

**COUNCIL MEETING
AGENDA
MONDAY, 25 JULY 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', is positioned above a horizontal line.

Tony McMullen
General Manager
20 July 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, 4 July 2022

Purpose: To discuss:

- 2022/23 KPIs drafted based on Annual Plan
- Waste Management Futures Review and feedback
- Review of State Planning Provisions
- Status update on review of Council services

Date: Monday, 11 July 2022

Purpose: To discuss:

- End of Year GM's Performance assessment report 2021-2022

Date: Monday, 18 July 2022

Purpose: To discuss:

- Update of anti-social behaviour
- Bus Priority Measures State Growth consultation process
- Draft Caretaker Policy

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1. APOLOGIES

2. CONFIRMATION OF MINUTES (OPEN MEETING)

That the minutes of the Council meeting held on 27 June 2022 be confirmed.

3. ANNOUNCEMENTS BY THE CHAIR

4. PECUNIARY INTEREST NOTIFICATION

5. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

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 – Michael Hangan (received 23 June 2022)

During the July 2021 by-election for Mayor and Councillor, candidates received a letter from the Planning Compliance Officer, outlining the requirements for elections signs under the Tasmanian Planning Scheme – Glenorchy (TPS) which had superseded the Glenorchy Interim Planning Scheme 2015 (GIPS).

The letter stated that election signs are subject to the provision of C1.0 Signs Code of the Tasmanian Planning Scheme – Glenorchy and unless exempt under certain circumstances, they may require approval. The definition of an election sign under C1.3 of the Codes is as follow:

Election Sign – Means an impermanent sign identifying candidates or promoting a political party for local, state or federal government elections.

For any election sign to be exempt it must:

- (a) Not encroach on any road or other public land;
- (b) Have a maximum area of 1.5m²;
- (c) Not be erected more than 8 weeks before the polling date; and
- (d) Be removed within 7 days after the polling date.

Furthermore, the following standards in C1.6.1 of the Code applies:

- (e) Must not be within 2m of the front boundary; and
- (f) One 1 sign per frontage

I understand that this matter is relating to the planning scheme, but the following questions affect all potential candidates at the upcoming Council Elections for Glenorchy City Council. It was noted that compliance to this code was not followed at the recent Federal Government Election.

Q1. Will the Glenorchy City Council Planning Compliance Office be enforcing the above requirements of the Tasmanian Planning Scheme – Glenorchy at the upcoming Council Election for Glenorchy City Council?

- A. Development Compliance Officers investigate all planning related complaints. Any enforcement action undertaken will have due regard to the severity of the offence and the resources available at the time.

Q2. Will the Glenorchy City Council be issuing infringement notices for failure to comply with the Tasmanian Planning Scheme – Glenorchy?

- A. Compliance matters are investigated and assessed on the degree of non-compliance with the Tasmanian Planning Scheme – Glenorchy, Land Use Planning and Approvals Act 1993 and Councils Enforcement Policy. Council ensures that the level of enforcement adopted (including an infringement notice) is proportionate to the severity of the offence and the consequences of the alleged breach. Each complaint is treated on a case-by-case basis.

Q3. If No to question 2 – Why?

- A. Refer to Q2

Q4. What penalties apply for a breach of the code (1) Penalty points and (2) dollar amount?

- A. Penalties amounts are set by the Penalty Units and Other Penalties Act 1987. The current value of a penalty unit is \$181.00. The penalty for a breach of the planning scheme for an individual is 15 penalty units (\$2,715.00) whilst a company is 75 penalty units (\$13,575.00).

Q5. Can it please be explained why C1.6.1 (e) has been included as part of the TPS – Glenorchy, as this will not allow any candidate to display signs within residential or commercial areas across the municipality – is this a way of trying to eliminate the display of election signs?

- A. It has been identified that a reference to C1.6.1(e) & (f) in previous correspondence to by-election candidates was an administrative error.

Election signs are subject to the provisions of C1.0 Signs Code of the Tasmanian Planning Scheme – Glenorchy unless specifically exempted. For any election sign to be exempted it must:

- not encroach on any road or other public land
- have a maximum area of 1.5m²
- not be erected more than 8 weeks before the polling date; and
- be removed within 7 days after the polling date.

If an election sign cannot meet an exemption, standard C1.6.1 of the Code applies.

Questions on notice – A Gordon, Glenorchy (received 30 June 2022)

I am concerned to see aldermen making public statements in social and traditional media which may bring the council into disrepute. The Glenorchy community does not need a repeat of the previous dysfunctional council. I note that the Glenorchy City Council Aldermanic Code of Conduct states: **PART 3 - Use of Office - Item 1.** The actions of a councillor must not bring the Council or the office of councillor into disrepute. **PART 8 - Representation - Item 6.** A councillor must show respect when expressing personal views publicly.

Q1: How are aldermen made aware of their responsibilities under the Aldermanic Code of Conduct?

- A. When an Alderman is appointed to the role, they are presented with a comprehensive induction package including Council's Code of Conduct and Statement of Expectations of which each Alderman signs.

The Statement of Expectations for Aldermen is available on Council's website;

<https://www.gcc.tas.gov.au/council/elected-members/code-of-conduct/>

Q2: When was this last done?

- A: The current Council was briefed and then each individual signed Council's Statement of Expectations on 16 April 2018. During the current Council term Ald Ryan and Ald Hickey have joined, they too have been briefed and signed the Statement of Expectations on 19 August 2021.

Questions on notice – Bill Dodd, Claremont (received 28 June 2022)

Regularly attending Council meetings is the least ratepayers should be able to expect from their elected Aldermen, especially when many Council employees are experiencing job insecurity and increased workloads.

- Q1.** In the interest of accountability, will Council please publish a record of attendance of Aldermen for all Council meetings since the previous election??

A:

COUNCIL MEETINGS				
ALDERMEN	2018-2019 (16 held)	2019-2020 (15 held)	2020-2021 (15 held)	2021-2022 (13 held)
Ald. Kristie Johnston (Mayor) ^	16	14	10^	N/A
Ald Matt Stevenson^ (Deputy Mayor	16	6^	N/A	N/A
Ald Bec Thomas^ (Deputy Mayor - 20/01/20) (Mayor - 21/07/22)	14	15	14	12
Ald Steven King (Deputy Mayor – 30/08/22)	15	15	14	13

Ald Peter Bull	12	14	13	12
Ald Melissa Carlton	15	11	14	10
Ald Jan Dunsby	16	15	15	13
Ald Simon Fraser	15	13	15	11
Ald Gaye Richardson	14	14	14	12
Ald Angela Ryan^	N/A	7	11	10
Ald Kelly Sims	12	13	9	8
Ald Sue Hickey ^	N/A	N/A	N/A	12

- ^ Ald Stevenson resigned from Council effective 31 December 2019
- ^ Ald Thomas was elected Deputy Mayor following the resignation of Ald Stevenson
- ^ Ald Ryan was elected as an Alderman on 20 January 2020
- ^ Ald Carlton was granted a leave of absence for three (3) consecutive meetings in 2019/2020
- ^ Ald Johnston was granted a leave of absence for two (2) consecutive meetings. Ald Johnston resigned as Mayor and Alderman effective from 14 May 2021 and was not a member of Council for the final 3 meetings of the year as a result.
- ^ Ald Thomas was elected as Mayor on 21 July 2021
- ^ Ald Hickey was elected as an Alderman 21 July 2021
 - ^ Ald King was elected Deputy Mayor on 30 August 2021 following the election of Bec Thomas as Mayor.

GPA MEETINGS				
ALDERMEN	2018-2019 (11 held)	2019-2020 (13 held)	2020-2021 (12 held)	2021-2022 (12 held)
Ald. Kristie Johnston (Mayor) ^	10	13	9	N/A
Ald Matt Stevenson^ (Deputy Mayor	8	3	N/A	N/A
Ald Bec Thomas^ (Deputy Mayor - 20/01/20) (Mayor - 21/07/22)	10	11	12	12
Ald Steven King (Deputy Mayor – 30/08/22)	1 (Proxy)	1 (Proxy)	1 (Proxy)	8 ^
Ald Jan Dunsby	11	12	11	9
Ald Kelly Sims	9	8	7	6
Ald Angela Ryan^	N/A	4	11	10
Ald Simon Fraser	1 (proxy)	4 (proxy)	1 (proxy)	2 (proxy)
Ald Gaye Richardson	2 (proxy)	N/A	1 (proxy)	4 (proxy)
Ald Melissa Carlton	1 (proxy)	N/A	N/A	1 (proxy)

- ^ Ald Stevenson held a position on the committee until resigning from Council. Last meeting attended on 16 December 2019.
- ^ Ald Ryan commenced on the committee on 16 March 2020.
- ^ Ald Johnston was granted a leave of absence for two (2) consecutive meetings. Ald Johnston resigned as Mayor and Alderman effective from 14 May 2021 and was not a member of Council for the final 3 meetings of the year as a result.
- ^ Ald Thomas was elected as Mayor on 21 July 2021
- ^ Ald King was elected Deputy Mayor on 30 August 2021 following the election of Bec Thomas as Mayor and became a member of the Glenorchy Authority Planning committee. Therefore, was a proxy for the first 4 meetings (not required) and then a member for the next 8 meetings.

COUNCIL WORKSHOPS				
ALDERMEN	2018-2019 (27 held)	2019-2020 (41 held)	2020-2021 Full attendance record not available	2021-2022 (33 held)
Ald. Kristie Johnston (Mayor) ^	27	41		N/A
Ald Matt Stevenson^ (Deputy Mayor	26	16^		N/A
Ald Bec Thomas^ (Deputy Mayor - 20/01/20) (Mayor - 21/07/22)	25	38		31
Ald Steven King (Deputy Mayor – 30/08/22)	23	41		33
Ald Peter Bull	23	36		28
Ald Melissa Carlton	22	31		28
Ald Jan Dunsby	25	40		33
Ald Simon Fraser	27	36		32
Ald Gaye Richardson	24	39		32
Ald Kelly Sims	12	19		1
Ald Angela Ryan^	N/A			20
Ald Sue Hickey ^	N/A	N/A	N/A	28^

- ^ Ald Stevenson attended 16 out of 22 workshops before leaving Council.
- ^ Ald Carlton was granted a leave of absence in 2019/2020 for a period in which 5 workshops were held.
- ^ Ald Ryan was elected as an Alderman on 20 January 2020 (first meeting attended January 2020)
- ^ Ald Hickey was elected as an Alderman on 21 July 2021 (first workshop attended was 26 July 2021)

Q2. Will Council review the standard whereby an Alderman can attend less than 50% of meetings without vacating their seat?

- A. The provisions related to a requirement to attend meetings is set out in Schedule 5 of the *Local Government Act 1993 (the Act)*, where if a councillor is absent without leave for three (3) consecutive ordinary meetings, then they are removed (the office of councillor becomes vacant). Council does not have the power to make standards over and above the requirements of the *Local Government Act 1993*.

Please note Council workshops and GPA meetings do not constitute an 'ordinary meeting' under the Act.

7. PETITIONS/ADDRESSING COUNCIL MEETING (DEPUTATION)

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, 20 June to Sunday, 17 July 2022.

