

**Minutes of the Meeting  
of the Glenorchy City Council  
held at the Council Chambers  
on Monday, 28 March 2022 at 6.00pm**



**Present (in Chambers):** Alderman Bec Thomas (Mayor)

**Present (by video link):** Aldermen Steve King (Deputy Mayor), Peter Bull, Melissa Carlton, Jan Dunsby, Simon Fraser, Gaye Richardson and Angela Ryan.

**In attendance  
(in Chambers):** Tony McMullen (General Manager)

**In attendance  
(by video link):** Jenny Richardson (Director Corporate Services), Sam Fox (Director Strategy and Development, Emilio Reale (Director Infrastructure and Works), Robbie Shafe (Acting Director Community and Customer Services), Tina House (Chief Financial Officer), Bryn Hannan (Executive Officer), Luke Chiu (Manager Property Environment and Waste), Erin McGoldrick (Manager City Strategy and Economic Development), Marina Campbell (Manager Community)

**Leave of Absence:**

**Workshops held since  
last Council Meeting**

**Date:** Monday, 7 March 2022

**Purpose:** To discuss:

- General Manager's mid-term performance review

**Date:** Tuesday, 15 March 2022

**Purpose:** To discuss:

- CityScape sub-precinct Masterplan
- LGAT General Meeting – submission of motions

**Date:** Monday, 21 March 2022

**Purpose:** To discuss:

- 2022-23 Council budget estimates

Due to risks associated with COVID-19, members of the public were not permitted to attend the Council meeting in-person. The meeting was live streamed on Council's Facebook page and YouTube channel.

The peak number of viewers watching the live stream of the meeting on Facebook was 18 viewers.

The Chair read a statement noting that the meeting would be recorded and live streamed to members of the public, and about work health and safety at the Council meeting.

The meeting commenced at 6.03pm.

The Chair acknowledged and paid respect to the Tasmanian Aboriginal Community as the original and traditional owners and continuing custodians of the land and their elders, past, present and emerging.

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## 1. APOLOGIES

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Alderman Sims.

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## 2. CONFIRMATION OF MINUTES

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### **Resolution:**

DUNSBY/KING

That the minutes of the Council Meeting held on Monday, 28 February 2022 be confirmed.

The motion was put.

**FOR:** Aldermen Bull, Ryan, Dunsby, King, Thomas, Richardson, Fraser, Carlton and Hickey

### **AGAINST:**

The motion was CARRIED.

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## 3. ANNOUNCEMENTS BY THE CHAIR

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None.

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## 4. PECUNIARY INTEREST NOTIFICATION

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The Chair asked if anyone had, or was likely to have, a pecuniary interest or a conflict of interest in any items on the Agenda.

The General Manager declared a pecuniary interest in Item 18 (General Manager's mid-term performance review).

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

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Refer to meeting Agenda for responses provided.

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## 6. PUBLIC QUESTION TIME (15 MINUTES)

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### Questions on notice – Janiece Bryan, Montrose (Received 28 March 2022)

- Q1. Council stated “345 Main Road Glenorchy – In December 2021, this property was approved to change zone from Utilities to Central Business.” (prior to sale)

When rezoned the GPA Meeting Agenda 9 August 2021 states “Council resolved to dispose of the three sites.” (5A Taree St, 3 Edgar St and 345 Main Road Glenorchy)

Answer to Public Question 28 February 2022 Council confirmed this property was being rezoned prior to sale.

However, on 27 April 2020, Aldermen voted for 345 Main Road Glenorchy (Certificate of Titles 64613 Folio 9, 64613 Folio 7 and 77918 Folio 2) to be a “Lease Only” confirmed on Audio Recording.

Why did the Council state this property was being rezoned for sale when it is contrary to the Resolution of Council?

Why didn’t the minutes of the 27 April 2020 Meeting reflect the true discussion that took place and the true resolution of the Aldermen for this property to be “Lease Only”.

