

**COUNCIL MEETING  
AGENDA  
MONDAY, 30 MAY 2022**



**GLENORCHY CITY COUNCIL**

**QUALIFIED PERSON CERTIFICATION**

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

A handwritten signature in blue ink, appearing to read 'Tony McMullen'.

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Tony McMullen  
**General Manager**  
25 May 2022

**Hour:** 6.00pm

**Present (in Chambers):**

**Present (by video link):**

**In attendance (in  
Chambers):**

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

**Leave of Absence:**

**Workshops held since** **Date:** Monday, 9 May 2022

**last Council Meeting** **Purpose:** To discuss:

- Review of Council Services

**Date:** Monday, 23 May 2022

**Purpose:** To discuss:

- UTAS move to Hobart City
- Policy update
- Budget update

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## **1. APOLOGIES**

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## **2. CONFIRMATION OF MINUTES (OPEN MEETING)**

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That the minutes of the Council Meeting held on 26 April 2022 be confirmed.

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## **3. ANNOUNCEMENTS BY THE CHAIR**

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## **4. PECUNIARY INTEREST NOTIFICATION**

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## **5. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

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(from 26 April 2022 Council meeting)

**Q.** I am aware that hooning and dangerous driving in the Glenorchy city council area is a regular occurrence causing noise, smoke, and danger to residents. I understand it is very difficult for police to intercept and prosecute since offenders have often left the area by the time police arrive.

**Is the council aware of any community led approaches that could help reduce this antisocial behaviour and is this something council could look at?**

**A.** The problem of motorists' hooning is very widespread, with some areas having a higher reported or observed incidence of hooning behaviour. Almost without exception, all areas in Glenorchy have evidence of hooning.

The *Police Offences Act 1935* was amended in September 2004 to allow Police to charge motorists that drive in this unacceptable manner and confiscate their vehicles. However, it is not possible for Police to be everywhere at once and they rely on the public to notify them of problem locations, problem vehicles/drivers and problem times.

Council has been advised that the Police are seizing vehicles under this enacted legislation, many of them based on reports/statements made to them by the general public. As a result, residents are encouraged to report these hooning incidents to the Glenorchy Police as they are best placed to react to inappropriate driver behaviour.

Council is also looking to trial the installation of a hooning camera at known hot spot locations, with the footage to be provided to Police for enforcement. The installation of the hooning camera is subject to budget approval in the 2022/2023 financial year.

In relation to community-led approaches, Council's Community Department works directly with community to address anti-social and unsafe behaviour such as hooning, with a focus on understanding the underlying causes of the behaviour and developing appropriate community driven responses.

- Council's Community Development team has specifically responded to motorbike hooning and unsafe riding through delivery of the Full Gear Motor Bike Safety Program for young people, which is now in its 3<sup>rd</sup> year. This program resulted from community feedback about people feeling unsafe in the community because of motorbike hooning. The Council responded by talking with local young people and the local community house and was subsequently successful in gaining a State Government (Department of State Growth) grant which funds a Project Officer position, a facilitator and materials to deliver co-designed programs that help young people consider the safety of themselves and others in order to gain their motorbike license. The program also works with Tas Police, legal aid and social support services to help the young people involved to better understand their responsibilities.
- The team has also previously worked on a collaborative project with Clarence, Kingborough and Derwent Valley Councils and were successful in gaining a Tasmanian Road Safety grant to work directly in local schools with year 11 and 12 students to educate young people about the dangers of driver distraction such as mobile phone use and drink driving.

In addition to the above, the establishment of Neighbourhood Watch groups can also help when communities connect and work with police to understand the correct process for reporting hooning and help increase perceptions of safety. This may be something you might like to consider, and Council would be happy to connect you with Neighbourhood Watch Tasmania if so.

**Response to question taken on notice – Janiece Bryan, Montrose (from 26 April 2022 Council meeting)**

**Q. What action has Glenorchy City Council undertaken to protect, preserve and keep safe the irreplaceable Glenorchy’s Historic Records that were stored in St Matthew’s Church? Who is the custodian of these valuable items? Why is the Glenorchy Historical Society a small, closed group when the Community wish to participate in the preservation of Glenorchy’s history? Why were the historic materials moved from the site when it was promised in the 2000 Partnership with the Government to be the permanent home for these records and artefacts? Funding was received by the Council and a commitment was made to curate and publicly display them.**

A. Council has no ongoing association with the Glenorchy Historical Society (GHS), which is a private organisation. Any questions about the ownership and storage of artefacts in the custody of the GHS need to be directed to the GHS.

[Council entered into a partnership with the Tasmanian Government \(led by then Premier Jim Bacon\) in 2000 that addressed a variety of issues.](#)

The relevant pages which relate to the State Government and Council assisting the GHS are extracted below. Council’s specific obligations under this agreement were met within the required time frames. The partnership agreement has long-since expired, however Council continued to support the activities of the GHS until 2020 by providing an annual contribution and providing the use of the outbuilding at St Mathews Church as a history room and for the storage of their historical artefacts and records.

Council does not have any current plans to put historical artefacts on public display, however would consider a request for it to provide support to an application for external grant funding if approached by any interested community groups.

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SCHEDULE 7: AN ENVIRONMENTALLY SUSTAINABLE COMMUNITY

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7.3 GLENORCHY'S HISTORICAL AND ABORIGINAL HERITAGE

7.3.2 GLENORCHY HISTORY GROUP AND ST MATTHEW'S CHURCH

*Issues*

The Parties agree the key issues to be addressed are:

- The Glenorchy region has a richness of early Tasmanian history which although currently little recognised extends from Aboriginal middens through to the times of settlement and recent industrial history
- There is a need to ensure that historical artefacts are protected, interpreted and retained for future generations
- St Matthew's Church is a significant historical property within the Glenorchy region with the capacity for expanded use for both tourism and history promotion activities

*Strategies*

The Parties agree the strategies they will employ are:

- The Parties will assist the Glenorchy History Group develop arrangements for the protection, interpretation and retention historical materials about the region, including the development of St Matthew's Church as a permanent home for the Group's collection
- Engage a facilitator to conduct a workshop for members of the Glenorchy History Group and Council staff to discuss the needs and perceived roles of each party.
- The State will contribute \$30,000 over two years to assist the History project through professional guidance on conservation, curation and display of historic materials
- The State will assist the Council by providing specialist advice and help to identify and investigate external grant funding opportunities

SCHEDULE 7: AN ENVIRONMENTALLY SUSTAINABLE COMMUNITY

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*Performance Indicators*

The Parties agree the indicators to be used are:

- Within twelve months of signing this Agreement, the Council will initiate development of conservation plans for St Matthew's Church and obtain professional advice on curation and display of historical materials
- Within fifteen months of signing this Agreement, the Parties will have worked to cooperatively identify and access external funding sources

**Response to question taken on notice – Eddy Steenbergen, Rosetta (from 26 April 2022 Council meeting)**

**My questions relate to issues related to building construction at the McGill Rise subdivision which became public in early 2021.**

**According to the Mercury of June 12, Council vacated eight of the dwellings “until full engineering assessments can be carried out and any necessary remediation works are completed”. The Council is also quoted as saying that “where noncompliances with the National Construction Code have been identified, council has taken the necessary enforcement actions and will work with property owners to resolve”.**

**On a recent visit to McGill Rise, it was difficult to see any external evidence of remediation.**

**Q1. What remediation or rectification work has taken place so far? What future works are planned?**

A. No remediation or rectification work has taken place for the eight properties affected by the emergency orders issued by Council for properties in the McGill Rise subdivision. Any remediation or rectification works would need to be carried out by the owners of those properties. We are not aware of what remediation works are currently planned, however will continue to work with the property owners to ensure the requirements of the emergency orders are met.

**Q2. What role does Council see for itself in the resolution of the McGill Rise issues going forward?**

A. Council's role is to ensure compliance with the relevant legislation to ensure buildings are safe to occupy. That has, to date, included issuing emergency orders under the *Building Act 2016*, requiring evacuation of the buildings and ensuring compliance with those orders.

We will continue to work with relevant authorities and property owners to meet our statutory obligations and mitigate, as far as possible, any risk to the public. This may include issuing further orders or taking other enforcement action in relation to any non-compliance.

**Q3. What resources has Council expended so far to progress the resolution of the situation?**

- A. Council staff have spent considerable time in working with all affected parties to resolve this matter. Council has also engaged, at its own cost, independent engineering advice to investigate the extent of stability issues and other defective works in the subdivision, and the associated risks to safety.

**Response to question taken on notice – Shane Alderton, Austins Ferry  
(from 26 April 2022 Council meeting)**

**Q. In relation to the PlaySpace at Giblins Reserve and the Montrose Foreshore Reserve Skatepark, have the estimated costs increased because of the time taken to deliver these projects?**

- A. Construction costs have been increasing across all projects in recent times, and most notably since late 2020. This is predominantly due to labour and materials shortages caused by the COVID-19 pandemic.

Cost estimates for both the Montrose Skate Park and Giblins Reserve Playspace projects have been provided in February and March 2022, respectively. The actual construction costs of prospective contractors will not be known until the tender submissions are received and evaluated.

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## **6. PUBLIC QUESTION TIME (15 MINUTES)**

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**Please note:**

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

**Questions on notice – Russell Yaxley  
(received 10 May 2022)**

**Q1. What is the council actively doing to establish medium residential housing? Particularly between Moonah and Glenorchy where there is potential opportunity?**

A. There is a critical shortage of housing in Glenorchy and high levels of housing stress. Compared to Greater Hobart, our City has a higher proportion of households with very low to moderate incomes, people renting and living in social housing, and a lower-than-average proportion of people being able to purchase their own home. Glenorchy households experience higher rates of mortgage and rental stress than the Greater Hobart average.

In recognition of this unmet housing need and housing stress, Council has endorsed a Statement of Commitment on Housing to affirm our role in increasing housing and housing diversity for the people of Glenorchy and is undertaking range of activities to contribute to addressing the housing shortage.

Increasing housing density is critical to addressing our housing need. Glenorchy City Council has identified priority areas for densification being a broad corridor extending north from the Hobart CBD through New Town and Moonah to Glenorchy and Montrose, and an area in Claremont located to the east of the Brooker Highway.

The Greater Glenorchy Plan was endorsed by Council in 2021 and seeks to encourage higher density residential development within and around the Glenorchy, Moonah and Claremont activity centres where there is good access to a broad range of services. These activity centres are close to jobs, shops and services and have good transport access. More housing in these areas will create a more walkable city, with residents being healthier and more connected.

Earlier this year, Council consulted publicly on opportunities to enable apartments in the Commercial Zone along Main Road between Moonah and Glenorchy. This might result in an amendment to the planning scheme to enable shop-top living and 3-5 storey apartments to be built above and behind businesses in these areas. Council is also investigating opportunities to utilise its existing land, including land currently being used for carparks, for inner-city living.

Council is facilitating development of our City through its efficient assessment of planning applications. During 2021, Glenorchy City Council assessed 580 planning applications, the highest number ever recorded for the City. This included approval of 147 applications for single dwellings and 68 applications for multiple dwelling developments (resulting in the approval of a total of 662 multiple dwellings). Council also has an excellent track record of working with developers to achieve outcomes through negotiation during the planning assessment process.

As noted in the March 2022 meeting of Council, the following Council properties are being considered for disposal to enable housing development:

- 11 and 13 Nielson Drive, Montrose
- 119 Pitcairn Street, Montrose
- 345 Main Road, Glenorchy
- 5a Taree Street, Chigwell
- 3 Edgar Street, Claremont
- 14a Colston Street, Claremont
- Lot 2 Bournville Crescent, Claremont
- a23A Norman Circle, Glenorchy
- 261 Main Road, Austins Ferry.

Each of these properties is at a different point in the land disposal process and/or rezoning process.

Council officers will continue to review opportunities for disposal of potentially surplus Council land, including those with residential potential.