Monday 20 June 2022

- Chaired the Special Council meeting – Budget 2022/23

Tuesday 21 June 2022

- Guest speaker at the Launch of the Mental Health Families and Friends Self-Advocacy Toolkit at the Moonah Arts Centre
- Attended the Healthy Communities Reference Group meeting

Wednesday 22 June 2022

- Officially opened ‘Dasha’s Place’, Making IT Happen Support facility in the Glenorchy CBD
- Participated in the Greater Hobart Mayors Forum

Monday 27 June 2022

- Chaired the Council meeting

Tuesday 28 June 2022

- Met with Senator Carol Brown

Wednesday 29 June 2022

- Hosted the Vice-Regal visit of Her Excellency, Barbara Baker AC, Governor of Tasmania and her husband Emeritus Professor Don Chalmers AO, visiting the Glenorchy Jobs Hub, Troublesmiths, Montrose Bay High School, Karadi, MCOT Multicultural Hub, Salvation Army Tasmania Moonah housing construction site, Nyrstar, Brewlab, Bucaan Community House and the Moonah Arts Centre

Thursday 30 June 2022

- Attended the TasWater Owners Representatives Group (ORG) General meeting
- Attended the TasWater Board Selection Committee meeting

Friday 1 July 2022

- Attended the LGAT Annual General meeting and briefing from Edge Legal on the review of workplace health and safety for elected members and update from the Director of Local Government
- Attended the LGAT Dinner

Saturday 2 July 2022

- Attended the LGAT Elected Members Professional Development Day

Monday 4 July

- Met with Garry Fisher, President of the YMCA
- Chaired the Council workshop

Tuesday 5 July

- Attended the Windermere Primary School BBQ lunch fundraiser

Wednesday 6 July

- Hosted the citizenship ceremony

Thursday 7 July

- Met with ratepayer, Eddy Steenbergen
- Met with Sabrina McKay from the Glenorchy Youth Taskforce
- Visited Dasha's Place, Making IT Happen Support

Friday 8 July

- Visited the newly opened FitZone Gym in Derwent Park

Monday 11 July

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

Tuesday 12 July

- Chaired the Glenorchy Jobs Hub Steering Committee meeting
- Visited the Glenorchy Jobs Hub to co-sign Jobs Hub Pledge with local employer Work & Training
- Met with City Mission CEO Harvey Lennon, Bob Walker and Ewan Higgs to discuss housing and homelessness and City Mission's facilities and programs in Glenorchy
- Met with the Glenorchy Reconciliation Group

Friday 15 July

- Attended the Northgate Community Engagement Pop-Up chat
- Met with Lisa Farrell and Carly Clarke regarding dog training, therapy and assistance dogs

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

Consultations:

Nil.

Human Resource / Financial and Risk Management Implications:

Nil.

Community Consultation and Public Relations Implications:

Nil.

Recommendation:

That Council:

RECEIVE the report about the activities of Mayor Thomas during the period from Monday, 20 June to Sunday, 17 July 2022.

Attachments/Annexures

Nil.

ENVIRONMENT

Community Goal – Valuing our Environment

9. RESPONSE TO THE REVIEW OF THE STATE PLANNING PROVISIONS SCOPING PAPER

Author: Senior Strategic Planner (Lyndal Byrne)
Qualified Person: Director Infrastructure and Works (Reale, Emilio)
ECM File Reference: Planning Scheme Review

Community Plan Reference:

Open for Business

We will create a strong economy and jobs for the future. We will encourage business diversity, innovation and new technologies to stimulate jobs, creativity and collaboration. We will be a place where business can establish, continue and flourish.

Valuing Our Environment

We will value and enhance our natural and built environment. Our central business district (CBD) areas of Glenorchy, Moonah and Claremont will be revitalised, with a strong emphasis on great design, open spaces and public art.

Strategic or Annual Plan Reference:

Objective 2.1 Stimulate a prosperous economy
Strategy 2.1.1 Foster an environment that encourages investment and jobs
Objective 3.2 Manage our natural environments now and for the future
Strategy 3.2.1 Identify and protect areas of high natural values.

Reporting Brief:

To seek Council's endorsement of a submission to the State Planning Office on the State Planning Provisions Review Scoping paper.

Proposal in Detail:

What the review involves

The State Government has released the *State Planning Provisions Review Scoping Paper May 2022* (the Scoping Paper) as part of the formal review of the State Planning Provisions (SPPs) – refer to [Attachment 1](#).

The SPPs are the planning rules for the various zones, codes and administrative provisions in the Tasmanian Planning Scheme. (See Figure 1, below). They are distinct from the Glenorchy Local Provisions Schedule, which is the maps showing where our Zones and Codes apply, as well as any specific provisions that might apply to a parcel of land (for example, urban design and heritage outcomes).

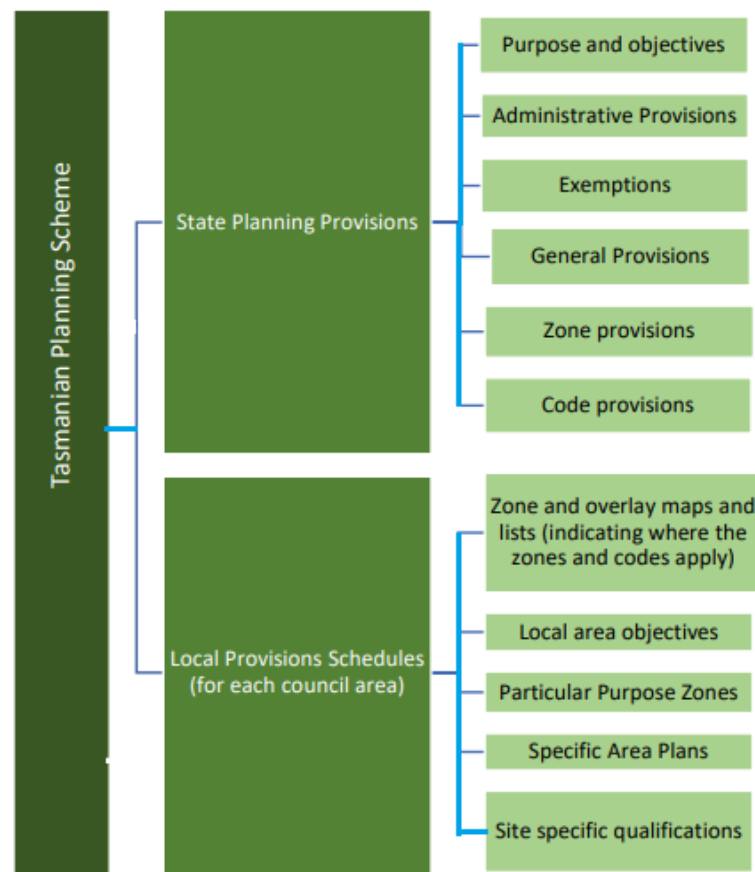


Figure 1 – layout of the planning scheme provisions

The *Land Use Planning and Approvals Act 1993* (LUPAA) requires the SPPs to be reviewed every five years. Regular review of the SPPs is best practice ensuring the provisions are fit for purpose and keep pace with emerging planning issues and pressures. It also facilitates public engagement in the planning process.

The State government will be undertaking the review in two stages:

Stage 1:

- release the Scoping Paper for public comment from 25 May to 29 July 2022
- use the feedback on the Scoping Paper to identify key themes or parts of the SPPs that require detailed review; and
- use the feedback to identify short term technical fix up amendments to the SPPs. These amendments will be subject to further consultation.

Stage 2:

- develop specific projects on issues that require more detailed analysis and consultation
- review any proposed changes against the Tasmanian Planning Policies (TPPs); and
- make amendments to the SPPs to address these issues and implement the TPPs. These amendments will be subject to further consultation.

The Scoping Paper seeks feedback on the following questions:

- *Which parts of the SPPs do you think work well?*
- *Which parts of the SPPs do you think could be improved?*
- *What improvements do you think should be prioritised?*
- *Are there any requirements that you don't think should be in the SPPs?*
- *Are there additional requirements that you think should be included in the SPPs?*
- *Are there any issues that have previously been raised on the SPPs that you agree with or disagree with?*
- *Are there any of the issues summarised in the Review of Tasmania's Residential Development Standards – Issues Paper that you agree or disagree with?*

Key areas of the SPPs that need review

Resubmission of the Section 35G report

As part of the finalisation of the Glenorchy Local Provisions Schedule, a report on issues with the SPPs (the S35G Report) was adopted at the Council meeting on 30 November 2020 and submitted to the Tasmanian Planning Commission (the Commission). The S35G Report identified the following key concerns with the SPPs:

- need to clarify some of the exemptions
- vehicle access and road requirements
- the need to consider open space in subdivision applications
- impact of illuminated signs on traffic
- access and parking, and particularly, requirements for accessible parking
- issues with the Heritage Code, Natural Assets Code, Scenic Protection Code; and
- lack of consideration for stormwater management.

The Commission has not provided any response on the Section 35G Report, and it is recommended it be resubmitted as part of Council's response to the Scoping Paper. A copy of the Section 35G Report is included in Attachment 2.

Issues identified while working with the SPPs

The SPPs effectively came into operation in Glenorchy on 23 June 2021, when the Tasmanian Planning Commission directed the Glenorchy Local Provisions Schedule be approved. This has given Council's planning officers opportunity to consider the provisions and identify any flaws and improvements that could be made. Feedback was also sought from Aldermen during the workshop held on 4 July 2022 on key concerns with the SPPs. This work identified the following additional concerns with the SPPs:

- allow local area objectives to be considered for development as well as use

- include amenity considerations for home-based business and home occupation activities
- introduce provisions to prevent buildings becoming derelict
- introduce provisions to control hours for gaming and gambling activities
- reduce/review provisions around Visitor Accommodation to address housing supply issues
- review the residential development standards to:
 - consider neighbourhood character
 - reduce potential for overlooking
 - consider solar access to open space of subject dwelling
 - separate standards for height and setback requirements
 - review the intent of garage width standard – the focus should be on presentation of the dwelling to the street
 - include the requirement to consider Council policy when assessing waste management (i.e. requiring communal bins for multiple dwellings); and
 - include landscaping provisions.
- specific review of the Inner Residential Zone to facilitate a diversity of housing types and encourage medium density housing
- strengthen assessment requirements for building on steep slopes (including need for emergency service access)
- reassess provisions that allow people to build in bushfire prone areas
- strengthen assessments for development in areas that may be impacted by climate change and give greater discretion to determine if development should occur in these areas
- prohibit election signs
- review car parking requirements (noting for example, there is no requirement for car parking for year 11 and 12 students at Educational Establishments)
- consider whether some technical assessments need to be advertised (e.g. attenuation code, flood prone area, where there are no amenity or potential physical impacts on neighbours); and
- technical concerns with the SPPs provisions (such as using ‘or’ rather than ‘and’, interpretation concerns, clarification of definitions, lack of standards for assessment when a permit is triggered, requirements in the objectives of standards that are not addressed in the Acceptable Solution etc).

More details on these matters are included in [Attachment 3](#).

Priority for review work

The State Planning Office is also interested in how the different review elements should be prioritised. While it is essential that all the matters raised be addressed, it would be prudent that priority consideration be given to those matters that improve amenity and protect natural and cultural values, and public infrastructure, such as:

- review of residential development standards
- review of Local Historic Heritage Code, Natural Assets Code and Scenic Protection Code; and
- introduction of a Stormwater Code.

This list is included in Attachment 3, and it is recommended that Attachment 2 and 3 be provided to the State Planning Office as part of Council's feedback on the Scoping Paper.

Consultations:

Aldermen

General Manager

Director, Infrastructure and Works

Manager Development

Development Department Officers (Planning Officers, Heritage Officer, Development Engineers, Environmental Health Officers and Compliance Officers)

(Officers consulted during development of the Section 35G Report included:

Transport Engineer, Manager Infrastructure, Engineering and Design, Environmental Co-ordinator, Waste Services Co-ordinator, Open Space Coordinator, Senior Civil Engineer)

Human Resource / Financial and Risk Management Implications:Financial

Review of the planning scheme and responses on changes to the SPPs are managed within the Planning Services budget.