Why was the land rezoned if the stated purpose for the disposal was for leased parking? What is planned for this site and the Elwick Road Roundabout which has also been rezoned? The rezoning of the Roundabout was not publicly stated on any Council documents.

- Q2. Could Council publicly release the BMX report outlined below addressing Clause 4 and promised in the Resolution voted on by Aldermen 23<sup>rd</sup> December 2019?

Resolution Clause 4:

*“INSTRUCT the General Manager to undertake further consultation with the sporting clubs at Berriedale in relation to:*

- (a) the optimal location for a BMX park, and*  
*(b) identification of suitable arrangements to ensure continuity of use of BMX facilities in the City.”*

Clause 5 –

*“INSTRUCT the General manager to provide a report to Council addressing clause 4 as part of the section 178 process.”*

The audio recording confirms that the General Manager publicly stated to the Community that the purpose of Clause 4 was:

*“To make sure there is always BMX facilities available in this city and make sure they are moving to a site that is ready to go.”*

- Q3. The Community Consultation around the loss of the Berriedale BMX Track was based on replacing it in the Glenorchy Municipality. Should the Council repeat the Community Consultation based on the Sorell BMX facility and access now lost to Glenorchy’s local children, young people and families due to the significant change in consequences with it being built 35 kilometres away from their homes?
- Q4. What are the plans for dismantle and disposal of the BMX Track infrastructure? What is Council’s estimated cost? Will the potential recipient of this land pay for this or will the cost be paid by ratepayers?
- Q5. The Berridale Public Reserve is approx.13.71 hectares (less 2.09 ha transferred to TasWater). Mona currently leases:
- Caravan Park site (approx. 2.82 hectares)
  - Car Park South of Tennis Club (approx. 5,700m<sup>2</sup>)
  - overflow Car Park North of existing sealed car parking

What are the lease amounts paid to the Glenorchy City Council for each site and what is the length of each lease?

Mrs. Bryan’s questions were taken on notice.

### **Questions on Notice – Russell Yaxley (Received 28 March 2022)**

- Q1. Is there any update or progression from TasWater regarding the rejuvenation & regeneration of the Tolosa Street Dam and parklands?
- Q2. Is there an update or progression from the playspace survey conducted late 2021? Has any implementation occurred or plans?

Mr Yaxley’s questions were taken on notice.

## Questions on notice – Shane Alderton (Received 28 March 2022)

- Q1. As the balance of the \$466,000 from the Economic Recovery Programs Government interest free loan is being transferred to Sorell Council. if they finalised the agreement to relocate the Southern Bmx Bike track to Pembroke Park will the repayments of this loan also be Transferred to Sorell Council?
- Q2. If the Answer to Question 1 is Glenorchy City Council will be repaying the loan can you please explain why as there is no Financial benefit to GCC it's Ratepayers or Community as the purpose of this interest free loan programs is to provide funding to be spent on the Economic Recovery of our Community and not another Community?
- It is materially incorrect to state that there is *“no financial benefits to GCC it's Ratepayers of Community”* [sic].
- Q3. Can you please explain why GCC are not repurposing this Balance of \$466,000 to other Community Projects urgently requiring funding that would qualify under the Economic Recovery interest free loans Scheme ?
- Q4. Are the providers of the Economic Recovery interest free loans Scheme been advised of GCC intentions to potentially Transfer this money to another Council ?
- Q5. Was there a Successful Tender finalised for the Relocation of the Bmx Track to Tolosa Park before the Geological problems were Discovered?
- Q6. If the Answer to Q5 is Yes was this successful Tender compensated when the project did not proceed. If so, what was the cost to Financially to GCC?

Mr Alderton's questions were taken on notice.

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## 7. PETITIONS/DEPUTATIONS

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None.

## COMMUNITY

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### 8. ACTIVITIES OF THE MAYOR

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File Reference: Mayoral Announcements

**Resolution:**

KING/RICHARDSON

That Council:

RECEIVE this report about the activities of Mayor Thomas during the period from Monday, 21 February to Saturday, 19 March 2022.