**Q2. With land supply low and various state grants available, how's the GCC working with other levels of governments to fast track the supply of land and homes?**

- A. Council is working with other levels of Government to increase housing density, including by:
- Actively advocating for increased investment in medium density housing in Glenorchy by writing to State and Federal Housing Ministers, and to candidates during the federal election process.
  - Writing to the Tasmanian Planning Minister seeking improved State-wide Planning Provisions to enable increased density.
  - Participating in development of the Tasmanian Housing Strategy, due to be released in October 2022.
  - Working with City Deal Partners to develop the Greater Hobart Plan, which is currently on public exhibition. This plan seeks to drive urban renewal and deliver affordable housing, particularly in locations close to where people work, and services are delivered.
  - Working with City Deal Partners to identify sites along the Northern Suburbs Transit Corridor suitable for medium density housing development.
  - Working with other Councils through LGAT to advocate for the Tasmanian Government to develop planning measures to increase housing density. This includes, for example, addressing the use of 'Tiny Houses' and self-contained caravans for alternative accommodation, with appropriate standards in planning schemes or other legislation to provide for the safe and healthy use and addressing needs for affordable housing, while balancing any potential poor planning and environmental outcomes.

**Q3. What is the status on the development for the old Claremont primary site?**

- A. A Development Application for the Windermere Bay Precinct, at the former Claremont Primary School site, was approved in March 2021. It is understood that construction sector issues have delayed commencement, but that construction will commence during 2022.

**Questions on notice – Janiece Bryan, Montrose  
(received 10 May 2022)**

- Q. Were conservation plans for St Matthew’s Church developed and professional advice on the curation and display of historical materials obtained by Council within the 12 Months timeframe as per the Agreed Performance Indicators in Schedule 7? Was further external funding accessed to implement the agreed strategy?**

- A. A Conservation Management Plan (CMP) for the Former St Matthews Church was prepared for Council by consultants Paul Davies Pty Ltd in 2002. The CMP (funded as part of the Partnership Agreement between GCC and the State government) informed the subsequent extensive restoration of St Matthews that was jointly funded by GCC and the Australian Government through the National Heritage Investment Initiative and, later, the Regional and Local Community Infrastructure Program. Post-restoration, Council sought expressions of interest for use of the Church space. A heritage centre and museum was one of the ideas explored in concept, but never progressed, due in part to the absence of a business case to support it.

In 2002, Council commissioned a conservator to undertake a review of its collections. Following on from that, in 2004, Council commissioned an inventory of what is referred to as its Corporate (including Arts and Heritage) Collections. Curation (i.e. the consideration of the conservation requirements) of the collection was a key component of that work. Some of these important historical items are on display in the foyer of the Council Chambers building.

Both the CMP and the review of Council’s collections were initiated and/or successfully acquitted within the 3 year operational horizon of the 2000 Partnership Agreement.

- Q1 Were previously held Council Historical records transferred to the Glenorchy History Group following its formation?**

- A. No Council or historical records were ever transferred to the Glenorchy Historical Society (previously the Glenorchy History Group).

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## **7. PETITIONS/ADDRESSING COUNCIL MEETING (DEPUTATION)**

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A petition from Mrs Wendy Ladaniwiskyj regarding severe weather and stormwater flooding on 6 May 2022 will be tabled.

# COMMUNITY

*Community Goal – Making Lives Better*

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## 8. ACTIVITIES OF THE MAYOR

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Author: Mayor (Ald. Bec Thomas)  
 Qualified Person: General Manager (Tony McMullen)  
 ECM File Reference: Mayoral Announcements

### Community Plan Reference:

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

### Strategic or Annual Plan Reference:

Objective 4.1 Govern in the best interests of the community  
 Strategy 4.1.1 Manage Council for maximum efficiency, accountability, and transparency

### Reporting Brief:

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

### Proposal in Detail:

The following is a list of events and external meetings attended by Mayor Thomas during the period Wednesday, 20 April to Sunday, 22 May 2022.

#### Wednesday, 20 April 2022

- Chaired the Glenorchy Planning Authority meeting

#### Thursday 21 April 2022

- Met with Senator Jono Duniam, Acting Lord Mayor Helen Burnett and Mayor Doug Chipman regarding Greater Hobart election priorities
- Met with Lucy Baker regarding ‘To the North’ market

#### Friday 22 April 2022

- Participated in ALGWA meeting
- Attended a Red Shield Appeal meeting

#### Saturday 23 April 2022

- Attended the Jack Jumpers game at the MyState Bank Arena

#### Monday 25 April 2022

- Attended the ANZAC Day dawn service hosted by Claremont RSL at Windermere Bay
- Participated in the official salute of the ANZAC Day parade and 9am service hosted by Claremont RSL at Windermere Bay

- Conducted the 11am ANZAC Day ceremony on Glenorchy City Council lawns

**Tuesday 26 April 2022**

- Met with representatives from Downer, Andrew Walter Constructions (AWC) and Steeline for a site visit
- Presented 'thank you' certificates to Youth Taskforce members for Youth Week market
- Chaired the Council meeting

**Wednesday 27 April 2022**

- Participated in Greater Hobart Mayors Forum
- Attended the opening of BrewLab

**Thursday 28 April 2022**

- Participated in ABC morning radio interview
- Met with Will Coats, Liberal Candidate for Clark

**Friday 29 April 2022**

- Hosted Pop-Up Chat session at Claremont Village shopping centre
- Participated in Tolosa Park media event with TasWater
- Participated in the Jobs Hub pledge signing for Spotlight

**Saturday 30 April 2022**

- Participated in the opening of the Historical Arms and Military Society of Tasmania (HAMST) 'Military vehicle and Military model' expo held in Glenorchy
- Attended the Jack Jumpers game at the MyState Bank Arena

**Monday 2 May 2022**

- Participated in LGAT General Management Committee meeting
- Chaired the Council workshop

**Tuesday 3 May 2022**

- Participated in the Jobs Hub pledge signing for Anglicare
- Attended the Moonah Community Yarn held at the Moonah Community Centre

**Wednesday 4 May 2022**

- Met with Tony Wade, President of the Glenorchy Cricket club and other committee members for a site visit

**Thursday 5 May 2022**

- Participated in a radio interview with HOFM
- Met with Ally Bradley, Executive General Manager Victoria and Tasmania for Southern Cross Austereo

- Attended the Mission Australia Board meeting and met with their national board members

**Friday, 6 May 2022**

- Attended the Jack Jumpers game in Sydney

**Sunday, 8 May 2022**

- Attended the races at Elwick Racecourse
- Attended the Jack Jumpers game at the MyState Bank Arena

**Monday 9 May 2022**

- Chaired Council workshop

**Tuesday 10 May 2022**

- Attended LGAT General Management Committee meeting held in Campbell Town

**Friday, 13 May 2022**

- Met with Craig McLaughlin from Dromos Autonomous Network Transit

**Saturday, 14 May 2022**

- Attended the announcement of the Multicultural hub funding by Senator Carol Brown
- Attended the Claremont versus Cygnet football Red Shield Appeal game at Claremont Football Club

**Monday 16 May 2022**

- Participated in a site visit of Eady Street clubrooms
- Chaired the Glenorchy Planning Authority meeting

**Tuesday 17 May 2022**

- Attended the National Road Safety week breakfast in Hobart
- Presented the 'Keep Australia Beautiful' awards to Multicultural Music and Play Playgroup
- Met with rate payer Eddy Steenbergen
- Met with Russell Tatlow from YMCA
- Met with Andrew Downie from MyState Bank

**Wednesday, 18 May 2022**

- Hosted the 26TEN Coalition meeting. In attendance was Minister, the Hon Roger Jaensch and Coalition members, 26TEN staff and Council staff
- Attended the Active Transport forum held at the Moonah Arts Centre
- Met with Paul Gadomski, Chief Executive Officer (CEO) of Cripps

**Friday, 20 May 2022**

- Attended the Claremont Library 20<sup>th</sup> birthday morning tea

**Saturday, 21 May 2022**

- Attended the Jack Jumpers MVP Awards dinner

**Sunday, 22 May 2022**

- Attended the Collinsvale Market RSA BBQ held at the Collinsvale Community Hall
- Attended the Pink Cup Breast Cancer fundraiser race day at Elwick Racecourse

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

**Consultations:**

Nil.

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

Nil.

**Community Consultation and Public Relations Implications:**

Nil.

**Recommendation:**

That Council:

RECEIVE the report about the activities of Mayor Thomas during the period from Wednesday, 20 April to Sunday, 22 May 2022.

**Attachments/Annexures**

Nil.

# **GOVERNANCE**

## ***Community Goal – Leading our Community***

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## 9. COUNCIL FEES AND CHARGES FOR 2022-23

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Author: Executive Officer (Bryn Hannan)  
Qualified Person: Director Corporate Services (Richardson, Jenny)  
ECM File Reference: Fees and Charges 2022-23

### Community Plan Reference:

#### Leading Our Community

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

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

### Strategic or Annual Plan Reference:

#### Leading Our Community

- Objective 4.1 Govern in the best interests of our community
- Strategy 4.1.1 Manage Council for maximum efficiency, accountability and transparency
- Strategy 4.1.2 Manage the City's assets soundly for the long-term benefit of the community
- Objective 4.2 Prioritise resources to achieve our communities' goals
- Strategy 4.2.1 Deploy the Council's resources effectively to deliver value

### Reporting Brief

To detail the recommended Schedule of Fees and Charges for the 2022-23 financial year.

### Proposal in Detail:

Attachment 1 to this report is Council's recommended Schedule of Fees and Charges for 2022-23 (**Schedule**).

A general increase of 3.5% (pre-rounding) has been used in setting the amounts for the 2022-23 financial year except where there are special circumstances or full cost recovery is required. The general 3.5% increase is required to cover increased costs to Council of providing these services, accounting for inflation and indexation.

User fees constitute approximately 20% of Council's total operating revenue under the draft budget estimates for 2022-23. This is in-line with Council's Long-Term Financial Management Plan.

### Budgeted revenue increases from fee movements

Below is a table of the forecast revenue increases from each of the relevant cost centres if the recommended fees and charges are adopted.

It can be seen that individual increases (or decreases) in some revenue categories do not correlate directly with the proposed percentage increases in fees. This is because the total projected revenue is calculated based on the estimated use of each of the services. For example, the table shows that revenue from planning services fees is forecast to decrease by 8%, despite there being a general increase to most planning fees of 3.5%. The reason for the drop in revenue is that the number of planning applications is expected to reduce from the record high numbers we have seen over the previous 18 months.

The forecast increased revenue of 24% for Landfill Operations is due to the State Government's introduction of a \$20 per tonne waste levy from 1 July 2022. Similarly, Waste Management Services fees are increasing by 6%, also to account for the waste levy and increased operating fees<sup>1</sup>.

Increases to Waste management fees and charges have been addressed in a separate report to this Council meeting.

Cost Centre	Budget 2022-23	Budget 2021-22	Change \$	Change %
Berriedale Childcare Centre	321,623	313,779	7,844	2.50%
Benjafield Childcare Centre	202,365	197,429	4,936	2.50%
Arts & Cultural Development	49,009	47,960	1,049	2.19%
Financial Operations	132,000	127,612	4,388	3.44%
Public Compliance (parking and animal control)	878,813	857,379	21,434	2.50%
Building Governance	1,060,427	1,024,051	36,376	3.55%
Environmental Health Services	176,826	172,513	4,313	2.50%
Planning Services	952,824	1,037,598	(84,774)	(8.17%)
<sup>1</sup> Landfill Operations	2,515,880	2,029,200	486,680	23.98%
Waste Management Services	6,327,582	5,959,671	367,911	6.17%
Property Services	784,506	765,372	19,134	2.50%
Asset Management	2,460	2,400	60	2.50%
Urban Services	47,355	46,200	1,155	2.50%
Facilities Maintenance	19,680	19,200	480	2.50%
<b>TOTAL</b>	<b>\$13,471,350</b>	<b>\$12,600,364</b>	<b>\$870,986</b>	<b>6.91%</b>
<b>% increase excluding Waste Management Services and Landfill Operations</b>				<b>0.36%</b>

<sup>1</sup> Council is required to pass on the amount collected from the waste levy to the Tasmanian Government, to be redistributed to promote sustainable waste management initiatives.

## Summary of fee movements

### Animal Control

The majority of fees in this category have been increased between 3% and 5%, with the exception of several larger increases due to the increased cost from suppliers for items that we make available to the community, and only look to cover cost of the items (including anti-barking collars, batteries etc).

The structure of the dog registration fees has changed following the adoption of Council's updated Dog Management Policy in April. The fee structure now includes a single late registration fee rather than two separate nominated fees for desexed and non-desexed dogs. Fees have varying increases to bring them into line with other councils that have similar numbers of dogs per capita of population.