Human resources

Council officers would provide feedback on technical or minor amendments to the SPPs. Council officers would prepare Council reports on any substantial amendments to the SPPs.

Risk management

It is considered that there is no material risk to Council if it does not provide a response to the Scoping Paper.

However, Council officers have identified a number of concerns with the SPPs and consider that a number of provisions should be reviewed. Participation in this process, and provision of a response to the State Government ensures our community's views are represented.

Community Consultation and Public Relations Implications:

The Scoping Paper was released for community consultation by the State Government. Council officers also attended a Council workshop to seek Aldermen's views on community concerns with the SPPs and the issues raised have been included in the report.

Recommendation:

That Council:

1. ENDORSE the feedback provided in Attachments 2 and 3 to this report on the State Planning provisions Review – Scoping Paper - May 2022; and
2. APPROVE the submission of the feedback contained in Attachments 2 and 3 to this report to the State Planning Office.

Attachments/Annexures

- 1 State Planning provisions Review - Scoping Paper May 2022



- 2 Section 35G Report November 2020



- 3 List of Priorities and SPP review matters



GOVERNANCE

Community Goal – Leading our Community

10. CAPITAL WORKS STATUS 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 two-month period ending 30 June 2022.

Proposal in Detail

This report is provided to update Aldermen and community on the progress of the delivery of Council's capital works program to the end of the 2022/23 financial year.

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

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

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

Notable adjustments are reported to Council through the monthly financial performance reports or via this Quarterly Report.

Current market conditions

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

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

Council's 2021/22 capital works budget contained 326 separate expenditure lines (a mix of Council and grant funded projects and capital purchases) totalling \$19,654,000 million. The end of financial year results is detailed below.

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

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

Infrastructure renewal programs

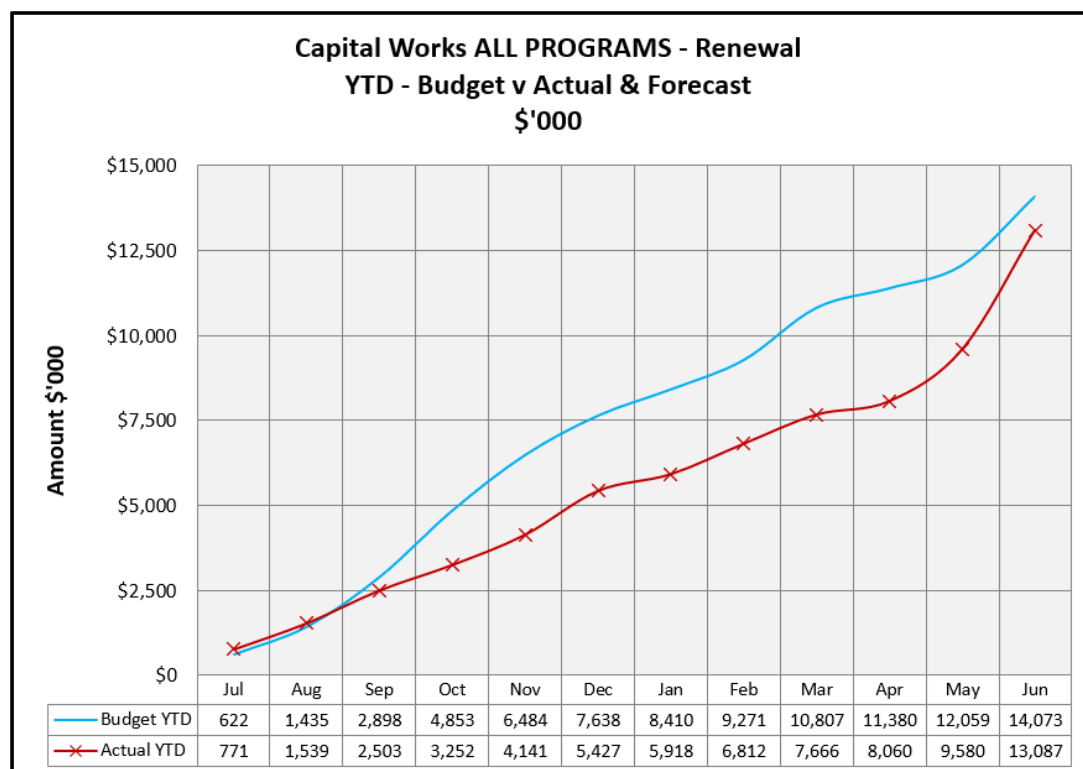
Renewal projects in the larger programs such as Roads, Stormwater and Property Management areas progressed well despite the market conditions. The final outcome of the Capital Renewal Program (excluding the major grant funded projects) was 93% expended/completed in the following program breakdown.

- the Transport capital renewal program experienced delays due to weather conditions and contractor availability impacted by COVID 19, however ended up 94% expended
- the Stormwater capital renewal program was tracking well during the year; however, was pushed out due to the recent flooding. Some additional/alternative projects may need to be considered for next financial year after the flood impact assessment and modelling is completed, however the 2021/22 program was 80% expended
- the Property Management renewal program also suffered delays in contractor and product availability to deliver some construction projects, however a number of alternative and substitute projects being introduced to this program to achieve similar objectives resulted in the program being 96% expended

- the ICT capital renewal program was 87% expended
- Plant and Equipment capital renewal program was 95% expended; and
- vehicle purchases capital renewal program was 100% expended.

This is a marked improvement when it is considered that total capital expenditure to budget was 61.2% in the 2020/21 year according to the Tasmanian Audit Office's report to Parliament.

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



Capital works budget management

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

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

Status of Major and Grant Funded Projects

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

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

Federal funding of \$1 million was allocated for this project and Council secured an \$80,000 grant from the State Government Community Sport and Recreation fund. Council is co-contributing approximately \$100,000, bringing the total budget to \$1.18m.

This project is now complete and final Lease arrangements are being executed between Council and the tenanting clubs. An official opening date is being organised with the Australian Government for mid-August.

Gibblins Reserve Playspace

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

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

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

The Australian Government approved the variation of scope on 10 March 2022. The project has been out for tender, which closed on 1 June 2022. Some negotiations are taking place with the preferred tenderer. It is expected that works will commence later in the 2022 calendar year or early in 2023, noting that contractor availability remains challenging.

Montrose Bay Foreshore Skatepark

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

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

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

A Planning Permit has recently been granted and procurement process for construction are underway. The construction timeframe will need to be confirmed following procurement, based on contractor availability.

Montrose Bay Foreshore Playground

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

Due to delays in being able to procure play equipment, the installation of the equipment for Barry Street occurred in June 2022, with some finalisation works occurring in July.

Additionally, the replacement of the rubberised soft fall at the Montrose Bay Foreshore playground occurred in June/July and the replacement of the all-accessible liberty swing to a new all-accessible basket also occurred in June, with the liberty swing to be removed shortly.

Council Chambers Solar Panel Installation and Roof Upgrades

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

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

The solar panel installation, ordered in February 2022, has been deemed a Micro Power Generation Facility by TasNetworks, which caused delays in the approval process. Additional technical information was requested and submitted for TasNetworks' assessment. Because of the delay, the installation could not be completed in the 2021/22 financial year. Therefore \$95,000 of the solar panel budget was redirected into safety fencing around several Playspaces. The matching Playspace funds allocated in this financial year will be used to complete the solar panel installation.

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

The sports grounds at Prince of Wales Bay are a shared facility between softball, baseball and soccer. The Glenorchy Knights Football Club was successful in gaining a \$155,000 election commitment grant through the Community Sports and Recreation

program to improve the drainage on the western ground to prevent the pooling of water on the playing surface. Council was also consulted in making a co-contribution to level out and resurface the playing surface. Council agreed that re-turfing was required and overdue.

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

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

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

Now that this project has commenced, friable fragments of asbestos have been found which means the site works have to be treated differently and the contaminated soil has to be removed from the site. This has increased the cost of this project by an additional \$230,000. To fund the additional cost, the Infrastructure Management Group funded this from savings and adjustments to the new capital works program. Whilst the asbestos contamination has required additional expenditure and subsequent adjustments to the capital works program, it has resulted in a significant legacy asbestos issue being appropriately dealt with.

Landfill Extension

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

Council is utilising an existing quarry void at the landfill. A lining has been installed to a carefully shaped bund to capture all leachate from the landfill cell.

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

Completion of the project will be July 2022 due to interruptions from the weather.

Football Packages

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

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

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

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

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

Standing tenders are in place for lighting. However, there is a 26-week delivery lead time for these. Electrical upgrade works have now been scoped. Quotes for synthetic turf have been received and an order now placed. Drainage plans have also commenced. The replacement lighting and synthetic pitch have now been scheduled to commence in September and are expected to be completed this calendar year.

A tender for the design components for the North Chigwell facility, which closed on 26 June 2022, has been awarded to ArTas architects.

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

Works on these projects will be progressing in the 2022/23 financial year.

BMX Track Relocation

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

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

Preliminary estimates indicated the site stabilisation works required to resolve the geotechnical issues would increase the cost to approximately \$2.1 million, far exceeding the project's proposed original budget of \$750,000. As a result of the limitations of Tolosa Park as a site, a number of other potential sites within the Glenorchy municipality were subsequently evaluated. However, no other viable site

was able to be found due to the required size of the track and the need to be in close proximity to toilets, power and parking (or have to develop their own).

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

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

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

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

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

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

Tolosa Park Dam Reintegration Project

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

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

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

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

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

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

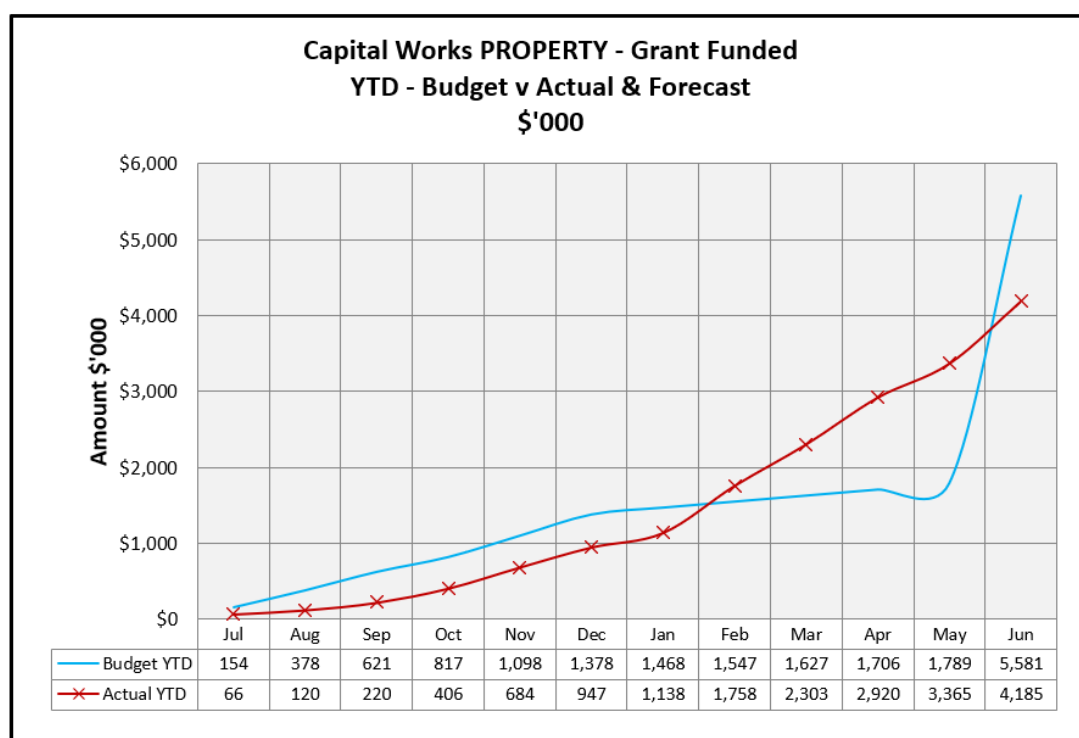
Council's contribution will include \$695,000 allocated from the Australian Government's Local Roads and Community Infrastructure Grant Program, with the remaining funds to come from the proceeds of its 2019 sale of the Derwent Entertainment Centre, which have been set aside to fund special projects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

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

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

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

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



Interest Free Loan Funded Economic Recovery Projects

In June 2020, in response to the COVID-19 pandemic, Council agreed to bring forward ten projects from the Economic Development Strategy to stimulate economic activity in sectors hardest hit by the pandemic. Two of the projects brought forward were the Greenshoots micro-business incubator project and the Zink Link Pathway project.