The motion was put.

**FOR:** Aldermen Bull, Ryan, Dunsby, King, Thomas, Richardson, Fraser, Carlton and Hickey

**AGAINST:**

The motion was CARRIED.

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## 9. GLENORCHY CBD SAFETY

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File Reference: CBD Revitalisation

### Reporting Brief:

The purpose of this report is to update Council on actions taken to address public place behaviour in the Glenorchy CBD since the December 2021 Council meeting and to recommend that Council continues the security guard trial within the Glenorchy CBD, with some minor changes.

### Resolution:

FRASER/DUNSBY

That Council:

1. ENDORSE the continuation of a security presence in the Glenorchy CBD across the week at varying times and days until 31 December 2022, with appropriate provision for these services to be made in the budget estimates for the current 2021/22 year and the 2022/23 year, noting that the likely costs are:
  - a) up to \$24,200 (ex GST) for the remainder of the 2021/22 financial year, and
  - b) up to \$52,800 (ex GST) within the 2022/23 financial year, and
2. REQUEST an update report to the November 2022 ordinary Council meeting on the outcomes of the Community Action Plan, including the use of security services and Salvation Army Street Teams.
3. REQUEST that Council continues to lobby Tasmania Police and the Tasmanian Government for more frequent patrols of the Glenorchy CBD.

The motion was put.

**FOR:** Aldermen Bull, Ryan, Dunsby, King, Thomas, Richardson, Fraser, Carlton and Hickey

**AGAINST:**

The motion was CARRIED.

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## 10. LAND DISPOSAL UPDATE - PRIORITY DISPOSALS TO SUPPORT HOUSING SUPPLY

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File Reference: Council land - disposal & sale

### Reporting Brief:

To provide an update on the progress of Council's current land disposals;  
to present an assessment of Council-owned land with the greatest potential for disposal to increase housing supply; and  
to recommend Council begins preliminary investigations into the disposal of Council-owned properties at 261 Main Road, Austins Ferry, and 23A Norman Circle, Glenorchy.

### Resolution:

KING/RICHARDSON

That Council:

1. AUTHORISE a community engagement process to be undertaken to identify any community concerns about the potential disposal of the following properties:
  - a) 23A Norman Circle, Glenorchy (CT 212565/1) and
  - b) 261 Main Road, Austins Ferry (CT 52246/1),

**(the Properties),**
2. If there are no unresolved community concerns, AUTHORISE the General Manager to commence the statutory process for the disposal of the Properties under section 178 of the *Local Government Act 1993*, and
3. If there are unresolved community concerns, REQUIRE a report to a future Council meeting to enable Council to consider those concerns and decide whether or not to commence a process under s. 178 of the *Local Government Act 1993*.

The motion was put.

**FOR:** Aldermen Bull, Ryan, Dunsby, King, Thomas, Richardson, Fraser, Carlton and Hickey

**AGAINST:**

The motion was CARRIED.

## ECONOMIC

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### 11. BMX TRACK RELOCATION INVESTIGATION

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File Reference: BMX Facility

**Resolution:**

RICHARDSON/FRASER

That Council:

NOTE the update on the potential relocation of the Southern City BMX Track to Pembroke Park in the Sorell Council LGA and the decision of Sorell Council to give its in-principle support to the project, subject to further investigations of the total cost.

The motion was put.

**FOR:** Aldermen Bull, Ryan, Dunsby, King, Thomas, Richardson, Fraser, Carlton and Hickey

**AGAINST:**

The motion was CARRIED.

## GOVERNANCE

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### 12. UPDATED COUNCIL POLICIES

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File Reference: Council Policies

**Reporting Brief:**

To present two updated policies to Council for adoption and recommend the rescission of two policies.

