

**COUNCIL MEETING
AGENDA
MONDAY, 28 FEBRUARY 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'.

Tony McMullen
General Manager
23 February 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
last Council Meeting**

Date: Monday, 7 February 2022

Purpose: To discuss:

- Greater Hobart Metroplan
- Update to the sub-divisions – public Open Space acquisitions and contributions policy

Date: Tuesday, 15 February 2022

Purpose: To discuss:

- Communications strategy
- Guidelines and policies under development
- Traffic management in the City

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1. APOLOGIES

2. CONFIRMATION OF MINUTES (OPEN MEETING)

That the minutes of the Council meeting held on 31 January 2022 be confirmed.

3. ANNOUNCEMENTS BY THE CHAIR

4. PECUNIARY INTEREST NOTIFICATION

5. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

None.

6. PUBLIC QUESTION TIME (15 MINUTES)

Please note:

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

Questions on notice – Eddy Steenbergen, (received 3 February 2022 at 2.15pm)

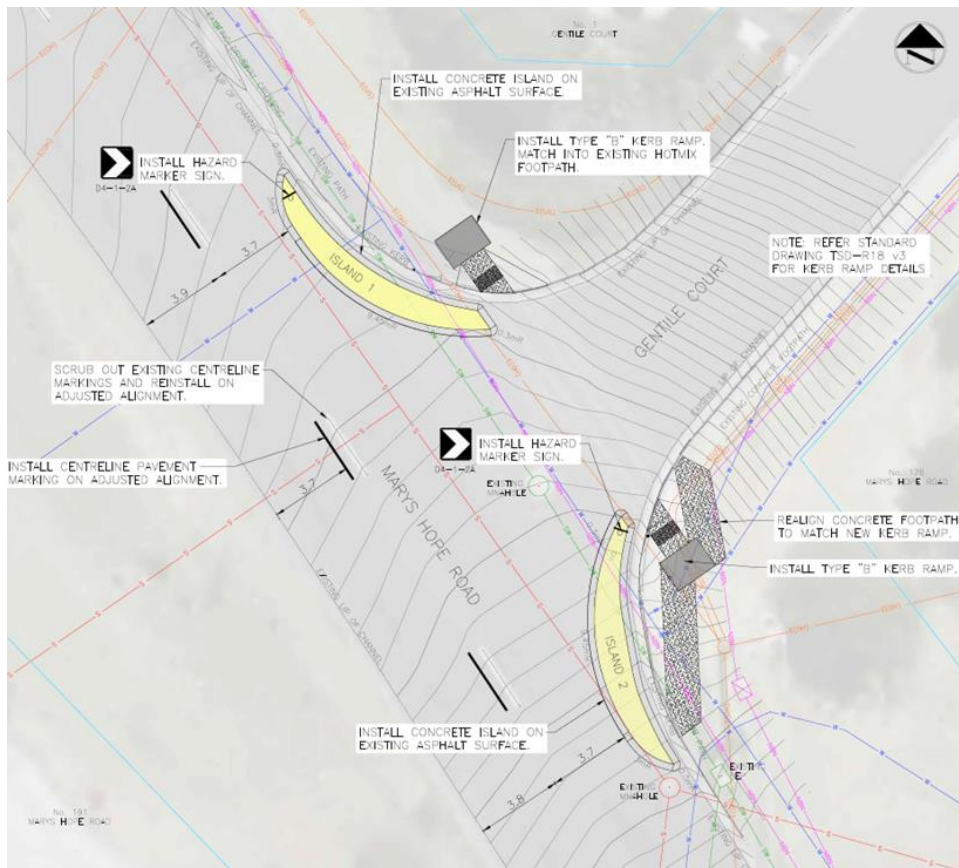
My question relates to a recent tender (contract #0869) for roadworks to be done at a number of locations in Glenorchy. One leapt off the page for me because it is not far from where I live. Titled "Marys Hope Road & Gentile Court Intersection Traffic Islands 2021/22 Blackspot Project", it involved two small traffic islands at the intersection. Back in 2019 the advice from Council to the Planning Authority for the 190 Marys Hope Road DA was that the intersection was safe with adequate sight distances in both directions on Marys Hope Road.

Q1. Can Council please inform me why Council later submitted a request to the Black Spot Program for that location?

- A. The developer of 190 Marys Hope Road submitted a Traffic Impact Assessment which considered the safety of the intersection of Marys Hope Road and Gentile Court. It was concluded that the development would not have a detrimental effect on the safety of the intersection.

Marys Hope Road is very wide in the vicinity of this intersection and along this stretch of road which sets a road environment with a posted speed of 60km/h. Over time Council would like to reduce this speed limit due to developments in the area. However, before this can occur the road environment needs to be suitable for a 50 km/h speed limit.

To achieve this, the Black Spot project at the intersection involves the installation of kerb blisters at the intersection, as shown on the plan below. This will narrow the perception of Marys Hope Road to help reduce vehicle speeds. A similar treatment has been undertaken at the nearby intersection with Kilander Crescent. The project also has other benefits including increased sight lines at the intersection and improved pedestrian facilities. Upgraded kerb ramps will greatly improve the accessibility for pedestrians crossing Gentile Court.



Q2. Did Council have new advice?

A. No

Q3. Can I please have a copy of Council's submission?

A. Council officers can send you a copy of the report.

Q4. What process does Council undertake to determine whether to submit requests to the Black Spot Program? Does it invite or accept public input?

Council reviews our road network and crash data annually to highlight any potential Black Spot projects. Black Spot projects can either be based on crash history or from a road safety audit perspective. Nominations for Black Spot locations are invited from state and territory governments, local councils, community groups, industry, and individuals. More information about the Black Spot process and submissions can be found on their website at: <https://investment.infrastructure.gov.au/about/local-initiatives/black-spot-program/index.aspx>

Questions on notice – Eddy Steenbergen, (received 8 February 2022 at 1.04pm)

In April 2021 Council in a response to a question on notice by Bob Holderness-Roddam referred to a “traffic counter set up on Main Road, Austins Ferry” and data acquired by that counter. Given the importance of traffic flow data in the traffic impact assessment for most DAs, I ask the following questions.

Q1. Did Council own the counter used in that instance? If not then how was the data collection undertaken?

A. Council owned traffic counters which record the speed, type and number of every vehicle over a one-week period were placed on Main Road between Merley Road and Tavistock Road in November 2020.

Q2. Can Council provide me with the raw data from the traffic collection referred to by Bob Holderness-Roddam, preferably as an Excel spreadsheet?

A. The data is captured and analysed using a program called MetroCount. The data on Main Road in November 2020, showed that there are on average 5,599 vehicles per day with a mean speed of 54.9km/h and 85th percentile speed (speed at which 85% of vehicles travel at or below) of 59.9km/h on a 60km/h road. A copy of two of the reports generated from MetroCount showing volume and speed can be provided.

Q3. Does Council maintain a digital archive of traffic counter datasets? If so, can you provide a list of locations and date ranges for those datasets?

A. Council has been putting out traffic counts for over 20 years and has over 700 traffic data sets. We maintain a database of these counts with the basic information such as overall speed and volume. Within the MetroCount traffic count program, this data can be further analysed such as for certain periods of time or direction. A list of Council’s traffic data locations and date ranges can be provided.

Q4. Does Council undertake traffic data collections in a routine fashion, possibly on a schedule, to ensure that it has relatively recent data in the city that it can use to judge the validity of traffic impact assessments provided with DAs? If so, what locations are covered? Collector roads? What schedule?

A. Council undertakes traffic counts based on customer requests and at strategic locations to understand how our network is operating. We aim to update our data every 7 years on our most important roads. Traffic Impact Assessments for Development Applications can use our data if available along with data from State Growth that is collected at most traffic lights.

Q5. The State Department of State Growth makes their traffic data publicly available on the “geocounts.com” website. Will Council consider making their archive, if any, of traffic flow datasets publicly available, either in the Council website, the geocounts.com website, or some other mechanism?