### Assets

Fees for various asset management, maintenance and investigation services are proposed to increase by 3.5% (subject to rounding).

### Building

Building services fees and charges are proposed to increase by 3.5% (subject to rounding).

A new fee structure is proposed to be introduced for submitting amended building plans, to reflect the cost to Council of reassessing those plans.

The change is proposed because under the existing structure, the trigger for a change in fee is a change to the value of works. This does not permit Council to charge additional fees if the value of works remained the same, despite still having to conduct the reassessment.

### Child Care Centres

Child Care Services fees at Council's two long day care centres (Berriedale and Benjafield) are proposed to generally increase by 5% (subject to rounding). The proposed fees have been set based on comparable fees within the market.

### Customer Service

The only fee in this category is the cost of purchasing the Glenorchy History Book (Vol 2), which is not proposed to increase beyond its current price of \$47.00 (inc GST).

### Environmental Health Services

Fees in this category are proposed to increase by 3.5% (subject to rounding).

### Hall Hire

Fees for hiring Council halls are proposed to increase by 3.5% (subject to rounding) and cleaning charges have been standardised across all facilities.

### Information Management

The cost of lodging a Right to Information application will rise by \$1.20 to \$42.50. This fee is set by legislation and based on the value of 25 fee units. Fee units increase annually and are set by the Department of Treasury.

### Waste Management

Proposed fees for waste management services are outlined in a separate report to this Council meeting.

### Licences / Permits

Fees for issuing various licences and permits are proposed increased by 3.5% (subject to rounding).

### Miscellaneous

These fees relate to public photocopying, producing plans on a plotter and scanning paper copies for electronic lodgement, as well as a time-based fee for researching historic files.

The fees are proposed to increase by 3.5% (subject to rounding).

### Moonah Arts Centre

Fees in this category are proposed to increase by 3.5% (subject to rounding) for all facility hire spaces and categories.

### Parking Permits

No fee increase is proposed to the current fee of \$36 for issuing a disabled parking permit.

### Planning Services

Planning services fees are generally proposed to increase by 3.5% (subject to rounding).

A number of new fees have been introduced to cover the cost-of-service requests previously not captured (for example, the cost of drafting deeds of agreement for works for which a bond is required). Engineering assessment fees have also been restructured to consolidate existing fees and to provide a more equitable fee structure for smaller residential works.

A new charge structure has been included this year to clearly articulate refund entitlements to customers who withdraw applications before an application has been decided.

Despite fee increases across the board, there is a forecast drop in revenue from the 2022 financial year due to an expected reduction in application numbers following the record numbers.

### Plumbing

A new fee structure has been introduced for amended plans to reflect the cost of reassessing plans. The previous structure relied on a change in the value of works to determine the new fee however it did not permit the charging of additional fees where the value of works remained the same.

### Property Assets

Fees in this category are proposed to increase by 3.5% (subject to rounding).

### Reserves

Casual fees for hiring Council parks and reserves are proposed to increase by 3.5% (subject to rounding).

### Revenue

There are four fees in this section. Fees for issuing section 132 and section 337 certificates are both set by reference to legislated fee-units and have increased by around 3%. The minimum monthly charge for holding an account at the Jackson Street landfill is increasing by 3.5%, and no change is proposed to the fee for dishonoured payments.

### Tolosa Park

Fees for hiring facilities at Tolosa Park are proposed to increase by 3.5% (with some variations for rounding).

### **Financial Hardship Policy**

A person or business responsible for the payment of Council fees may be eligible for financial hardship assistance if they can demonstrate they are experiencing genuine financial hardship.

Council's Financial Hardship Policy and application form are available on Council's website. Alternatively, applicants can telephone Council and ask that the guidelines and forms be posted or emailed to them.

### **Consultations:**

Executive Leadership Team  
Managers and Coordinators  
Senior Finance staff

### **Human Resource / Financial and Risk Management Implications:**

#### Financial

Approximately 20% of Council's revenue comes from user charges. It is therefore a significant part of Council's budgeted income.

#### Human resources

There are no material human resource implications.

Risk management

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
<p><b>Adopt the recommendation</b></p> <p>Adverse public reaction to the decision to increase fees.</p>	Minor	Possible	Medium	Communicate to the community that the fee increases have been kept to a minimum, with several fees not being increased and fee increases reflecting increases in the cost of service provision, benchmarked to other providers.
<p><b>Do not adopt the recommendation</b></p> <p>Adverse financial implications for Council with a risk of not meeting Long Term Financial Management Plan revenue objectives.</p>	Moderate	Unlikely	Medium	Consider cost savings or service reductions to counteract the revenue shortfall objectives.

**Community Consultation and Public Relations Implications:**Community consultation

The Schedule of Fees and Charges would be published on Council's website, once adopted.

Public relations

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

**Recommendation:**

That Council:

1. APPROVE the fees and charges for the 2022-23 financial year as detailed in the Schedule of Fees and Charges forming Attachment 1 (other than fees and charges for Landfill Operations and Waste Services), and
2. NOTE that fees and charges for Landfill Operations and Waste Services are subject to approval as part of a separate report to this Council meeting.

**Attachments/Annexures**

- 1 Schedule of Fees and Charges 2022/23



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## 10. PROPOSED WASTE MANAGEMENT FEES AND CHARGES FOR 2022-23

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Author: Waste Services Coordinator (Evan Brown)  
 Manager Property Environment and Waste (Luke Chiu)

Qualified Person: Director Infrastructure and Works (Emilio Reale)

ECM File Reference: Waste Management Fees

### **Community Plan Reference:**

#### Leading our Community

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

### **Strategic or Annual Plan Reference:**

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

### **Strategic or Annual Plan Reference:**

#### Leading Our Community

Objective 4.1 Govern in the best interests of our community

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

### **Waste Management Strategy:**

#### Goal 1: To promote the sustainable management of resources

Objectives:

- support and educate the community in separation, recovery and reuse, and lead by example
- collaborate with others regionally and nationally to improve effectiveness and sustainability
- ensure the appropriate use of the Jackson Street landfill and maximise its lifespan.

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

Objectives:

- provide a high-quality, cost-effective and flexible kerbside collection service
- provide long-term continuity of convenient waste disposal options

- maintain effective and timely communication to keep the community engaged and informed.

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

Objectives:

- minimise environmental impacts of Council-controlled landfill
- reduce litter and dumped rubbish in public places.

**Reporting Brief:**

To recommend the proposed fees for Waste Management services for the 2022/23 financial year for incorporation into Council's 2022/23 budget.

**Proposal in Detail:**

This report sets out the proposed fees and charges for waste management services to be charged by Council for the 2022/23 financial year, in accordance with section 205 of the *Local Government Act 1993*.

Early consideration of fees and charges is necessary to allow time for various administrative processes to be undertaken and for updated signage and information to be prepared.

Council's proposed waste management fees and charges for the 2022/23 financial year have been formulated in line with the goals in Council's Waste Management Strategy.

The revised fees are intended to:

- continue to allow Council to provide a high-quality, cost-effective and flexible kerbside collection service
- continue to encourage and incentivise separation of waste by charging a higher rate for mixed waste
- achieve consistency with other councils so that residents and businesses from outside the municipality will be more inclined to use their own local service
- continue to encourage safe disposal of asbestos, tyres and other controlled waste by holding the rates at current levels
- capture the mandatory application of the Waste Levy that has been introduced by the State Government.

**1. KERBSIDE COLLECTION CHARGES FOR 2022/23**

Council's standard kerbside collection service is a fortnightly 140L garbage service, and a fortnightly 240L recycling and FOGO bin service. Council allows residents to reduce the size of recycling and FOGO bins to 140L at no cost. Council also provides the ability for residents to increase the size of their garbage bins to 240L at a pro-rata cost.

Council provides shared waste services to some unit complexes and multi-unit dwellings under its Waste Services Policy.

Unit complexes and multi-unit dwellings with shared bin arrangements are provided a weekly service for garbage, recycling, and FOGO with the number of bins and sizes calculated and negotiated with these residents. Shared bins ensure issues like space encroachment and accessibility on both private land and on the kerb are managed appropriately.

Council also provides services to other tenement types, including limited commercial services and some special circumstance weekly garbage and recycling services.

### **Residential kerbside garbage and recycling collection**

For the 2022/23 financial year, a fee increase of 6% is proposed for residential garbage and a 3.5% increase for recycling kerbside collection.

The proposed increase in kerbside garbage is required to offset the overall increases in expenses for garbage collection and disposal, which includes collection contract increases, disposal, administration and the transport index.

This will also allow Council to sustain the cost of the \$20 per tonne state-wide levy for landfill disposal being introduced by the state government from 1 July 2022. In summary, the 6% increase proposed for residential garbage fees consists of 3.5% for inflation, and 2.5% to offset the state-wide waste levy charges.

### **Residential Food Organic and Green Organic (FOGO) collection charges**

Since the introduction of its kerbside FOGO service, Council has diverted over 10,500 tonnes of organic waste from landfill.

For the 2022/23 financial year, it is proposed to increase the fee by 3.5% from \$78 to \$81 for all properties that receive the FOGO service. The increase will cover associated costs for the service which includes collection and disposal contracts, administration, and the transport index.

### **Commercial kerbside garbage, FOGO and recycling collection**

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

To enable this service to continue, it is proposed to increase commercial garbage fees by 6% and the FOGO and recycling service fees by 3.5% from last year, consistent with the increases for the residential services. Commercial service fees do not attract any GST.

There will be no difference in the fee for either FOGO or recycling collections, irrespective of whether premises have a 140 litre or 240 litre bins. The relevant charge will also be the same for both commercial and residential premises.

The proposed increase in charges for the relevant categories are set out in the following table:

<b>SERVICE TYPE</b>	<b>2021/2022 fees</b>	<b>Increase %</b>	<b>Increase amount</b>	<b>Final rounded charge 2022/2023</b>
<b>Standard Service</b>				
Residential Garbage – 140L F/N	\$96.00	6%	\$6.00	<b>\$102.00</b>
Residential Recycling – 140L/240L F/N	\$101.00	3.5%	\$4.00	<b>\$105.00</b>
Residential FOGO – 140L/240L F/N	\$78.00	3.5%	\$3.00	<b>\$81.00</b>
Change bin from 240L to 140L	No charge	N/A	N/A	<b>No charge</b>
Residential Garbage - 240L F/N (increase bin size from 140L)	\$165.00	6%	\$9.90	<b>\$179.00</b>
<b>Shared Services</b>				
Residential Garbage – Shared Services	\$96.00	6%	\$5.40	<b>\$102.00</b>
Residential Recycling – Shared Services	\$101.00	3.5%	\$4.00	<b>\$105.00</b>
FOGO Shared Service	\$78.00	3.5%	\$3.00	<b>\$81.00</b>
<b>Other Services</b>				
Commercial Garbage – 140L F/N	\$167.00	6%	\$10.00	<b>\$177.00</b>
Commercial Garbage – 140L W	\$291.00	6%	\$18.00	<b>\$309.00</b>
Commercial Garbage – 240L F/N	\$286.00	6%	\$18.00	<b>\$304.00</b>
Commercial Garbage – 240L W	\$498.00	6%	\$30.00	<b>\$528.00</b>
Commercial Recycling – 140L & 240L F/N	\$101.00	3.5%	\$4.00	<b>\$105.00</b>
Commercial Recycling – 140L & 240L W	\$201.00	3.5%	\$7.00	<b>\$208.00</b>

SERVICE TYPE	2021/2022 fees	Increase %	Increase amount	Final rounded charge 2022/2023
Commercial FOGO – 140L & 240L F/N (New Service)	N/A	-	-	<b>\$81.00</b>
Special Garbage – 140L F/N	\$192.00	6%	\$12.00	<b>\$204.00</b>
Special Garbage – 240L F/N	\$329.00	6%	\$21.00	<b>\$350.00</b>
Special Recycling – 140L & 240L F/N	\$201.00	3.5%	\$7.00	<b>\$208.00</b>
Special FOGO – 140L & 240L F/N	-	N/A	N/A	<b>\$210</b>
Notes:				
<ol style="list-style-type: none"> <li>1. W – weekly, F/N – fortnightly.</li> <li>2. All Residential tenements may upgrade their garbage service type from a 140 litre service to a 240 litre service fortnightly by paying the relevant charge listed above. All upgrades are required to be applied for by the resident/ratepayer for the property and must meet all relevant criteria.</li> <li>3. Weekly collections are for unit complexes only. However, all individual bin service residents have the option to upgrade to weekly collection by arrangement directly with Council’s kerbside garbage collection provider, (Veolia).</li> <li>4. Special circumstance garbage, FOGO and recycling is a fortnightly service that manages a number of existing circumstances.</li> </ol>				

## 2. JACKSON STREET WASTE MANAGEMENT CENTRE CHARGES FOR 2022/23

### Free waste disposal weekend for residents

Council has provided a free waste disposal weekend for Glenorchy residents to dispose of their household waste and green waste at the Jackson Street Landfill since 2019.