The 2020/21 Budget Estimates, considered and approved by Council at a Special meeting on 19 June 2020, also foreshadowed the intention to fund the Economic Recovery Program through a \$5 million loan from State Government's \$200 million Local Government Loan Program. These projects are funded under the Local Government Loan Program.

Greenshoots

The Greenshoots project is described in two project phases:

- Phase 1 - design and construct a micro-business incubator space completely funded by Glenorchy City Council under the Economic Recovery Program. The design component developed in partnership with the University of Tasmania School of Architecture.
- Phase 2 - develop programs for the business incubator model, to launch and test new and emerging businesses developed by migrants and new arrivals to Tasmania.

Under Phase 1, using the Economic Recovery Program allocated funding, Glenorchy City Council would demolish the existing kiosk building on the Glenorchy City Council forecourt lawns, design and construct a new purpose-built facility in its place to house the Greenshoots program.

Phase 2 of the project required additional operational funding to bring the program to life and to keep it running into the future. Whilst Council's investment is \$320,000 for the capital allocation, an additional \$300,000 in operational revenue is required to ensure full utilisation of the facility.

The total budget for the project is \$757,814, broken into:

- \$320,000 capital contribution from Council for the demolition, design and construction of the kiosk, allocated as part of the Glenorchy Economic Recovery Program
- \$136,814 in-kind contribution from the project partners, and
- \$300,000 expended over three years for business incubation programming (subject to grant approval).

Zink Link Pathway

The Zinc Link project scope consisted of utilising the disused rail corridor from the Derwent Park spur line, extending to Bender Drive as an alternative link to a major business district from the Moonah CBD. The objective of this project was to increase Active Transport opportunities by utilising the disused rail corridor as a shared pathway for cyclists, walkers, accessible mobility devices and other future transport options. The pathway would traverse over the Brooker Highway via a steel structured rail track bridge. A budget of \$200,000 was allocated to the first stage of this project.

In developing this project, a number of matters were encountered that required serious consideration before progressing including:

1. Council would need to become the Rail Corridor Manager before a lease could be entered into for this land
2. Council would need to take ownership of the Rail Bridge traversing the Brooker Highway (which does not meet current standards) and would become responsible for maintenance, depreciation and renewal costs)

3. contaminated land remediation becomes the responsibility of Council
4. any other issues associated with the land becomes the responsibility of Council.

Proposed Outcome

Subject to Management and Council Review the progression of these two projects has been given due consideration. Both of these projects were brought forward in response to the COVID-19 pandemic, from the Economic Development Strategy to stimulate economic activity for the benefit of the Glenorchy municipal area. The Federal and State Governments also provided numerous and substantial stimulus measures to shore up the overall Australian economy, which has resulted in very strong economic growth, which extends beyond Council boundaries and into wider Tasmanian and Australian regions.

As mentioned previously in this report, COVID-19 stimulus measures have significantly increased demand on designers, consultants, and suppliers impacting the availability of contractors and materials which, in turn, adds cost pressures for Council, resulting in delays and backlogs on capital works projects.

For these reasons, this report recommends that these two projects do not progress and are withdrawn from Council's future capital works programs, noting that Council does have to return these funds to the State Government as they were provided to Council as an interest-free loan under the Local Government Loan Program.

Council is only able to make out of sessions repayments on our borrowings when a repayment is due. For these borrowings, the next due date for a repayment is 2 December 2022.

Consultations:

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

Human Resource / Financial and Risk Management Implications:

Financial

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

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

as recreational facilities, roads, bridges, and stormwater systems to be safe and maintained to necessary standards.

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

Human resources

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

Risk management

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

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

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
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.	Minor (C2)	Possible (L3)	Medium	Continued prudent debt management and consistent monitoring and reporting of financial conditions, enabling an appropriate response.
Suppliers, contractors and service providers are unable to provide goods and services at competitive prices.	Minor (C2)	Possible (L3)	Medium	Robust procurements to engage with a broad range of potential suppliers and service providers to minimise dependencies.
Damage to Council infrastructure from unpredictable events resulting in significant costs to repair or replace.	Major (C4)	Unlikely (L2)	Medium	Limited insurance coverage in place for some events with Council accepting risk of a significant event where other financial support is not made available (e.g. State Government).

Do not adopt the recommendation				
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	Major (C4)	Likely (L4)	High	A further report and revised recommendation is brought to Council as a priority, addressing any concerns raised by Aldermen.

Community Consultation and Public Relations Implications:

Community consultation

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

Recommendation:

That Council:

1. RECEIVE and NOTE the Capital Works Status Report for the period ending 30 June 2022.
2. APPROVE the withdrawal of the Economic Recovery Projects, Greenshoots and Zink Link from Council's capital works programs.
3. APPROVE the return of funds, on 2 December 2022 (\$320,000 for Greenshoots and \$200,000 for Zink Link) to the State Government that were provided to Council as interest free loans under the Local Government Loan Program.

Attachments/Annexures

Nil.

11. MAKING OF PUBLIC SPACES AND INFRASTRUCTURE BY-LAW 2022

Author: Senior Legal Counsel (Michael Jacques)
Qualified Person: Director Corporate Services (Jenny Richardson)
ECM File Reference: Laws and Enforcement

Community Plan Reference:

Building Image and Pride

We will show our pride as a city and others will see it.

Making lives better

We continue to be a safe, inclusive, active, healthy and vibrant community.

Valuing Our Environment

We will value and enhance our natural and built environment.

Strategic or Annual Plan Reference:

Open for Business

Objective 2.1 Stimulate a prosperous economy.
Strategy 2.1.1 Foster an environment that encourages investment and jobs.

Valuing our Environment

Objective 3.2 Manage our natural environments now and for the future
Strategy 3.2.1 Identify and protect areas of high natural values.

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:

That Council:

- considers the submission made on the proposed By-law
- resolves to make a By-law under Section 161 of the *Local Government Act 1993*, on the attached terms, for the purpose of facilitating the use of public places and other infrastructure in the City of Glenorchy for commercial and cultural activities. The By-law will incorporate the intent of the amendments provided in the submission received; and
- give its authority to affix its common seal to the relevant documents.

Process for making by-laws

Under section 156 of the *Local Government Act 1993 (the Act)*, a Council that intends to make a By-law is required to pass a resolution by an absolute majority to that effect. Under s.160 of the Act, any amendments to a proposed by-law needs to be made by an absolute majority of Council.

After Council has made a By-law it will be sealed, certified by a legal practitioner as being in accordance with the law, certified by the General Manager as being made in accordance with the Act and then forwarded to the Director of Local Government with supporting documentation.

The By-law will be published in the Tasmanian Government Gazette and will commence operation from the date of its Gazettal. After its Gazettal, the By-law is to be provided to the Subordinate Legislation Committee and tabled in both Houses of Parliament.

Proposal in Detail:

A number of Council By-laws have expired in relation to the management of roads, parks and hydraulic infrastructure. Since their expiry, Council officers have requested that By-laws be reinstated in relation to roads, parks and watercourses to allow Council to effectively regulate these areas and address current and ongoing management issues.

These ongoing internal discussions, as well as consultation with Council's Aldermen and other stakeholders, resulted in the preparation of a draft Public Spaces and Infrastructure By-law (the "By-law").

On 27 July 2020 Council expressed its intention to make the By-law for the purpose of facilitating the use of public places and other infrastructure in the City of Glenorchy, for commercial and cultural activities. Council requested that the By-law be known as the Public Places and Infrastructure By-law. The Regulatory Impact Statement that accompanies the by-law was certified by the Director of Local Government on 25 May 2022.

The proposed By-law was advertised for public comment in the Mercury on Wednesday, 1 June 2022. No further submissions were received from the public.

The draft By-Law has undergone extensive preliminary consultation (both internal and external) during its development. This has included:

- internal discussions with officers from all relevant departments within Council
- reviews by Council's Senior Legal Counsel and external legal services providers
- workshops with Council Aldermen on 5 December 2019 (at which a preliminary draft was reviewed and considered) and 4 May 2020 (at which a more advanced draft was reviewed)
- invitations to key stakeholders (such as Tasmania Police and TasNetworks) to provide preliminary feedback on the draft By-law. Details of the submissions have already been reviewed by Council. Alterations were made to accommodate these comments at the time

- review by Council on 27 July 2019 where the Council resolved on its Intention to make a By-law
- at a further workshop with Council on 18 November 2021 to review commentary by the Local Government Division arising from the submission of the draft By-law and Regulatory impact Statement for certification
- A 21-day period of consultation with the public following advertising in the Mercury newspaper.

No public representations were received. The only comments made that have not previously been reviewed by Council are those that accompanied the State Government Certification. This submission is detailed in Attachment 1 to this report. Any amendments arising from the submissions have been incorporated in the proposed By-law set out in Attachment 2. None of these amendments substantially change the purpose or effect of the By-law. Given this, Council does not need to give further public notice (Section 160 of the *Local Government Act 1993*). Details are included as Attachment 3 to this report.

Any approved By-law will be published in the Government Gazette and on our website and on the Local Government Division's website.

It is now recommended that Council, noting the amendments made as a result of the consultation period, resolve to make the By-law.

Consultations:

Manager Infrastructure, Engineering and Design,
Manager Property, Waste and Environment
Director, Infrastructure and Works
Executive Leadership Team
Tasmania Police
TasNetworks
TasWater
TasGas
NBN Corporation
Director of Local Government
Local Government Division

Human Resource / Financial and Risk Management Implications:

Financial

The By-law provides for fines to be issued. Any fines will be directed back to the Council Department administering the By-law.

Human resources

There are no material human resources implications of this decision at this stage.

Risk management

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation	Minor (C2)	Unlikely (L2)	Low	Risk has been treated through extensive internal and external consultation opportunities during development of the By-law. It provides for flexibility in how permits are granted and how it is enforced. The By-law preserves many status quo activities.
Public dissatisfaction with the By-law's provisions and impacts.				
Do not adopt the recommendation	Moderate (C3)	likely (L4)	High	Council staff would continue to experience uncertainty as to the extent of their powers.
Management of Council's parks, watercourses and roads would continue to be addressed in an ad-hoc manner with a lack of clarity for the community.				

Community Consultation and Public Relations Implications:Community consultation

Key stakeholders were initially consulted on the draft by-law in the following manner:

Request for Submissions	Date Sent	Response
Tasmania Police	14 May 2020	12 June 2020
TasNetworks	27 May 2020	18 June 2010
TasWater	27 May 2020	No reply
TasGas	27 May 2020	No reply
NBN Corporation	27 May 2020	No reply

Extensive public consultation has been undertaken in accordance with the legislated requirements. This included public advertisements and direct requests to affected third parties.

