal, asset upgrades, new asset acquisition, asset operation/maintenance and asset disposal, are identified in adopted asset management plans and long-term financial plans and form the basis of annual budget estimates. The service and risk consequences of variations in defined costs and budget resources are documented in each year's budget.¶
Future

Deleted: <#>service levels with associated delivery costs will be determined in consultation with the community.

Deleted: necessary capacity and other operational capabilities are provided and Asset Management responsibilities are effectively allocated

Deleted: Providing community, the levels of service for which they are willing and able to pay

Deleted: and delivery

Deleted: the status and effectiveness of asset management within Council

COUNCIL POLICY

Glenorchy City Council

The Chief Executive Officer is responsible for the allocation of resources

maintaining accountability so resources are assigned to Council's strategic plans and priorities

Deleted: and maintaining accountability mechanisms to ensure that organisational resources are appropriately assigned to meet the organisation's strategic plans and priorities

7. Version Control

Version	V 4.0	**Adopted**	31 August 2026	**Commencement date**	1 September 2026
Minutes reference	Item TBU			**Review period**	4 years from adoption
Previous versions	V3.0 adopted 29 August 2022 (Council meeting, Item 14) V 2.0 adopted 30 July 2018 (Council meeting, Item 15) V 1.0 adopted 13 June 2017 (Council meeting, Item 13)				
Responsible Directorate	Infrastructure and Development		**Controller**	Manager Asset, Engineering and Design	
ECM Document no	Policies by Directorate				

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Glenorchy City Council

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COUNCIL POLICY

Glenorchy City Council

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6. Policy Statement

Background

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Adopting asset management principles assists Council in achieving its Strategic Plan, Asset Management Strategy and Long-Term Financial Plan objectives. A strategic approach helps Council manage assets to deliver the right level of service. This has positive impacts on:

- members of the public and staff
- Council's financial position
- the ability of Council to deliver the adopted levels of service and infrastructure now and into the future
- Council's operating and decision-making environment.
- the legal liabilities of Council.

Policy Statement

Council will support sustainable service delivery by planning and funding assets properly over the long-term planning, financing, operation, maintenance, renewal, upgrade, and disposal of capital assets by:

COUNCIL POLICY

Glenorchy City Council

1. Ensuring that Council's assets are provided in a manner that supports financial, cultural, economic, and environmental sustainability.
2. Meeting all relevant legislative and regulatory requirements.
3. Using clear and responsible asset management processes based on recognised best practice.
4. Implementing sound Asset Management plans and strategies and providing sufficient resources to accomplish them by:

    a) Asset Management Strategy, which forms part of Council's Strategic Asset Management Plan is developed for a consistent, systematic, and appropriate asset management throughout Council.

    b) Individual Asset Management Plans are developed and implemented for Council's major asset classes. The plans are informed by sound asset management practices, financial planning, and reporting.

    c) Council will regularly review all asset plans.to ensure that assets are managed, valued, and depreciated in line with appropriate best practice.

        I. Keeping detailed asset registers on all assets owned or under the control of the Council

        II. Planned asset acquisitions, modifications or disposals follow Council's auditing and capitalisation processes

        III. Each Council asset is assigned a useful life, written-down value and depreciation value determined in accordance with current applicable accounting standards and requirements

        IV. Depreciation is calculated on an appropriate basis with the objective being to use a method that best reflects how the asset is used over time

        V. Asset revaluation must take place often enough to ensure the asset class value does not materially differ from its fair value at the reporting date

    d) Regular inspection will be used as part of the asset management process to ensure agreed service levels are maintained and to identify asset renewal priorities.

    e) Future life-cycle costs will be considered when deciding on new services, new assets or upgrades and reported to Council unless already included in an approved council strategy or asset management plan.

COUNCIL POLICY

Glenorchy City Council

VI. Applying the principle of 'Renew before Upgrade, Expansion or New' philosophy for asset related projects.
VII. Council will assess and prioritise new projects based on asset benefits, risks, options and whole-of-life costs.
VIII. Council will assess grant-funded new or upgrade projects for full life-cycle costs.

f) Asset management plans and long-term financial plans will identify the costs needed to meet agreed service levels. This includes costs for asset renewal, upgrades, new assets, operation, maintenance and disposal. These plans will inform annual budget estimates, including the service and risk impacts of any changes to costs or available funding.
g) Council will consult the community when setting future service levels and related costs.
h) Ensuring Council has the capacity, skills and resources needed to manage assets effectively.
i) Creating a corporate culture where all employees play a part in overall care for the Council's assets by providing necessary awareness, training, and professional development; and
j) Providing service levels, the community is willing and able to pay for.

Roles and Responsibilities

Council is responsible for adopting the policy, providing high level oversight of the asset management strategy and plans.

The Chief Executive Officer has overall responsibility for developing Council's asset management strategy, plans and procedures, including reporting on including reporting on how well asset management is working across Council.

The Chief Executive Officer is responsible for the allocation of resources

maintaining accountability so resources are assigned to Council's strategic plans and priorities

COUNCIL POLICY

Glenorchy City Council

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7. Version Control

Version	V 4.0	**Adopted**	31 August 2026	**Commencement date**	1 September 2026
Minutes reference	Item TBU			**Review period**	4 years from adoption
Previous versions	V3.0 adopted 29 August 2022 (Council meeting, Item 14) V 2.0 adopted 30 July 2018 (Council meeting, Item 15) V 1.0 adopted 13 June 2017 (Council meeting, Item 13)				
Responsible Directorate	Infrastructure and Development		**Controller**	Manager Asset, Engineering and Design	
ECM Document no	Policies by Directorate				

10. ENVIRONMENT

Community Goal – Valuing our Environment

10.1 CLIMATE CHANGE MITIGATION ACTION PLAN- 2025/2026 PROGRESS UPDATE

Author: Climate and Sustainability Officer (Emily Smith)

Qualified Person: Director Environmental Services (Luke Chiu)

File Reference: Climate Change

Executive Summary

This report provides Council with the 2025/2026 annual update on the implementation of the Council's Climate Change Mitigation Action Plan (**CCMAP**) and outlines the progress in reducing greenhouse gas emissions and strengthening climate resilience across its operations and the broader community.

Council advanced the reduction of waste related emissions throughout the financial year. Through the delivery of the Food Organics and Garden Organics (**FOGO**) service, updated educational resources, and Council's partnership with Grow It Local, Council has promoted the diversion of food waste from landfill effectively reducing greenhouse gas emissions.

Council continued progressing the transition of its fleet towards electric vehicles (**EVs**), reducing greenhouse gas emissions while supporting future fleet electrification. Council has installed the first EV charger for Council's Work Centre to complement the existing two EV chargers installed at the Council Chambers. E-bike and public transport arrangements have also continued to be offered which aim to minimise fuel use.

Energy efficiency upgrades were implemented, and 147 new LED light fittings were installed at various sportsgrounds and recreational facilities. Investigations for future solar upgrades at Council premises were also undertaken to guide future solar power system installations.

Significant progress was made in enhancing carbon sinks through planting activities and biochar workshops. Council supported the planting of 2,546 native plants and hosted 129 environmental events, 11 of which were biochar workshops and 19 tree planting events.

Implementation of Council's Bushfire Management Strategy continued through fuel reduction activities, capability building, educational community engagement and planning for future track upgrade works.

Overall, the progress update outlined in this report demonstrate Council's ongoing commitment to reducing its greenhouse gas emissions, building community resilience, delivering the objectives of the Climate Change Mitigation Action Plan and positions Council well for continued action.

Recommendation

That Council:

1. RECEIVE and NOTE the 2025/26 annual progress update on the implementation of the Climate Change Mitigation Action Plan.
2. ENDORSE the letter of support for the City of Sydney's motion through Australian Local Government Association (**ALGA**) calling for a National Climate Compensation Fund included as **Attachment 2**.

Community Plan Reference	We protect and manage our City's natural environment and special places now and for the future. We improve the quality of our urban and rural areas as places to live, work and play.
Strategic Plan Reference	Manage waste responsibly and innovate to reduce waste to landfill. Work to reduce our resource use and carbon emissions and prepare the City for the impacts of a changing climate.
Consultation / Engagement	Director Environmental Services Director Infrastructure and Development Manager Sustainability and Environment Manager Assets, Engineering and Design Manager People and Culture Manager Stakeholder and Executive Acting Operations and Maintenance Supervisor / Landscape Architect Recreation and Environment Coordinator Acting Waste Services Coordinator Urban Services Coordinator Property Assets Coordinator Property Coordinator Bushfire Management Coordinator Fleet, Workshop and Stores Supervisor Acting Fleet, Workshop and Stores Supervisor Natural Areas Engagement Officer The report highlights Council's leadership in reducing its greenhouse gas emissions. Positive public relations are expected from community stakeholders who support actions on climate change and sustainability.
Resources	Council continues to be a longstanding member of the Regional Climate Change Initiative (**RCCI**), which helped Council undertake a comprehensive Carbon and Energy Footprint Assessment covering FY 2019/2020 to 2020/2021.

	These findings informed the prioritisation and structure of the Climate Change Mitigation Action Plan that was adopted in May 2024. Council is also a member of the Tasmanian Waste Educators Network (**TWEN**), which facilitates collaboration, resource sharing and best practice in waste education and diversion.
Risk / Legal / Legislative / Reputational	Failure to implement measures for mitigating and adapting to the impacts of climate change exposes Council to potential legal and reputational risks.
2025/26 Budget Allocation	For the 2025/2026 financial year Council allocated $100,000 to initiatives aimed at supporting climate change mitigation and resilience building.
Life of Project, Service, Initiative or (Expectancy of) Asset	Ongoing
2026/27 Budget Reconsideration	Not applicable
Ongoing Costs (e.g. maintenance, operational)	Ongoing maintenance and operational costs resulting from works completed this financial year are expected to remain within a moderate range and managed within Council's existing resources.
Other Funding Sources	Council was successful in receiving $35,007.50 of grant funding for the Urban Greening Grant, with works to plant native trees and plants at Chapel Street dog park scheduled to commence in the 2026/2027 financial year.

