

**COUNCIL MEETING  
AGENDA  
TUESDAY, 28 JANUARY 2025**



**GLENORCHY CITY COUNCIL**

**QUALIFIED PERSON CERTIFICATION**

The Chief Executive Officer 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  
**Chief Executive Officer**  
TUESDAY, 28 JANUARY 2025

**Hour:** 3:30 PM

**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, 13 January 2025

**Purpose:** To discuss:

- General update and the year ahead

**Date:** Monday, 20 January 2025

**Purpose:** To discuss:

- 2025/26 Budget bid review

**TABLE OF CONTENTS:**

1.	APOLOGIES .....	4
2.	CONFIRMATION OF MINUTES (OPEN MEETING) .....	4
3.	ANNOUNCEMENTS BY THE CHAIR .....	4
4.	PECUNIARY INTEREST NOTIFICATION .....	4
5.	RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE.....	5
6.	PUBLIC QUESTION TIME (15 MINUTES).....	10
7.	PETITIONS/ADDRESSING COUNCIL MEETING (DEPUTATION) .....	13
	<b>COMMUNITY .....</b>	<b>14</b>
8.	ACTIVITIES OF THE MAYOR .....	15
	<b>ENVIRONMENT .....</b>	<b>19</b>
9.	FIRST 3-YEAR REVIEW, BUSHFIRE MITIGATION STRATEGY 2020-2030 .....	20
	<b>GOVERNANCE .....</b>	<b>26</b>
10.	FINANCIAL PERFORMANCE REPORT TO 31 DECEMBER 2024 .....	27
11.	PROCUREMENT EXEMPTIONS REPORT .....	31
12.	UPDATED COUNCIL POLICIES.....	34
13.	NOTICES OF MOTIONS – QUESTIONS ON NOTICE / WITHOUT NOTICE .....	37
	<b>CLOSED TO MEMBERS OF THE PUBLIC .....</b>	<b>38</b>
14.	CONFIRMATION OF MINUTES (CLOSED MEETING) .....	39
15.	APPLICATIONS FOR LEAVE OF ABSENCE.....	40
	<b>GOVERNANCE .....</b>	<b>41</b>
16.	AUDIT PANEL MINUTES.....	42
17.	INTENTION TO RECRUIT COUNCIL'S CHIEF EXECUTIVE OFFICER .....	42
18.	NOTICES OF MOTIONS – QUESTIONS ON NOTICE / WITHOUT NOTICE (CLOSED) .....	42

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**1. APOLOGIES**

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

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That the minutes of the Council Meeting held on 16 December 2024 be confirmed.

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**3. ANNOUNCEMENTS BY THE CHAIR**

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**4. PECUNIARY INTEREST NOTIFICATION**

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

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### **Question without notice – James Bryan, Montrose Council meeting – Monday, 16 December 2024**

The response to my question at the AGM, 2 December 2024, still leaves part of the question unanswered.

**What was the total cost (CASH) of disposal of this property? (Page 73 of Statement of Comprehensive Income for the year ending 30 June 2024).**

The response stated that the Total Income for the sale of property is listed as \$551,976. The Total Expenses incurred in the disposal is listed as \$3,202,008. A net loss of \$2,650,032.

Examining the list provided in the response to my question, there is \$2,994,082 in NON-CASH expenses (Note: not one dollar of this amount has been paid from a GCC account).

**For the land sales for the two properties listed:**

**1 Bellette Place and 117A Pitcairn Street**

An income of \$240,000 was received and expenses are listed as \$334,394 a loss of \$94,394.

**Questions in conclusion.**

The response as stated lists 2 land sales for the 2023/2024 financial year. However, the attachments for the 26 August, 2024 Council Meeting lists as Proceeds from Property Sales at 30 June, 2024 seven additional properties.

Proceeds from Property Sales as at 30.06.24

**Proceeds from Property Sales**

Property Address	Date	Zoning/Designation	Sale Proceeds
<b>Sales</b>			
6 Elwick Road, Glenorchy		General Residential	326,000.00
9 Stourton Street, Rosetta		Environmental Management	41,800.00
9A Clydesdale Avenue, Glenorchy		Residential	40,000.00
Delwood Drive, Lutana		General Residential	241,000.00
3 Springfield Avenue, West Moonah		General Residential	37,500.00
Edgar Street Claremont	28/09/2022	General Residential - VACANT LAND	190,000.00
3 Taree Street, Chigwell	23/03/2023	General Residential	1,375,000.00
Belleisle Place, Chigwell	20/07/2023	General Residential	131,173.42
17A Pittcairn Street, Glenorchy	19/10/2023	General Residential	190,000.00
Property Address	Date	Zoning/Designation	Purchase Price
<b>Purchases</b>			
Peltro Street			522,500.00
<b>CURRENT BALANCE</b>			