A. Our traffic count data is not currently publicly available online. The “geocount.com” website includes a snapshot of the Department of State

Growth's traffic information but doesn't include Council owned roads. We are happy to provide information for specific locations as requested.

Questions on notice – Eddy Steenbergen, (received 16 February 2022 at 12.41pm)

- Q. In March last year Council kindly provided me with a summary list of all development applications determined in the 2020 calendar year by Council staff under delegation. Can you now provide me with the same data for all development applications determined in the 2021 calendar year under delegation? The data I received last year contained these data fields for each DA - Application No, Address, Description, and Decision Date. I understand that all aldermen already receive a quarterly report containing this data, so I expect Council to regard this request as a routine disclosure. I'd prefer the data as a Microsoft Excel spreadsheet**
- A.** It is expected that the information requested should be available at the Council meeting.

Questions on notice – Janiece Bryan, (received 22 February 2022 at 1pm)
Consultants fees and Community Development Grant update

- Q1. Could Council please provide details of spending on Consultant Fees for Council's period of Office from January 2018 to the present time (4 Calendar Years)? Could you also provide separate details of fees paid to Media and Marketing Companies since January 2018 to the present time? Does Council keep a Register of Consultant Engagements and Relevant Details?**
- A.** Answers to these questions will be provided at the Council meeting in March, to give our officers time to collate the information.
- Q2. Could you provide an update on the spending of the \$12.8 million Community Development Grant announced in January 2019 by Andrew Wilkie MP, Senator Abetz and the Council for the North Chigwell Hub where 800 players share one pitch. Should Grant Funding be a priority for Council to spend before Grant terms expire and funds are lost to the community? When does the North Chigwell Grant term expire? Why is the KGV project receiving priority for Council spending and capital works when the original \$12.8 Million Grant was granted and based on the severe need at North Chigwell?**
- A.** 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. Council has not received any grant funding money for these projects as yet and has not yet received the amended funding deed.

The proposed project to invest in a soccer hub was the vision of the Metro Claremont Football Club and Football Tasmania, whose research indicated to them that the project had the potential to improve grassroots participation level in the Northern Suburbs. This project was not identified as a strategic priority

for Council, nor was Council involved in seeking or obtaining the grant funding, but Council did consider it politically prudent to accept this multi-million dollar grant funding with the understanding that there would need to be further deliberating on the scale of the project, mostly because the depreciation and maintenance costs of such a development would be extremely high for this site and much more than the club could sustain. Therefore, the grant was accepted on the basis that there was potential to negotiate the reallocation of the funding to the broader benefit of the community and also upgrade the aged facilities at KGV Football Park.

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

The Grant funds at KGV Football Park have also been further augmented by a \$1 million grant to Glenorchy Knights (subject to their agreement) and a \$500,000 “Levelling the Playing Fields” grant for providing female facilities as part of the upgrade.

To date Council’s major project’s team has proceeded with preliminary site investigations by commissioning reports into geotechnical, environmental conditions, access and egress issues and other site surveys. Standing tenders are in place for lighting, electrical upgrades, synthetic turf, drainage, and detailed architectural design has commenced for the KGV change room facility. A quantity surveyor’s estimate based on the preliminary concept design has also been commissioned. Given the current overheated market conditions, the projects had to be rescoped to fit within total budget constraints. Council is ready to proceed with these projects once the Funding Agreement is received from the Australian Government which is expected in the near future.

Questions on notice – James Bryan, (received 22 February 2022 at 8.03pm)

Mid-year budget review – rezoning of four properties

Q1. The 2021/2022 Mid-Year Budget Review (Page 46) identifies four (4) public land properties being rezoned by Council prior to sale. Could you please advise the four (4) public land properties in question, their current zone and the new zoning that is being applied prior to sale?)

A. The four properties and the zonings are:

- **3 Edgar Street Claremont** - In December 2021, this property was approved to change zone from Public Open Space to General Residential.
- **5a Taree Street Chigwell** - In December 2021, this property was approved to change zone from Public Open Space to General Residential.
- **345 Main Road Glenorchy** – In December 2021, this property was approved to change zone from Utilities to Central Business.

- **14a Colston Street Claremont** – Undergoing an external planning assessment relating to change in zone from Utilities to General Residential. This is still in progress.

7. PETITIONS/DEPUTATIONS

COMMUNITY

Community Goal: “Making Lives Better”

8. ACTIVITIES OF THE MAYOR

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 Monday, 24 January to Saturday, 19 February 2022.

Monday 24 January 2022

- Chaired the Council Workshop
- Chaired the Glenorchy Planning Authority meeting

Friday 28 January 2022

- Met with Senator Carol Brown regarding housing and council funding priorities
- Met with community members regarding Lutana Woodlands Reserve
- Visited the local business, Darcy’s Café, in Moonah

Saturday 29 January 2022

- Visited the Arrogon Archers archery club at the Gerrard Street Reserve
- Met with Lisa Farrell from Therapy Dogs Tasmania
- Attended a MOFO session of MONA FOMA

Sunday 30 January 2022

- Attended the Collinsvale Market

Monday 31 January 2022

- Attended the Jobs Hub with a community member

- Chaired the Council meeting

Tuesday 1 February 2022

- Met with Carl Saunder from Eat Well Tasmania
- Met with Britt Butler, CEO of Nyrstar

Wednesday 2 February 2022

- Participated in the Greater Hobart Mayors Forum
- Met with Penny McShane and Mark Drury regarding the Jetty Project

Thursday 3 February 2022

- Met with Senator Eric Abetz regarding housing and council funding priorities
- Met with Ella Haddad MP regarding housing and council funding priorities
- Met with Goodwood Community Centre and Glenorchy Police regarding anti-social behaviour at Goodwood
- Attended the TasWater Owners' Representatives Quarterly Briefing

Friday 4 February 2022

- Visited the Rodman Bowls Club to present the 2022 Glenorchy Community Award, Sporting Achievement Award to John Clarke and Judy Latham
- Attended a Jack Jumper match at the MyState Bank Arena

Monday 7 February 2022

- Chaired the CBD Safety Roundtable meeting
- Chaired the Council Workshop

Tuesday 8 February 2022

- Chaired the Glenorchy Jobs Hub Steering Committee meeting
- Participated in the Healthy Communities Reference Group meeting

Wednesday 9 February 2022

- Attended the Hobart Cup Barrier Draw
- Visited the Salvation Army Glenorchy Corp
- Met with the Chair and CEO of Tasmanian Community Fund

Thursday 10 February 2022

- Met with the 2022 Glenorchy Community Award winners to informally present to them their awards and have photos taken on the Council lawns
- Met with Damian Gill and Andy Bennett from AFL Tasmania
- Met with the developer of the Claremont Primary School site
- Opened the art exhibition at the Moonah Arts Centre

Friday 11 February 2022

- Attended Derby Day

Sunday 13 February

- Attended the Hobart Cup Day

Tuesday 15 February 2022

- Chaired the Council workshop

Wednesday 16 February 2022

- Visited the Cadbury Factory to celebrate 100 years of operation
- Met with Dr Pat Mineely to discuss a range of ratepayer issues
- Met with Minister Michael Ferguson regarding housing, council funding priorities and the Northern Suburbs Transit Corridor
- Met with Kirsha Kaeschele from MONA regarding tree planting in the municipality

Thursday 17 February 2022

- Visited the Eady Street recreation ground for a site inspection
- Met with Shaun and Sally Dobson regarding the War Dog Tracker Memorial Park at Berriedale Foreshore
- Met with Gillian Long, CEO of the Migrant Resource Centre

Friday 18 February 2022

- Joined MONA CEO Patrick Kelly in signing a Jobs Hub Pledge, followed by a meeting
- Met with Rod Whitehead and David Bond from the Tasmanian Audit Office
- Met with representatives from the Tasmanian Youth Orchestra

Saturday 19 February 2022

- Attended the Claremont Football and Cricket Club Breast Screen Tasmania fundraiser event

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 this report about the activities of Mayor Thomas during the period from Monday, 24 January to Saturday, 19 February 2022.