Proposal in Detail

1. Glenorchy City Council's Climate Change Mitigation Action Plan (**CCMAP**) was adopted in May 2024 to guide efforts to reduce Council's greenhouse gas emissions. The CCMAP outlines five key focus areas including Waste, Fuel, Electricity, Carbon Sinks, and Bushfire Management.
2. This report provides a summary of key actions undertaken and outcomes achieved during the 2025/2026 financial year. A summary table of these updates can be found in **Attachment 1**.

Waste

3. Waste management initiatives continued to reduce greenhouse gas emissions through organics diversion, landfill gas capture and community education.

4. A recycling and Food Organics and Garden Organics (**FOGO**) bin audit was completed by Council's waste collection contractor, Veolia, to collect contamination data. The audit captured data from 2,524 bins across the municipal area, with the suburbs of Glenorchy, Chigwell and Moonah recording the highest contamination rates. The findings will assist Council in targeting educational resources and community engagement activities to further support residents in reducing contamination and maximising the benefits of the FOGO service.

5. The FOGO service continued to be provided to approximately 96% of eligible properties across the Glenorchy local government area. The service remains mandatory, with opt-out arrangements available only in exceptional circumstances.

6. Through the continued delivery of the FOGO service, approximately 4,700 tonnes of organic waste were diverted from landfill, which was comparable to tonnage in the 2024/2025 financial year.

7. During the 2025/2026 financial year, 45,846 tonnes of CO_2-e were abated through gas extraction wells at Jackson Street Landfill. This is equivalent to taking 18,412 cars off the road. Additionally, 5,246,271 m^3 of methane was captured through installed infrastructure, enough to fill 2,099 Olympic-sized swimming pools. The captured gas generated 7,500,016 kWh of electricity, sufficient to power 955 homes.

8. As food waste entering landfill is one of the main drivers of Council's greenhouse gas emissions, Council has partnered with Grow It Local for two years to support reducing emissions and assist the community in gardening and food waste diversion practices. It is currently estimated that 9.2 tonnes of food waste will be diverted from landfill every year from the approximately 100 community members engaged in the program, which is expected to increase with further program engagement throughout 2026/2027.

9. Council's Waste Officers delivered community waste and FOGO education through documented FOGO guidelines, which are reviewed annually to remain current, and through a waste education stall at Council events with bin-clip giveaways to engage residents to engage in conversations around proper waste management, helping to reduce contamination.

10. In addition, Council continues to support the Glenorchy Treasure Trail, supporting circular economy principles by reducing consumption and increasing reuse, repair and recycling in Glenorchy.

Fuel

11. Council continued reducing transport related emissions through fleet transition initiatives and improved operational efficiency.

12. Council's Fleet Management team supported installation of the first dual-port electric vehicle charger at the Work Centre, including identifying an appropriate location and advising on future data monitoring requirements. These works improve charging infrastructure and support Council's ongoing transition towards electric vehicles where possible.

13. An expression of interest process was undertaken to source an EV charger installer and operator throughout various sites in Glenorchy. Council finalised a licence agreement for the installation of public EV charging infrastructure within Council car parks in Glenorchy and the Montrose Foreshore. A provider has been appointed that will own and operate the charging stations on Council-owned land.

14. Council has commenced consultation to determine future financial incentives for staff to select an electric vehicle as part of their private/commuter use vehicle package. This information will guide development of a new private use vehicle allocation guideline/policy, further reducing fuel use over the long-term.

15. Council has revised its Working from Home Directive to support flexible work arrangements where appropriate to reduce travel time and emmissions.

16. Staff continue to have access to Metro bus cards and Uber for work related travel, while statewide fare free public transport has further supported reduced vehicle use.

17. Council’s Fleet Management Team continues to provide maintenance and familiarisation sessions of Council’s electric vehicles (including cars and bicycles), improving staff driving confidence, helping to reduce fuel use.

18. On several occasions, particularly during periods of uncertain fuel supply and elevated fuel prices, Council has encouraged fuel-efficient driving practices through communications in the Chief Executive Officer email updates.

19. Stage 2 of the Main Road Granton Shared Path has been completed. This upgrade included the installation of a sealed shoulder for cyclists along Main Road in Austins Ferry and will eventually link to the shared path on the new Bridgewater Bridge. The on-road cycle lane near Roseneath Reserve has also been extended, creating safer and more accessible active transport infrastructure for the community.

20. Council has continued its advocacy for improved public transport services, including the Northern Suburbs Transit Corridor and the Derwent River Ferry projects, throughout the year.

Electricity

21. Council's Property and Facilities teams have implemented energy efficiency and on-site renewable energy generation measures to reduce Council's operational emissions and energy costs.

22. LED lighting upgrades were undertaken at six of Council's sportsgrounds including the changerooms at King George V, Abbotsfield, Shoobridge, Cadbury and Prince of Wales Bay, with Cadbury's tennis grounds also receiving light fittings. In total, Council's Facilities team installed 147 LED fitting upgrades at sportsgrounds in the 2025/2026 financial year.

23. Council has begun investigations at key Council owned facilities for future on site solar system upgrades.

Carbon Sinks

24. Restoration and enhancement of natural landscapes continued throughout the year, supporting biodiversity and increasing carbon sequestration.

25. During the 2025/2026 financial year, Council team supported 129 volunteer environmental events, including 19 community planting events, planting a total of 2,490 trees.

26. Of the total 129 events, Council co-hosted 11 biochar workshops with Landcare Tasmania to engage the community in carbon sequestration and hazard reduction activities, producing an estimated 4,920 litres of biochar. The biochar produced was provided to volunteers for use in their own projects, with remaining stock retained for future Council works.

27. Council's Urban Services team planted an additional 56 trees throughout the municipality, 37 of which were planted in the northern suburbs of Chigwell, Claremont and Austins Ferry, further attributing to carbon sequestration and enhancing the community

Bushfire Management

28. Reducing bushfire risk remains a key priority, with targeted fuel reduction and land management initiatives undertaken.

29. Implementation of the Bushfire Management Strategy continued throughout the year. Fuel reduction burns were completed within Wellington Park, while Council further developed its internal capability to undertake small scale planned burns. The team expanded to three staff members, increasing capacity to deliver ecological management, weed control and planned burning activities.

Australian Local Government Association (ALGA) Motion

30. The City of Sydney has recently submitted and passed a motion through the Australian Local Government Association (**ALGA**) calling for the establishment of a National Climate Compensation Fund. Several other local governments across Australia have since endorsed similar motions, including the City of Hobart in Tasmania. The fund, based on the polluter-pays principle, would better equip local governments to build climate adaptation and respond to climate impacts.

31. Councils are at the forefront of responding to climate impacts and are exposed to the increasing costs of maintaining roads, infrastructure, facilities and parks resulting from climate change which are outpacing local government revenue. A levy on major coal, oil, and gas corporations would recognise the role that fossil fuel emissions have played in driving climate change while helping fund adaptation, resilience-building, and disaster recovery in affected communities. It is recommended that Council endorse the letter calling on federal government to establish a National Climate Compensation Fund. A copy of the draft letter can be found in **Attachment 2**.

32. Overall, the outcomes achieved during the 2025/2026 financial year demonstrate continued implementation of the Climate Change Mitigation Action Plan and support Council's ongoing efforts to reduce greenhouse gas emissions, strengthen climate resilience and deliver long term environmental outcomes for the Glenorchy community.

Attachments

1. Climate Change Mitigation Action Plan Progress Report 25 26 [**10.1.1** - 6 pages]
2. Letter in support of National Climate Compensation Fund [**10.1.2** - 2 pages]

Attachment 1: Climate Change Mitigation Action Plan Progress Report 25/26

1. Waste Management				
Action #	Action	Milestone	Timeframe	Responsibility
1.1	**Maintain FOGO as a kerbside service, that is opt-out by exception only**	• Percent of eligible properties on FOGO service. • Tonnes of waste diverted from landfill from FOGO Service	Ongoing	Waste Services
Context: *89% of Council's GHG emissions are related to waste deposited in landfill, principally from the breakdown of organic material. Council's greenhouse gas emissions reduced by over 54% between the 2019/20 and 2021/22 years, with the reduction almost entirely attributable to Council's successful introduction of a Food Organics and Garden Organics (FOGO) kerbside collection service. Noting that composting of FOGO waste generates 90% lower emissions than landfilling even when the landfill has gas collection.* *Key to the high success of this service is that all eligible properties are placed on the service and can only be removed from the service by providing evidence of alternative composting arrangements or exceptional circumstances.*				
2025/2026 Progress Update: Council has maintained FOGO as a mandatory service, with opt-out only by exception. Council has diverted 4700 tonnes of waste from landfill through the FOGO service in the 2025/26 financial year. There was a total of 21, 443 eligible FOGO bin charges and 22,400 properties, indicating approximately 96% of properties on the FOGO service.				
1.2	**Support and promote education resources that assist the community in understanding what can be put in FOGO bins and the benefits**	• Reports of contamination in FOGO from collection or processing contractors	Ongoing	Waste Services
Context: *Contamination of FOGO bins can result in the FOGO needing to be deposited in landfill. Education efforts are planned to be driven by the Southern Tasmania Regional Waste Authority (STRWA) on a regional or statewide basis through Rethink Waste.*				
2025/2026 Progress Update: Educational resources to assist the community's understanding of FOGO practices has continued this financial year through revising the FOGO brochures and calendars that are provided for free to residents and the recent two-year partnership with Grow It Local, which is a program that promotes educational resources around waste diversion and composting. It is acknowledged that further educational efforts should be implemented to address the increased FOGO contamination from the community compared to the 2020 audit.				