**Resolution:**

HICKEY/CARLTON

That Council:

1. ADOPT the updated Notification to Purchasers: Contaminated Land in Lutana Policy in the form of Attachment 2
2. ADOPT the updated Sponsorship Policy in the form of Attachment 4
3. RESCIND the Human Resources Policy in the form of Attachment 5, and
4. RESCIND the Planning Appeals and Enforcement Policy in the form of Attachment 6.

The motion was put.

**FOR:** Aldermen Bull, Ryan, Dunsby, King, Thomas, Richardson, Fraser, Carlton and Hickey

**AGAINST:**

The motion was CARRIED.

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### 13. PROCUREMENT AND CONTRACTS - MONTHLY REPORT

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File Reference: Procurement

**Reporting Brief:**

To inform Council of exemptions that have been applied to procurements under Council's Code for Tenders and Contracts for the period 16 February to 14 March 2022 and provide an update on external legal expenditure in accordance with the Ministerial Directions.

**Resolution:**

FRASER/DUNSBY

That Council:

RECEIVE and NOTE the Procurement and Contracts Monthly Report for the period from 16 February to 14 March 2022.

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### 14. FINANCIAL PERFORMANCE REPORT TO 28 FEBRUARY 2022

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File Reference: Corporate and Financial Reporting

**Reporting Brief:**

To provide the monthly Financial Performance Report to Council for the period ending 28 February 2022.

**Resolution:**

RICHARDSON/FRASER

That Council:

RECEIVE and NOTE the Financial Performance Report for the year-to-date ending 28 February 2022 as set out in Attachment 1.

The motion was put.

**FOR:** Aldermen Bull, Ryan, Dunsby, King, Thomas, Richardson, Fraser, Carlton and Hickey

**AGAINST:**

The motion was CARRIED.

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

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### **Question without notice - Alderman Dunsby – Rabbit eradication activities**

**Q. I've had an inquiry from a member of the public who witnessed people dealing with the rabbits and eradicating them with the use of ferrets. They were told it was being carried out by Council, but I have assured them it was not Council. My question is how does the Department of Natural Resources deal with people using that means of rabbit eradication? The people who witnessed this process said it was quite distressing and inhumane.**

**A. The question was taken on notice.**

### **Question without notice – Alderman Carlton – Budget consultation**

**Q. My question relates to the budget consultation process which is currently being undertaken. We have an opportunity on Let's Talk Glenorchy to participate in the process through a survey, which closes on 31 March. Can the Mayor please provide an update on how successful that consultation has been, so how many responses we received and what measures were undertaken to let people know they can participate in that consultation process.**

**A. (Mayor) Our budget consultation survey has been open for some time now, since around November or December. As of last Monday we had had around 78 responses to that survey, and fairly consistent information coming in from the community. It was promoted through our Let's Talk Glenorchy platform, so anyone registered on that platform has received an email notifying them of that consultation, there was a news item on Council's website, it's been promoted on our Council Facebook page and I have promoted it on my Facebook page, as have some other Aldermen. We have a article in the Glenorchy Gazette and I talked about it in one of my monthly columns for the Glenorchy Gazette.**

**A. (Executive Officer) As of today, we have received 85 responses to the survey.**

### **Questions without notice – Mayor Thomas – BMX Track Relocation**

**Q1. What other sites were investigated in the municipality to potentially relocate the BMX track to?**

**A. Once we learned that Tolosa was not suitable and undertook technical investigations about what services were in the area and. We started looking at other sites. These were:**

- Collinsvale Recreational Reserve: This site was been eliminated based on the potential cost of over \$2.5m. The site has been identified as having overland waterflow issues and would also require additional works including car parking and toilet facilities. A geotechnical survey has not been carried out, it has been assumed with the extent of the overland water that there would be at least some stability issues.
- Goodwood Park: This site proved to be of insufficient size to accommodate the BMX track and required parking.
- Tolosa Reserve (beyond the Gun Club Site): This site proved unsuitable as it would require the removal of a substantial number of trees and due to its uneven nature, significant cut-and-fill would be needed to provide the flat area required. In addition, there would be significant cost in providing basic facilities to the site (toilets and power) which are required to operate the start gate, timing system and future track lighting requirements. Early cost estimates indicate that the cost would be significantly above the available budget and potentially more than the \$2.1m required for the Tolosa Park location.,
- Landfill site off the end of Chapel Street: Initial investigation confirmed that the site would be of sufficient size. However, the site would require the addition of toilet facilities, car parking and power, and there would also be stability issues to overcome. Although not fully costed, early cost indications are that to develop this site for the new BMX track would cost in excess of \$2.6m.
- Jim Bacon Reserve: The gradient of this site made it unsuitable.