Approximately 1,400 residential vehicles disposed approximately 350 tonnes of waste at each of the free waste weekend since that time.

While the service is popular with the 1,400 or so residents that use it each year, it is not recommended that it be continued this year or into the future, for the following reasons:

- the service is not free for Council or ratepayers. The cost of providing the service is approximately \$45,000 each year, which includes disposal costs, traffic and risk management, additional staffing, machinery and preparation works
  - this cost is borne by Glenorchy ratepayers. There are approximately 48,000 residents and 22,000 rateable properties in the Glenorchy municipality, who are covering the cost of the 1,400 that use the service for free. This is contrary to the user-pays principle.

- once the State-wide Waste Levy is introduced later this year, the cost to Council and rate payers of holding the weekend will increase by a further \$20 for each tonne of waste that is accepted, rising to \$60 per tonne over the next few years. Despite accepting the waste for free, Council is still required to pay the levy
- the service directly contradicts the drive for waste minimisation. One of the primary reasons for introducing the waste levy has been to drive waste minimisation practices, by increasing the incentive to generate less waste and to separate recyclables and reusable materials. Providing free waste disposal directly contradicts this purpose. Staff at previous free weekends have reported very poor separation of recyclables and reusables, with estimates that up to 50% of the material being thrown out could be recycled or reused. If there is no charge, there is no price incentive for users of the service to separate or minimise waste.
- there are safety concerns with how busy the free waste weekends are with 1,400 vehicles needing to be managed over the two days.

A suggestion that has been raised is to provide all rateable properties with a free tip voucher rather than having a free waste disposal weekend. This suggestion would resolve the safety issues, as well as the timing issues (with the free weekend often having to be rescheduled due to wet or windy weather). However, it would also likely result in significantly increased usage and associated costs at the landfill which would be borne by ratepayers. For example, if half of the 22,000 rateable properties used the free voucher, this would equate to 11,000 'free' disposals which is almost eight times greater than currently occurs on the free waste weekend. This would increase the cost to over \$350,000 per year.

This would still contradict the user-pays principle and waste minimisation making this situation worse. For these reasons it is strongly recommended that Council does not take this approach. If a voucher system was implemented, Council would need to recover the costs through increased fees and charges such as by increases to all kerbside waste collection fees. This would effectively result in all properties being charged for a tip voucher up front, regardless of whether it was used or not. It is clearly more appropriate that only those residents that wish to use the landfill pay for that service.

It has also been suggested that providing free waste weekends reduces the incidence of illegal rubbish dumping. However, there is no evidence to support this. Research undertaken and reported on as part of the waste levy introduction (Tasmanian Waste Levy Impact Study 2020) noted that illegal rubbish dumping is predominantly based on a cultural disposition, regardless of fees charged. Similarly, a waste levy review conducted in New South Wales (NSW) found no evidence linking the introduction of a waste levy (and hence increased disposal fees) to illegal rubbish dumping (Review of the NSW Waste and Environment Levy 2012).

In summary, it is recommended that Council does not proceed with a free waste disposal service (either through a free weekend or vouchers) because it results in:

- poor separation of waste, and large volumes of recyclables and reusables being disposed of in landfill
- significant costs to ratepayers, the majority of whom do not use the free services
- contradictions to the principles of waste minimisation and user pays.

### **Concession tip passes**

Council will continue to consider requests for landfill concession passes on a case-by-case basis, whereby each charity or community group can apply to the General Manager for a concession rate at the landfill. This would allow Council to accurately capture and report on the value of any concessions it provides.

### **Tyres**

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

### **Asbestos and controlled waste**

It is recommended that the landfill continues to accept boot loads of asbestos from domestic customers, with the requirement that it must be double wrapped. The charges for a boot load (\$50) or trailer load of asbestos (\$100) are proposed to remain the same. This is designed to encourage people to dispose of asbestos safely.

However, it is recommended to increase the charges for disposal of Controlled Waste and Special Burials from \$180 to \$188 per tonne. The special handling charge applicable to each load of Controlled Waste is also recommended to be increased from \$150 to \$155 per transaction.

### **State-wide waste levy**

As previously mentioned in this report, the state-wide waste levy will be introduced by the State Government from 1 July 2022.

Council will on-charge levy to landfill customers as a 'dollars per tonne' fee. This is a fair and effective way of passing the levy on through a user-pays model. The cost of the levy will be passed directly onto the customers who are disposing of waste when fees are paid at the landfill gate.

Council will effectively only be acting as a collection agent for the waste levy, collecting the levy from the customer through gate fees and transferring this directly to the State Government, as will be required under the new legislation.

### **Recommended landfill disposal charges 2022/23**

The recommended increase in the schedule of charges for the 2022/23 are as follows and vary depending on the waste type. Generally, fees are proposed to increase by the standard 3.5% (with rounding) to account for inflation, except for general/mixed waste which is proposed to increase more to encourage better separation behaviours of recyclable and reusable materials.

The state-wide waste levy of \$20 per tonne is then added to all waste types that the levy applies, as per the table below.

Waste type	2021/2022 charges (inc GST)	2022/2023 (inc GST only)	Proposed final charges 2022/2023 (Includes Waste Levy).
Minimum gate fee	\$12 per visit	\$13 per visit	\$15 per visit
Passenger tyres	\$10 each	\$10 each	\$10 each (levy N/A)
Passenger tyres with rims	-	\$20	\$20 each (levy N/A)
Light truck/ 4wd tyres	\$20 each	\$20 each	\$20 each (levy N/A)
Light truck/ 4wd tyres with rims	-	\$40	\$40 each (levy N/A)
Clean fill (conditions apply)	\$21/tonne	\$23/tonne	\$41/tonne
Brick/ concrete/ rubble	\$64/tonne	\$66/tonne	\$86/tonne
Green waste/ vegetation	\$79/tonne	\$82/tonne	\$100/tonne
General waste – domestic GCC residents (cars and single axle trailers only)	\$84/tonne	\$97/tonne	\$117/tonne
General waste – commercial/large vehicles and non GCC residents	\$104/tonne	\$120/tonne	\$140/tonne
Mattresses	\$20 each	\$21 each	\$24 each
Mixed waste – commercial/ industrial/ demolition/ construction (by negotiation)	\$157/tonne	\$175/tonne	\$195/tonne
Metal	\$105/tonne	\$109/tonne	\$109/tonne (levy N/A)
Recycling	No charge	No charge	No charge
Domestic quantity of double wrapped asbestos	\$50/ boot load \$100/ small trailer load	\$50/ boot load \$100/ small trailer load	\$50/ boot load \$100/ small trailer load (levy N/A)
Asbestos (conditions apply)	\$150/special waste handling fee plus \$180/tonne	\$155/special waste handling fee plus \$186/tonne	\$155/special waste handling fee plus \$186/tonne (levy N/A)
Controlled waste/ special burial (conditions apply)	\$150/special waste handling fee plus \$180/tonne	\$155/special waste handling fee plus \$186/tonne	\$155/special waste handling fee plus \$206/tonne
* A driver's licence or valid ID would need to be presented to the tollbooth operator to receive the discounted general waste rate.			

The above charges are dependent on the operation of the weighbridge. Council has a back-up volumetric charge system on standby in case the weighbridge is out of operation. The volumetric charges are set out in the table below, and would only be used in if the weighbridge was out of order.

<b>Waste type (only when weighbridge is non-operational)</b>	<b>Proposed charges 2022/23 (inc GST)</b>
Boot Load (up to a maximum of 0.25m <sup>3</sup> )	\$15.00
Green Waste Boot Load	\$15.00
Trucks GVM > 3 tonne to 7 tonne	\$83.00
Trucks GVM > 7 tonne to 12 tonne	\$189.00
Trucks GVM >12 tonne Single Axle	\$272.00
Trucks GVM >12 tonne Dual Axle	\$335.00
Dual axle trailers (behind trucks)	\$335.00
Skip/Bin up to 4m <sup>3</sup>	\$113.00
Skip/Bin > 4m <sup>3</sup> to 8m <sup>3</sup>	\$218.00
Skip/Bin > 8m <sup>3</sup> to 12m <sup>3</sup>	\$354.00
Skip/Bin > 12m <sup>3</sup> to 15m <sup>3</sup>	\$446.00
Skip/Bin > 15m <sup>3</sup> to 20m <sup>3</sup>	\$582.00
Skip/Bin > 20m <sup>3</sup> to 25m <sup>3</sup>	\$688.00
Skip/Bin > 25m <sup>3</sup> to 30m <sup>3</sup>	\$793.00
Skip/Bin > 30m <sup>3</sup>	\$1005.00
Compactors < 7m <sup>3</sup>	\$267.00
Compactors > 7m <sup>3</sup> to 15m <sup>3</sup>	\$570.00
Compactors < 15m <sup>3</sup> half full	\$425.00
Compactors > 15m <sup>3</sup> full	\$961.00
Compactors > 15m <sup>3</sup> half full	\$607.00

### **Financial Hardship Policy**

A person or business who is responsible for the payment of Council fees, including waste management fees, may be eligible for financial hardship assistance if they can show that they are experiencing genuine financial hardship.

Council's Financial Hardship Policy and application form are available on Council's website ([www.gcc.tas.gov.au](http://www.gcc.tas.gov.au)). Alternatively, applicants can call Council on 6216 6800 and ask that the guidelines and form be posted or emailed to them.

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

Council's budget and estimates are adopted in part based upon fees and charges income that provides for the operational running of the respective areas of Council. Fee and charge income is a significant proportion of Council total revenue.

The fees and charges recommended for kerbside Garbage, FOGO and Recycling collection have increased by 6% for garbage and 3.5% for both FOGO and Recycling, which is in line with the increased costs of managing these services and is also consistent with other sites in the region.

The fees and charges have been incorporated into Council's Long-Term Financial Management Plan.

Human resources

There are no material human resources implications.

Risk management

The key risk related to the setting of these fees and charges is whether a fair balance has been achieved between affordability for individuals and costs incurred by Council. Setting of fees therefore considers balancing affordability and costs associated with implementation of the Acts and the provision of services.

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
<b>Adopt the recommendation</b>	Minor	Possible	Low	Reiterate that the proposed fees aligned with market rates set by nearby and neighbouring Councils and are reflective of current operational costs. Subsidy provided to domestic residential GCC customers at Landfill.
Community frustration at increasing fees leading to adverse public relations and negative impacts on Council staff.				
Community frustration regarding the cessation of the free waste disposal weekend leading to adverse public relations and negative impacts on Council staff.	Minor	Possible	Low	Communicate the reasons for the cessation of the free waste disposal weekend as documented in this report through the media. Refer people to the Hardship Policy if they do not have a genuine ability to pay for waste disposal.
<b>Do not adopt the recommendation</b>	Moderate	Possible	Medium	Officers have revised the fee and charges proposals in consultation with finance and other internal stakeholders.
If identified fee increases were not adopted as recommended, there may be negative impacts on Council's ability to meet its long-term financial management plan.				

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Council will be required to fund the cost of the State Government Levy, which means those who do not use the free waste disposal weekend will subsidising those who do, creating an inequity. The service directly contradicts the drive for waste minimisation.	Moderate	Possible	Medium	The service is not free for Council or ratepayers. The cost of providing the service is approximately \$45,000 each year, which includes disposal costs, traffic and risk management, additional staffing, machinery, and preparation works. By ceasing this service this cost and inequity is removed.