1.3	**Maximise gas collection/extraction at the Jackson Street landfill and ensure flaring is an option for gas that cannot be collected**	• Increased number of wells and flares installed • Operator reports of gas extraction levels	2025 Ongoing	Waste Services
Context: *Extraction of gas from landfill provides a revenue stream but also prevents methane from migrating into the atmosphere and contributing to climate change. Flares are important to manage excess gas extraction spikes and maintenance down periods.*				
2025/2026 Progress Update: Council has engaged LMS Energy to conduct a Landfill Site Report for the Jackson Street Landfill over the 2025/26 period. Over the financial year 5,246,271m^3 of biogas was captured, with methane comprising 46.2% of the total, which are similar figures to last financial year's report.				

2. Fuel				
Action #	**Action**	**Milestone**	**Timeframe**	**Responsibility**
2.1	**Transition the Council passenger fleet and plant/machinery away from combustion engine vehicles where practical/viable.** **Or where no viable alternatives, prioritise low emission/fuel use options.**	• Increase percent of non-combustion engine vehicles. • Increase number of low emissions/fuel use vehicles.	Ongoing	Fleet Management
Context: *Fuel use is a significant contributor to greenhouse gas emissions and accounts for approximately half of Councils annual energy usage. Whilst options for some fleet and plant vehicles are not yet viable, this situation is rapidly improving with lower servicing costs, power/fuel costs and changes to fringe benefits tax arrangements (for passenger vehicles) so that the overall life cycle costs of some electric vehicles may now be competitive with equivalent petrol or diesel vehicles.*				
2025/2026 Progress Update: Council has installed a dual port electric vehicle charger at the works centre. This directly progresses Council's identified priority of transitioning away from combustion engine vehicles through providing the necessary charging infrastructure for the future procurement of EVs.				
2.2	**Investigate potential incentives for staff to select electric vehicles when provided for in their employment contract**	Review undertaken of private use vehicle allocation guideline/policy.	2025	Fleet Management

Context: *Council has provisions for some staff (e.g. Directors and Managers) to include private use vehicles in their employment contracts. Currently the arrangement is based around a deduction from their salary over a number of years that scales with the purchase price, whilst the ongoing fuel, insurance and servicing costs are paid directly by Council. As such there is a financial disincentive for a staff member to choose a car that has lower servicing costs and lower fuel/power costs if the purchase price is higher. Council however can potentially save on the lower servicing costs, lower fuel/power costs, and the recently introduced fringe benefits exemptions for electric passenger vehicles. Increased costs related to depreciation for electric vehicles (due to the higher capital cost) also need consideration in a life cycle cost analysis.*				
2025/2026 Progress Update: Council has commenced consultation to determine future financial incentives for staff to select an electric vehicle as part of their private/commuter use vehicle package. This information will guide recommended revisions to the private use vehicle guideline/policy.				
2.3	**Support practices that minimise travel or fuel use, such as ride share, online meetings, WFH arrangements, bus/bicycle/scooter transport**	Number of initiatives that minimise travel or fuel use	Ongoing	Corporate Services Fleet Management
Context: *Minimising travel and fuel use reduces GHG emissions.*				
2025/2026 Progress Update: Council continues to support practices that reduce fuel use, including through a revised and current working from home directive, the provision of Council-paid Uber and Metro bus travel for business purposes, familiarisation sessions of Council's electric fleet vehicles and in communications around fuel-efficient driver behaviour.				
2.4	**Support the installation of electric vehicle chargers in Glenorchy**	Number of electric vehicle chargers that are available to staff and the public in Glenorchy	Ongoing	Assets Engineering and Design
Context: *Electric vehicle charging infrastructure is needed to support the adoption of electric vehicles. Whilst chargers will likely need to be provided by the private sector moving forward due to Competitive Neutrality regulations, Council may still be able to encourage public charger stations through the provision of suitable sites, supporting grant applications, and other mechanisms.*				
2025/2026 Progress Update: Council has undertaken an Expression of Interest process to find a provider to install additional EV chargers throughout Glenorchy. Council has been finalising terms and conditions for a licence agreement to install EV chargers in Council car parks in both Glenorchy and at the Montrose foreshore. It was determined by potential operators that Moonah is already well served by EV chargers.				

2. Fuel cont..

Action #	Action	Milestone	Timeframe	Responsibility
2.5	**Support the provision of active transport infrastructure (e.g. walking and cycling paths).**	Kms of walking and cycling paths developed and maintained.	Ongoing	Infrastructure and Development
Context: *The provision of active transport infrastructure (walking and cycling paths) can help to reduce the use of passenger vehicles and the associated fuel and GHG emissions.*				
2025/2026 Progress Update: This financial year Council has completed Stage 2 of the Main Road Granton Shared Path. This path will eventually link up to the shared path on the New Bridgewater Bridge. Council has also completed the installation of a sealed shoulder for cyclists on Main Road Austins Ferry, near St Virgils College, as well as extending the on-road cycle lane near Roseneath Reserve.				
2.6	**Advocate for improved public transport services including the northern suburbs transit corridor.**	Advocacy undertaken	Ongoing	Office of CEO/Mayor/Christine Lane
Context: *Public transport (e.g. buses, trains and ferries) can transport people much more efficiently (fuel) than private vehicles. Improved public transport services can help to reduce the use of private vehicles and the associated fuel and GHG emissions.*				
2025/2026 Progress Update: Advocacy for each of these improved public transport services continued throughout the year, particularly in relation to the Northern Suburbs Transit Corridor and the Derwent River Ferry projects.				

3. Electricity				
Action #	**Action**	**Milestone**	**Timeframe**	**Responsibility**
3.1	**Install Solar Power systems on Council facilities that have high day time energy usage**	• Investigations on cost/benefits undertaken at keys sites • Installation of solar power systems	2025 Ongoing	Property Property
Context: *The viability of solar power systems is much greater where there is a high proportion of daytime power usage. Key priority sites for Council to consider include the Council Chambers/Offices, the Council Depot, and childcare centres.*				

2025/2026 Progress Update: No additional installations completed this financial year.				
3.2	**Implement energy efficient measures in all new Council buildings, as well as existing buildings as opportunities arise**	Measures implemented	Ongoing	Property
Context: *Examples include LED lighting, timers and motion sensors, heat pumps, insulation, skylights, solar passive design.*				
2025/2026 Progress Update: Sportsground led lighting upgrades: • KGV Anfield st changerooms – x 34 fittings • Abbotsfield changerooms – x 58 fittings • Shoobridge changerooms – x 15 fittings • Cadbury changerooms – x 20 fittings • Prince of Wales changerooms – x 15 fittings • Cadbury's tennis – x 5 fittings				

4. Carbon Sinks				
Action #	**Action**	**Milestone**	**Timeframe**	**Responsibility**
4.1	**Preserve and rehabilitate our natural areas, and encourage greater tree and vegetation cover**	• Number of care group (e.g. Landcare) supported activities	Ongoing	Natural Areas
		• Number of planting and rehabilitation projects	Ongoing	Natural Areas / Works
Context: *Green cover such as nature reserves, remnant bushland, parks and gardens are important carbon sinks that absorb CO2. Managing these areas well to protect them from weeds and erosion and/or actively rehabilitating or extending them supports this goal.*				
2025/2026 Progress Update: • Planted 2546 trees and plants • Number of volunteer Bushcare events - 129 • Number of tree planting events – 19				

5. Bushfire Management				
Action #	**Action**	**Milestone**	**Timeframe**	**Responsibility**

5.1	**Develop and maintain Bushfire Risk Management capacity, including programs to decrease risk to both the built environment and natural areas**	• Reporting on Bushfire Management Strategy	Ongoing	Bushfire Management
Context: *Bushfire risk reduction encompasses a wide range of tools and activities geared towards minimising the impact of wildfires (including the significant emissions that result from high-intensity fire incidents/unplanned burns) and increasing the resilience of the community.*				
2025/2026 Progress Update: Implementation of the Bushfire Management Strategy continues. Fuel reduction burns have been achieved in Wellington Park, and the development of internal capacity to deliver small-scale planned burns is almost complete. The team is now up to three personnel and has an increased capacity to deliver weed control and ecological management.				

Glenorchy City Council

DD MMMMM YYYY

The Hon Chris Bowen MP

Minister for Climate Change and Energy

Parliament House

Canberra ACT 2600

Subject: Establishment of a National Climate Compensation and Adaptation Fund

Dear Minister,

Glenorchy City Council supports the City of Sydney's motion, submitted through the Australian Local Government Association (ALGA), calling on the Federal Government to establish a National Climate Compensation and Adaptation Fund. The motion seeks a fairer distribution of financial responsibility, ensuring major emitters contribute to the costs of climate impacts so that local governments can effectively respond to the consequences.

Local Government is experiencing increasing financial and operational burden resulting from climate change. Local Government's ability to maintain essential infrastructure and deliver core services is affected by extreme weather events. The costs associated with fixing council assets and delivering core services, including stormwater systems, roads, infrastructure and facilities, are expected to increase further with more frequent and severe climate-related events. These pressures directly affect the ability of Council to maintain financial sustainability and deliver core services.

The costs of climate change should not fall disproportionately on Local Governments and ratepayers but should be shared by those industries that contribute most significantly to greenhouse gas emissions. A polluter-pays model would create a more equitable funding mechanism, ensuring that major emitters contribute to the costs of climate impacts while enabling Local Governments to better prepare for, respond to, and recover from climate-related events.