Additionally, substantial consultation was undertaken with the State Government, Local Government Division.

Public relations

Once approved by Council, the By-law will be advertised in the media to ensure community awareness of its provisions.

Recommendation:

That Council:

1. NOTE the initial consultation submissions and the proposed alterations made to the recommended By-law as set out in Attachments 1 and 3.
2. RESOLVE, under section 161 of the *Local Government Act 1993* that it makes the *Public Spaces and Infrastructure By-law* in the amended terms in Attachment 2, for the purpose of facilitating the use of public places and other infrastructure in the City of Glenorchy for commercial and cultural activities.
3. AUTHORISE the affixing of the common seal to the relevant documents.

Attachments/Annexures

- 1 State Government Certification



- 2 Proposed By-law 2022



- 3 GCC comments on issues raised in By-law consultation



12. UPDATED COUNCIL POLICIES

Author: Manager People and Governance (Tracey Ehrlich)

Qualified Person: Director Corporate Services (Jenny Richardson)

ECM File Reference: Council Policies

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:

Open for Business

Objective 2.1 Stimulate a prosperous economy.

Strategy 2.1.1 Foster an environment that encourages investment and jobs.

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.

Reporting Brief:

To present two policies to Council for adoption.

Proposal in Detail:

All policies adopted by Council are reviewed cyclically. The ordinary review period for Council policies is four (4) years after adoption. However, policies may be reviewed earlier if it is appropriate to do so, for example if there are changes to a relevant governing act.

This report presents the reviewed and updated Dealing with Unreasonable Customer Conduct Policy to Council and recommends it for adoption.

It is also recommended that Council adopt the Election Caretaker Period Policy.

Dealing with Unreasonable Customer Conduct Policy

The policy was adopted by Council at its meeting on 26 March 2018 and has been reviewed having reached the end of its four-year term.

- Attachment 1 is a copy of the 2018 Policy with tracked changes, and
- Attachment 2 is a copy of the recommended updated Policy.

The revised policy continues to provide for Council to manage unreasonable customer conduct. However, the previous policy inadvertently did not allow for Council officers to withdraw from an incident where they believe a customer is acting unreasonably.

There are very minimal changes to the Policy. The two main changes are:

- a clarification of the term customer to include any person interacting (physical or virtual) with Council officers or Aldermen
- the inclusion of a new sentence under 4.1 stating that Council officers are empowered to withdraw from an incident where they believe the customer is acting unreasonably; and
- the update of the related document to a more recent manual/guide to identifying and dealing with unreasonable conduct, by the Australasian Parliamentary Ombudsman.

It is recommended Council adopt this updated Policy.

Election Caretaker Period Policy

This is a new policy for Council's consideration.

It is generally accepted that good governance principles include a convention where, in the period preceding an election, it is inappropriate for a Council to undertake major decisions that:

- may bind a future incoming Council in a manner it does not wish to be committed
- involve the use of Council resources in ways which may be seen as advantaging the current sitting Aldermen over campaigners seeking to run for office; and/or
- involve General Manager appointments or contract renewals for extended periods after the upcoming election.

This period of time is called the 'caretaker period'. Under the proposed Policy, the caretaker period runs from the Notice of Election under s.268 of the *Local Government Act 1993* (expected on 3 September 2022) until the Certificate of Election is issued under s.304 of the same Act. The forthcoming Local Government elections will be held during September and October 2022 (as advised by the Tasmanian Electoral Commission). Given this, the upcoming caretaker period is likely to run from early September until at least 26 October 2022.

It is recommended that Council adopt the Election Caretaker Period Policy included as Attachment 3 to this report.

The Policy defines a major decision as a decision that:

- commits the use of significant resources
- approves capital works not previously approved as part of the annual budget process

- entrenches a policy, program or administrative structure that is politically contentious; or
- is likely to be a matter of controversy in an election campaign.

Examples of major decisions include:

- a major program or funding opportunity with another tier of government which commits Council resources over a number of years
- grants to community groups
- borrowing or remission of debts outside of existing policy guidelines
- changes to budgets or spending in a way that would restrict future policy options
- General Manager appointments or contract renewals for extended periods after the election (also see 'Emergency appointments' below); and
- entry into major contracts, except for:
 - (i) continuation of routinely provided services, independently entered into at arm's length from Aldermen, by officers exercising an existing delegation to approve that expenditure (usually an agreement under \$1 million in value)
 - (ii) approval of contracts that have used a prescribed public tender process where the preferred contractor has been independently assessed by Council officers
 - (iii) contracts required to respond to a declared emergency
 - (iv) circumstances where failure to do so would breach a binding commitment made prior to the Caretaker Period exposing the Council to potential liability; or
 - (v) capital works previously approved by Council as part of the annual budget process.

It is important to note that decisions which are part of existing (and previously reported) program of works (for example the core technology review) are not considered major decisions under this Policy. Equally, operational and capital expenditure already approved as part of Council's annual budget process, is also excluded. This will allow the normal services provided by Council to continue during the caretaker period.

Given this Policy is a new policy for Council, it is recognised that the normal notice period and planning for a Caretaker Period has not occurred. Given this, if Council adopts the Election Caretaker Period Policy at this meeting, Council will need to consider the current and on-going work relating to the review of Council services, the scheduled date of the October Council meeting (scheduled for Monday, 31 October 2022), and the scheduled date of the Glenorchy Planning Authority meeting (7 November 2022) which is likely to fall in the period between the Certificate of Election (s.304 of the Act) and the nomination of newly elected Aldermen to Council committees.

In consideration of projects of significance that may fall within this caretaker period, the review of Childcare Operations report has been identified. It is recommended that Council approve a delegation to the General Manager to make any decisions necessary to be taken during the Election Caretaker Period regarding the future service model for Council's Childcare operations, including financial delegation. This may include review timing, downsizing, disposal, closure, further investment, or other service models. Please note, this will not include the disposal of land as this power cannot be delegated by Council.

It is also recommended that Council approve the rescheduling of the October Council meeting from 31 October 2022 to 24 October 2022 so that the meeting occurs prior to the period between closure of the polls and the Certificate of Election. However, given the uncertainty surrounding the number of potential candidates running for election, as well as the likely timeframe for the issuing of a Certificate of Election, it is recommended Council review the timing of the 7 November 2022 Glenorchy Planning Authority meeting at a later date.

Consultations:

Council workshop on draft Election Caretaker Period Policy
Executive Leadership Team
Management
Corporate Governance
Senior Legal Counsel
Council officers

Human Resource / Financial and Risk Management Implications:

There are no material human resources or financial implications.

Risk management

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation	Minor	Unlikely	Low	Responsible officers continue to monitor compliance with policies and ensure that any amendments are made in a timely manner, as required.
None of the recommended updated, new policies or rescinded policies represent any significant departure from established practices or statutory requirements. There is a chance that procedural difficulties may be identified once they are implemented, leading to operational inefficiencies.				
Do not adopt the recommendation	Minor	Likely	Medium	Council officers are instructed to review the policies and implement any changes requested by Council as soon as practicable.
Governance administration would be less optimal due to the presence of outdated and less effective policies.				

Community Consultation and Public Relations Implications:




The policies, once adopted by Council, will be available on Council's website.

Recommendation:

That Council:

1. ADOPT the updated Dealing with Unreasonable Customer Conduct Policy in the form set out in Attachment 2,
2. ADOPT the Election Caretaker Period Policy in the form set out in Attachment 3,
3. AUTHORISE the General Manager to make any decisions necessary to be taken during the Election Caretaker Period regarding the future service model for Council's Childcare operations, including financial delegation, and
4. RESOLVE to change the Council meeting scheduled for 31 October 2022 to 24 October 2022.

Attachments/Annexures

- 1 Dealing with Unreasonable Customer Conduct Policy 2018 tracked
 changes
- 2 Dealing with Unreasonable Customer Conduct Policy 2022

- 3 Election Caretaker Period Policy 2022


13. AUDIT PANEL CHAIR'S ANNUAL REPORT 2021 TO 2022

Author: Manager People and Governance (Tracey Ehrlich)

Qualified Person: Director Corporate Services (Jenny Richardson)

ECM File Reference: Audit Panel

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:

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:

Council’s Audit Panel Charter (clause 14.4) states that the Audit Panel, through the Chairperson, must report annually to Council on its overall operation and activities during the financial year. The purpose of this report is to table the Audit Panel Chair’s Report for the 2021/2022 financial year.

Proposal in Detail:

The Audit Panel Chair’s Annual Report (**Report**) for the financial year 2021/22 is included as Attachment 1.

In accordance with clause 14.5 of Council’s Audit Panel Charter, the Report is required to document a summary of the work the Audit Panel performed to fully discharge its responsibilities during the preceding year and an overall assessment of Council’s legal, governance, financial, risk, control and compliance framework including details of any significant emerging risk impacting on Council.

Highlights of the last year include:

- full completion of Council’s internal audit program of works including audits of Council’s ICT Operating Controls, Succession Planning and Portable and Attractive Asset Management,
- substantial completion of audit recommendations, with the remaining 17 recommendations containing five identified as high risk. The five high risk items are progressing well and are expected to be completed within their agreed

timeframes. All relate to completion and testing of Council's ICT disaster recovery planning capabilities,

- continued progression in the updating and review of Council's policies, and
- discussions with the Tasmanian Audit Office indicating that Council's annual financial statements for the year 2020/21 demonstrated continued management of external audit findings.

Additionally, the Minister for Local Government has requested that a copy of the Report is forwarded to the Local Government Division to meet the requirement for annual reporting under the Ministerial Directions issued in 2018. The Minister has agreed that the Report would provide an independent review of Council's compliance, generally aligned to Ministerial Direction five (5), and that this would satisfy the ongoing annual reporting requirements.

It was agreed by Council at the 29 June 2020 Council meeting that a copy of the Audit Panel Chair's reports would be provided to the Minister annually.

Consultations:

Audit Panel Chair

Audit Panel Members

Human Resource / Financial and Risk Management Implications:

There are no human resource implications. All costs may be met through existing budget allocations.

Community Consultation and Public Relations Implications:

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

Recommendation:

That Council:

1. RECEIVE and NOTE the Glenorchy City Council Audit Panel Chair's Report for the 2021/22 financial year, and
2. DIRECT the General Manager to provide a copy of the Audit Panel Chair's annual report to the Minister for Local Government.

Attachments/Annexures

- 1 Audit Panel Chair's Report 2021 to 2022



14. PROCUREMENT AND CONTRACTS - MONTHLY REPORT

Author: Manager People and 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 16 June to 13 July 2022 and provide an update on external legal expenditure in accordance with the Ministerial Directions.

Proposal in Detail:

Exemption report

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

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

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

- the contract or purchase order value (excluding GST)
- the circumstances for engaging the contractor or supplier without seeking the required number of quotes

- the date approval was given to engage the contractor or supplier
- the date of the contract or purchase order
- if the contract or purchase order was as a result of a prescribed situation or prescribed contract under regulation 27 of the *Local Government (General) Regulations*, the sub regulation relied on for not calling for public tenders.

For the period from 16 June to 13 July 2022 there were two (2) exemptions to Council's Code for Tenders and Contracts totalling \$105,198.26. These are:

- Mental Health First Aid Australia, to deliver a Mental Health First Aid Course for a total of \$34,200; and
- Civica Pty Ltd, for software licensing and maintenance for a total of \$70,998.26.

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 June 2022, the total amount spent on external legal services for all of Council was \$9,022.00. This expenditure primarily related to the recent service review and also to a building enforcement matter.