### Community Consultation and Public Relations Implications:

The proposed fees have been reviewed by the Council's executive leadership team as well as circulated to councillors for prior review. Engagement associated with this decision will be undertaken at the 'Inform' level by inclusion within the Council meeting agenda, which is available to the public on the Council's website and from the Customer Service Centre.

The fees and charges for 2022/23 have been formulated in line with Council's budget preparation. In addition to the mandatory increase from the introduction of the waste levy consideration has also been given to how much the fees and charges should be increased. However, to enable the Council to continue to embrace a policy of user pays, wherever possible, it is necessary that the fees and charges are also increased in line with market pressures. This is the approach being adopted by other councils also.

Care is taken to ensure fees are:

- maintained at affordable levels
- consistent with levels applied by other councils
- consistent with levels applied by private enterprise
- representative of value for money; and
- reflective of costs of service delivery where applicable.

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

If adopted, the key messages to be communicated will be:

- an increase of 6% on all kerbside garbage services will be charged to all properties. This rate of increase includes all costs associated with collection contracts, disposal, administration, and the transport index. This also would allow Council to sustain the associated cost of the state-wide levy when introduced by the State Government at the start of the 2022/23 financial year

- an increase of 3.5% on all kerbside recycling and FOGO services being charged to all properties, this increase will cover all associated costs for the service
- concession tip passes will continue to remain on a case-by-case system where each a charity or community group applies to the General Manager for a concession
- a person or business who is responsible for the payment of Council fees, including waste management fees, may be eligible for financial hardship assistance if they can show that they are experiencing genuine financial hardship
- landfill disposal fees will generally increase by approximately 3.5% (with rounding) to account for inflation, except for general/mixed waste which has higher increases to encourage better separation behaviours of recyclable and reusable materials. In addition, the state-wide waste levy of \$20 per tonne is also added to all waste types that the levy applies to.

### Recommendations:

That Council:

1. APPROVE the following kerbside fees for the 2022/23 financial year:

SERVICE TYPE	2021/2022 fees	Increase %	Increase amount	Final rounded charge 2022/2023
<b>Standard Service</b>				
Residential Garbage – 140L F/N	\$96.00	6%	\$6.00	<b>\$102.00</b>
Residential Recycling – 140L/240L F/N	\$101.00	3.5%	\$4.00	<b>\$105.00</b>
Residential FOGO – 140L/240L F/N	\$78.00	3.5%	\$3.00	<b>\$81.00</b>
Change bin from 240L to 140L	No charge	N/A	N/A	<b>No charge</b>
Residential Garbage - 240L F/N (increase bin size from 140L)	\$165.00	6%	\$9.90	<b>\$179.00</b>
<b>Shared Services</b>				
Residential Garbage – Shared Services	\$96.00	6%	\$5.40	<b>\$102.00</b>
Residential Recycling – Shared Services	\$101.00	3.5%	\$4.00	<b>\$105.00</b>
FOGO Shared Service	\$78.00	3.5%	\$3.00	<b>\$81.00</b>
<b>Other Services</b>				
Commercial Garbage – 140L F/N	\$167.00	6%	\$10.00	<b>\$177.00</b>

SERVICE TYPE	2021/2022 fees	Increase %	Increase amount	Final rounded charge 2022/2023
Commercial Garbage – 140L W	\$291.00	6%	\$18.00	<b>\$309.00</b>
Commercial Garbage – 240L F/N	\$286.00	6%	\$18.00	<b>\$304.00</b>
Commercial Garbage – 240L W	\$498.00	6%	\$30.00	<b>\$528.00</b>
Commercial Recycling – 140L & 240L F/N	\$101.00	3.5%	\$4.00	<b>\$105.00</b>
Commercial Recycling – 140L & 240L W	\$201.00	3.5%	\$7.00	<b>\$208.00</b>
Commercial FOGO – 140L & 240L F/N (New Service)	N/A	N/A	N/A	<b>\$210.00</b>
Special Garbage – 140L F/N	\$192.00	6%	\$12.00	<b>\$204.00</b>
Special Garbage – 240L F/N	\$329.00	6%	\$21.00	<b>\$350.00</b>
Special Recycling – 140L & 240L F/N	\$201.00	3.5%	\$7.00	<b>\$208.00</b>
Special FOGO – 140L & 240L F/N	-	N/A	N/A	<b>\$210.00</b>
<p>Notes:</p> <ol style="list-style-type: none"> <li>1. W – weekly, F/N – fortnightly.</li> <li>2. All Residential tenements may upgrade their garbage service type from a 140 litre service to a 240 litre service fortnightly by paying the relevant charge listed above. All upgrades are required to be applied for by the resident/ratepayer for the property and must meet all relevant criteria.</li> <li>3. Weekly collections are for unit complexes only. However, all individual bin service residents have the option to upgrade to weekly collection by arrangement directly with Council's kerbside garbage collection provider, (Veolia).</li> <li>4. Special circumstance garbage, FOGO and recycling is a fortnightly service that manages a number of existing circumstances.</li> </ol>				

2. APPROVE the following disposal charges for the Jackson Street Waste Management Centre for the 2022/23 financial year:

Waste type	2021/2022 charges (inc GST)	2022/2023 (inc GST only)	Proposed final charges 2022/2023 (Includes Waste Levy).
Minimum gate fee	\$12 per visit	\$13 per visit	\$15 per visit
Passenger tyres	\$10 each	\$10 each	\$10 each (levy N/A)
Passenger tyres with rims	-	\$20	\$20 each (levy N/A)
Light truck/ 4wd tyres	\$20 each	\$20 each	\$20 each (levy N/A)
Light truck/ 4wd tyres with rims	-	\$40	\$40 each (levy N/A)
Clean fill (conditions apply)	\$21/tonne	\$23/tonne	\$41/tonne
Brick/ concrete/ rubble	\$64/tonne	\$66/tonne	\$86/tonne
Green waste/ vegetation	\$79/tonne	\$82/tonne	\$100/tonne
General waste – domestic GCC residents (cars and single axle trailers only)	\$84/tonne	\$97/tonne	\$117/tonne
General waste – commercial/large vehicles and non GCC residents	\$104/tonne	\$120/tonne	\$140/tonne
Mattresses	\$20 each	\$21 each	\$24 each
Mixed waste – commercial/ industrial/ demolition/ construction (by negotiation)	\$157/tonne	\$175/tonne	\$195/tonne
Metal	\$105/tonne	\$109/tonne	\$109/tonne (levy N/A)
Recycling	No charge	No charge	No charge
Domestic quantity of double wrapped asbestos	\$50/ boot load \$100/ small trailer load	\$50/ boot load \$100/ small trailer load	\$50/ boot load \$100/ small trailer load (levy N/A)
Asbestos (conditions apply)	\$150/special waste handling fee plus \$180/tonne	\$155/special waste handling fee plus \$186/tonne	\$155/special waste handling fee plus \$186/tonne (levy N/A)
Controlled waste/ special burial (conditions apply)	\$150/special waste handling fee plus \$180/tonne	\$155/special waste handling fee plus \$186/tonne	\$155/special waste handling fee plus \$206/tonne
* A driver's licence or valid ID would need to be presented to the tollbooth operator to receive the discounted general waste rate.			

Waste type (only when weighbridge is non-operational)	Proposed charges 2022/23 (inc GST)
Boot Load (up to a maximum of 0.25m <sup>3</sup> )	\$15.00
Green Waste Boot Load	\$15.00
Trucks GVM > 3 tonne to 7 tonne	\$83.00
Trucks GVM > 7 tonne to 12 tonne	\$189.00
Trucks GVM >12 tonne Single Axle	\$272.00
Trucks GVM >12 tonne Dual Axle	\$335.00
Dual axle trailers (behind trucks)	\$335.00
Skip/Bin up to 4m <sup>3</sup>	\$113.00
Skip/Bin > 4m <sup>3</sup> to 8m <sup>3</sup>	\$218.00
Skip/Bin > 8m <sup>3</sup> to 12m <sup>3</sup>	\$354.00
Skip/Bin > 12m <sup>3</sup> to 15m <sup>3</sup>	\$446.00
Skip/Bin > 15m <sup>3</sup> to 20m <sup>3</sup>	\$582.00
Skip/Bin > 20m <sup>3</sup> to 25m <sup>3</sup>	\$688.00
Skip/Bin > 25m <sup>3</sup> to 30m <sup>3</sup>	\$793.00
Skip/Bin > 30m <sup>3</sup>	\$1005.00
Compactors < 7m <sup>3</sup>	\$267.00
Compactors > 7m <sup>3</sup> to 15m <sup>3</sup>	\$570.00
Compactors < 15m <sup>3</sup> half full	\$425.00
Compactors > 15m <sup>3</sup> full	\$961.00
Compactors > 15m <sup>3</sup> half full	\$607.00

- APPROVE the cessation of the annual, free waste disposal weekend for the reasons outlined in this report under the heading Free Waste Disposal Weekend for Residents.

#### Attachments/Annexures

Nil.

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## 11. SOUTHERN TASMANIA REGIONAL WASTE AUTHORITY

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Author: Director Infrastructure and Works (Emilio Reale)

Qualified Person: Director Infrastructure and Works (Emilio Reale)

ECM File Reference: Waste Management

### Community Plan Reference:

#### Leading our Community

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

### Strategic or Annual Plan Reference:

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

### Strategic or Annual Plan Reference:

#### Leading Our Community

Objective 4.1 Govern in the best interests of our community

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

### Reporting Brief:

To update Council on the creation (with other Southern Tasmanian councils) of a new joint authority to be known as the Southern Tasmanian Regional Waste Authority and associated public consultation outcomes.

### Proposal in Detail:

Council at its meeting on 28 February 2022, authorised the General Manager to undertake all necessary actions to progress the establishment of a new joint authority, the Southern Tasmanian Regional Waste Authority (**STRWA**) in accordance with sections 30, 31, 32 and 33 of the *Local Government Act 1993 (the Act)*.

The Act includes a requirement to undertake public consultation as a part of the process to establish the new joint authority. Consultation was undertaken during the period 25 March to 17 April 2022, calling for submissions using the Hobart City's 'Your Say' platform, commencing 25 March and closing 17 April 2022.

Section 32(1) of the *Local Government Act 1993* requires that after considering any submissions lodged and making any alterations to the proposed rules of a proposed single authority or joint authority, a council may approve the proposed rules.

No submissions were received through the public consultation process. Therefore no alterations to the rules are proposed.

To summarise the extensive process for establishing a new joint authority, the following steps have now been undertaken:

- the Council resolution to establish the joint authority was made on 30 August 2021 (closed Council meeting)
- publishing a notice of the intent to establish the joint authority, providing details and inviting submissions was undertaken during the period 25 March to 19 April 2022. Copies of the public notice were provided to the Director of Local Government, as required.
- No submissions were received as such there were no submissions to consider or adjustments required or proposed.

The final steps in this process are:

- to provide final approval of the draft rules (the subject of this report)
- certification of the rules by a legal practitioner – Page Seager has indicated that they are prepared to provide this certification, as the drafter of the rules, and
- publishing a notice of the establishment of the joint authority in the Government Gazette.

### **Proposal and Implementation**

It is proposed that the outcome of the public consultation process be noted, that the draft rules of the new Southern Tasmanian Regional Waste Authority be approved, and the process associated with the establishment of the Joint Authority be progressed. The Director of Local Government would then be given the certification that the rules have been made in accordance with the Act, and each participating council (including Glenorchy City Council) would complete its final certification process approving the rules.

The final action to complete the process is to have the rules gazetted, which can occur after each council has provided its certification.

Once established, arrangements would be made for the appointment of the inaugural Chief Executive Officer, who would convene the inaugural STRWA Local Government Forum to enable the election and appointment of the new Board.

### **Consultations:**

Executive Leadership Team  
Director of Local Government  
Local Government Division  
All Southern Regional Councils

### **Human Resource / Financial and Risk Management Implications:**

#### Financial

As noted in previous reports, a commitment has been provided by the State Government to allocate portion of the new waste levy to the region.

This allocation is expected to cover costs associated with the operation of the new joint authority, with Council funding the initial establishment period.

It is anticipated that the State Government allocation of the portion of the new waste levy will meet all future operational costs of the new Joint Authority.

Glenorchy will contribute 17% of the cost, as per the attached table. This will fund the cost of furnishing offices and purchasing and maintaining a motor vehicle for use by the authority, and will acquire perpetual ownership of these assets, accordingly.