Attachments/Annexures

Nil.

ECONOMIC

Community goal: “Open for Business”

9. REGIONAL SPORT, RECREATION AND ENTERTAINMENT HUB MASTERPLAN

Author: Senior Advisor Precinct Design (Jennifer Lawley)

Qualified Person: Director Strategy and Development (Sam Fox)

ECM File Reference: Regional Sport and Rec Hub

Community Plan Reference:

Building Image and Pride

Our streets are clean and attractive. The entrances to our city are striking and welcome people to the city of arts, opportunity, and partnerships. Our commercial hubs are vibrant. We are proud to live here and proud to share our wonderful community.

Making Lives Better

Our lives will be enhanced by using good design to create safer, more welcoming public spaces. Community facilities and services are important to us; especially meeting places, parks, and playgrounds. The city is well-connected by extensive and well-maintained walking and bike paths, public transport and road networks.

Open for Business

Our city will be recognised for its economic opportunities and strengths; a place where it is easy to do business. The revitalised CBD areas, open spaces and entertainment areas will create opportunities for restaurants, cafés, nightlife, markets, and events, drawing local people and visitors from further afield.

Valuing Our Environment

We will improve the amenity of our public spaces through public art and quality landscaping, promote walking and bike access and encourage high standard contemporary design for new buildings alongside creative reuse of our heritage buildings.

We will work actively to clean up and enhance the River Derwent and foreshore so that we can enjoy it for recreation, hospitality, arts and tourism. Our city will celebrate its foreshore, sharing it with locals and visitors alike.

Leading Our Community

Community and business leaders will be a key part of decision making, enabling the vision to become a reality. The community will be strongly engaged to play an active part in designing our future.

Strategic or Annual Plan Reference:Making Lives Better

- | | |
|----------------|--|
| Objective 1.1 | Knowing our communities and what they value |
| Strategy 1.1.1 | Guide decision making through continued community engagement based on our Community Plan |

Open for Business

- | | |
|-----------------|--|
| Objective 2.1 | Stimulate a prosperous economy |
| Strategy 2.1.1 | Foster an environment that encourages investment and jobs |
| Strategy 2.1.12 | Build relationships with government and the private sector that create job opportunities for our communities |
| Action 2.1.2.01 | Implement the Economic Development Strategy and Economic Recovery Plan |
| Objective 2.2 | Identify and support priority growth sectors |
| Strategy 2.2.1 | Target growth sectors based on our understanding of the City's competitive advantages. |

Valuing Our Environment

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

Leading Our Community

- | | |
|----------------|---|
| Objective 4.1 | Govern in the best interests of our community |
| Strategy 4.1.2 | Manage the City's assets soundly for the long-term benefit of the community |

Reporting Brief:

To recommend that Council adopts the Regional, Sport, Recreation and Entertainment Hub Masterplan ([Attachment 1](#)) to strengthen and strategically align Glenorchy's cluster of regionally significant sport, recreation and entertainment facilities.

Proposal in Detail:

At Council's meeting on 24 February 2020, Council endorsed the Glenorchy Economic Development Strategy. The Strategy articulates the objectives and actions of Council and its stakeholders to ensure Glenorchy is 'Open for Business' over the five years from 2020.

In June 2020, in response to the COVID-19 pandemic, Council agreed to bring forward ten projects from the Economic Development Strategy to stimulate jobs and growth in the sectors of the economy hardest hit by the pandemic. One of these projects was development of the Regional Sport, Recreation and Entertainment Hub Masterplan.

'Glenorchy Park' Cluster

Glenorchy is home to regionally significant sport, recreation and entertainment facilities within walking distance of each other. This cluster of facilities has significant potential for strategic collaboration and identification as a major sporting/entertainment precinct. The prime location of the precinct, adjacent to the Glenorchy CBD and Derwent River foreshore, and in easy reach of Hobart, has contributed to each of the facilities' primacy and economic importance.

As Glenorchy continues to grow, and in light of the cluster's key position within the growth corridor (as identified in the Greater Glenorchy Plan), there is a need for a cohesive vision to reinforce the cluster's primacy, to ensure its sustainability as a key regional sport, recreation and entertainment precinct, and to meet both local and regional future demand.

Like other major sporting and entertainment precincts around Australia, this precinct needs an easily identifiable name. The name proposed is 'Glenorchy Park' which has been used in the Masterplan, community and stakeholder engagement, Council reports and associated documents.

Project Objectives and Outcomes

The objective of this project is to deliver an engaging Masterplan for the Glenorchy Park precinct, highlighting the strategic importance of the precinct and outlining, advocating and seeking to achieve the following outcomes:

- ensure that the precinct maintains its competitive edge and ability to attract sporting, recreational and entertainment investment
- grow economic activity in the precinct and support its unique regional sporting, recreation and entertainment advantage
- align private sector investment and government funded projects
- attract more regular sport, recreation and entertainment events to Glenorchy
- identify the precinct's geographical footprint and deliver appropriate transport connections
- improve business-to-business networking
- reduce red tape.

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

1. Open for business – The Masterplan will ensure the precinct maintains its competitive edge, provide a framework for promoting and facilitating economic growth opportunities, and improve the precinct's ability to attract sport, recreational and entertainment investments.
2. Making lives better – The Masterplan will support provision of high-quality sport, recreation and entertainment facilities for the use and enjoyment of our residents. It will also encourage improved transport and accessibility to the precinct and its venues, whether by walking, cycling, public transport or by car.
3. Valuing our environment – The Masterplan will consider how facilities can contribute to the long-term environmental sustainability of the precinct.
4. Building image and pride – The Masterplan will encourage the recognition of the precinct's uniqueness and cultural importance to Glenorchy's identity.

The Masterplan defines the connections between the existing cluster, Glenorchy CBD and the surrounding areas. It also examines supporting infrastructure, relationships of facilities, transport planning / parking impacts and develops an overall urban design vision for the precinct.

By articulating the vision, objectives and connectivity, the Masterplan will attract investment in our City's region-defining sport, recreation and entertainment facilities.

Masterplan Process

The following approach was undertaken to set the future vision and direction for the precinct and develop the Masterplan:

- a review of previous initiatives, strategic documents and masterplans provided an understanding of the operational considerations and key challenges for the broader precinct
- stakeholder engagement with venue owners and user groups provided insight into key strategies and future visions for each sub-precinct
- movement around the precinct was identified through field investigations, the use of Human Movement Data (mobile phone data) as well as a study prepared by Pitt & Sherry traffic engineers to understand the connectivity and movement across the precinct (Attachment 3)
- strategic objectives and key actions were then developed based on the key issues and opportunities identified. This provided the basis for the framework for the Masterplan

- finally, a draft Masterplan was developed outlining the future vision for the precinct and released to the community for review and to gauge which of the key actions the community would like to prioritise.

The finalised Masterplan, incorporating community feedback, is Attachment 1 to this report.

Strategic Directions

To ensure that the precinct remains a hub of activity into the future, six overarching strategic directions and objectives have been identified.

1. Enhance Movement

Improve the operation and management of movement including parking, pedestrians and public transport to deliver a range of coordinated safe and accessible transport modes across the precinct and Greater Hobart.

2. Precinct Coordination

Collaborate as a coordinated precinct to enhance the competitiveness and deliver premier events and activities. Ensure investment within the precinct is complementary, efficient and distinctive, to solidify the identity of the precinct and reinforce its competitiveness.

3. Extend activity

Support activities that create vibrant welcoming places to extend activities and offerings in the precinct before, during and after events.

4. Planning framework

Provide a planning framework that supports growth and uplift in the precinct.

5. Public domain strategy

Deliver a unique and overarching precinct public domain strategy. This should encourage investment in precinct infrastructure to enhance the user experience.

6. Sustainability

Lead and support environmental practices at facilities that will decrease water and energy consumption and reduce waste generation.

Key Actions

Key actions aligned with these strategic directions and objectives are detailed in the Masterplan and will be further developed and investigated in the implementation phase of the Masterplan.