Kind regards,

Sue Hickey

GCC.TAS.GOV.AU
(03) 6216 6800 gccmail@gcc.tas.gov.au

PO Box 103, Glenorchy TAS 7010
374 Main Road, Glenorchy
Monday — Friday | 8:30am — 5pm

Mayor

Glenorchy City Council

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374 Main Road, Glenorchy
Monday — Friday | 8:30am — 5pm

11. GOVERNANCE

Community Goal – Leading our Community

11.1 PROCUREMENT EXEMPTIONS

Author: Legal Officer (Stella Edwards)

Qualified Person: Director Community and Corporate Services (Tracey Ehrlich)

File Reference: Procurement

Executive Summary

In accordance with section 333B of the *Local Government Act 1993*, Council has adopted a Code for Tenders and Contracts (the Code).

Under the Code, a report must be prepared for Council detailing any instances where the usual public tender or quotation has not been applied. Such procurement exemptions are to be reported at the earliest ordinary Council meeting following the execution of a contract or issue of a purchase order.

This report details an approved procurement exemption for the continued engagement of Civil Survey Solutions (ABN 82 126 246 339) for the provision of its Civil 3D (AutoCAD) and Civil Site Design software licences.

The exemption is for a further period of two (2) years, extending Council's ongoing use of the software which has been utilised since at least 2017. The total value of the engagement, including the further term, is approximately $172,800.86 (excluding GST).

The exemption was approved by the Director Infrastructure and Development on 15 July 2026, on the basis that a change of service provider cannot be made at this time for technical reasons and would cause disruption to business continuity or substantial duplication of costs for Council.

Recommendation

That Council:

1. RECEIVE and NOTE the approved exemption for the continued engagement of Civil Survey Solutions for the provision of its Civil 3D (AutoCAD) and Civil Site Design software licences for a further period of two (2) years, with a total engagement value of approximately $172,800.86 (excluding GST).

Community Plan Reference	Leading Our Community We are a leader and partner that acts with integrity and upholds our community's best interests. We responsibly manage our community's resources to deliver what matters most. Transparent and accountable government.
Strategic Plan Reference	Make informed decisions that are open and transparent and in the best interests of our community. Deploy the Council’s resources effectively to deliver value while being financially responsible. Manage compliance and risk in Council and our community through effective systems and processes.
Consultation / Engagement	• Director Infrastructure and Development • Civil Design Coordinator • Procurement and Contracts Coordinator
Resources	There are no human resources implications.
Risk / Legal / Legislative / Reputational	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.
2026/27 Budget Allocation	Funding is provided within the approved budget.
Life of Project, Service, Initiative or (Expectancy of) Asset	The exemption is for an additional two (2) year term, following engagement since at least 2017.
2026/27 Budget Reconsideration	Not applicable
Ongoing Costs (e.g. maintenance, operational)	Not applicable
Other Funding Sources	Not applicable

Proposal in Detail

1. The exemption relates to the continued engagement of Civil Survey Solutions (ABN 82 126 246 339) for the provision of its Civil 3D (AutoCAD) and Civil Site Design software licences for a further period of two (2) years.

2. Council has utilised the software since at least 2017. With the inclusion of the further term, the total value of the engagement will be approximately $172,800.86 (excluding GST).

3. Under the Code, an exemption from the usual public tender or quotation process may be approved for purchases or contracts valued less than $250,000 where:

   - The purchase is for additional supplies by the original Service Provider, or its authorised representative, which were not included in the initial Procurement and where a change of Service Providers:

     - cannot be made for technical reasons, such as requirements of interchangeability or interoperability with existing software, services or installations procured under the initial Procurement, or due to conditions under original licensing requirements or supplier warranties; or

     - a change in Service Provider would cause significant disruption to business continuity or substantial duplication of costs for Council.

4. The software is a core operational system used by Council's Engineering team for drafting and design functions. Changing providers at this time would require the replacement of existing software, reassessment of user requirements across the organisation, and may result in capital expenditure implications and additional maintenance costs and delays. Renewing the licences for a further two years will ensure continuity while Council reviews its future software requirements.

5. On this basis, an exemption from the standard procurement process was requested by the Civil Design Coordinator and approved by the Director Infrastructure and Development on 15 July 2026.

Attachments

Nil

11.2 PROCEEDS OF PROPERTY DISPOSAL RESERVES FUND - SUMMARY REPORT

Author: Property Coordinator (Renee Stevenson)

Qualified Person: Director Environmental Services (Luke Chiu)

File Reference: Council Land - Disposal and Sale

Executive Summary

This report provides an annual update on the operation of the Proceeds of Property Disposals Policy and the status of the Property Disposals Reserve Fund and Special Projects Reserve Fund for the period 1 July 2025 to 30 June 2026.

The Proceeds of Property Disposals Policy establishes a framework for the allocation and management of proceeds received from the sale of Council-owned land. It provides for the distribution of sale proceeds between the Property Disposals Reserve Fund and the Special Projects Reserve Fund, ensuring transparency and consistency in the use of funds derived from property sales.

In addition to the Policy reserves, Council continues to manage proceeds from the 2020 sale of the Derwent Entertainment Centre under the same principles. These proceeds have been fully committed to major projects, including the Glenorchy War Memorial Pool refurbishment and Tolosa Dam Reintegration project, with $2.4 million retained for the potential future upgrade of Loyd Road.

The current balances of the two reserves as of 30 June 2026 are:

1. Property Disposal Reserve Fund - $1,474,401.47
2. Special Projects Reserve - $493,728.12

Further details regarding reserve balances, allocations and expenditure are provided within this report and **Attachment 1**.

A summary of recent land disposals that have been included specifically to address Council's Commitment to Housing is also provided. Council has progressed nine properties through this program, unlocking more than 37,000m^2 of land with potential to facilitate approximately 122 new dwellings, including social and affordable housing outcomes.

Recommendation

That Council:

1. RECEIVE and NOTE the annual report on the Proceeds of Property Disposal Policy for the period 1 July 2025 to 30 June 2026.

Community Plan Reference	Leading Our Community We are a leader and partner that acts with integrity and upholds our community's best interests. We responsibly manage our community's resources to deliver what matters most.
Strategic Plan Reference	Listen to our community to understand their needs and priorities. Communicate effectively with our community and stakeholders about what Council is doing. Make informed decisions that are open and transparent and in the best interests of our community. Manage the City's assets responsibly for the long-term benefit and growth of our community. Deploy the Council's resources effectively to deliver value while being financially responsible. Manage compliance and risk in Council and our community through effective systems and processes.
Consultation / Engagement	• Director Environmental Services • Financial Operations Coordinator Community consultation was not required as this report is provided for information and reporting purposes only.
Resources	Not applicable
Risk / Legal / Legislative / Reputational	1. Financial Risk The Proceeds of Property Disposals Policy requires funds received from qualifying property sales to be managed within designated reserve accounts. Annual reporting assists in ensuring transparency and accountability in the management of these funds. 2. Legislative and Governance Risk Failure to accurately record and report reserve transactions may result in non-compliance with Council policy and reduced transparency regarding the use of disposal proceeds. 3. Reputational Risk The community has a strong interest in understanding how proceeds from the sale of Council-owned land are allocated and expended. Regular reporting helps maintain public

	confidence in Council's decision making and financial management.
2026/26 Budget Allocation	This report does not seek additional budget allocation.
Life of Project, Service, Initiative or (Expectancy of) Asset	The Property Disposal Reserve Fund and Special Projects Reserve Fund are ongoing reserve accounts established under Council policy.
2026/27 Budget Reconsideration	No budget reconsiderations are proposed in this report.
Ongoing Costs (e.g. maintenance, operational)	Not applicable
Other Funding Sources	Interest earned on reserve balances contributes to the ongoing growth of reserve funds.

Proposal in Detail

1. The Proceeds of Property Disposals Policy (**the Policy**) was adopted by Council on 31 August 2020 and was established to provide transparency and consistency in the use of funds from sales of Council land.
2. The aim of the Policy is to increase the overall benefit of open space in the municipal area by redirecting proceeds from the sale of underutilised sites into new, improved or more accessible open space that are fit for purpose.
3. The Policy establishes two dedicated reserve funds for sale proceeds that meet specified criteria:
   (a) the **Property Disposals Reserve Fund** - to be used exclusively for the acquisition, development, improvement and/or accessibility of Open Space, and
   (b) the **Special Projects Reserve Fund** - to be used exclusively for special projects approved by Council.
4. The Policy requires annual reporting of the status of these reserves, which this report provides for the 2025/26 financial year.

5. Under the Policy, proceeds of Council land sales are to be apportioned as follows:

(a)

Land Sold For Less Than $1 Million		
Land entirely zoned or designated for use as 'Open Space'	**Land partially zoned or designated for use as 'Open Space'**	**Land with no Open Space zoning or designation for use as Open Space**
100% of net proceeds to Property Disposals Reserve Fund.	• Percentage of net proceeds that is equivalent to the percentage of Open Space, is to be apportioned to the Property Disposals Reserve Fund • Balance percentage to be apportioned to the Special Projects Reserve Fund.	• 25% of net proceeds to Property Disposals Reserve Fund, and, • 75% to Special Projects Reserve Fund • Unless otherwise designated by Council.

(b)

Land Sold for More Than $1 Million		
Council can:		
(a) Apportion the proceeds between the Property Disposals Reserve Fund and/or the Special Projects Reserve Fund in percentages it deems appropriate, or	(b) Directly allocate the proceeds to specific Council projects, programs or uses (including capital works and maintenance) which provide a benefit to the community, or	(c) Allocate a combination of (a) and (b).

6. During the 2025/26 financial year, there were a number of disposals approved, however no disposals were completed through to settlement of a sale contract. Similarly, whist there was a commitment for future expenditure of reserve funds in this financial year, there was no expenditure of reserve funds last financial year. A summary of the status of the reserve funds, is set out below.

7. A breakdown table of the proceeds of these sales can be found in **Attachment 1**.

8. **1 July 2024 – 30 June 2025**

   (a) Nil properties were sold during this period.

   (b) Nil properties were purchased during this period.