### Human resources

Council's Waste Management staff have provided significant input into both the joint tender process and the establishment of a Joint Authority of the southern Councils.

Council's Waste staff will continue to attend Southern Tasmania Regional Waste Management Group meetings to represent Glenorchy City Council's interests.

### Risk management

The Act provides the ability for the establishment of a single or a joint authority.

Advice has been obtained from Page Seager Lawyers in relation to the process for the establishment of a joint authority, the drafting of the rules and also the ACCC approval process to undertake a joint procurement process.

Risk Identification	Risk Mitigation Treatment		
	Consequence	Likelihood	Rating
<p><b>Adopt the recommendation</b></p> <p>There may be limited interest from service providers meaning the cost could be expensive or the contract provisions unattractive.</p>	Moderate (C3)	Possible (L3)	Medium
Working with 11 other local government partners introduces a level of risk.	Moderate (C3)	Possible (L3)	Medium
Adverse public reaction to decision to abandon free waste weekend.	Minor (C2)	Possible (L3)	Medium
<p><b>Do not adopt the recommendation</b></p> <p>State government funding for waste management initiatives has only been provided to Regional or joint Authorities.</p>	Moderate (C3)	Possible (L3)	Medium
			Initial conversations with service providers suggest that there will be interest from service providers who may be prepared to provide a service at a cost similar to the existing arrangement.
			There has been significant goodwill expressed between the councils in southern Tasmania and a good level of cooperation.
			Reasons for decision are communicated in response to any public commentary.
			The experiences of the recycling service demonstrate the need for the region to 'work as one'.

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
In relation to free waste weekend or vouchers, if adopted, Council required to hold free waste weekend at significant cost to ratepayers, leading to impact on operational budget and reduced landfill.	Moderate (C3)	Possible (L3)	Medium	Waste Services team to investigate options to minimise non-separation of recyclables and reusables. Continue to promote responsible waste management and minimisation practices.

### Community Consultation and Public Relations Implications:

#### Community consultation

As a requirement of the statutory process, the draft rules of the proposed Joint Authority were required to be publicly advertised for comment. The rules were advertised on the Hobart City's 'Your Say' community engagement platform inviting submissions, commencing 25 March and closing 17 April 2022. No submissions were received from this community engagement process.

At the appropriate time, an announcement and promotion of the new Joint Authority will be undertaken with LGAT and the other member Councils.

### Recommendation:

That Council:

1. NOTE that no submissions were received during the public consultation process undertaken as a component of the establishment of the Southern Tasmanian Regional Waste Authority
2. APPROVE the proposed rules of the Southern Tasmanian Regional Waste Authority, as notified in accordance with section 31 of the *Local Government Act 1993 (the Act)*, and
3. AUTHORISE the General Manager to undertake all necessary actions to enable the establishment of the new joint authority in accordance with the *Local Government Act 1993*, including providing certification to the Director of Local Government that the rules have been made in accordance with the Act.

### Attachments/Annexures

- 1 Southern Tasmania Regional Waste Joint Authority Rules



- 2 Joint Authority Budget



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## 12. CAPITAL WORKS PROGRESS UPDATE

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Author: Director Infrastructure and Works (Emilio Reale)

Qualified Person: Director Infrastructure and Works (Emilio Reale)

ECM File Reference: Capital Works Program

### **Community Plan Reference:**

#### Leading Our Community

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

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

### **Strategic or Annual Plan Reference:**

#### Leading Our Community

Objective 4.1 Govern in the best interests of our community

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

Objective 4.2 Prioritise resources to achieve our communities' goals

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

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

### **Reporting Brief**

To provide a capital works status update report to Council for the three-month period ending 30 April 2022.

### **Proposal in Detail**

This report is provided to update Aldermen and community on the progress of the delivery of Council's capital works program.

The capital works program is reviewed by an internal working group, the Infrastructure Management Group (**IMG**), at its monthly meetings. Capital expenditure is also reviewed at each IMG meeting based on a monthly financial forecasting report.

Delivery of an extensive capital work program necessarily requires various adjustments during the financial year as there are a large range of potential project-related variables and external market factors that come into play. Some examples of these potential variables include approval delays, latent conditions, unsuitable weather conditions, contractor availability, COVID 19 impacts, supply chain issues,

scope changes and material and labour cost escalation. Many of these have been in evidence during the current year.

Notable adjustments are reported to Council through the monthly financial performance reports.

### **Current market conditions**

As mentioned in previous financial reports, Tasmania is still experiencing strong economic growth, which extends beyond Council boundaries and into wider Tasmanian regions.

COVID-19 stimulus measures have significantly increased demand on contractors, consultants and suppliers across the State for civil projects. This is still impacting the availability of contractors and materials which, in turn, adds cost pressures for Council, resulting in delays and backlogs on some capital works projects.

Council's capital works budget contains 326 separate expenditure lines (a mix of Council and grant funded projects and capital purchases) totalling \$19,654,000 million, to be completed or substantially commenced by June 2022.

There were some delays to the transport renewal program due to contractor availability, especially for the road sealing program, which was impacted by Council and contractor absences due to catching or being close contacts of COVID-19.

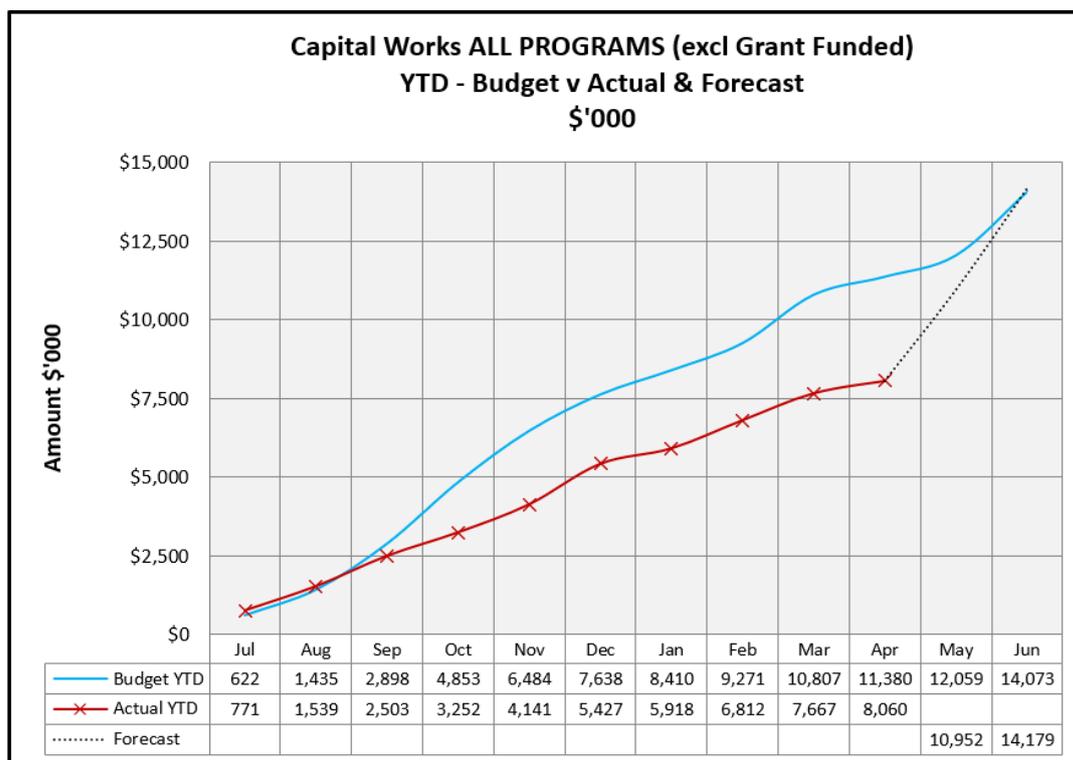
The continued supply chain interruptions are still causing some delays. Council has placed orders for play equipment and sports lighting towers and has been advised there is up to 26-weeks' lead time required.

### **Infrastructure renewal programs**

Renewal projects in the Roads, Stormwater and Property Management areas are progressing and will mostly be completed or substantially commenced this financial year.

- As noted above, there have been some variations to the road resealing program due to weather conditions and contractor availability impacted by COVID 19. The resealing program will continue until the end of June.
- the footpath renewal program has also suffered delays due to Council staff and contractors being absent due to COVID 19. Council's capital works co-ordinator is working with Council's contractors to increase their resources for both the road and footpath programs to try and make up the lost time, an additional asphaltting crew has been sent from the north of the State to increase their capacity
- the stormwater program has been on track; however, it has now been pushed out due to the recent flooding. Some additional/alternative projects may need to be considered for next financial year after the flood clean-up and impact assessment is completed
- the property management renewal program is mostly on track, however, is also suffering from delays in contractor and product availability to deliver some construction projects.

A year-to-date expenditure versus budget forecast graph for the renewal projects is provided below.



**Capital works budget management**

During the financial year, it is necessary to actively monitor project budgets, as some unexpected works arise that require immediate attention such as flooding issues. In some cases, projects exceed their original scope due to reasons that aren't able to be identified until after they commence. These funding variations/reallocations or additional projects are monitored and overseen by the IMG. The IMG keeps a watchful eye on the overall program to ensure the total works program does not exceed the available funding or to bring forward a future project in place of one that can't be delivered. This is done in accordance with IMG's Terms of Reference.

As well as Council's renewal projects, there are a number of major projects that Council is managing. Some are funded fully by grants, and some have co-contribution amounts from Council. A summary of these projects is detailed below.

**Status of Major and Grant Funded Projects**

**Eady Street (Ian 'Jessie' James Ground) Amenities Building**

The proposal for a Club House and facilities building was originally identified in a Council-prepared master plan for the site and was supported by the Glenorchy Stags Rugby Union Football Club, the Wellington Cricket Club and the Glenorchy Knights Football (Soccer) Club.

Federal funding of \$1 million was allocated for this project and Council secured an \$80,000 grant from the State Government Community Sport and Recreation fund. Council is co-contributing approximately \$100,000, bringing the total budget to

\$1.18m. There was a need to rescope the plans for this facility as early cost estimations put the preliminary designs beyond the funding envelope due to escalating construction costs.

After some delays in obtaining building material such as framing timber, roof trusses, steel and windows, the project is nearing completion and is expected to be finished by mid-June.

There have been some minor cost variations to this project, but it is still within the contingency allowance.

### **Gibbins Reserve Playspace**

An Australian Government Community Development Grant of \$2 million was originally allocated for two 'destination' play spaces, one at Gibbins Reserve in Goodwood and the other at the Montrose Bay Foreshore Reserve. A funding agreement was signed by the parties in November 2019 on this basis.

Council subsequently committed a further \$1.4m towards both projects, bringing the total project budget to \$3.4m. However, after a protracted design process a tender was called in March 2021. The tendered price for both Playspaces was in the vicinity of \$6.9m, just over double the project budget of \$3.4m.

A recommendation was put to Council at the 30 August 2021 meeting to seek a variation of the scope of the project to proceed with the Gibbins Reserve Playspace only, to bring the scope of works back within the available funding.

The Australian Government approved the variation of scope on 10 March 2022. The project is currently out for tender, which closes on 1 June 2022. Works will now commence during the 2022/23 financial year.

### **Montrose Bay Foreshore Skatepark**

This project is for the construction of a new regional skatepark at the Montrose Bay Foreshore Reserve. The skatepark has been designed based on extensive community consultation and members of the skateboarding fraternity, it also has wide-ranging community support.

As project planning has progressed, and following geotechnical assessments and site investigations, the skate park had to be re-sited to avoid conflict with an underground water trunk main. The geotechnical assessment indicated a need to remove unstable subsoil and import more stable fill. The updated cost estimate is now \$620,000, which is \$120,000 over the original budget estimate.

The proposed skatepark is funded through a grant of \$250,000 from the Department of Communities Tasmania and \$250,000 from a grant from the Department of Health and Human Services. The remaining \$120,000 is being funded from the Federal Local Roads and Community Infrastructure Grant Program. Confirmation of this funding has been received from the Commonwealth.

A planning application has been lodged and work on the skate park is expected to begin in July 2022.