A summary table of actions has been included below and on pages 72-73 of the Masterplan (see Attachment 1).

The implementation plan will also consider dependencies between different strategies and Council projects. The stakeholders identified for each action may not necessarily deliver the actions. Each action will also require further investigation, community input, planning and investment.

As is the case with other masterplans, the Glenorchy Park Masterplan will be delivered in partnership with others and Council is not tasked with delivery of all actions.

No.	MASTERPLAN ACTION	COUNCIL ROLE
1.1	Reduce barriers for crossing the Brooker Highway	Advocate
1.2	Provide defined share paths for safe movement across precinct	Partner
1.3	Identify strategic locations for visitor nodes	Deliver/ partner
1.4	Ensure future pathways are fully accessible	Deliver/advocate
1.5	Encourage event-based public transport initiatives	Advocate
1.6	Encourage improved rapid transit transport initiatives	Advocate
1.7	Encourage the development of a ferry stop at Wilkinsons Point	Advocate
1.8	Develop a precinct-wide traffic and parking strategy	Partner
1.9	Create a precinct-event traffic management plan	Partner
2.1	Define a clear identity and purpose for the precinct	Partner
2.2	Deliver supporting infrastructure e.g., share paths	Partner
2.3	Improve links between the precinct and Mona	Partner
2.4	Support the development and refinement of sub-precinct masterplans	Partner
2.5	Prepare a secondary facility strategy	Partner
2.6	Develop a management and governance structure	Partner
2.7	Develop a branding and promotions strategy	Partner
2.8	Investigate partnership opportunities across facilities	Partner
2.9	Investigate an event program coordination strategy	Advocate
2.10	Encourage integrated facility ticketing options for the precinct	Advocate
3.1	Support better food and beverage amenity	Advocate
3.2	Investigate and encourage flexible/pop-up retail options	Partner/advocate
3.3	Investigate a precinct activation strategy	Deliver
4.1	Investigate introducing a Specific Area Plan for the precinct	Deliver

4.2	Review public transport options in relation to development uplift potential for the precinct	Advocate
4.3	Investigate priority sites and land opportunities	Deliver/advocate
4.4	Prepare an accommodation strategy	Deliver
5.1	Develop identifiable green trails	Deliver/ partner
5.2	Provide clear and safer connections	Deliver/ partner
5.3	Provide multi-activity spaces	Deliver/ partner
6.1	Encourage environmentally sustainable practices	Deliver/ advocate
6.2	Investigate improving climate resilience	Deliver/ advocate
6.3	Encourage a better connection between landscape and place	Deliver/ advocate

Engagement Approach

The Masterplan was developed through a highly detailed engagement process which included engagement with key stakeholders and with the wider community as detailed in the Engagement Report ([Attachment 3](#)).

Two distinct rounds of engagement were undertaken – in-depth and detailed stakeholder engagement to inform development of the Masterplan (outlined in [Attachment 3](#) and summarised below), followed by broader community engagement.

Stage 1 - Stakeholder Engagement

The process to develop the Masterplan was informed by an energised engagement program which included major stakeholders within the precinct.

The intention of the engagement was to allow for strategic and targeted participation by key stakeholders to understand the future directions and vision for each facility and sub-precinct and help to inform the strategies and key actions for the entire precinct, articulated in the Masterplan.

The Moonah Sports Centre and Mona are located outside the Masterplan area, however, given their importance, they have been considered in developing the Masterplan.

Key stakeholders directly consulted throughout the master planning process included:

- Glenorchy City Council
- Department of State Growth
- Communities Tasmania
- LK Group
- Glenorchy District Football Club

- Glenorchy Cricket Club
- The Royal Agricultural Society of Tasmania
- TasRacing
- Tasmanian Racing Club
- YMCA of Hobart Incorporated
- Mona
- Football Tasmania
- Glenorchy Knights Football Club
- Montrose Bay Water Sports Precinct.

The common themes identified from the stakeholder engagement process included:

- sub-optimal movement and accessibility options throughout the precinct
- lack of coordination between facilities
- lack of activity before and after events
- lack of support from the planning system/ framework
- lack of cohesion from a public domain and infrastructure perspective
- limited sustainability focus.

Based on the themes identified by stakeholders, key considerations (page 43 of the Masterplan – see [Attachment 1](#)) were derived and developed into the six Strategic Directions.

Final stakeholder feedback has been positive and supportive of the key actions identified and the Masterplan overall. Stakeholders also indicated a willingness to work collaboratively in the future to develop the implementation plan, with positive relationships either established or reinforced during the Masterplan development process.

Stage 2- Community Engagement

Between 6 December 2021 and 24 January 2022, a second stage of community engagement was undertaken. The purpose of this second stage engagement was primarily to inform the community and broader stakeholder groups about the strategic directions and actions identified in the draft Masterplan. General perceptions on the Masterplan were sought, as well as indications of what projects and actions the community would like prioritised.

This feedback was used to gauge the overall acceptability of the Masterplan to the community and identify any potential issues for consideration and revision prior to adoption.

The following activities were undertaken as part of the community engagement program:

- a consultation summary document was issued to following the committees: Healthy Communities Advisory Committee, Safer Communities Committee and Glenorchy Access Committee
- several follow-up stakeholder site visits and interviews to review Masterplan in detail
- a quick poll survey on Council's 'Let's Talk, Glenorchy' website
- an in-depth survey on the 'Let's Talk, Glenorchy' website
- three Facebook posts throughout the seven weeks on the Glenorchy Council Facebook page promoting the project and encouraging people to complete the survey
- a video shared on social media highlighting the public exhibition of the Masterplan
- meetings with Council's professional staff including Community Planning and Engagement; Property; Legal; and Urban Services.

Feedback received

During the public engagement period, the following was received:

- eight detailed written submissions from community members
- a written submission from the Department of State Growth
- feedback from key stakeholders
- feedback from the Internal Working Group
- 'Let's Talk, Glenorchy' Website:
 - 604 visits to the project webpage
 - 290 informed participants
 - 196 participants downloaded a document
 - 40 participants completed the Quick Poll
 - 27 participants completed in-depth survey online.

Summary of feedback

Overall, the feedback from stakeholders and community engagement was very positive and supportive of the project.

Priorities identified included investment in pathways, the public domain and open spaces and a better-connected network of share paths for those using mobility devices and bikes to get around the precinct and Greater Hobart region. The share path connections to the Intercity Cycleway were deemed critical, as was branding for the precinct and wayfinding.

The central location of Glenorchy Park in Greater Hobart was also noted as a key component of the precinct's longevity and success. Stakeholders and the community

asserted that there needs to be better public transport options to continue the viability of the precinct in the future.

Providing better links over the Brooker Highway was strongly supported and will need to be considered in further detail with the Department of State Growth due to its importance as a strategic freight corridor and the level of investment required.

Submissions also highlighted that the success of the precinct into the future will depend on innovative people-centred connections and cohesive transport solutions that serve to ensure the Glenorchy Park precinct maintains its competitive edge and ability to attract, communicate and advocate for major sport, recreation and entertainment investment.

The Department of State Growth, in its comments:

- indicated general support for the Plan, noting the significant investment being made within the master plan area, including the MyState Bank Arena, Wilkinsons Point, redevelopment of the Hobart Showgrounds and future development of the Northern Suburbs Transit Corridor.
- noted that a number of transport projects proposed within the plan do not form part of their current forward investment plans and because of their corridor or metropolitan wide impacts, would require an assessment of their relative benefits, feasibility and costs.
- welcomed the opportunity to work with Council to improve transport accessibility and connectivity, and to contribute to the future planning and development of the area as a major recreational, sporting and entertainment precinct.

Summary of 'Let's Talk' and Stage 2 Survey feedback

The 'Let's Talk' engagement platform received a good response with over 600 visits to the project webpage. While only 27 people completed the online survey and 40 people completed the quick poll, both surveys showed strong support for the Masterplan.