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

Consultations:

Senior Legal Counsel
Procurement and Contracts Coordinator
Accounts Payable Supervisor

Human Resource / Financial and Risk Management Implications:

Human resources

There are no material human resources implications.

Financial

The report documents expenditure of \$9,022.00 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 16 June to 13 July 2022.

Attachments/Annexures

- 1 Exemptions to Council's Code for Tenders and Contracts 16 June to
[⇒](#) 13 July 2022

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

Question on notice – Simon Fraser – WW1 field gun (received 21 June 2022)

Q: The SSAA Tasmania Militaria Collectors Inc has secured a \$30,000 government grant to restore a WW1 Turkish field gun given to Glenorchy City as a war trophy. This gun was last housed at Cosgrove High Peace Garden and before that was outside the council chambers. Given this gun was received as a gift by Glenorchy City can the Council provide any information from past records on where in Palestine it was captured by Tas ALH? What colour was the original gun?

The club's preference is that the refurbished gun is housed/ displayed somewhere in Glenorchy. Can the council suggest an appropriate place for it?"

A. In 2000, Council's former Heritage Officer fielded enquiries relating to a German-made Krupp Gun that was at the Cosgrove High School and reputedly, formerly situated at the former Council Chambers. At that time there was no evidence uncovered that such a war trophy was gifted to Council. The Australian War Memorial (AWM) however, may hold records of WW1 war trophies and where they were allocated around the country.

It is suggested that the SSAA Tasmania Militaria Collectors approach the AWM to confirm the history of the field gun, the colour of the piece and assist with suggestions of appropriate location for the piece once the history of the gun is confirmed.

15.1 NOTION OF MOTION - ALD. KELLY SIMS - HOMELESSNESS CRISIS

Author: Alderman (Kelly Sims)

Qualified Person: Executive Manager Stakeholder Engagement (David Ronaldson)

ECM File Reference: Housing Working Group

Reporting Brief:

To consider a notice of motion by Alderman Kelly Sims submitted in accordance with the requirements of Regulation 16(5) of the *Local Government (Meeting Procedures) Regulations 2015*.

Motion:

That Council:

1. Establishes a formal proposal & terms of reference for a new homelessness advisory committee in aim of developing a homelessness policy that will collectively represent the current local homelessness crisis issues using an evidenced based, best practice, accurate and realistic approach.
2. Investigates the use of council owned and managed land and property for the purposes of directly supporting people experiencing homelessness in times of emergency, such as extreme weather conditions & higher than typical (peak) occupancy rates.
3. Commits to building better public awareness around the housing crisis and consulting with other Tasmanian and leading Australian Councils on the matter.
4. Explore the opportunity to, and feasibility of participating in a pilot project funded by the State or Federal government that will help to progress more meaningful and long-term action to address the homelessness crisis in our city and possibly state.
5. Writes to the relevant State and Federal politicians and the Prime Minister in advocacy of the issue and to request advice on how our specific council should address the current housing and homelessness crisis locally in consideration of the key issues, such as housing affordability and access.
6. Requests a further report of progress to be presented to Council at the *29 August 2022 Council Meeting* containing work already completed and any future recommendations addressing the above outlined, as summarised below;
 - (a) *Advisory committee proposal and terms of reference,*
 - (b) *The investigation of council owned/managed land and property,*
 - (c) *Commitment to building public awareness and consulting with councils,*
 - (d) *Explore pilot projects with all levels of government,*

(e) *Advocate and seek advice on the issue*

Rationale:

WHY SHOULD LOCAL GOVERNMENTS TAKE ACTION ON THE HOMELESSNESS CRISIS?

To date, local governments in Australia have not played a major part in addressing homelessness. However, the recent decisions of the Council of Australian Government (COAG) now known as the National Cabinet have committed all tiers of government, including local councils, to reducing homelessness. It is important, therefore, to understand what actions leading local governments currently undertake in addressing homelessness, how other programs and policies implemented by local government may affect the homeless population and how 'good practice' in this area can be achieved.

Local governments are the closest level of government to communities and have a responsibility under the *Local Government Act 1993* to provide for the health, safety and welfare of their community. This role includes communicating with all level of government and taking action on major social, economic and environmental issues as warranted. Local government is fundamentally responsible for leading, driving change and influencing the community via a 'ground up' approach. Councils have a *duty of care* and the experience necessary to educate and work with their community on overarching and important issues such as homelessness.

On 11 February 2020, the national Standing Committee on Social Policy and Legal Affairs adopted the inquiry into homelessness in Australia, following a referral from the Minister for Families and Social Services, Senator the Hon Anne Ruston and the (then) Assistant Minister for Community Housing, Homelessness and Community Services, the Hon Luke Howarth MP.

In evidence to the inquiry, the Committee heard a range of suggestions for how governments at all levels could more effectively address the issue of homelessness in Australia. The Committee's inquiry also took note of previous reviews and inquiries into homelessness undertaken at the state and federal level in recent years. In total, the Committee received 201 submissions and 25 supplementary submissions to the inquiry, including 4 confidential submissions, from a range of government agencies, community groups and individuals.

The Committee also held five public hearings, in July and August 2020.

Defining and describing homelessness in Australia;

As cited in the Committee's interim report, the Department of Social Services described the Government's definition of homelessness in its submission to the inquiry: The [Australian Bureau of Statistics] definition of homelessness is based on core elements of 'home' in Anglo-American and European interpretations of 'home'.

These elements include a sense of security, stability, privacy, safety and the ability to control the living space. Homelessness relates to a lack of one or more elements representing a 'home' as opposed to purely 'roof-lessness'.

The definition of homelessness, however, has arguably changed in recent years and remains the subject of some debate. Issues raised during the inquiry in relation to how

homelessness is defined and quantified in Australia are mentioned in the report. Nevertheless, it is without doubt that homelessness is a problem in Australia: one that causes great damage to individuals and families, to Australia's society and economy, and one that intersects in complex ways with a range of other social ills.

The Department of Social Services, recognising that "homelessness is an important issue affecting many Australians", observed that: Homelessness is rarely the result of a single event, action or issue. Even a short period of homelessness can have a profound impact on the lifetime wellbeing of an individual. As factors leading to homelessness vary, people experience homelessness and are affected by homelessness in different ways. The homeless population is diverse because anyone can experience homelessness."

Many participants in the national inquiry also pointed out that the experience of homelessness has complex and serious flow-on effects for affected people's broader rights and wellbeing, including their security, health and education.

What leading organisations had to say;

The St Vincent de Paul Society said *"The economic and social benefits of investment in social housing were far-reaching* 'and that:

... a significant investment in the building and maintenance of social, community and transitional housing and supported accommodation would not only improve housing options for the homeless, it would create jobs, kick-start the economy and provide long-term benefits to the community as a whole."

National Shelter submitted that *"Directing public investment towards the construction of social and affordable housing during a period of economic decline has been widely recognised as an effective means of both stimulating the economy and creating meaningful social and systemic change."*

Anglicare Australia argues that by *"Ending our affordable housing shortfall would be the most powerful way to tackle the homelessness crisis and boost regional economies. Social housing projects can get off the ground much more quickly than road or rail infrastructure – and it brings greater long-term benefits."*

Compass Housing Services took a similar position in arguing that *"There is no escaping the fact that a shortage of affordable and social housing is the primary determinant of homelessness in Australia."* It also recommended that the Australian Government support a 'major program of building social and affordable housing 'in partnership with private sector and community housing providers, stating that this would likely *"provide important economic stimulus following the COVID-19 pandemic."*

The Grattan Institute also supported rapid investment in new social housing, and said that this would be *"a quick and affordable way to stimulate the economy in the wake of COVID-19."* However, it also argued that new social housing stock should be reserved for those most in need: *"Social housing is particularly effective stimulus but does come at a cost. Once more units are constructed, they should be reserved for those most in need, and at significant risk of becoming homeless for the long-term."* The Grattan Institute went on to argue that *"Public financing is the most cost-effective way to finance the construction of new social housing"* and noted that the actual cost

to government for providing more social housing is less than the up-front cost due to the ongoing rental returns.

Other submitters expressed support for the Social Housing Acceleration and Renovation Program (SHARP) proposal, launched in 2020 by CHIA, Homelessness Australia, National Shelter and the Everybody's Home campaign - partly in response to the COVID-19 pandemic.

Summary of recommendations:

The recommendations not mentioned here are regarding data collection improvements or are reliant on service provider programs and practice changes. The overarching issue is the clear lack of required action in relation to governments working together to better prioritise and ensure adequate land-use and investment into more affordable and accessible housing.

Recommendation 1 - 2.346

The Committee recommends that the Australian Bureau of Statistics commission an independent review of the statistical definition of homelessness and its operation, having particular regard to the circumstances in which persons living in severely crowded dwellings and boarding houses should be categorised as homeless.

The review should consider: national and international best practice; the need for greater inclusion of non-western and Indigenous Australian cultural practices and perspectives; and in relation to overcrowding, the need for the use of other measures in addition to or in place of the Canadian National Occupancy Standard.

Recommendation 2 - 2.357

The Committee recommends that the Australian Government commission an independent review of the Australian Bureau of Statistics' collection and use of Census of Population and Housing data to estimate the homeless population, having particular regard to the problem of overcounting and undercounting particular categories of homeless persons and demographic groups. The review should involve stakeholder consultation and should be completed in time to inform the conduct of the 2026 Census.

Recommendation 7 - 2.369

The Committee recommends that the Australian Government, including through the introduction of mandatory requirements on state and territory governments, improve data collection and reporting on housing stock and overcrowding to assist with monitoring and evaluation, planning and strategic investment at a regional and community level. The Committee further recommends specific measures to improve data relating to housing outcomes for Indigenous Australians to inform all governments' efforts to meet the National Agreement on Closing the Gap target on housing.

Recommendation 9 - 2.382

The Committee recommends that the Australian Government, in consultation with state and territory governments, develop a needs-based funding methodology to be applied to future inter-governmental housing and homelessness funding agreements, to be completed no later than June 2022.

Recommendation 10 - 2.383

The Committee recommends that the Australian Government undertake an evaluation of Australian Government sponsored social and affordable housing projects, including those delivered by state and territory governments, to be completed no later than **June 2022**.

Recommendation 16 - 3.297

The Committee recommends that the Australian Government work with state and territory governments to ensure the availability of an appropriate proportion of social housing and transitional, crisis and emergency accommodation which is accessible and appropriate for people with diverse needs, including but not limited to: older people; people living with disability; people from culturally and linguistically diverse backgrounds; and Indigenous Australians.

Recommendation 25 - 3.306

The Committee recommends that the Australian Government establish a comprehensive strategy to address the financial insecurity of older women. This should include consideration of: measures relating to superannuation and income support with a view to improving financial outcomes for women; and the need for new data collection and reporting measures, including new national data sets, to inform policies and strategies targeted at older women.

Recommendation 26 - 3.307

The Committee recommends that the Australian Government, in cooperation with state and territory governments, fund data collection and research to address gaps in evidence relating to the prevalence of homelessness and demand for support services among specific vulnerable groups, including but not limited to: older women; people living in regional, rural and remote areas; veterans; and LGBTIQ+ people.

Recommendation 27 - 4.234

The Committee recommends that the Australian Government work with state, territory and **local governments** and community organisations to develop a more integrated 'place-based' approach to homelessness prevention and early intervention. This should include: establishing a national strategic framework for prevention and early intervention, setting out targets, roles and responsibilities, data collection and reporting requirements, and evaluation; identifying the structural support and resources required to support 'place-based' programs; and funding for 'place-based' research and pilot programs. Recognising the importance of stopping homelessness early in life, the Committee further recommends that there be a particular focus on prevention and early intervention of youth homelessness.