9. Council can consider future expenditure from the Reserve funds in accordance with the policy.
10. At its meeting 27 October 2025 Council resolved to release $1,456,856.00 from the Property Disposals Reserve fund towards the development of a destination playspace at Tolosa Park in the 2026-27 financial year and these costs will be reported on in the 2026/27 Proceeds of Property Disposal Report.
11. The balance of the proceeds from property sales as of 30 June 2026 is **$1,968,129.59***
12. **$1,474,401.47** * remains in the **Property Disposals Reserve fund**, and
13. **$493,728.12*** in the **Special Projects Reserve fund**.
    (a) *These figures include interest earned on accounts.

Council's Commitment on Housing

14. Consistent with Council's Statement of Commitment on Housing, Glenorchy City Council continues to progress the disposal of suitable surplus Council-owned land to increase housing supply and support the delivery of new homes across the municipality.
15. To support this commitment, Council has progressed nine properties through its Land Disposal Program, unlocking more than 37,000m^2 of land with the potential to facilitate approximately 122 new dwellings, including social and affordable housing outcomes. Many of these dwellings have already been approved, completed or are progressing toward construction.
16. In addition, three properties are currently progressing through the Land Disposal Program at various stages. A summary of Council land disposals to specifically support housing over the last few years is outlined below:

Property Address	Potential Dwelling Numbers (approx)	Dealing Type	Status
Completed			
3 Edgar Street, Claremont	1	Private Sale	Completed
5a Taree Street, Chigwell	23	Private Sale – Homes Tasmania	Completed
117a Pitcairn Street, Glenorchy	1	Private Sale – Developer	Completed

11a Nielson Drive, Montrose	1	Private Sale	Completed
23a Norman Circle, Glenorchy	20	Private Sale – Developer	Completed
11 Nielson Drive, Montrose	1	Private Sale	Completed
Subtotal (Completed)	**47**		
Pending			
Lot 4, Bournville Crescent, Claremont	1	Private Sale	In progress – Available for purchase.
Part of 318 Main Road, Glenorchy (Hill behind Eady Street Reserve)	56	Exclusive Dealing with Homes Tasmania	In progress – Pending Contract of Sale.
14a Colston Street, Claremont	18	Private Sale	In progress – Undergoing works to prepare for putting on the market.
Subtotal (Pending)	**75**		
TOTAL	**122**		

17. Council has not completed any new Contracts of Sale during the 2025/26 financial year. Any property sales completed during the 2026/27 financial year will be included in the 2026/27 Proceeds of Property Disposal Report.

Derwent Entertainment Centre (DEC) and Proceeds of Property Disposal Policy

18. Council adopted the Proceeds of Property Disposal Policy after the agreement to sell the DEC and Wilkinsons Point had been reached. As such the funds from the sale of the DEC and Wilkinsons Point were not formally allocated to a Special Projects Reserve Fund or the Property Disposals Reserve Funds. Although, the funds have been deposited into a separate term deposit account which is currently earning interest.

19. Even though the funds have not been formally allocated to either Reserve Fund, the conditions for expenditure have been treated by Council the same as the Policy and require Council's express prior approval.

20. Council determined to sell the DEC to the Tasmanian Government at a special Council meeting in February 2020, ultimately achieving a sale price of $8 million.
21. After deducting costs associated with the sale, the net proceeds to Council were $7,933,699. As part of the sale negotiation, Council committed up to $2.4 million of the proceeds as a financial contribution to the upgrade of Loyd Road as part of its future development, meaning the net proceeds from the sale are approximately $5.53 million.
22. Having considered the intent and requirements of the Policy, at its December 2021 meeting Council resolved to allocate funds from the DEC sale proceeds to the Tolosa Park Redevelopment project. Council's contribution to this project totalled $3.58M.
23. At the Council Meeting of 28 April 2025, Council considered a report for awarding the tender for the Glenorchy War Memorial Pool refurbishment project. At that meeting Council resolved to approve the release of up to $2M from the DEC sale reserve to contribute towards the project.
24. Collectively the above commitments will fully expend the DEC sale proceeds, with $2.4M continuing to be held for the potential Loyd Road upgrade project.

Attachments

1. Attachment 1 - Summary [**11.2.1** - 1 page]

Proceeds from Property sales

Property Address	Date	Zoning/Designation	Sale Proceeds	GST	Sale Price excl GST	Expenditure from Property Disposal	Net Proceeds	Proceeds into Property Disposal Reserve	Special Projects Reserve
								$0.25	$0.75
							Bank Account	$10,023.00	$10,024.00
Sales									
36 Elwick Road, Glenorchy		General Residential	326,000	-	326,000	-	$318,357.73	$79,589.43	$238,768.30
29 Stourton Street, Rosetta		Environmental Management	41,800	3,800	38,000	-	$32,400.00	$8,100.00	$24,300.00
19A Clydesale Avenue, Glenorchy		Residential	40,000	4,000	36,000	-	$41,000.00	$10,250.00	$30,750.00
3 Delwood Drive, Lutana		General Residential	241,000	21,909	219,091	-	$235,698.00	$58,924.50	$176,773.50
53 Springfield Avenue, West Moonah		General Residential	37,500	3,750	33,750	-	$37,500.00	$9,375.00	$28,125.00
3 Edgar Street Claremont	28/09/2022	General Residential - VACANT LAND	190,000	17,272	172,728	1,621	$171,106.83	$171,106.83	$0.00
5a Taree Street, Chigwell	23/03/2023	General Residential	1,375,000	125,000	1,250,000	30,357	$1,219,643.42	$1,219,643.00	$0.00
1 Bellette Place, Chigwell	20/07/2023	General Residential	131,173	11,463	119,710	69,710	$50,000.00	$12,500.00	$37,500.00
117A Pitcairn Street, Glenorchy	19/10/2023	General Residential	190,000	17,273	172,727	25,689	$147,038.06		$147,038.06
Total FY 23-24			**2,572,473**	**204,467**	**2,368,006**	**127,377**	**$2,252,744.04**	**$1,569,488.76**	**$683,254.86**
23a Norman Circle Glenorchy	19/08/2024	General Residential - VACANT LAND	850,000	77,273	772,727	28,891	$743,836.66	$743,836.66	
		Gst Adjustment					$77,273.00	$77,273.00	
11A Nielson Drive	11/09/2024	General Residential - VACANT LAND	193,600	17,600	176,000	63,638	$112,361.99		$112,361.99
11 Nielson Drive	26/08/2024	General Residential - VACANT LAND	194,700	17,700	177,000	63,078	$113,922.39		$113,922.39
Total FY 24-25			**1,238,300**	**112,573**	**1,125,727**	**155,606**	**$1,047,394.04**	**$821,109.66**	**$226,284.38**
Total FY 25-26									
Total							**$3,300,138.08**	**$2,390,598.42**	**$909,539.24**

Property Address	Date	Zoning/Designation	Purchase Price	GST	Purchase Price excl GST	Expenditure from Property Purchase	Net Proceeds	Proceeds into Property Disposal Reserve	Special Projects Reserve Fund
Reserve Expenditure									
7 Peltro Street			522,500	47,500	475,000	-	(475,000.00)	$0.00	(475,000.00)
Benjafield Playspace			1,100,000	100,000	1,000,000	-	(1,000,000.00)	(1,000,000.00)	$0.00
Total LTD FY 23-24			**522,500**	**47,500**	**475,000**	**-**	**(1,475,000.00)**	**(1,000,000.00)**	**(475,000.00)**
Total LTD FY 25-26			**522,500**	**47,500**	**475,000**	**-**			
Total							**(1,475,000.00)**	**(1,000,000.00)**	**(475,000.00)**
NET RESERVE BALANCE							**$1,825,138.08**	**$1,390,598.42**	**$434,539.24**

Interest Earned on Reserves balance	Proceeds into Property Disposal Reserve	Special Projects Reserve
FY22	$19.13	$2.73
FY23	$5,700.19	$589.09
FY24	$14,146.65	$1,002.40
FY25	$30,334.16	$21,720.86
FY26	$33,602.92	$35,873.80
Total Interest	**$83,803.05**	**$59,188.88**

	Combined	Property Disposal Reserve	Special Projects Reserve
Bank Balance	**$1,968,129.59**	**$1,474,401.47**	**$493,728.12**
			Incl. Interest on DEC funds

11.3 FINANCIAL PERFORMANCE REPORT TO 31 JULY 2026

Author: Chief Financial Officer (Michael Sokulski)

Qualified Person: Director Community and Corporate Services (Tracey Ehrlich)

File Reference: Corporate and Financial Reporting

Executive Summary

This report provides an overview of Council's financial performance for the year to date ending 31 July 2026**.** The reported operational result is an unfavourable $207,000 against budget.

The financial position can be influenced by several factors. This includes timing between the budget expectation and the actual occurrence of a financial transaction, as well as more permanent variations.

As this is the first month of the 2026/27 financial year there are timing variations contributing to the unfavourable result, which are expected to be resolved in coming months without the need for any intervention. Any permanent variations will be reported in next month's August financial performance report along with the proposed budget changes.

The operating revenue and expenditure position at the end of the current reporting period follows. It is important to note these figures are not cash but are based on accrual accounting as required by the accounting standards.

- Revenue is $69.186 million, recording a $68,000 unfavourable variation to budget.
- Expenditure is $5.981 million, recording a $139,000 unfavourable variation to budget.

In relation to non-operating items that primarily relate to assets, the variation to budget can vary in scale as it is difficult to budget in advance of the source event:

- Capital grant revenue is $4,000 against the annual $1.278 million budget
- No non-monetary assets have been recorded against the annual budget of $2.625 million.
- Gain or loss on disposal of assets / derecognition of assets is $39,000 against the annual loss of $1.375 million
- No assets have been written off against the annual budget of $700,000.
- There have been no monetary contributions received to date.