Feedback included:

- 'I am really excited about this, I live in the area and would benefit hugely from the improvement in connecting the bike paths, as many people will'
- 'I strongly support connecting the Intercity Cycleway by upgrading existing paths and including overpasses to connect all the venues in a cycle loop, this will increase accessibility and encourage people to use transport other than cars to access multiple venues in the one trip.'
- 'I do support the master plan. As a young business owner (in the area) and homeowner (4 minutes from the area) it is so important to me to make necessary changes to the area for the people of my generation.'
- 'This masterplan is long overdue, great for recreation and sporting'

Incorporation of outcomes of Stakeholder and Community Engagement

The various and detailed engagement methods used during the development of the Masterplan has ensured feedback gathered during all stages has been considered and integrated.

This will ensure the Masterplan will guide and attract future development, place-making, cohesive transport solutions, and ensure the precinct maintains its competitive edge and ability to attract, communicate and advocate for major sport, recreation and entertainment investment.

World Stage

The Tasmanian Government is committed to developing and supporting opportunities for all Tasmanians to participate in sport. The ICC Men's T20 World Cup 2022 in October and November will provide another opportunity to enhance Tasmania's international profile and reputation as an international sports host.

Next Steps

Council's agreement is sought to endorse the Masterplan to guide investment priorities to meet projected demand and encourage a coordinated approach to the precinct.

Following adoption of the Masterplan, funding opportunities, future development opportunities and infrastructure needs will be identified through the implementation plan. The development of a Special Area Plan for the precinct will also be considered at a later date.

Consultations:

Economic Recovery Steering Committee

Mayor

Director Strategy and Development

Manager City Strategy and Economic Development

Coordinator Economic Development

Senior Communications Advisor

Director Community and Customer Services

Manager Property, Environment and Waste

Executive Leadership Team

General Manager

Director Community and Customer Services

Director Strategy and Development

Director Corporate Services

Director Infrastructure Works

Executive Officer

Project Working Group

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

Human Resource / Financial and Risk Management Implications:Financial

The development of the Regional Sport, Recreation and Entertainment Masterplan is one of ten projects funded as part of the Economic Recovery Plan using a \$3.5 million, no-interest loan from the Tasmanian Government.

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

Human resources

There are no material human resource implications.

Risk management

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation The Masterplan creates an expectation that Council will deliver all actions identified in the short-term.	Minor	Possible	Medium	Ensure clear messaging regarding timelines and implementation. The Community Engagement Officer will work closely with Council's Senior Communications Advisor to ensure that clear messaging is developed to mitigate this risk.
Management of community expectations that the approval of the Masterplan indicates that funding for its development has or will be approved when it is still to be sought.	Moderate	Possible	Medium	The Community Engagement Officer will work closely with Council's Senior Communications Advisor to ensure that clear messaging is developed to mitigate this risk.

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Do not adopt the recommendation				
The Masterplan is not endorsed, creating uncertainty in the business and investment community, as well as the general community as to Council's vision for the future of the 'Glenorchy Park' Precinct.	Major	Likely	High	Continue to provide general investment and economic information to stakeholders or investors in an ad-hoc manner. Continue to inform the community on an ad-hoc basis and refer to existing strategies.
Opportunities to upgrade the 'Glenorchy Park' Precinct and Australian Government grants missed due to a lack of a plan for the Precinct.	Major	Likely	High	Continue to apply for grants on an ad-hoc basis and refer to existing strategies.
Reputational impact over time due to a lack of cohesive vision for the 'Glenorchy Park' Precinct.	Major	Likely	High	Continue to provide general investment and economic information to stakeholders or investors in an ad-hoc manner.

Community Consultation and Public Relations Implications:

Consultation has been undertaken with key stakeholders and the Greater Glenorchy community.

Full public consultation on the draft Masterplan was open between 6 December 2021 and 24 January 2022. The Community Engagement Report is at [Attachment 3](#).

The full public consultation included:

- communication via Council website, social media and the Glenorchy Gazette
- notification emails sent to various precinct sporting clubs
- public submissions, open for seven weeks
- a public survey, open for seven weeks
- a public quick-poll, open for seven weeks.

Recommendation:

That Council:

ENDORSE the Glenorchy Park Sport, Recreation and Entertainment Masterplan, in the form of [Attachment 1](#).

Attachments/Annexures

1 Glenorchy Park Masterplan



2 Glenorchy Park Transport Strategy



3 Glenorchy Park Engagement Report



GOVERNANCE

Community goal: “Leading our Community”

10. GLENORCHY DISTRICT FOOTBALL CLUB CONSIDERATION OF DEBT WAIVER

Author: Senior Legal Counsel (Michael Jacques)
Qualified Person: Director Infrastructure and Works (Emilio Reale)
ECM File Reference: GDFC-KGV

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

Reporting Brief:

To determine the appropriate treatment of the remaining disputed GDFC debt following a settlement agreement, including the waiver of the disputed debt residue as unrecoverable.

Proposal in Detail:

The Glenorchy City Council (GCC) is the owner of the King George V Football Park Stadium situated at 1A Anfield Street, Glenorchy. The Council undertook a project to build a new clubroom for the Glenorchy District Football Club (GDFC) at 1A Anfield Street, Glenorchy

A dispute had arisen in relation to the satisfactory completion of that project and the amounts owed to the Council in rent and outgoings for that site.

The Glenorchy District Football Club was essentially using the state-of-the-art KGV facility for five years, with only a small portion of their fees being paid and at the cost of Glenorchy ratepayers.

In the past the GDFC asserted that there were many defects in the new Clubroom and refused to make payments until rectified. Council contends that any significant building defects were rectified in 2018 and an invoice was raised for the unpaid financial obligations which included

- (a) lease payments of the premises
- (b) the licence fees of the sportsground

- (c) outgoings for the premises being:
 - (i) water consumption costs
 - (ii) gas usage
 - (iii) lift maintenance fees
 - (iv) building insurance premiums
 - (v) air conditioning maintenance cost
 - (vi) land tax, and
 - (vii) miscellaneous accounts for door maintenance, fire safety testing, window cleaning, security and other similar maintenance items.

While Council acknowledges that there were initially defects in the building, these have been fixed, at Council's expense. There can be no argument that the KGV facility is not now an excellent facility provided to the Club.

To reach a settlement after lengthy negotiations, the Council authorised the making of an offer at a closed meeting on 29 November 2021. The settlement will leave an unrecovered disputed sum valued at \$55,059.28. The GDFC have accepted this offer.

The intent of the settlement offer was that it will resolve all disputed amounts, leaving only the more recent invoices to be collected. This is the final step in ratifying the offer of settlement.

To complete this settlement:

1. The General Manager and Senior Corporate Legal Counsel have certified that for the disputed residual amount of \$55,059.28, there are no reasonable prospects of recovering this debt, or the costs of recovery are likely to equal or exceed the amount to be recovered.
2. If the deed of settlement is breached and terminated, the deed of settlement presents no barrier to the reinstatement of Council's debt claim in full and ability to attempt to recover the full debt claimed, which is this residual amount.

Consultations:

The matter has previously been considered at a number of Council workshops, the most recent being on 7 December 2021.

The matter was discussed at a closed Council meeting on 29 November 2021, where this matter was detailed in full, and where Council could consider a number of recommendations to resolve the matter.

This report is being lodged after considerable interaction with the GDFC about the KGV facility over several years.

Human Resource / Financial and Risk Management Implications:

Financial

There are positive financial implications of the settlement which will normalise the financial relationship more in keeping with other tenants of Council facilities. It can

lead to regular payment of obligations and the resolution of a significant outstanding debt and will see the abandonment of claims against Council.

It is not common for a settlement arrangement over a disputed sum to be completely recovered by all party's debt claims, which is why a lengthy negotiation period was required.

The remaining debt recorded by Council that is not recovered from the settlement proceeds is valued at \$55,059.28. To ensure statutory compliance with the Local Government Act this amount will need to be written off by a resolution of Council under Section 76 of the *Local Government Act 1993* as the formal process for ratifying the deed of settlement. Glenorchy City Council's Annual report will also provide details of this debt waiver and the amount that has been written off.

