

**GLENORCHY CITY COUNCIL
ATTACHMENTS
MONDAY, 27 MARCH 2023**



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To whom it may concern

Karadi Aboriginal Corporation, in the spirit of Reconciliation are seeking the land return/divestment of Rothesay Circle Reserve, in Rothesay Circle Goodwood.

Our proposed main land use is to provide space to extend our clinic, community services and activities.

The land is adjacent to Karadi's current premises at Rothesay Circle, Goodwood, in the northern suburbs of Hobart which is part of the Glenorchy City Council area.

Karadi have secured approx. \$1.8 million dollars from the department of Commonwealth Health to extend and refurbish our health clinic.

Karadi wish to redevelop this Rothesay Circle site to enable us to better meet the social needs of the Aboriginal community and the wider community.

The redevelopment will involve upgrading the existing Karadi facilities to include:

- a larger space for community events (Indoors and outdoors)
- office space and consulting rooms for Karadi and visiting services
- scope for child training facilities
- extended public community space

The expansion of Karadi to date has meant that our premises at Rothesay Circle are no longer adequate to accommodate all staff and consequently permission was sought from Council to locate temporary office accommodation on site. However, this is not sufficient to meet Karadi's current or future needs.

The additional land will enable these developments to go ahead at the scale needed.

Karadi receives funding to deliver the services it provides under the following programs:

Indigenous Australians Health Program
Intergrated Team Care
Deadly Choices
Social and Emotional Wellbeing
Department of Communities - Neighbourhood Houses
Commonwealth Home Support
Culture and Capabilities (NIAA)
Children Schooling (NIAA)
Alcohol and Other Drugs prevention

Karadi Aboriginal Corporation

ABN 40776871469

rdunn@karadi.org.au

0362 723511

Home Care packages
Allied Health
Health Workforce

It is expected that some spaces on the combined property will be used for gardens that will incorporate an outdoor bush tucker walk with plant interpretation.

This phase will be project managed by a Karadi project manager who will have had experience in overseeing large projects having been involved in an earlier redevelopment of the current Karadi premises.

The majority of services and activities will be the responsibility of Karadi. However, it is anticipated that other community organisations and health or welfare professionals will hire or lease space for specific services or events. Any use by other parties will be arranged through a formal arrangement, such as a lease agreement, partnership agreement and/or other instruments that clarify roles and responsibilities, establish standards of practice and reduce risk for Karadi.

BENEFITS

Consultation within the Tasmanian Aboriginal community and with other service providers, has led to an awareness of service provision and infrastructure gaps which Karadi believes it is in a position to deliver - if its accommodation needs can be addressed. This demand for Karadi services has meant that our premises at Rothesay Circle are no longer adequate.

While other options have been investigated, the opportunity to expand land holdings at the current site to address these demands makes the most sense. Karadi has already invested significantly in the existing property and has established very valuable links within the local community.

The land divested will, therefore, benefit Karadi and the community by:

- providing a base for those services Karadi currently provides
- creating the capacity for Karadi to respond to demands for expanded services
- providing a base for Karadi to support other community initiatives, reconnecting Tasmanian Aboriginal community members with their culture and supporting engagement with the general Tasmanian community.

The project will lend greater sustainability to Karadi as an organisation, providing more certainty about the future.

The upgrading and construction project itself will employ people from the local community in building and landscaping, and also provide opportunities for training in these areas.

In addition, the provision of a GP clinic in the future will potentially service the wider community in the Glenorchy City Council area.

Expansion of Karadi at this site will create a stronger presence and focal point for the local Tasmanian Aboriginal community and increase its capacity for self-determination and self reliance.

The land is adjacent to the property currently owned by Karadi. Its return will mean that the existing and new land can be combined to:

- improve access for service users
- better position facilities in terms of light and weather

Karadi Aboriginal Corporation

ABN 40776871469

rdunn@karadi.org.au

0362 723511

- provide more options for an aesthetically pleasing design that celebrates Tasmanian Aboriginal culture and creates a focal point on what is a prominent piece of land in the local area.

The land is currently zoned as 'Reserve'. However, we would like to apply to change the zoning with the return.

Ongoing land ownership costs

Karadi is currently responsible for the ongoing land ownership costs of the existing Karadi property. The rates and taxes are currently paid from Karadi's existing resources.

The main land use

The main land use will be the provision of community services and activities which are funded through a range of grants as described above. **Public access will remain the same.**

Land management costs

Costs associated with managing current land are \$4500.00 per annum, this includes repairs and maintenance and rates. The cost of maintaining the additional land is expected to be marginal and can be met through existing program funding, and the leasing of the premises for other community activities.

What skills, abilities and experience do you have to manage and operate the property and the land use to achieve the primary purpose?

Karadi CEO and Directors have experience in overseeing large projects having been involved in the redevelopment of the current Karadi premises.

In relation to ongoing management, Karadi has 35 years experience in delivering services to the community. The Karadi board has dedicated the last 5 years ensuring that Karadi is in a position structurally to meet the needs of the community and that the programs offered are relevant to the community.

Karadi has the expertise to ensure that Tasmanian Aboriginal cultural values are protected through the development of the property and its activities. Karadi has a process of ensuring that activities have been reviewed and endorsed by Tasmanian Aboriginal community and elders.

Karadi's aim is to create a place in the community that benefits both the Tasmanian Aboriginal community and the local Tasmanian community that is sustainable. These principles would guide how we would deal with any conflicts affecting the use of the land.

The redevelopment of the combined site has already included significant consultation with Glenorchy City Council, members of the Tasmania Aboriginal community and members of the immediate local community, and many of the immediate neighbours in the street. This has indicated strong support with our intended purpose for the land.

I have attached our 21-22 annual report to show exactly what we do here at Karadi and how we have serviced and had a positive impact on the wider northern suburbs and the community.

If you would like any further information please don't hesitate to give me a call on 0417369299 or rdunn@karadi.org.au

Warm Regards



Rachel Dunn
CEO 14/2/2023

Karadi Aboriginal Corporation

ABN 40776871469

rdunn@karadi.org.au

0362 723511