Disposal or writing off assets is not necessarily cash related but rather depends on the relationship between sale price (if applicable), book value, residual value and timing of the derecognition.

Year-to-date expenditure on the capital works program totals $541,000 compared to budget forecasts of $462,000.

The Glenorchy War Memorial Pool project reports that as at 6 August 2026, approximately 97.5% of the contract works have been completed. Final works under the head contract are being completed over the coming weeks followed by commissioning and site clean-up.

Council will be undertaking further works including landscaping, entrance works, and painting in the lead up to the pool opening on 1 October 2026. The project remains on budget and on track for the opening.

Further details on financial performance, capital works, and variance analysis are provided in **Attachment 1** to this report.

Recommendation

That Council:

1. RECEIVE and NOTE the attached report on Council's financial performance to 31 July 2026.

Community Plan Reference	Leading Our Community We are a leader and partner that acts with integrity and upholds our community's best interests. We responsibly manage our community's resources to deliver what matters most.
Strategic Plan Reference	Communicate effectively with our community and stakeholders about what Council is doing. Manage the City's assets responsibly for the long-term benefit and growth of our community. Deploy the Council's resources effectively to deliver value while being financially responsible. Manage compliance and risk in Council and our community through effective systems and processes.
Consultation/ Engagement	Executive Leadership Team. All Managers. Community consultation was not required due to the regular and operational nature of this report.
Resources	Not applicable
Risk/Legal/ Legislative/ Reputational	1. Financial Risk There is an ongoing risk of revenue or expenditure variations arising later in the financial year due to economic conditions, timing of grant receipts, inflationary pressures, or unplanned maintenance requirements. Continuous monitoring and quarterly reviews mitigate this risk. 2. Budget Management Risk If budget variations are not appropriately approved or reflected in future reporting, Council may lose visibility over true financial performance. Regular review and alignment of budget estimates, as proposed in this report, reduces this risk. 3. Capital Delivery Risk Delays in the delivery of capital works or the use of carried forward grant funds may result in project underspend or deferred community benefits. This risk is mitigated through project monitoring and separate Capital Works reporting. 4. Compliance Risk Failure to report or approve budget adjustments in accordance with Section 82(4) of the Local Government Act 1993 could lead

	to non-compliance with legislative requirements. This is mitigated by ensuring Council approval of all budget variations. 5. Operational Risk Timing differences in expenditure recognition, staff vacancies, and supplier delays can create short-term fluctuations in reported results. These are managed through monthly reviews and adjustments to ensure reports reflect the true financial position. 6. Reputational Risk Inaccurate or inconsistent financial reporting may undermine public confidence in Council's financial management. Transparent financial reporting and the inclusion of explanatory notes help maintain community trust and accountability.
2026/27 Budget Allocation	The Financial Performance Report details actual results against budget.
Life of Project, Service, Initiative or (Expectancy of) Asset	Not applicable
2026/27 Budget Reconsideration	There are no budget reconsiderations proposed in this report.
Ongoing Costs (e.g. maintenance, operational)	Not applicable
Other Funding Sources	Not applicable

Report in detail

Financial Performance Report

1. Details of Council's Financial Performance Report (Report) for the year-to-date ending 31 July 2026 is included in **Attachment 1**.
2. The Report highlights Council's operating result at the end of the reporting period is $207,000 unfavourable to budget.
3. There are a small number of specific variances that contribute to this result, rather than widespread concerns. These are detailed in attachment 1 to this report.

Revenue

4. Year-to-date operational revenue is $69.186 million compared to budgeted operational revenue of $69.254 million. This represents an unfavourable result of $68,000 against budget or 0.10% against budget.
5. The revenue budget is broadly in line with forecast expectations across the majority of revenue streams.
6. At this early stage of the 2026/27 financial year, the overall result is within tolerances. General rate revenue is on target. However, there has been an increase in charitable remissions. Landfill revenue is decreased however this is countered by increased kerbside waste management charges.

Expenditure

7. Year-to-date operational expenditure is $5.981 million compared to budgeted expenditure of $5.842 million. This represents an unfavourable result of $139,000 or 2.40% against budget.
8. The expenditure budget is broadly in line with forecast expectations across the majority of programs.
9. Employee expenses are increased mainly due to lower vacancy rates compared to budget. There are no reportable variances across the remaining expenditure categories.

Non-operating – Capital Grant Revenue

10. Capital grant revenue is $4,000 against the annual $1.278 million budget.
11. Approved but yet to receive capital grant funding covers Roads to Recovery $878,000 and Blackspot $400,000 projects.

Non-operating – Monetary Contributions

12. No monetary contributions have been received, and no budget is provided due to the ad-hoc nature of this revenue.
13. Typically, this revenue is held in reserve to fund future capital works where current developments will impose capital upgrades on Council earlier than anticipated.

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

14. Disposal of assets currently records a gain of $39,000 against an annual budget loss of $1.375 million.
15. Activities in this area are related to physical disposal of obsolete computer equipment, minor plant, vehicle changeovers, surplus land and residual infrastructure assets.
16. The sale price of all disposed assets is tempered by the expense in writing down the book value of those assets. There is also an allowance for derecognised assets when the physical asset is redundant.

Non-operating – Contributions Non-Monetary Assets

17. No non-monetary assets have been recorded against the annual budget of $2.625 million.
18. Typically, these are donated/gifted assets received from subdivisions and like developments, as well as assets found not to be currently recorded in the asset register.

Non-operating – Assets Written Off

19. No assets have been written off against the annual budget of $700,000.
20. Typically, this relates to the value of assets that have reached the end of their useful lives early and have been replaced.

Capital Works

21. Year-to-date capital works expenditure is $541,000 against the expected budgeted year to date expenditure of $462,000.
22. Historically, capital expenditure in the first month of the financial year is low due to the short lead time between budget adoption and the start of the year. Time is required to plan the program, obtain quotes and prepare tenders.
23. Separate quarterly capital update reports will continue to be provided to Council and will include recommendations for variations to the capital program or budget where necessary.

Glenorchy War Memorial Pool Update

24. Project expenditure remains on track, with approved variations totalling $148,000 incurred to date (2.3% of contract value).
25. A total project expenditure of $6.088 million has been incurred to date, with an additional current approved Claim 13 of $166,000, against the overall project budget of $6.500 million.

26. Works on the repairs and upgrade of the pool to date include:
    - Change Room Building:
        - GCC Project Management and Facilities staff have conducted a defect inspection, with minor defects currently being rectified by the builder.
        - The Building Surveyor has issued the Final Certificate of Occupancy.
        - New entry and wayfinding signage has been installed.
        - New automatic entry door motors have been installed.
    - Pool Structure:
        - Tiling to the accessible pool ramp is complete, with final tile adjustments undertaken.
        - Pool handrails have been completed and installed.
        - The equipotential loop installation is complete, with trench backfilling and concreting currently underway.
        - Painting of the pool shell is completed.
        - New pool lane ropes have been ordered and are awaiting delivery.
    - Site works:
        - Grandstand stair works have been completed.
        - Installation of the new roof-mounted PVC pool water heating system has been completed.
        - Construction of the suspended slab over the services tunnel between the Plant Room and Pool has been completed.
        - Installation of the equipotential loop to the toddlers' pool is complete.
        - Painting of the toddlers' pool has been completed.
        - Existing paving between the pool shell and the Change Room Building is being removed and replaced.
        - The chemical delivery bund is ready to receive concrete.
    - Plant room:
        - Connection to services is substantially complete.
        - The solar heating system has been connected.
        - The existing main switchboard has been removed and the new switchboard installed.
        - The pool gas heating unit has been installed.
        - Installation of the new pool pumps has been completed.
        - Installation of the filtration board is being finalised.
        - The heat exchanger unit has been installed.

- Changing Places POD:
    - Delivery of the POD has been completed, with construction of the access ramps and pathways finalised.
    - Construction of the accessible parking bays adjacent to the POD has been completed.
    - Paving to the surrounding areas is ready for completion.
    - Fencing to the immediate vicinity to the POD will be undertaken by GCC.

Budget Variations

27. There are no budget variations proposed in this report.

Further Information

28. Further details on revenue, expenditure and capital works figures are provided in **Attachment 1** to this report.

Attachments

1. Attachment 1 - Financial Performance Report July 2026 [**11.3.1** - 9 pages]

Glenorchy City Council

Monthly Financial Performance Report for the year-to-date ending 31 July 2026

Statement of Comprehensive Income

Statement of Comprehensive Income to 31 July 2026					
Year-to-Date (YTD)	**Note**	**FY2027 Budget $'000**	**FY2027 Actual $'000**	**FY2026 Actual $'000**	**FY2027 Variance Budget to Actual**
Operating Revenue					
Rates	1	57,807	57,724	54,689	84
User charges and licences	2	9,881	9,843	8,914	39
Interest	3	103	108	-47	-6
Grants	4	1,452	1,506	662	-54
Contributions - cash	5	-	1	-	-1
Investment income from Tas Water	6	-	-	-	-
Other income	7	11	5	10	6
Total Operating Revenue		**69,254**	**69,186**	**64,230**	**68**
Operating Expenditure					
Employment costs	8	1,724	1,898	1,768	173
Materials and services	9	2,480	2,479	1,896	-1
Depreciation and amortisation	10	1,608	1,575	1,389	-33
Finance costs	11	-	-	-	-
Bad and doubtful debts	13	-	-	-	-
Other expenses	14	29	29	83	-
Total Operating Expenditure		**5,842**	**5,981**	**5,136**	**139**
Total Operating Surplus/(Deficit)		**63,411**	**63,205**	**59,094**	**207**
Non-Operating Revenue					
Contributions – non-monetary assets	15	-	-	-	-
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	16	-	39	62	-39
Capital grants received specifically for new or upgraded assets	17	-	4	3,283	-4
Contributions –monetary	18	-	-	-	-
Total Non-Operating Revenue		**-**	**43**	**3,344**	**-43**
Non-Operating Expenses					
Assets written off	12	-	-	-	-
Total Non-Operating Expense					
Total Surplus/(Deficit)		**63,411**	**63,248**	**62,438**	**164**

Operating Revenue

Year-to-date operational revenue is $69.186m compared to budgeted operational revenue of $69.254m. This represents an unfavourable result of $68k against budget or 0.10% against budget.

i. *All noted amounts are reported as variance to budget as of 31 July 2026.*
ii. *Rounding to the nearest '000 may affect some totals or calculations slightly*

Note 1 – Rates Revenue

Unfavourable against the year-to-date $57.807m budget by $84k, noting new unbudgeted charitable general rate remissions ($80k).