This waiver is recommended on the basis that there are no reasonable prospects of recovering the debt, and because the legal costs of recovery are likely to equal or exceed the amount to be recovered. The significant history to the clubrooms' projects would make pursuit of the residual a complicated and potentially expensive undertaking to pursue in a contested legal action with an uncertain outcome.

Human resources

The Director Infrastructure and Works and Council's Senior Legal Counsel have been undertaking the negotiations with GDFC.

This is the final step required to complete the settlement arrangement. If the offer is not settled, further legal expenses of an unknown amount are likely. Much of this would have to be funded from Council's existing budgets.

Risk management

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation	Minor	Likely	Medium	The invoicing, payments and other responsibilities of GDFC will require close monitoring and early intervention.
Risk of ongoing non-compliance even with a settlement.				
Do not adopt the recommendation	Minor	Likely	Medium	Council officers will develop a communication strategy to ensure we are prepared to respond to a range of scenarios. Provide officers with alternative direction on how to proceed with negotiations with GDFC.
Failure of a settlement offer may lead to legal action. Likely result in ongoing adverse media and community concern as a result of tension between negotiating parties.				

Community Consultation and Public Relations Implications:

Community consultation

This matter is a legal matter that is ordinarily commercial in confidence and has not involved other members of the community.

Public relations

The public may have concerns about the quantum of the settlement, but it is a balance between full recovery and the likely prospects of debts ever being paid. Settlement agreements aim to provide terms that both sides can sustain and usually provide a premium for early and dispute-free agreement. The Council has been kept informed of progress of these negotiations and Council is well prepared to explain its position to the community.

Recommendation:

That Council:

1. RECEIVE and NOTE the Report.
2. APPROVE conditionally upon the Glenorchy District Football Club (GDFC) abiding by the terms of the recent Deed of Settlement signed by the GDFC on 4 February 2022, that the remaining debt under this lease and licence (\$55,059.28) be written off in accordance with Section 76 of the *Local Government Act 1993*.

Attachments/Annexures

Nil.

11. QUARTERLY REPORT - QUARTER 2 2021/22

Author: Executive Officer (Bryn Hannan)
Chief Financial Officer (Tina House)

Qualified Person: General Manager (Tony McMullen)

ECM File Reference: Corporate 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.

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
Action 4.1.1.01	Monitor Council expenditure and drive efficiency across the organisation
Action 4.1.1.02	Develop and monitor Council's Budget, Long-term Financial Plan, Annual Plan and Annual Report

Reporting Brief:

To provide Council with the Quarterly Report for the second quarter of the 2021/22 financial year (quarter ending 31 December 2021).

Proposal in Detail:

The Quarterly Report for the period ending 31 December 2021 provides detail on Council's key strategic projects, core business activities, financial performance and forecasting and monitoring of Council's Annual Plan.

The Quarterly Report comprises the following:

- Glenorchy City Council Quarterly Report ([Attachment 1](#))
- Quarterly Annual Plan Progress Report ([Attachment 2](#)).

The purpose of the report is to assist Council in its strategic oversight of Council operations and of progress on implementation of the Council's Annual (Operational) Plan.

A further benefit of this reporting is that it helps to make Council's operations more transparent to the community.

Quarterly Report

The Quarterly Report ([Attachment 1](#)) contains a comprehensive summary of Council's performance over the fourth quarter of the financial year. The report consists of the:

- General Manager's summary of strategic and operational highlights
- Council's Quarterly Financial Performance Report
- reporting against Key Performance Indicators
- summary of Council's Risk Management profile.

Annual Plan Progress

The Annual Plan Progress Report ([Attachment 2](#)) currently records the status of the twelve (12) priority actions.

Of those twelve (12) actions, one is complete, 10 are on track and one is 10% behind schedule. Commentary on each priority item is provided in the report.

Financial Performance

Executive Summary

Council's operating position for the period ending 31 December is currently showing a favourable result of \$2.460 million against budget. This comprises \$2.050 million more in revenue and \$0.410 million less in expenditure.

The December quarter financial report indicates Council continues to enjoy a favourable operational budget to actual position. The long-term forecast currently shows this favourable position will continue at similar levels through to 30 June 2022.

However, the Capital Works program continues to face challenges in the timely delivery of major projects with recurrent projects also beginning to slow.

Revenue

Year-to-date operational revenue is \$57.688 million compared to budgeted operational revenue of \$55.638 million. This represents a favourable result of \$2.050 million or 3.7% against budget.

The major contributors are property-related programs in the form of additional revenue from economic activity in Planning, Building, Waste Management and Rates. Grants also provides additional revenue through unspent funds from last financial year and payment of Government sponsored qualification courses for Council staff.

Expenditure

Actual year-to-date operational expenditure is \$29.871 million compared to budgeted expenditure of \$30.281 million. This represents a favourable result of \$410,000 or 1.4% compared to budget.

Expenditure is largely on track as at 31 December with the only item of note being a reduction in employee expenses of approximately \$256,000.

Non-operating – Capital Grant Revenue

Capital grants revenue is \$2.352 million against an annual budget of \$4.878 million.

The year-to-date figure is predominately \$2.085 million in unspent grant funds being carried forward from last financial year.

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

Disposal of assets currently records a gain of \$43,000 against the annual budgeted gain of \$2.254 million.

There is some uncertainty in the ability to complete the Land Sales program before 30 June 2022 which will impact the financial position by up to \$2.269m.

Non-Operating – Contributions Non-Monetary Assets

At this early stage of the new financial year, there have been no non-monetary assets received against the annual budget of \$2.1 million.

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

Capital works

Council's year-to-date Capital Works expenditure is \$6.372 million against an annual budget of \$26.171 million.

To assist with completion of the annual capital works program, work schedules are being adjusted to bring forward available projects / push back delayed projects where possible.

Summary

Further information on revenue, expenditure and capital works figures is provided in Attachment 1 to this report.

Consultations:

General Manager
Executive Leadership Team
Capital and Operational Budget Responsible Officers

Human Resource / Financial and Risk Management Implications:

The Quarterly Report assists in Council's active risk management by monitoring and reporting on the progress of Annual Plan actions, major projects, key activities of Council and financial performance.

This enables Council to have oversight of the performance of the organisation, enabling informed decision-making and appropriate risk mitigation.

Given the report is for receiving and noting, there are no material risks in adopting the recommendations.

Community Consultation and Public Relations Implications:

Community consultation

As this is a status report on the outputs and outcomes of Council services and activities, no community consultation was undertaken.

Public relations

There are no material public relations implications. Key information from the report has already been publicly released, including Council's forecast budget deficit and economic stimulus and community assistance measures.

Recommendation:

That Council:

RECEIVE and NOTE Council's Quarterly Report and Quarterly Annual Plan Progress Report for the quarter ending 31 December 2021.

Attachments/Annexures

1 Quarterly Report



2 Quarterly Annual Plan Progress report



12. CAPITAL WORKS SUMMARY REPORT

Author: Director Infrastructure and Works (Emilio Reale)

Qualified Person: Director Infrastructure and Works (Emilio Reale)

ECM File Reference: Capital Works

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 period ending 31 January 2022.

Proposal in Detail:

This report is presented to provide information on progress of the delivery of all capital works projects across all departments of Council.

The capital works program is reviewed by the Infrastructure Management Group (IMG) at its monthly meetings to review project progress and expenditure which is updated by staff across Council in a monthly forecasting report. Given the large range of potential project-related variables in play, not to mention external factors, delivery of an extensive capital work program necessarily requires some adjustments to take place during the financial year. These adjustments are outlined in [Attachment 1](#).

Since the presentation of the mid-year budget review approved by Council in the January Council meeting, an updated budget has now been established. The updated budget includes the carrying forward of a number of grant funded capital works

projects into next financial year to align with project start dates, when funding agreements will be received and when expenditure will commence.