Recommendation 28 - 4.235

The Committee recommends that the Australian Government work with state and territory governments to strengthen training across the health and community sectors on prevention of and early intervention in homelessness, particularly for disadvantaged and vulnerable children and families. This should include training on the impact of homelessness and family, domestic and sexual violence on the social and emotional wellbeing of children.

Recommendation 29 - 4.236

The Committee recommends that the Australian Government work with state and territory governments to ensure that data collection and reporting systems adequately capture the experiences and needs of disadvantaged and vulnerable children and families, in order to support the early identification, assessment, support and/or referral of those experiencing or at risk of homelessness.

Recommendation 33 - 4.262

The Committee recommends that the Australian Government work with state, territory and **local governments** to: ensure the appropriate allocation of social and affordable housing stock to meet the needs of individuals and families at different life stages and accommodate different household family structures; in appropriate circumstances and locations, amend local government restrictions on secondary dwellings ('granny flats'); and consider new measures to encourage the use of secondary dwellings to free up primary dwellings for larger families, including grants to Indigenous community-controlled organisations to construct new secondary dwellings.

Recommendation 35 - 4.276

The Committee recommends that the Australian Government, in consultation with state, territory and **local governments**, develop and implement a ten-year national strategy on homelessness. The scope of a national strategy should include, but not be limited to: creating new and strengthening existing arrangements for inter-governmental coordination and funding accountability of state and territory governments; formally recognising and strengthening the role of local government; identifying opportunities for greater involvement of community organisations and the private sector; encompassing existing arrangements under the National Housing and Homelessness Agreement and reflecting other relevant Australian Government policies and programs; and giving effect to other relevant recommendations made in this report.

Mr Andrew Wallace MP - Chair
Final report July 2021
Commonwealth of Australia 2021
ISBN: 978-1-76092-258-0

Unfortunately, Tasmania has fallen far behind, being that we were the most affordable capital city only years ago. The state government cannot possibly deliver the currently needed 14,500 new dwellings without substantial funding support from the Commonwealth, and a significant strategic plan that aims to support a rapid growth for private investment in affordable housing. This type of thinking and funding is not currently forthcoming at a state or federal level and the growing issue requires serious local advocacy.

The Tasmanian government has though committed to building 3,500 social housing dwellings over the next four years, as well as constructing additional supported accommodation for target groups (Tasmanian Liberals 2021).

This is only a fraction of the homes needed in that timeframe.

The Council of Capital City Lord Mayors recommended that the Australian Government invest at least \$200 million over four years in a *'Capital City Housing First Fun for the construction of 2,000 tailored units for people sleeping rough and/or at risk of primary homelessness'*. But this again, is only a fraction of the homes needed in that timeframe.

In June 2021 the UTAS Housing and Community Research Unit, University of Tasmania released; The Tasmanian housing market: update 2020-21

It stated that the need for social housing remains high, as does need for assistance from Specialist Homelessness Services. This indicates that despite new government investment in the social housing and crisis housing systems, demand still far exceeds the available supply. In Australia, responsibility for housing policy is shared across all three levels of government. To be effective, national, state, and local governments need to coordinate their housing-related activities effectively, and this does not always occur. As a result, there are multiple points of tension and contradiction within the Australian housing system.

Commonwealth government taxation policy, including in relation to negative gearing and capital gains tax exemptions, encourages the provision of a very limited new housing supply, but also contributes to speculative investment and consequent house price inflation (Eccleston et al. 2018a). These in turn create significant housing market pressures at the state level, yet it is difficult for state governments to fully resolve these because they lack the Commonwealth's revenue-raising power.

Many key studies and research on this matter note that without a shortage of houses the homelessness issue is an entirely different landscape, where service providers and proactive (minimal) investment is all that's required.

They also had a running theme in that the most common length of time that someone is homeless (without a housing crisis) is one or two days, and half of the people who enter the homeless shelter system will leave within 30 days, never to return.

The rate of severe mental illness among the homeless (including families and children) is 13 to 15 percent. Among the much smaller group of single adults who are chronically homeless, however, the rate often reaches 30 to 40 percent. For this population, mental illness is also a major barrier to exiting homelessness.

According to a 2002 international study undertaken by the Urban Institute, about 45 percent of homeless adults had worked in the past 30 days -- only 14 percentage points lower than the employment rate for the general population last month. The number of working homeless would probably be even higher if "off the books" work was included. A recent job loss is the second most common reason people say they became homeless.

For decades the goal of our homelessness support services and programs was to first treat people for their myriad afflictions (substance abuse or illness) and hope that this would lead them out of homelessness. Now, the attention has shifted to the endgame: Get people back into housing as quickly as possible... if you have housing that is!

Mission Australia's response to Report on Government Services 2022 – Housing and homelessness

New data released by the Productivity Commission's Report on Government Services 2022 on 25th January 2022 reveals that of the low-income households receiving Commonwealth Rent Assistance (CRA) at end June 2021, almost three-quarters (72.5%) would have been plunged into rental stress without CRA. Worryingly, almost half (45.7%) of those receiving CRA still experienced rental stress and were at high-risk of homelessness.

In relation to Specialist Homelessness Services, in 2020-21 a third (32.3%) of clients who needed accommodation did not have their housing needs met, up from 30.2% in 2016-17.

Mission Australia Executive, Ben Carblis said:

"It's unacceptable that people and families across the country are facing enormous pressures with escalating rental stress and very limited availability of affordable places to rent, which is pushing them to the verge of homelessness."

"Finding an affordable home to rent has never been so difficult. Many are heading into 2022 already homeless – often unexpectedly – because there isn't enough accommodation options to go around for everyone who needs it."

"Our dual housing and homelessness crisis is a blight on our country. With so much human suffering, the question remains: why isn't more being done to repair and invest in Australia's housing system?"

"Even with recent State and Territory Government investment, everyone knows that social and affordable homes are scarce in our country which means too many people are left high and dry when seeking a safe, secure and affordable home. The situation has meant people and families have to decide between paying for food, bills, transport, the rent or medication and forgoing other essentials."

*"As we head towards an early Federal Budget and a Federal Election this year, good policy and investment must include intensive efforts from the Federal Government to build more social and affordable housing. **The State and Territory Governments can't do it alone.**"*

"In recent years while tackling a whirlwind of fires, flooding and storms, and as we step into our third year of COVID challenges, it's clear to Australians just how vital an affordable, safe and secure home is for people to survive and thrive when challenges are thrown our way.

"Simply put, we need more homes – in cities, suburban, regional and rural areas – that address the critical shortage of social and affordable homes and the resulting homelessness crisis that we're facing.

"This crisis demands the Federal Government takes the reins of a national plan to end homelessness in Australia which focuses on long-term investment to address the stark shortage of social and affordable homes.

"Building back better and fairer will not only greatly improve the lives and futures of people and families on lower incomes, but it will also positively contribute to Australia's infrastructure and economy on our road to COVID recovery."

Attachments; Annexures/References

1. Parliamentary - House of Representatives Committees

Standing Committee on Social Policy and Legal Affairs, Inquiry into homelessness in Australia.

https://www.aph.gov.au/Parliamentary_Business/Committees/House/Social_Policy_and_Legal_Affairs/HomelessnessinAustralia/Report

2. University of Tasmania - Housing and Community Research Unit

June 2021. The Tasmanian housing market: update 2020-21

Jacqueline De Vries, Maria Yanotti, Julia Verdouw, Keith Jacobs and Kathleen Flanagan.

https://www.utas.edu.au/_data/assets/pdf_file/0005/1475465/UOTBR210619-Tasmanian-Housing-Update_vFinal.pdf

3. Mission Australia's response to Report on Government Services 2022 G. Housing and homelessness

<https://www.missionaustralia.com.au/media-centre/media-releases/mission-australia-s-response-to-report-on-government-services-2022-housing-and-homelessness>

4. Australian Government Productivity Commission

Report on Government Services 2022

<https://www.pc.gov.au/research/ongoing/report-on-government-services/2022/housing-and-homelessness/housing>

5. Shelter TAS

100+ Recent Submissions, Papers and Reports

<https://sheltertass.org.au/resources/papers-and-reports-2/>

6. The University of Adelaide - Centre for Housing, Urban and Regional Planning National Homelessness Research Agenda 2009-2013

THE ROLE OF LOCAL GOVERNMENT IN ADDRESSING HOMELESSNESS, Professor
Andrew Beer Ms Felicity Prance, May 2013

<https://apo.org.au/sites/default/files/resource-files/2013-05/apo-nid68508.pdf>

QUALIFIED ADVICE:

Homelessness – a complex problem

Homelessness and access to Social and Affordable Housing are growing issues that are affecting all areas of the Australian society, including groups of people not previously at risk of homelessness. As identified in the above report, the Federal Department of Social Services also recognises *“that homelessness is an important issue affecting many Australians.”*

It should also be recognised that the challenge for communities around the country is that the issue is not isolated to geographic or demographic boundaries and has no simple cause or solution. The solutions to these issues are complex for our communities and includes all levels of government, people with lived experience, services providers, private business and community groups to find appropriate, affordable and long-term solutions.

It calls on all levels of government to work together in partnership with private business and not-for-profit agencies to magnify our efforts and reduce duplication of the good work of agencies that are already involved in this area.

Council’s role in addressing homelessness

While Council has a role to play in addressing homelessness, it is important to recognise that it is not a housing provider – and that other governmental and non-governmental organisations fulfil that core role.

Council’s roles in addressing the homelessness crisis include:

- as a planning authority, ensuring adequate land supply for housing and expediting assessment of residential and subdivision proposals against planning scheme criteria
- as a landowner, identifying parcels of land that may be surplus to Council’s requirements and taking them through the appropriate *Local Government Act* land disposal processes, while making sure housing providers and other interested parties are made aware of land availability
- as a community services and social planning co-ordinator, networking with government agencies and not-for-profit providers to bring services to Glenorchy residents, including people experiencing homelessness; and
- as a local government, advocating to State and Federal Governments for resources to be brought to bear to address homelessness in Glenorchy.

GCC Statement of Commitment on Housing

During 2020 and in response to the concern that the homeless and housing issues were increasing both within the Glenorchy municipality and across the Greater Hobart area an internal working group was established to develop a position for Council to consider and if accepted, to develop an annual action plan based on that position.

Council departments involved in the working group included Strategic Planning, Property, Strategy and Community convening the group.

The Glenorchy City Council Statement of Commitment on Housing was subsequently developed and adopted by Council in August 2020 ([Attachment 1](#)).

Housing Working Group Action Plan

The working group then developed the GCC Statement of Commitment on Housing, Action Plan 2020 – 2025 detailing the actions Council would undertake in relation to this issue ([Attachment 2](#)).

Since the Glenorchy City Council Statement of Commitment on Housing was adopted and the action plan developed, Council has received updates on this work as follows:

- November 2021 - A briefing workshop held with Aldermen, including the Housing Action Plan annual report, updated background paper and to hear from guest speakers Pattie Chugg, Shelter Tas CEO and Don McCrae, The Salvation Army, Acting Manager Homelessness and Housing
- August 2021 – Council adopted the GCC Community Strategy 2021-2030 that highlights Safety as a priority outcome inclusive of that support for citizens at risk of homelessness.
- December 2021 - A council report identifying priority actions to increase housing density in Glenorchy.
- March 2022 – A council report updating Council on properties under consideration for disposal.

Further detail on the actions council is undertaking to address the housing and homelessness issue is provided below, in order of the suggested motions:

Advice on proposed Motion # 1 - Formation of a Committee and Policy

There are existing structures in place at the Greater Hobart level and the internal Working Group level in terms of both committees and policy.