Note 2 – User Charges and Licences Revenue

Unfavourable against the year-to-date $9.881m budget by $39k, noting landfill fees decrease ($135k), offset by kerbside waste management charges increase ($104k).

Note 3 – Interest on Investments

Interest on cash and investments is $108k against an annual budget of $1.675m. Interest received from at-call accounts is $44k, from reserve accounts is $11k and from quarterly term deposits is $53k.

Note 4 – Operating Grants

Favourable against the year-to-date $1.452m budget by $53k, noting major grant revenue for Humphreys Rivulet Rehabilitation ($592k), Glenorchy Youth Hub ($300k) and Northern Suburbs Transport Corridor Plan ($250k).

Note 5 – Contributions - Cash

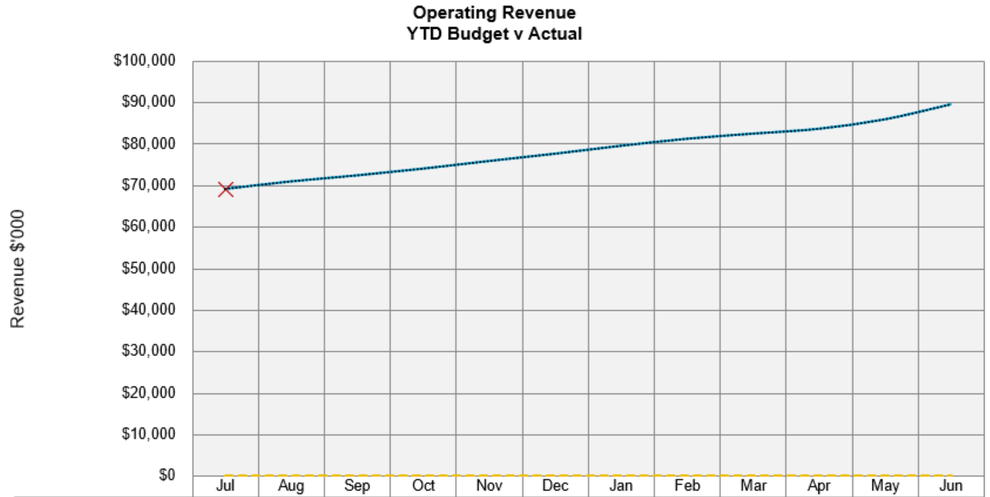
Cash contributions received year-to-date are $1k against an annual budget of $23k, noting this budget covers planning cash-in-lieu ($10k budget $0 received) and private stormwater connection permits ($13k budget $1k received). These are reactive and rely on customer-initiated activity to generate revenue.

Note 6 – Tas Water Income

No dividends have been received year-to-date against an annual budget of $1.874m.

Note 7 – Other Income

Unfavourable against the year-to-date $11k budget by $5k, noting fuel tax credits received in August ($7k).



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Budget ($'000)	$69,254	$71,063	$72,503	$74,124	$75,955	$77,704	$79,605	$81,289	$82,525	$83,688	$85,952	$89,556
Actual ($'000)	$69,186											
Forecast ($'000)		$70,995	$72,435	$74,056	$75,888	$77,636	$79,538	$81,221	$82,457	$83,620	$85,884	$89,489
Running Variance - $'000 (Favourable) / Unfavourable	$68	$68	$68	$68	$68	$68	$68	$68	$68	$68	$68	$68

Operating Expenditure

Year-to-date operational expenditure is $5.981m compared to budgeted expenditure of $5.842m. This represents an unfavourable result of $139k or 2.40% against budget.

i. *All noted amounts are reported as variance to budget as of 31 July 2026.*
ii. *Rounding to the nearest '000 may affect some totals or calculations slightly*

Note 8 – Employment Costs

Unfavourable against the year-to-date $1.724m budget by $173k with slightly lower vacancies compared to budget.

Note 9 – Materials and Services Expenditure

Favourable against the year-to-date $2.480m budget by $1k, noting generally on track or minor offsetting expenditure across most programs.

Note 10 – Depreciation and Amortisation

Favourable against the year-to-date $1.608m budget by $33k, noting minor variations across all asset classes.

Note 11 – Finance Costs

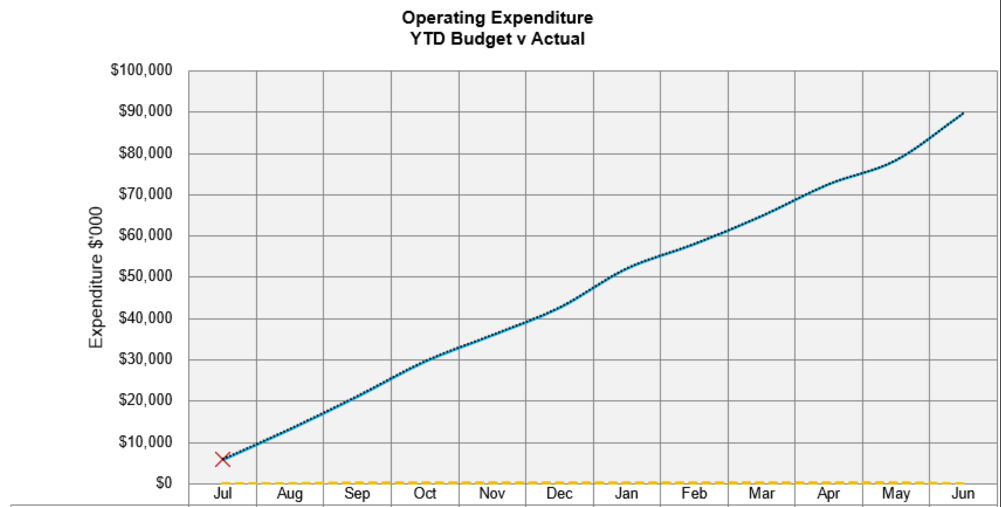
No finance costs have been recorded year-to-date and Council has no borrowings.

Note 13 – Bad and Doubtful Debts

No bad debts have been recorded against the $20k annual budget.

Note 14 – Other Expenses

On target against the year-to-date budget of $29k, noting no variations to report.



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Budget ($'000)	$5,842	$13,209	$21,113	$29,540	$35,887	$42,540	$52,012	$57,906	$64,666	$72,415	$78,193	$89,556
Actual ($'000)	$5,981											
Forecast ($'000)		$13,348	$21,304	$29,731	$36,077	$42,735	$52,207	$58,101	$64,864	$72,614	$78,392	$89,685
Running Variance - $'000 (Favourable) / Unfavourable	$139	$139	$191	$191	$191	$195	$195	$195	$199	$199	$199	$129

Non-Operating Revenue

Note 15 – Contributions – Non-Monetary Assets

No non-monetary assets have been recorded against the annual budget of $2.625m.

Note 16 – Gain or Loss on Disposal of Assets / Derecognition of Assets

Gain on disposal of assets is $39k against the annual loss of $1.375m budget, noting the sale price of one vehicle sold by auction ($39k).

Note 17 – Capital Grants

Capital grant revenue is $4k against the annual $1.278m budget.

Note 18 – Contributions - Monetary

No contributions-monetary capital revenue has been received and no budget is provided.

Non-Operating Expenditure

Note 12 – Assets Written Off

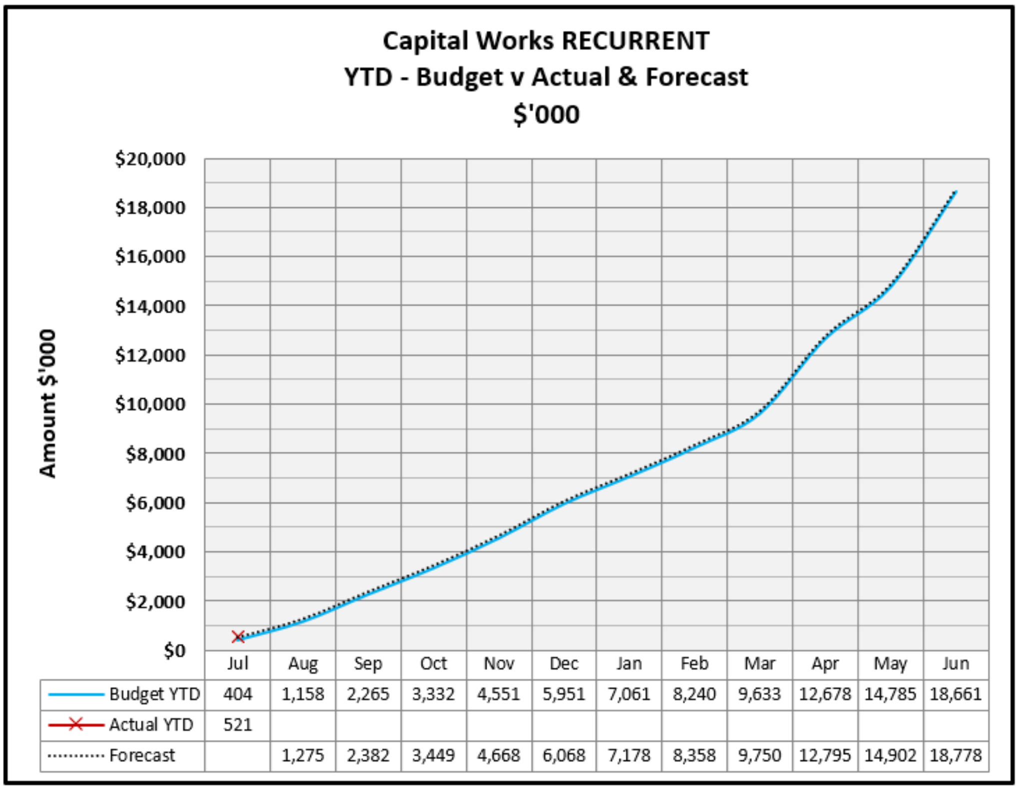
No assets have been written off against the annual budget of $700k.