**Montrose Bay Foreshore Playground**

A budget of \$300,000 was allocated to Playspace renewals including for the Barry Street Reserve.

Due to delays in being able to procure play equipment, the installation of the equipment for Barry Street is programmed to occur in June 2022.

Additionally, the replacement of the rubberised soft fall at the Montrose Bay Foreshore playground and the replacement of the all-accessible liberty swing to a new all-accessible basket swing is also occurring in June 2022.

**Council Chambers Solar Panel Installation and Roof Upgrades**

Council Property Officers investigated the benefits of installing solar panels on high daytime use building such as the Council Chambers. A cost benefit analysis has indicated the solar panels will cost \$95,000 but will save up to approximately \$25,000 per annum (depending on the time of year and weather conditions) in electricity costs, putting the payback time for the panels themselves at around five to six years.

Before the solar panels can be installed, there are some areas of the Council Chambers roof that have deteriorated and require replacement. A new canopy structure is also required to be constructed over the roof mounted air conditioning plant to reduce water leaks. The cost of this work is \$87,000, bringing the total project cost to \$182,000.

Funding for this project has come from the deferred Windermere Boardwalk project, which had an allocation of \$153,152. This project had to be deferred as the budget was insufficient to complete the structural components that were required for the boardwalk once a more detailed scope was commenced.

Any shortfall in funding for the solar panels project will come from other underspends or savings across the capital works program.

The roof work is currently underway. However, the solar panel installation, ordered in February 2022, has been deemed a Micro Power Generation Facility by TasNetworks, which caused delays in the approval process. Additional technical information was requested and submitted for TasNetworks' assessment. Depending on how long this takes, the installation may not be completed this financial year. If this is the case the \$95,000 for solar panels will be redirected into safety fencing around a number of Playspaces, then the Placespace funds allocated for next financial year can be used to complete the solar panel installation.

**Prince of Wales Bay Sports Ground Drainage Works and Removal of Detention Pond**

The sports grounds at Prince of Wales Bay are a shared facility between, softball, baseball and soccer. The Glenorchy Knights Football Club was successful in gaining a \$155,000 election commitment grant through the Community Sports and Recreation program to improve the drainage on the western ground to prevent the pooling of water on the playing surface. Council was also consulted in making a co-contribution to level out and resurface the playing surface. Council agreed that re-turfing was required and overdue.

In investigating the drainage options, Council determined that the relevant stormwater detention basin (formerly part of the Derwent Park Stormwater Reuse Scheme and known as Pond C) was no longer required and would vastly increase the available playing surface at the ground by accommodating an additional junior soccer field.

As this was a former landfill site, a contamination report was commissioned for the excavated material that formed the basin. The report indicated that there were fragments of asbestos sheet in the excavated material that formed the walls of the basin. The presence of these fragments does not pose a safety hazard to the public or sports grounds users as the fragments are buried and the area is fenced off and not accessible. However, the site will be disturbed when filling in the basin to extend the playing surface, and therefore the fragments are required to be removed and the soil material cleansed and certified by a qualified hygienist before capping it with the new playing surface.

This has increased the cost of this project by an additional \$280,000. To fund the additional cost, a budget of \$200,000 from the property capital works program that was to be used to install lighting and upgrade changerooms at Cadbury Sports Ground can be reallocated. The lighting and changeroom project is now being funded by a Community Sport and Recreation Grant. The remaining \$80,000 to fund the project will come from underspends or other savings within the capital works program.

### **Landfill Extension**

This project is the construction of a new cell at the Jackson Street landfill to enable additional disposal space, extending the landfill's life to between 2030 and 2038 (depending on the tipping rate).

Council is utilising an existing quarry void at the landfill and will install a lining to a carefully shaped bund to capture all leachate from the landfill cell. Council has received all necessary Environment Protection Authority approvals and the landfill extension project is well underway.

A budget of \$3.35 million is required to complete this project. This project is partly funded from phase 2 of the Local Roads and Community Infrastructure Program (\$1.6m) with the balance being funded by Council.

Completion of the project is expected before the end of this financial year, providing any further interruptions from the weather is minimal.

### **Football Packages**

Council received advice in 2018 of Football Tasmania's success in obtaining in-principle approval for a \$12.8M grant from the Australian Government to fund major upgrades to soccer facilities in the northern suburbs.

This project was not an identified strategic priority for Council, nor was Council involved in seeking or obtaining the grant approval.

Council officers identified the potential to negotiate the reallocation of the funding to broad the benefit to Council-owned football facilities in the city.

On that basis and after much stakeholder negotiation, a 70%/30% split of the funding was negotiated, which will see \$8.96 million allocated to North Chigwell Junior Soccer Hub and the balance \$3.84 million allocated to KGV Football Park for much-needed upgrades to the existing facilities, such as replacement synthetic pitch, lighting upgrades and refurbished change room facilities.

Council received final approval from the Australian Government for this variation on 7 May 2022. To date, Council's major projects team has proceeded with site investigations by commissioning reports into geotechnical, environmental conditions, access and egress issues and other site surveys.

Standing tenders are in place for lighting. However, there is a 26-week delivery lead time for these. Electrical upgrade works have now been scoped. Quotes for synthetic turf have been received and an order now placed. Drainage plans have also commenced.

A development application is under preparation for North Chigwell. A tender for the design components for the North Chigwell facility has been released to the market, closing on 26 June 2022.

Detailed architectural design has commenced for the KGV change room facility.

Works on these projects will physically commence early in the 2022/23 financial year.

### **BMX track relocation**

The facility, currently used by the Southern City BMX Club, had previously been flagged for relocation from its current Berriedale home to Tolosa Park in Glenorchy, following the adoption of a new master plan for the Berriedale Peninsula which envisages the area being used for a mix of recreation and public amenities and the expansion of Mona's facilities.

However, a detailed investigation of the Tolosa Park site identified that significant works would be required to address underlying geotechnical issues at the site, making it unsuitable for a BMX facility.

Preliminary estimates indicated the site stabilisation works required to resolve the geotechnical issues would increase the cost to approximately \$2.1 million, far exceeding the project's proposed original budget of \$750,000. As a result of the limitations of Tolosa Park as a site, a number of other potential sites within the Glenorchy municipality were subsequently evaluated. However, no other viable site was able to be found due to the required size of the track and the need to be in close proximity to toilets, power and parking (or have to develop their own).

Glenorchy City Council led investigations and negotiations to secure a new home for the facility, with Pembroke Park identified due to its size, location and existing cycling infrastructure.

Glenorchy and Sorell Councils have been in negotiations over many months to work through the details of the move, including the transfer of grant funding set aside for the facility, with both Councils also working closely with the Southern City BMX Club.

The proposed relocation of the BMX track to Pembroke Park will deliver a brand new, state of the art BMX facility to Southern Tasmania while allowing Glenorchy to progress its vision for the area under the Berriedale Peninsula Master Plan.

The new track will be partially funded by the Tasmanian Government through a \$250,000 grant from the Department of Community, Sport and Recreation.

Glenorchy City Council may also contribute to the relocation costs, with negotiations around the funding arrangements continuing.

Sorell Council is now conducting further investigations through a tender process to confirm the cost of building the new facility before making a final decision on the move and will notify Glenorchy City Council once this has been determined.

### **Tolosa Park Dam Reintegration Project**

Work to transform the former Tolosa Reservoir site into an open parkland will soon begin after Glenorchy City Council and TasWater reached an agreement to jointly fund remediation works for the area.

Following TasWater's construction of two above-ground reservoir tanks, the Tolosa Reservoir was removed from the water network and emptied in 2018 to improve the drinking water quality for the people of Glenorchy.

Since 2018, significant work has been undertaken to develop a master plan that will guide the decommissioning and remediation of the site.

The partnership will see TasWater and Glenorchy City Council jointly fund the first stage of works under the master plan for the former reservoir area.

The initial dam decommissioning and remediation works, to be carried out by TasWater, will see the 20-metre-high dam wall partially demolished with the fill from the wall used to create an open parkland with completed earthworks, levelled, usable areas, water features, established grassed areas and the formation of future walking trails (to be completed in further stages). TasWater will then hand the area back to the Council to continue to develop in future stages.

Under the agreement, TasWater will contribute \$3.2 million of the estimated \$6.2 million cost of the initial works, with the Council to fund the balance.

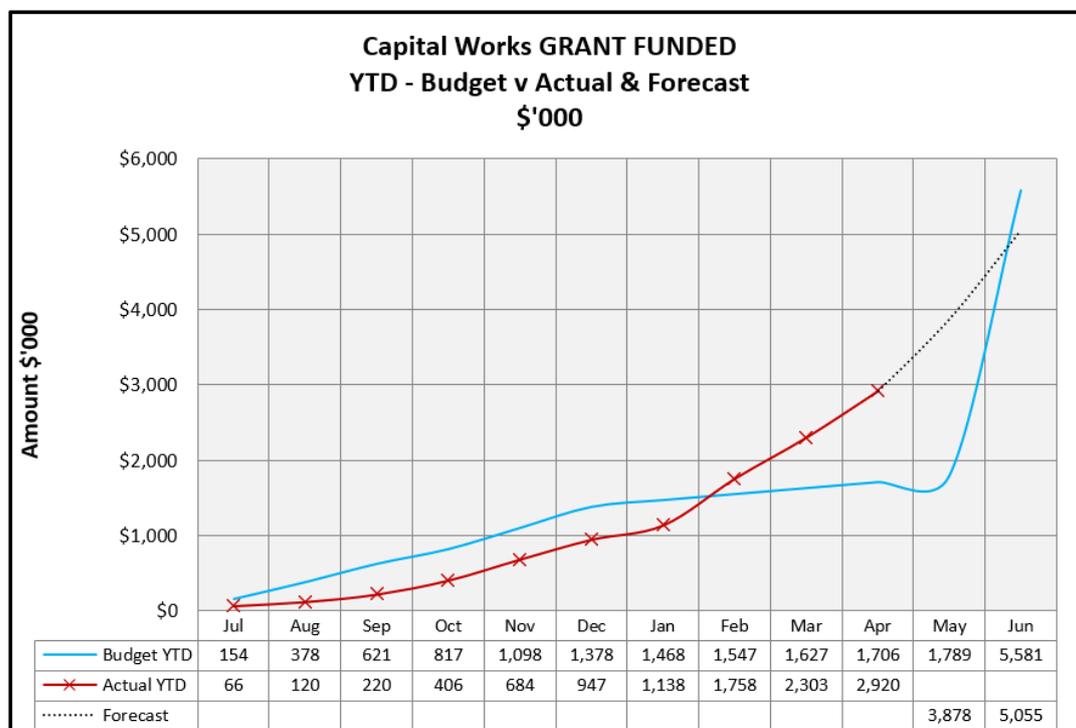
Council's contribution will include \$695,000 allocated from the Australian Government's Local Roads and Community Infrastructure Grant Program, with the remaining funds to come from the proceeds of its 2019 sale of the Derwent Entertainment Centre, which have been set aside to fund special projects such as this.

The initial works will be the first step towards completion of the full vision outlined in the master plan – which will rely on further future investment by Council and other levels of government.

The Tolosa Park Master Plan will guide the initial works that was prepared by Inspiring Place, with significant input from both TasWater and Glenorchy City Council. Development of the master plan was guided by the results of extensive community consultation undertaken by the Council in 2018.

Council officers are working with TasWater to scope the works and develop a detailed cost estimate and progress this project to the calling of tenders. Work at the site is expected to begin in late 2022 and be completed by April 2024.

A year-to-date expenditure versus budget forecast graph for the major/grant funded projects is provided below.



**Consultations:**

Consultation has been undertaken with the Managers and Coordinators within the relevant Departments.

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

Financial

It is important to note that for every new asset created by Council there will be additional, ongoing operational costs and should therefore be treated as a new service to the community which incurs additional cost. On current estimates and past experience, the cost of new assets to Council’s ongoing operational budget over the life if the asset is around 2.5% for maintenance and 2.5% for depreciation. This could be equated to a percentage of rates that need to be allocated to keep new assets in a good state of repair and renewed when they reach the end of their useful life.

Delivery of a capital works program within budget is essential to ensure that Council is financially sustainable, and that Council’s assets are maintained and developed to meet the needs of the Glenorchy community. Failing to maintain and renew assets can lead to environmental impacts and assets not delivering the required level of service to the community. Poorly maintained assets can also have impacts on energy and

resource use. Communities expect assets such as recreational facilities, roads, bridges and stormwater systems to be safe and maintained to necessary standards.