These projects include

Project	\$
Grant - New lights at Cadbury Oval	350,000
Grant - Prince of Wales Bay Drainage	155,000
Grant - KGV Soccer - Design & Construction	3,800,000
Grant - Giblins Reserve Play Space	3,650,000
Grant - North Chigwell Football Facility	400,000
Grant - Montrose Foreshore Park Skatepark	500,000

As mentioned in previous finance reports, Tasmania is experiencing strong economic growth, which extends beyond Council boundaries and into wider Tasmanian regions. In addition, COVID stimulus measures have significantly increased the pool of funding available across the State for civil projects.

This is affecting the availability of contractors and materials which, in turn, adds cost pressures for Council to deal with. This abundant economic activity in the construction sector is causing delays and backlogs with some capital works programs, predominantly in Property Management.

The capital works program is being monitored closely and Council will be briefed if any further revisions of the program is required.

In the recently updated capital works budget, there are 267 projects to deliver worth a total of \$19,530,385 million to be completed or substantially commenced by June 2022. There have been some delays to the program, primarily because most road and footpath sealing/resealing works takes place in the summer months along with the majority of the stormwater program. There were also some delays due to supply chain interruptions and the effects of COVID-19 delaying Council staff's ability to deliver some projects.

It is important to note that for every new asset created by Council there will be additional operational cost to Council. Every new asset should be regarded as the provision of a new service to the community which incurs additional cost. Based on the current cost estimate and 'rule of averages', the cost of new assets to the operational budget is around (over the life of the asset) 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.

SUMMARY OF MAJOR PROJECTS STATUS

Eady Street (Jesse James) Oval Facilities Building

The proposal for a Club House and facilities building was 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, along with Council's contribution, bringing the total budget to \$1,183,152. There was the need to rescope the plans for this facility as early cost estimation put the preliminary designs beyond the funding envelope due to escalating construction costs.

A procurement process was undertaken, and the builder is well underway with the roof frame nearing completion. There were some delays due to the current lag time for obtaining building material such as framing timber, roof trusses, steel and windows.

This project has commenced and is well underway to be completed by the end of this financial year.

Playspaces

An Australian Government Community Development Grant of \$2 million was allocated for two "destination" play spaces located at Giblyns Reserve and Montrose Bay Foreshore. A funding agreement was signed by the parties in November 2019 on this basis.

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

A recommendation was put to the 30 August 2021 Council meeting to seek a variation of the scope of the project with the Australian Government so that Council proceed with the Giblyns Reserve Playspace only, to bring the scope of works back within the available funding envelope. This was approved by Council. A variation request has been sent to the Australian Government to devote all funding to the Giblyns Reserve Playspace. Council is awaiting approval on the variation. A Development application and final design is complete and once the variation approval is received, Council will release a tender to the market to commence this project.

Montrose Bay Foreshore Skatepark

This project is for the construction of a new regional skatepark at Montrose Bay Foreshore Reserve. The skatepark has been professionally designed and has been subject to extensive community consultation and 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 underground services. The

skatepark is required to be rotated 90 degrees to ensure its siting does not conflict with a water trunk main. The geotechnical assessment has indicated that there is 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 to be funded from the Local Roads and Community Infrastructure Grant Program. Confirmation of this funding has been received from the Commonwealth. A planning application has been lodged and an expected commencement of the Skatepark is estimated to be in the May/June 2022 period.

Landfill Extension

Council has received all necessary Environment Protection Authority approvals and has commenced the landfill extension project. The proposal is to install a lining to an existing quarry void at the landfill and provide appropriate leachate drainage to enable additional disposal space at the Jackson Street Landfill, extending its life until between 2030 and 2038 (depending on the tipping rate). This project is partly funded from phase 2 of the Local Roads and Community Infrastructure Program \$1.6m and the balance funded by Council.

In progressing the excavation works a decade old deposit of an estimated 12 months of waste disposal was found in the proposed cell, which needed to be removed to enable lining of the cell and installation of the leachate drainage system. A budget of \$3.5 million was originally approved for this project. However this was reduced to \$2.9 million in the early stages of the project. Due to the additional works now required and cost escalation due to market conditions, a budget of \$3.35 million is now required to complete this project. Council has entered a Contract to complete these works and has accepted the required variations to complete these works.

This project has commenced and is estimated to be completed this financial year and will require a budget variation of \$463,243. As Council has contractual obligations to satisfy, acceptance of this variation and budget increase are a recommendation of this report.

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.

Council in considering this funding to improve the communities sporting assets developed a concept that resulted in a "70%/30%" split between two major football sites. This would see \$8.96 million allocated to the North Chigwell Junior Soccer Hub and the balance \$3.84 million allocated to KGV Football Park for much needed facilities, such as replacement synthetic pitch, lighting upgrades and refurbished change room facilities.

To date, Council's major projects team has proceeded with preliminary site investigations by commissioning reports into geotechnical, environmental conditions,

access and egress issues and other site surveys, and are compiling this information ready to lodge a Development Application.

Standing tenders are in place for lighting, electrical upgrades, synthetic turf, drainage, and detailed architectural design has commenced for the KGV change room facility. A quantity surveyor's estimate based on the preliminary concept design has also been commissioned. Given the current overheated market conditions, the projects had to be rescoped to fit within total budget constraints in close consultation with stakeholders.

BMX Relocation

It has long been envisaged that the BMX track, currently situated at Berriedale, would be relocated to Tolosa Park as part of a co-location of bicycle-related facilities there. The ambition was to create a national standard facility to enable the holding of national events.

A detailed site investigation at the proposed location within Tolosa Park was undertaken, part of which was a geotechnical survey and conceptual design. The geotechnical survey identified that the ground in the proposed location is highly reactive due to an historical landslide and would need substantial additional works in order to ensure its stability to support the track development. These major works escalated the estimated cost of the project to over \$2.1m. An amount of \$710,000 has been allocated to this project comprising of \$460,000 from the Economic Recovery Program and \$250,000 from the Department of Communities Tasmania Sports and Recreation Grant program.

The Tolosa Park site also presented issues in relation to the siting of the track due to major underground services (a major water main) and overhead services (high voltage electrical power lines). The only location in which the BMX track can be located at Tolosa Park would require a very prominent placement and the removal of heritage trees, the demolition of an existing picnic shelter and the loss of a sealed car park (14 spaces).

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 to develop their own).

It should be noted that the present BMX facility at Berriedale is not fully open to the community. The facility is predominately utilised by club members with open periods being restricted to club member recruitment days. Due to the actual cost of constructing a new BMX facility at Tolosa Park far exceeding the available budget, this has triggered the need to consider a number of options including investigating another site location in order to ensure best value for ratepayers.

Tolosa Park Dam Reintegration Project

The Tolosa Park Dam reintegration is a project to re-shape and re-develop the area of the Park that has been used as a water supply reservoir. This project is not included in the current capital works program as it is joint funded by TasWater and a Council contribution from the Proceeds of Property Disposal Reserve. This project is planned

to commence next financial year. However, there will be a need for pre-planning this project this financial year where some expenditure may occur and may be subject to a further report in the near future.

This has been a protracted project originating from TasWater's need to decommission the water supply reservoir due to Tolosa Dam no longer being required as a water supply source. This was made redundant with the development of two large tanks on the opposite side of Tolosa Street. There is also a need to decommission the dam in order to mitigate risk management obligations and to transfer the facility back to Council as a recreational space.

Part of the reason for the delay in this project has been finalising detailed hydraulic designs, and securing the substantial funding required to reintegrate the dam wall. Council officers and TasWater are now working closely to progress the project and jointly commissioned a Masterplan led by Inspiring Place, which has undertaken detailed hydrological, structural and site profile analysis as part of development of the Masterplan.

Council has endorsed the Masterplan subject to more detailed cost estimates. 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.

Moonah Public Toilets

The Glenorchy City Council public toilet strategy identified the removal and replacement of the Moonah public toilets as one of its key priorities.