Capital Works

Year-to-date Capital Works expenditure is $541k against the nominated year-to-date budget of $462k with the expenditure split between Recurrent and Major projects being:

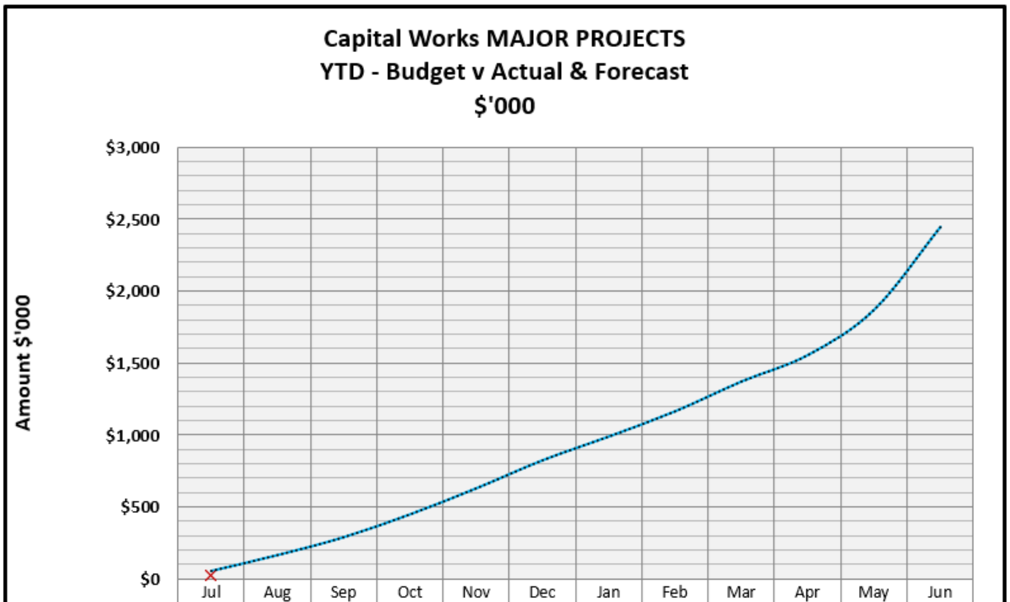
- RECURRENT: $521k has been expended against a budget of $404k
- MAJOR PROJECTS: $20k has been expended against a budget of $58k

Capital Program – Recurrent



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Budget YTD	404	1,158	2,265	3,332	4,551	5,951	7,061	8,240	9,633	12,678	14,785	18,661
Actual YTD	521											
Forecast		1,275	2,382	3,449	4,668	6,068	7,178	8,358	9,750	12,795	14,902	18,778

Capital Program – Major Projects



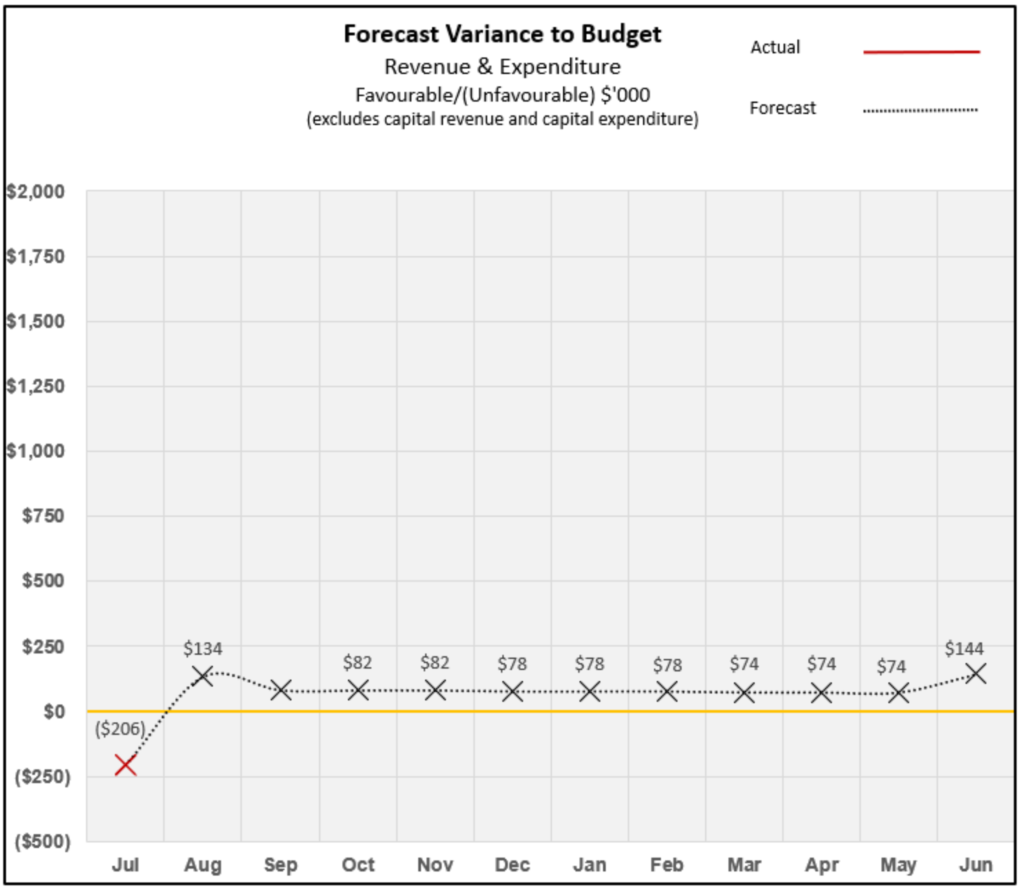
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Budget YTD	58	169	293	452	633	828	993	1,169	1,376	1,559	1,875	2,450
Actual YTD	20											
Forecast		169	293	452	633	828	993	1,169	1,376	1,559	1,875	2,450

The following projects form the Major Projects capital works program:

Project	YTD Actual	ANNUAL Budget	ANNUAL Forecast
102656 - Tolosa Park Destination Playspace	$1,541	$1,700,000	$1,700,000
102658 - Wilkinsons Point Ferry Terminal Contribution	$0	$500,000	$500,000
102490 - International Food Garden	$445	$150,000	$150,000
102657 - Landfill Hazardous Waste Storage	$0	$100,000	$100,000
Various Unbudgeted Expenditure on Carryover Projects	$18,325	$0	$0
TOTALS	**$20,311**	**$2,450,000**	**$2,450,000**

Operating Forecast to 30 June 2027

The forecast through to 30 June 2027 is currently showing a favourable end of year result of $144k based upon (a) the actual variation reported year-to-date at 31 July 2026 and (b) all remaining months achieving forecast.



Adjustments to amounts previously reported

There are instances where ledger adjustments are required in respect of amounts reported in prior periods. These adjustments will be visible when comparing this report against previously presented Financial Performance Report.

Glenorchy City Council

11.4 NOTICES OF MOTION - QUESTIONS ON NOTICE / WITHOUT NOTICE

CLOSURE OF OPEN MEETING BY THE CHAIR

The meeting be closed to the public to allow discussion of matters that are described in Regulation 17 of the *Local Government (Meeting Procedures) Regulations 2025*.

The meeting was closed to members of the public and the live stream was terminated at [TIME]

The Chair adjourned the meeting for a 5-minute recess.

12. CLOSED TO MEMBERS OF THE PUBLIC

The closed session commenced at [TIME]

12.1 CONFIRMATION OF MINUTES (CLOSED MEETING)

12.2 APPLICATIONS FOR LEAVE OF ABSENCE

12.3 AUDIT PANEL MEETING MINUTES

This item is to be considered at a Closed Meeting of Council by authority of the Local Government (Meeting Procedures) Regulations 2025, in accordance with the following reason(s):

15(2)(g) (Information of a personal and confidential nature or information provided to the Council on the condition it is kept confidential)

12.4 CONTRACT 0351 - PROVISION OF BANKING SERVICES CONTRACT EXTENSION

This item is to be considered at a Closed Meeting of Council by authority of the Local Government (Meeting Procedures) Regulations 2025, in accordance with the following reason(s):

17(2)(e) Contracts and tenders, for the supply and purchase of goods and services and their terms, conditions, approval and renewal

12.5 LUTANA MATERIALS RECOVERY FACILITY (MRF) CONTRACT REVIEW - FUTURE PROCUREMENT

This item is to be considered at a Closed Meeting of Council by authority of the Local Government (Meeting Procedures) Regulations 2025, in accordance with the following reason(s):

17(2)(e) Contracts and tenders, for the supply and purchase of goods and services and their terms, conditions, approval and renewal

12.6 CEO PERFORMANCE AND REMUNERATION REVIEW 2025 TO 2026

This item is to be considered at a Closed Meeting of Council by authority of the Local Government (Meeting Procedures) Regulations 2025, in accordance with the following reason(s):

17(2)(a) Personnel matters, including complaints against an employee of the Council

12.7 NOTICES OF MOTION - QUESTIONS ON NOTICE/ WITHOUT NOTICE