Various wayleave easement sites in the Claremont area and numerous other parcels of Council land were also examined through a desktop review to determine whether a national standard sized track could be overlaid within their boundaries, however these were also found to be unsuitable.

Council exhausted all available avenues to locate a site in the Glenorchy municipality before any locations outside the area were considered.

**Q2. Is the Southern City BMX Club supportive of the proposed move to Sorell?**

- A. Council officers have met with members of the Southern City BMX Club Committee on numerous occasions. The club has been briefed on all investigations and involved in the process, and was also advised as soon as investigations found that we needed to look outside the Glenorchy area.

The Club was also consulted about the potential Pembroke Park location and advised that Sorell Council had a master plan for that area before Sorell Council was approached. Only when the committee members indicated they were

supportive of the move did we approach Sorell Council. We relayed this to the club and kept them informed along the way.

The Club recently sent an email to all its members email letting them know that they were relatively happy with how things have progressed and that they are happy with the Sorell location.

The email talked about Sorrell being a growing area, highlighted shorter travel times, with new highway upgrade works, that their catchment is all of Southern Regional Tasmania . I spoke with the Club Secretary today to provide another update and she expressed that she was generally feeling positive about the move.

**Q3. What is the economic benefit of relocating the track to the ratepayers of Glenorchy over time? I.e. how will the \$460,000 loan repayments be made up and over what time, and what will be the longer term benefit that justifies this as the 'cost of doing business'?**

- A. (Director Strategy and Development) Relocation of the BMX track is a key aspect to unlocking the development potential of the Berriedale Peninsula. This will create economic development and jobs for our community, increasing our gross regional product, as well as increasing revenue for Council in future years.

In February 2020, Council endorsed the *Glenorchy Economic Development Strategy 2020 – 2025* to set our approach for creating jobs and growing Glenorchy's economy. This strategy identified five objectives and fifty actions, with one of the actions within that strategy being to:

Facilitate development of the Berriedale Peninsula, including through revisiting and completing the Berriedale Master Plan

In the early days of the COVID-19 Pandemic, Council stood up an *Economic Recovery Program*, bringing forward ten actions from the Economic Development Strategy aimed at stimulating our economy in the sectors hardest hit by COVID-9. One of the actions selected from the Economic Development Strategy was Development of the Berriedale Peninsula, specifically through the relocation of the BMX Track.

In 2020, Council developed the Berridale Peninsula Masterplan, to set a vision for the Peninsula that balances the community's need for recreation and public amenities with broader economic development and cultural opportunities afforded by the site's proximity to Mona and its patrons. The Masterplan seeks to ensure that locals and visitors can enjoy the Berriedale Peninsula, whether they are looking for exercise or entertainment.

In the Masterplan, Council identified land on the Peninsula that is suitable for redevelopment to create jobs and economic growth for our City. To unlock this development, Council agreed to assist to relocate the club-based BMX facility at Berriedale, and since then Council has been working with the Club to secure a new

home for its users. Relocation of the BMX Track was the second component of the project.

The economic and financial benefits of the relocation and development of the Peninsula will be realised over the next 100 years.

This includes through development of Mona and surrounding attractions, which will bring visitors to our municipality, as well as create jobs and economic activity. This will include construction and ongoing direct jobs on site and jobs and investment through procurement of goods and services through local businesses.