The proposed design adopts a consistent design approach line with the other recent public toilet developments around Glenorchy. Some of these key design elements are the timber batten cladding, sun shading and external seating area. Quality design and materials used create a sense of pride for the community. A parent room has been added and ample space for cleaning/ maintenance.

The total project cost for the redevelopment was \$315,400 with some minor variations. This project commenced last financial year, but as capital funds were not able to be carried forward, the budget from the Giblins Reserve public toilet was transferred to this project, given the Giblins Reserve redevelopment (regional Playspace and public toilet upgrade) was not ready to proceed. There were additional pedestrian safety features which were added to this facility to ensure pedestrian and vehicular traffic conflicts are avoided. This project was completed under the allocated budget.

Infrastructure Renewal Programs

Renewal projects in the Roads, Stormwater and Property Management areas are on track and will mostly be completed this financial Year. There have been some minor variations to the program due to the late spring rains, which affected the early starting projects in the Roads and Stormwater programs and pushed out some contractor availability.

Most of this lost time has been made up during the summer months. However, there may be some resealing projects that may need to be completed next season due to the colder weather preventing all reseals being completed.

There will be a number stormwater relining projects that will also be deferred until next year due to contractor unavailability. The unspent funds from deferred projects has been reallocated to projects that can be completed in this financial year.

During the financial year, it is necessary to actively monitor project budgets, as some unexpected works arise that require immediate attention, or in some cases some projects exceed their original scope, which can't be fully determined until a project is 'Opened Up'. These funding variations/reallocations are detailed in the attached spreadsheet as columns named Approved Budget, Total Forecast and Budget Variation. The Infrastructure Management Group keeps a watchful eye on the overall program to ensure the total works program does not exceed the available funding.

Consultations:

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

Human Resource / Financial and Risk Management Implications:

Financial

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 Glenorchy's communities. 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.

This Report is to ensure Council is aware of the adjustments that have taken place during the financial year and which are detailed in [Attachment 1](#).

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 roads, bridges and water/wastewater systems to be safe and maintained to necessary standards.

Human resources

The capital delivery program is managed, or project managed within Council's available, 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
Adopt the recommendation	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.				
Suppliers, contractors and service providers are unable to provide goods and services or at competitive prices.	Minor (C2)	Possible (L3)	Medium	Continued prudent debt management and consistent monitoring and reporting of financial conditions, enabling an appropriate response.
Damage to Council infrastructure from unpredictable events resulting in significant costs to repair or replace.	Minor (C2)	Possible (L3)	Medium	Robust procurements to engage with a broad range of potential suppliers and service providers to minimise dependencies.
	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).
Do not adopt the recommendation	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 was not required due to the regular and operational nature of this report. There are no material public relations implications.

Recommendation:

That Council:

1. RECEIVE and NOTE the Capital Works Status Summary Report for the period ending 31 January 2022.
2. APPROVE the adjustments to Capital Estimates pursuant to Section 82(7) of the *Local Government Act 1993* which are detailed in Attachment 1.
3. APPROVE a Capital Works budget adjustment of \$463,243 for the Landfill extension project.

Attachments/Annexures

- 1 Attachment 1 Budget Variations



13. FINANCIAL PERFORMANCE REPORT TO 31 JANUARY 2022

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 31 January 2022.

Proposal in Detail:

FINANCIAL PERFORMANCE REPORT

Council's Financial Performance Report (**Report**) for the year-to-date ending 31 January 2022 is Attachment 1.

The Report highlights that Council's actual operating result as at the end of January, is \$2.342 million better than the budgeted position. The favourable variance to the budgeted position is the combined result of a \$1.846 million increase in revenue and a \$496,000 decrease in expenditure. Council's revised forecast for the financial year as approved in January 2022, is a deficit of \$775,000.

Executive Summary

Council continues to report a favourable budget to actual operational position. The Mid Year Budget Review approved by Council in January 2022 forecasts an operating deficit for the year of \$775,000 and no information is to hand at this time that would require an amendment to this expected result.

Revenue

Year to date operational revenue is \$58.563 million compared to budgeted operational revenue of \$56.717 million. This represents a favourable result of \$1.846 million or 3.3% against budget.

A stable revenue position has been established with only relatively minor variations being reported.

Expenditure

Year-to-date operational expenditure is \$35.905 million compared to budgeted expenditure of \$36.401 million. This represents a favourable result of \$496,000 or 1.4% compared to budget.

Employee vacancies are contributing to an underspend in that area. However some programs are needing to bring in labour hire to meet workload demands. There are some overspends in materials and services at this point in time but the alignment of timing differences by 30 June is expected to occur.

Non-operating – Capital Grant Revenue

Capital grants revenue is \$2.652 million against an annual budget of \$2.178 million.

Council adopted a downward budget revision in the Mid-Year Budget Review report at the January meeting. In addition, there was approximately \$2 million in unspent grants carried forward from 2020/21.

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

Council adopted a downward budget revision in the Mid-Year Budget Review report at the January meeting. Disposal of assets currently records a gain of \$69,000 against an annual budgeted loss of \$370,000.

Non-Operating – Contributions Non-Monetary Assets

At this stage in the financial year, there has been no non-monetary assets received against the annual budget of \$2.1 million.

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

Capital Works

Council's year-to-date Capital Works expenditure is \$7.058 million against a revised annual budget of \$19.191 million.

A separate Capital Works Summary Report will be presented to Council.

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, \$51,934 has been expended on COVID-19 activities with a further \$19,207 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 31 January 2022 as set out in [Attachment 1](#).

Attachments/Annexures

1 Attachment 1 - Financial Performance Report to 31 January 2022



14. PROCUREMENT AND CONTRACTS - MONTHLY REPORT

Author: Manager Corporate Governance (Tracey Ehrlich)

Qualified Person: Director Corporate Services (Jenny Richardson)

ECM File Reference: Procurement

Community Plan Reference:

Leading our Community

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

Strategic or Annual Plan Reference:

Leading our Community

Objective 4.1 Govern in the best interests of our community

Strategy 4.1.1 Manage Council for maximum efficiency, accountability and transparency

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

Reporting Brief:

To inform Council of exemptions that have been applied to procurements under Council's Code for Tenders and Contracts for the period 18 January to 15 February 2022 and to 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 18 January to 15 February 2022, there was one exemption to Council's Code for Tenders and Contracts. This exemption relates to ICT services which are required to continue critical enterprise resource planning (ERP) hosting services (business process management software that manages and integrates Council's financials, supply chain, operations, reporting, and human resource activities) and are provided by TechnologyOne. Council is currently preparing a tender which will include ERP services, but the selection of a supplier and implementation of services are unable to be achieved prior to the current and proposed service contracts expiring. Hence this exemption is requested under s. 27i(i) due to extenuating circumstances. Further details are included as Attachment 1 to this report.

The total cost of this service is \$147,439.23. The costs are included in Council's operational budget.

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 January 2022, the total amount spent on external legal services for all of Council was \$1,194.00. This expenditure related to a building enforcement matter and drafting a lease document.

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

Consultations:

Executive Leadership Team
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 \$148,633.23 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 18 January to 15 February 2022.

Attachments/Annexures

1 Memo ERP Hosting Feb 2022



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

CLOSED TO MEMBERS OF THE PUBLIC

16. CONFIRMATION OF MINUTES (CLOSED MEETING)

That the minutes of the Council meeting (closed meeting) held on 31 January 2022 be confirmed.

17. APPLICATIONS FOR LEAVE OF ABSENCE

COMMUNITY

Community goal: “Making Lives Better”

18. INVESTIGATION OF THE RELOCATION OF THE SOUTHERN CITY BMX TRACK

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).

ENVIRONMENT

Community goal: “Valuing our Environment”

19. ESTABLISHMENT OF A SOUTHERN WASTE JOINT AUTHORITY

This item is to be considered at a closed meeting of the Council by authority of the Local Government (Meeting Procedures) Regulations 2015 Regulation 15(2)(d) (Contracts and tenders, for the supply and purchase of goods and services and their terms, conditions, approval and renewal).

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