A cross council / community group, the Greater Hobart Housing and Homelessness Alliance, convened by the Lord Mayor of Hobart also meets quarterly and involves stakeholders from across the sector to work together with State and Federal government. GCC is a partner in the alliance and members include Greater Hobart Councils, Shelter Tasmania, Salvation Army, TasCoss, Hobart City Mission, Catholic Care, Colony 47, UTAS Department of Health, Vinnies, Anglicare, Communities Tas and the Property Council.

Council has also an established internal working group, convened by the Manager Community, involving officers from Community, Property, Planning and Economic

Development. This group meets bimonthly and is guided by the Action Plan that was developed from the Glenorchy City Council Statement of Commitment on Housing adopted by Council in 2020.

In terms of policy, as outlined above, Council has a Statement of Commitment on Housing and subsequent action plan. In addition, the Tasmanian Government is currently developing the Tasmanian Housing Strategy.

Advice on proposed Motion # 2 - Investigates use of Council owned land and property

Council-owned land

The use of council owned land for residential housing is already included as a specific current action in the current Housing Working Group Action Plan. A Council report was put to the March 2022 Council meeting which resolved to include some additional parcels of land to expediate the addition of residential supply (as set out below).:

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.*

Geotechnical studies have been undertaken and a report is being prepared by consultant for 23A Norman Circle (residential zoned and potential for approximately 18 dwellings). Community engagement around the potential disposal will commence as soon as the report is received, and the land is deemed developable.

Properties previously approved for disposal have progressed and are being prepared to go to market for sale including 5A Taree Street, Chigwell (residential zoned with potential for approximately 14 dwellings) and 3 Edgar Street Claremont (residential zoned with potential for approximately 1-2 dwellings).

Council-owned buildings

In relation to the use of council owned property for emergency shelter purposes, Council officers investigated this in response to the meeting held with members of parliament on 16 June, as detailed under 'Advice on proposed Motion #4' below.

Council's Property section undertook an assessment of the potential to use Council-owned buildings to provide emergency shelter for people experiencing homelessness. The considerations are complex. A limited number of buildings were identified as

possibilities as Council rarely leaves a facility vacant without finding a tenant. As such there would be a significant lead time waiting out leases to expire before most facilities could be made available.

The following further considerations would need to be taken into account:

Safety matters

Opening up a Council building for emergency/homeless shelter without appropriate oversight and onsite management arrangements would be problematic from a duty of care perspective. There are likely to be a wide range of risks and safety issues that would need to be managed including on-site supervision by trained staff, security arrangements and cleaning. There are significant challenges involved with housing people experiencing homelessness, which may include complex health issues, accommodating family groups, people with pets, hygiene issues, drug and alcohol misuse, mental health and behavioural problems. These would require diligent and expert management - to avoid an otherwise well-meaning initiative putting future residents of such facilities at more risk.

Council does not have the internal capability to provide the appropriate supervision and wrap around services that would be required to run a homeless shelter. A partnership with a provider whose core business and experience includes the operation of homeless shelters would be required.

Changerooms and sporting facilities

Change rooms and other rooms at sport and recreation facilities may have some appeal for this purpose as these include toilet and shower facilities. However, these are all tenanted and would require negotiation of specific agreements with the relevant tenants. Most grounds also include evening training and/or matches.

Halls

The majority of halls are highly utilised with regular hire groups in place. Even our lower-utilisation halls would require significant upgrades to ablution facilities and would be difficult to heat efficiently.

Planning/Building Permits

There are no exemptions in the Planning Scheme that would allow the use of premises for emergency/homeless shelters without the need to first obtain a planning permit. The use class would be Residential and the individual use most likely Communal Residence, which either requires a discretionary permit or is prohibited depending on the zoning of the land.

The facilities are also not classified for residential occupation under the *Building Act* and hence would require reclassification and potentially significant works to meet that classification (the exact requirements of each building would need to be clarified by a Private Building Surveyor).

Negotiation/consultation with facility users

Use of facilities for emergency shelter of people experiencing homelessness would require significant negotiations with existing facility users to ascertain whether such use was practicable.

State Government-owned land

In addition, the State Government has committed to increase the ready supply of affordable homes to address the real social need in the State. To do this the Government passed legislation in 2018 that allows for the making of Housing Land Supply Orders. The Orders enable surplus Government land that meets strict eligibility and suitability criteria to be rezoned for residential development more quickly. More affordable homes are then able to be built sooner.

The legislation for this is the *Housing Land Supply Act 2018* (the Act), which provides for consultation with persons who may have an interest in a proposed Housing Land Supply Order.

Recently the Minister for Planning, Michael Ferguson MP, has made two housing supply orders as detailed below.

The first parcel is made under the proposed *Housing Land Supply (Goodwood) Order 2022* (the proposed Order) provides for part of the land at the intersection between Goodwood and Howard Road, Goodwood to be rezoned from the Utilities Zone to the General Residential Zone, which is consistent with the surrounding residential area. The area of land proposed to be rezoned is located at the intersection of Howard Road and Goodwood Road of the land and has an area of approximately 1438m².

The second parcel is made under the proposed *Housing Land Supply (Chigwell) Order 2022* (the proposed Order) provides for part of the land at Allunga Road, Chigwell (title reference FR 197749/1) to be rezoned from Open Space to General Residential, which is consistent with the surrounding residential area. The area of land proposed to be rezoned is located in the southern corner of the land and has an area of approximately 2,450m².

The Act requires the Minister to provide a 'statement of reasons' as to why the Minister is making the proposed Order and opinions on why the proposed Order will not contravene the Act. These are detailed in the attached orders (Attachments 3 and 4).

Council received letters in June 2022 seeking comments on the proposed *Housing Land Supply Orders 2022*. Council officers have reviewed the subject land and have no objections to the land being included a General Residential Zone. Should the land be rezoned, any development, including subdivision, would need to comply with the applicable standards of the Glenorchy - Local Provisions Schedule as detailed in the attachments for both Orders.

Finally, in Council's current Annual Plan is the specific action *4.3.1 Facilitate and engage with partners to advocate for the development of safe, liveable, affordable housing options in our City*.

Advice on proposed Motion #3 - Better Public Understanding

As a part of the Housing Working Group Action Plan, conversations with developers and State Government about this very point are occurring to assist community to understand the issue as per below:

- Action August - Homelessness Week activities 2020, 2021
- development of GCC Kindness Contact cards,
- when to Contact the Police cards and Family Violence services contact cards
- cross Council (City of Hobart, Glenorchy and Kingborough) *'I am Somebody'* project – to be launched in Homelessness Week August 2022
- collaborating with Shelter Tasmania and The Salvation Army to formulate messaging for the Glenorchy community on the benefits of providing different types of housing. (This from the GCC Community Strategy goal *"People including our most vulnerable are safe and connected in our community"* and objective 11 *"Work with the community and other stakeholders to progress Councils Statement of Commitment on Housing to support residents at risk of homelessness to access safe and affordable housing option"*).

Recently, Council officers met with Brad Kelly, Manager of the State Government Housing Strategy Development, in relation to the development of the Strategy and how to build better public understanding of the issue and proposed actions to address the issue.

Advice on proposed Motion #4 - Pilot Project funded by State or Fed Gov

The Mayor and General Manager met with the Minister for Housing, Guy Barnett, and Members of Parliament, Kristie Johnston and Lara Alexander on 16 June along with a range of community housing and homelessness service providers including Don McCrae and Anne Carr from Salvation Army and representatives from Centacare Evolve Housing. Staff from the office of Andrew Wilkie, MP, also participated in the meeting.

The meeting was facilitated by Ms Johnston to discuss housing and homelessness issues and solutions in Glenorchy.

Two proposals were particularly identified at the meeting – based on Lara Alexander's work with Launceston City Council. These were:

- exploring whether there was potential to make a Council building available to house people experiencing homelessness during the winter months; and
- exploring the possibility of providing a secure car parking area for those sleeping rough in their vehicles.

Officers met with the Department of Communities on 27 June to explore and identify opportunities and feasibility of those ideas.

The Mayor and General Manager also met with the City Mission CEO and two staff members on 12 July about the potential for identifying suitable facilities for people experiencing homelessness in the City. The Mayor and General Manager offered the assistance of the Council team to City Mission in identifying suitable sites, recognising that a range of “wrap around” services would be required to service the often complex needs of people experiencing homelessness.

Advice on proposed Motion # 5 - Writes to State and Federal Politicians

The Mayor has already written letters to and had meetings with State Ministers on this issue, as has been described above.

In addition, the Mayor wrote to the Federal Government on this issue in the first quarter of 2022. Council could repeat this exercise, now there has been a change in Federal Government, if Council desires, and to provide the latest data from the recent census which is due over the coming months.

Further, Council continues to provide comment to the State Government as opportunity arises. Recently the opportunity to comment was provided on the draft *Housing Tasmania Bill 2022* (the draft Bill) and the *Housing Tasmania (Consequential Amendments) Bill 2022* which seek to establish a housing authority to deliver improved housing and homelessness services and increase the number of affordable social housing properties for Tasmanians in need. The comments provided by the General Manager highlighted the need for the new legislation to address the interaction with the planning and local government land disposal systems.

Advice on Motion # 6 - Further report to Council

The annual report to Council updating actions from the Glenorchy City Council Statement of Commitment on Housing is due September 2022.

Consultations:

The following officers have been consulted in preparing this response;

Executive Leadership Team

Manager Community

Manager Property

Coordinator Community Development

Senior Strategic Planner

Human Resource / Financial and Risk Management Implications:

As described above Council is already dedicating human resources to this issue via the established internal working group that meets regularly specifically on this issue along with specific action items undertaken by specific departments eg: Property. In addition, Council officers work with key stakeholders external to Council regularly.

Community Consultation and Public Relations Implications:

The development of the Glenorchy Statement of Commitment on Housing sends a strong message that Council is concerned and actively working with relevant stakeholders to make progress on these issues.

Recommendation:

That Council:

1. RECEIVE and NOTE the report prepared by Alderman Sims and the complexity of the housing and homelessness issue in the Greater Hobart community.
2. NOTE Council's support role in assisting government and non-government housing and social service providers to address homelessness through planning processes, land release, community development co-ordination and advocacy.
3. ENDORSE the work currently being undertaken by the Council's Housing Working Group.
4. NOTE the next Statement of Commitment on Housing Action Plan report will be provided to Council's September meeting.
5. RESOLVE to continue to build better public awareness around the housing crisis and homelessness.
6. RESOLVE to write to the relevant Federal politicians and the Prime Minister in advocacy of the issue once the new census data is available around this issue.
7. RESOLVE to continue to explore opportunities to participate in a pilot project funded by the State or Federal government that will help to progress more meaningful and long-term action to address the homelessness crisis in our city.

Attachments/Annexures

- 1 GCC Statement of Commitment on Housing
- 2 GCC Affordable Housing Action Plan
- 3 Minister Ferguson - Goodwood letter
- 4 Minister Ferguson - Allunga Road letter

CLOSED TO MEMBERS OF THE PUBLIC

16. CONFIRMATION OF MINUTES (CLOSED MEETING)

That the minutes of the Council meeting (closed meeting) held on 27 June 2022 be confirmed.

17. APPLICATIONS FOR LEAVE OF ABSENCE

ECONOMIC

Community Goal – Open for Business

18. REVIEW OF COUNCIL SERVICES STATUS UPDATE

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).

GOVERNANCE

Community Goal – Leading our Community

19. GLENORCHY JOBS HUB GRANT 2022 TO 2025

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

20. AUDIT PANEL MINUTES

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

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