The financial sustainability of the Council would be at risk if capital works programs are not kept within budget or are not undertaken.

Section 82 of the *Local Government Act 1993* states:

- (6) *A council, by absolute majority, may authorise the general manager to make minor adjustments up to specified amounts to individual items within any estimate referred to in [subsection \(2\)](#) so long as the total amount of the estimate is not altered.*
- (7) *The general manager is to report any adjustment and an explanation of the adjustment at the first ordinary meeting of the council following the adjustment.*

The adjustments to the capital works budget detailed in the body of this report provides notification to Council of the adjustments that have taken place during the financial year.

In summary the current adjustments are:

Project	Budget	Reallocation	Amount
Playspace Renewals/Barry Street Reserve	\$300,000	Montrose Bay Foreshore Playground	\$250,000
Windermere Boardwalk project	\$153,152	Roof Repairs and Solar Panel Installation, Council Chambers (with other program savings). An amount of \$95,000 may need to be reallocated to Playspace fencing projects if panel installation can't proceed this financial year.	\$182,000
Cadbury Sports Ground lighting and changerooms upgrade	\$200,000	Prince of Wales Bay Sports Ground drainage works and removal of asbestos and detention pond (with other program savings).	\$280,000

### Human resources

The delivery of the capital works program (including project management of outsourced works) is managed within Council's existing resources.

### Risk management

Council must plan and deliver a suitable capital works program to ensure that its assets are able to service the needs of the community. Council's reputation and the community's amenity would suffer if assets and service levels are not maintained at necessary standards. The consequence of inadequate maintenance and upgrade of capital assets will be increased costs in the future.

Risks associated with Council's financial expenditure and sustainability are managed through the process for developing Council's annual budget and are monitored through ongoing reporting on Council's Strategic and Key Operational risk register.

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
<b>Adopt the recommendation</b>	Severe (C5)	Unlikely (L1)	Medium	Budget and LTFMP formally reviewed during the year. Prudent debt management and consistent monitoring of financial conditions enabling an appropriate response. LTFMP reviewed annually and adjustments made in future budgets to account for any unforeseen events. The current LTFMP forecasts ongoing modest rate increases.
Ongoing substantial budget deficits leading to depleted cash reserves as a result of changes to economic conditions or other unforeseen events, leads to a loss of financial sustainability or the need to borrow or increase rates above community expectations.				
Further economic changes result in estimates that are not materially accurate, leading to a need to revise estimates either up or down again during the year.	Minor (C2)	Possible (L3)	Medium	Continued prudent debt management and consistent monitoring and reporting of financial conditions, enabling an appropriate response.
Suppliers, contractors and service providers are unable to provide goods and services or at competitive prices.	Minor (C2)	Possible (L3)	Medium	Robust procurements to engage with a broad range of potential suppliers and service providers to minimise dependencies.
Damage to Council infrastructure from unpredictable events resulting in significant costs to repair or replace.	Major (C4)	Unlikely (L2)	Medium	Limited insurance coverage in place for some events with Council accepting risk of a significant event where other financial support is not made available (e.g. State Government).
<b>Do not adopt the recommendation</b>	Major (C4)	Likely (L4)	High	A further report and revised recommendation is brought to Council as a priority, addressing any concerns raised by Aldermen.
Budget estimates for the 2021/22 year would not reflect the actual position, leading to less effective financial management and potential breaches of the Act or accounting standards				

### Community Consultation and Public Relations Implications:

#### Community consultation

Community consultation is undertaken on specific projects as required. There are several projects included in this report where specific community engagements have been undertaken to determine the final outcomes to be achieved.

**Recommendation:**

That Council:

1. RECEIVE and NOTE the Capital Works Status Summary Report for the period ending 30 April 2022, and
2. RECEIVE and NOTE the adjustments to Capital Estimates documented in the report, pursuant to Section 82(7) of the *Local Government Act 1993*.

**Attachments/Annexures**

Nil.

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## 13. PROCUREMENT AND CONTRACTS - MONTHLY REPORT

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Author: Manager Corporate Governance (Tracey Ehrlich)

Qualified Person: Director Corporate Services (Jenny Richardson)

ECM File Reference: Procurement

### Community Plan Reference:

#### Leading our Community

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

### Strategic or Annual Plan Reference:

#### Leading our Community

Objective 4.1 Govern in the best interests of our community

Strategy 4.1.1 Manage Council for maximum efficiency, accountability and transparency

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

### Reporting Brief:

To inform Council of exemptions that have been applied to procurements under Council's Code for Tenders and Contracts for the period 15 April to 17 May 2022 and provide an update on external legal expenditure in accordance with the Ministerial Directions.

### Proposal in Detail:

#### Exemption report

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

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

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

- the contract or purchase order value (excluding GST)
- the circumstances for engaging the contractor or supplier without seeking the required number of quotes
- the date approval was given to engage the contractor or supplier
- the date of the contract or purchase order
- if the contract or purchase order was as a result of a prescribed situation or prescribed contract under regulation 27 of the *Local Government (General) Regulations*, the sub regulation relied on for not calling for public tenders.

For the period from 15 April to 17 May 2022 there were no exemptions to Council's Code for Tenders and Contracts.

### **Expenditure on external legal services**

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

For the month of April 2022, the total amount spent on external legal services for all of Council was \$5,876.10. This expenditure primarily related to a building enforcement matter.

The expenditure was provided for in Council's 2021/22 budget.

### **Consultations:**

Senior Legal Counsel  
Procurement and Contracts Coordinator  
Accounts Payable Supervisor

### **Human Resource / Financial and Risk Management Implications:**

#### Human resources

There are no material human resources implications.

#### Financial

The report documents expenditure of \$5,876.10 in budgeted operational costs.

#### Risk management

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

### **Community Consultation and Public Relations Implications:**

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

**Recommendation:**

That Council:

RECEIVE and NOTE the Procurement and Contracts Monthly Report for the period from 15 April to 17 May 2022.

**Attachments/Annexures**

Nil.

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## 14. FINANCIAL PERFORMANCE REPORT TO 30 APRIL 2022

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Author: Chief Financial Officer (Tina House)  
Qualified Person: Director Corporate Services (Jenny Richardson)  
ECM File Reference: Corporate and Financial Reporting

### Community Plan Reference:

#### Leading Our Community

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

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

### Strategic or Annual Plan Reference:

#### Leading Our Community

- Objective 4.1 Govern in the best interests of our community
- Strategy 4.1.1 Manage Council for maximum efficiency, accountability, and transparency
- Objective 4.2 Prioritise resources to achieve our communities' goals
- Strategy 4.1.2 Manage the City's assets soundly for the long-term benefit of the community
- Strategy 4.2.1 Deploy the Council's resources effectively to deliver value

### Reporting Brief:

To provide the monthly Financial Performance Report to Council for the period ending 30 April 2022.

### Proposal in Detail:

Council's Financial Performance Report (**Report**) for the year-to-date ending 30 April 2022 is Attachment 1.

The Report highlights that Council's operating result as at the end of April, is \$3.242 million better than the budgeted position. The favourable variance to the budgeted position is the combined result of a \$2.908 million increase in revenue and a \$0.334 decrease in expenditure.

### Executive Summary

A favourable operating position has been reported for the first ten months of the financial year and is forecast to continue for the full year to 30 June 2022.

The main drivers of this result are represented by grants received this year and carried forward from last year, combined with increased user fees from development activity and waste management / landfill.

Of note is that total expenditure is currently varying from the budgeted amount by just 0.7% (\$0.334 million below forecast), indicating sound expenditure management and monitoring across all areas.

### Revenue

Year-to-date operational revenue is \$64.647 million compared to budgeted operational revenue of \$61.739 million. This represents a favourable result of \$2.908 million or 4.7% against budget.

The strong revenue position for 2021/22 continues. However there are some one-off variances for 2021/22 that cannot be guaranteed to continue in 2022/23:

- prepayment of 50% of the 2022/23 Financial Assistance Grant was \$2.034 million, which is \$0.755 million higher than expected
- unspent grants carried forward from the 2020/21 financial year totalled \$0.869 million
- user fees generally linked to economic activity, such as planning and development and waste management/landfill fees, totalling \$0.601 million
- State government funding for staff to undertake recognised qualification courses of \$0.471 million

When these are taken into consideration, the revenue result at 30 April 2022 is largely in-line with budget expectations.

### Expenditure

Year-to-date operational expenditure is \$50.944 million compared to budgeted expenditure of \$51.278 million. This represents a favourable result of \$0.334 million or 0.7% compared to budget.

Total expenditure is currently just 0.7% variance at \$0.334 million budget-to-actual, mostly the result of:

- employee costs being lower due to temporary and permanent saving initiatives across the organisation of \$0.707 million, and
- a materials and services variance of \$0.473 million above budget, but within a reasonable tolerance of 4% against an \$11.564 million line item budget.

**Non-operating – Capital Grant Revenue**

Capital grants revenue is \$3.894 million against an annual budget of \$2.178 million.

A wide range of capital grants make up the actual year-to-date figure, including accrued grants from last financial year which are yet to be expended, new local roads and community infrastructure grants, and vulnerable road user grants.

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

Disposal of assets currently records a gain of \$21,000 against an annual budgeted loss of \$370,000. The budgeted loss represents preparation expenses for delayed land sales that will now not take place until the 2022/23 financial year.

**Non-Operating – Contributions Non-Monetary Assets**

There has been \$11.774 million in donated assets recognised in advance of the usual 30 June adjustment date, against an annual budget of \$2.1 million.

These are typically infrastructure assets constructed in new subdivisions which pass to Council ownership on the completion of works, or 'found assets' which are assets (such as underground pipes) that are not previously recorded in Council's asset register.

**Capital Works**

Council's year-to-date Capital Works expenditure is \$10.980 million against an annual budget of \$19.654 million, leaving \$8.674m to be expended in the remaining two months of the financial year.

A separate Capital Works Progress Update report is being presented to Council at this meeting, which advises that the non-grant funded program of works for 2021/22 is unlikely to be completed by 30 June 2022.

**COVID-19 Expenditure**

It is considered necessary to resume regular reporting of expenditure resulting from the COVID-19 situation in Tasmania, due to the increased prevalence of COVID-19 affecting Council and the community. As at the reporting date, \$158,000 has been expended on COVID-19-related activities, with a further \$17,000 currently committed into the immediate future.

**Summary**

Further information on revenue, expenditure and capital works figures is provided in [Attachment 1](#) to this report.

**Consultations:**

General Manager

Executive Leadership Team

Officers responsible for Capital and Operational Budget reporting

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

Financial implications are set out in the body of this report and in [Attachment 1](#).

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

**Community Consultation and Public Relations Implications:**

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

**Recommendation:**

That Council:

RECEIVE and NOTE the Financial Performance Report for the year-to-date ending 30 April 2022 as set out in [Attachment 1](#).

**Attachments/Annexures**

**1** Attachment 1 - Financial Performance Report to 30 April 2022

[⇒](#)

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

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# **CLOSED TO MEMBERS OF THE PUBLIC**

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**16. CONFIRMATION OF MINUTES (CLOSED MEETING)**

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That the minutes of the Council Meeting (closed session) held on 26 April 2022 be confirmed.

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**17. APPLICATIONS FOR LEAVE OF ABSENCE**

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# **ECONOMIC**

## ***Community Goal – Open for Business***

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## **18. GREENSHOOTS APPLICATION TO THE TASMANIAN COMMUNITY FUND**

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*This item is to be considered at a closed meeting of the Council by authority of the Local Government (Meeting Procedures) Regulations 2015 Regulation 15(2)(b) (Information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the Council is conducting, or proposes to conduct, business) and (2)(c) (Commercial information of a confidential nature that, if disclosed, is likely to: prejudice the commercial position of the person who supplied it; confer a commercial advantage on a competitor of the Council; or reveal a trade secret).*

# **GOVERNANCE**

*Community Goal – Making Lives Better*

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## **19. REVIEW OF COUNCIL SERVICES - OPTIONS**

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

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## **20. NOTICES OF MOTIONS – QUESTIONS ON NOTICE / WITHOUT NOTICE (CLOSED)**

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