Mona is a nationally significant tourism attraction and a major tourism driver for Tasmania. The Berriedale site bars, restaurants, accommodation and event spaces, as well as the Museum itself. Mona is planning to further evolve the site with a number of new developments in the next five years and beyond, including:

- Underground tunnels connecting new spaces and enhancing access through the site.
- Expanded lawns, food and beverage outlets and a children's playground.
- Additional office space to house employees
- Additional carparking
- Redevelopment of current caravan park site.
- A hotel in the future.

Relocation of the BMX track and redevelopment of the site will support the development aspirations for the Berriedale Peninsula by Mona and others.

In addition to the jobs and economic benefits that the relocation of the BMX Track and redevelopment of the site will enable, the change of use associated with the parcels of land may result in increased rate revenue for Council, as well as revenue from lease of the land.

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## **15.1. NOTICE OF MOTION - ALD. RYAN - REFUGEE WELCOME ZONE DECLARATION**

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File Reference: Community Development

### **Reporting Brief:**

To consider a notice of motion by Alderman Angela Ryan submitted in accordance with the requirements of regulation 16(5) of the *Local Government (Meeting Procedures) Regulations 2015*

**Resolution:**

RYAN/DUNSBY

That Council:

SIGN the Refugee Council of Australia Declaration and DECLARE Glenorchy City Council a Refugee Welcome Zone, such Declaration being a commitment in spirit to welcoming refugees into our community, upholding the human rights of refugees, demonstrating compassion for refugees, and enhancing cultural and religious diversity in our community.

The motion was put.

**FOR:** Aldermen Bull, Ryan, Dunsby, King, Thomas, Richardson, Fraser, Carlton and Hickey

**AGAINST:**

The motion was CARRIED.

RYAN/KING

That Council:

Holding to the spirit of declaring Glenorchy a Refugee Welcome Zone, DECLARE its support for the endorsement on 31 January 2022 by Hobart City Council to voice support and advocate on behalf of the refugees stranded at the Park Hotel in Melbourne.

The motion was put.

**FOR:** Aldermen Bull, Ryan, Dunsby, King, Thomas, Richardson, Fraser, Carlton and Hickey

**AGAINST:**

The motion was CARRIED.

**Resolution:**

KING/RYAN

That the meeting be closed to the public to allow discussion of matters that are described in Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

The motion was put.

**FOR:** Aldermen Bull, Ryan, Dunsby, King, Thomas, Richardson, Fraser, Carlton and Hickey

**AGAINST:**

The motion was CARRIED.

## CLOSED TO MEMBERS OF THE PUBLIC

**Motion:**

KING/DUNSBY

That the agenda be reordered such that Item 18 is dealt with as the last item on the agenda.

The motion was put.

**FOR:** Aldermen Bull, Ryan, Dunsby, King, Thomas, Richardson, Fraser, Carlton and Hickey

**AGAINST:**

The motion was CARRIED.

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## 16. CONFIRMATION OF MINUTES (CLOSED MEETING)

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### **Resolution:**

DUNSBY/BULL

That the minutes of the Council meeting (closed session) held on Monday, 28 February 2022 be confirmed.

The motion was put.

**FOR:** Aldermen Bull, Ryan, Dunsby, King, Thomas, Richardson, Fraser, Carlton and Hickey

### **AGAINST:**

The motion was CARRIED.

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## 17. APPLICATIONS FOR LEAVE OF ABSENCE

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None.

## GOVERNANCE

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

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None.

All Council staff members and the General Manager left the meeting at 7:35 pm.

## GOVERNANCE

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### 15. GENERAL MANAGER'S MID-TERM PERFORMANCE REVIEW 2021/22

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

#### **Resolution:**

BULL/CARLTON

That Council move back into open Council.

The motion was put.

**FOR:** Aldermen Bull, Ryan, Dunsby, King, Thomas, Richardson, Fraser, Carlton and Hickey

#### **AGAINST:**

The motion was CARRIED.

The meeting closed at 8:32 pm

Confirmed,

**CHAIR**