Expenditure from Property Disposal	Net Proceeds	25%	75%	
		10023 Proceeds into Property Disposal Reserve	10024 Special Projects Reserve Fund	
	318,357.73	79,589.43	238,768.30	Ba
	32,400.00	8,100.00	24,300.00	Ba
	41,000.00	10,250.00	30,750.00	Ba
	235,698.00	58,924.50	176,773.50	Ba
	37,500.00	9,375.00	28,125.00	Ba
1,621.17	171,106.83	171,106.83		Ba
				As
30,356.58	1,219,643.42	219,643.42		B1
69,710.42	50,000.00	12,500.00	37,500.00	As
25,688.94	147,038.06	36,759.52	110,278.55	As
Expenditure from Property Purchase	Property Purchase	Withdrawals from Property Disposal Reserve	Withdrawals from Special Projects Reserve Fund	
	(475,000.00)		(475,000.00)	
	1,777,744.04	606,248.70	171,495.34	

**From a cash perspective**

**1 Bellette Place, Chigwell** – Settled 03/08/2023. (There was a delay on the scheduled settlement due to the purchaser needing to fulfil conditions).

Total settlement figures were **\$131,173.42** made up as follows:

Purchase Price	\$50,000
Contribution to works as per contract of sale (new Path works)	\$64,622
<u>Plus:</u>	
GST	\$11,463
Water charges from Date of Possession (1 September 2021)	\$5,088.42

*There were no costs associated with this disposal as it was done in-house*

**Total settlement sum and sale proceeds received by Council \$131,173.42**

**117A Pitcairn Street** Settled 19/10/2023. This **sold for \$190,000**, less development and disposal costs as follows.

- \$4,430 Agency fees and marketing
- \$300 Advertising costs (s178 process)
- \$485 Valuation Report
- \$1,227.27 Bushfire Report
- \$1,470 Surveying costs
- \$4,919.35 Subdivision costs
- \$1,950 Maintenance and Clean-up
- \$11,300 New Driveway and Apron costs
- \$16,610.62 Water and Sewerage infrastructure
- \$269.70 TasWater Connection

**Total development and disposal costs** **(\$42,961.94)**

**Nett sale proceeds received by Council** **\$147,038.06**

**12 Rothesay Circle** was donated to Karadi Aboriginal Corporation and settled on 17 January 2024.

The land was valued at \$270,000

Total Cost to dispose: (\$2,437.35)

- \$1,424 (public notice advertisements)
- \$1,000 valuation report
- \$13.35 Land Tax Search

Council did not pay transfer duty or any other costs.

**Total disposal costs** **(\$2,437.35)**

Furthermore, a property sales report, Valuer General, Tasmania, The LIST, provides information on a property sale by the City of Glenorchy of 23 A Norman Circle, contract date, May 7, 2024. Sale price \$850,000.

**Q1: How much of the expenses listed for the sale of the two properties (\$334,394) required cash payment from a G.C.C. account? (Legal, advertising, land preparation, sales rep. costs for example. Total cost is only required, not a breakdown).**

This question was taken on notice.

Response:

The \$334,394 includes the recorded value of 1 Bellette Place (\$186,000) and 117 A Pitcairn Street (\$96,886) noting that these are not cash expenses or costs but the recorded values of these properties.

The cash costs to sell (Legal, advertising, land reparation sales, etc) were as stated being \$69,710 for 1 Bellette Place and \$25,688 117A Pitcairn Street.

**Q2: Are the additional properties listed in the above table, Proceeds from Property Sales, Attachments from the August 2024 Council Meeting, actual 2023/2024 sales? If they are, why are they not listed in the Annual Report 2023/2024?**

This question was taken on notice.

Response:

The 2 properties (1 Bellette Place and 117 A Pitcairn Street) were sold in the 23/24 financial year and accounted for in the financial statements in the 23/24 financial year.

The other land sales listed on 26 August 2024 council report occurred in previous financial years and were accounted for in the financial statements in previous years. The list shows all sales since the reserve was established and it shows the accumulated reserve balance and record of sale proceeds.

**Q3: The property at 23 A Norman Circle is a 2024 sale, why is it not listed and the proceeds accounted for?**

This question was taken on notice.

Response:

The land at 23 A Norman Circle was sold on 19 August 2024. This sale has occurred in the 24/25 financial year. Therefore this sale will not appear in the table of sales as the table shows only sales are for the 23/24 financial period.

The sale of 23 A Norman Circle and other land sales will appear on the summary of land sales at the end of the 24/25 financial year when the update is provided to the Council, most likely in August 2025.

**Q4: How much of the proceeds from the 2023/2024 property sales was moved into the Property Reserve Fund and the Special Projects Reserve Fund What is the total amount in the Property Reserve Fund and the Special Projects Reserve Fund as of June 30, 2024?**

This question was taken on notice.

Response:

As correctly listed on the schedule, the balance in the Property Reserve Fund (PRF) and the Special Projects Reserve Fund (SPRF) as of June 30, 2024 are:

PRF \$49,259

SPRF \$147,778

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## 6. PUBLIC QUESTION TIME (15 MINUTES)

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**Please note:**

The Council Meeting is a formal meeting of the Elected Members 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.

In accordance with regulation 31(2) and (3) (Public question time) Local Government (Meeting Procedures) Regulations 2015, Council will allocate 15 minutes during each Council Meeting to invite members of the public to ask questions relating to the activities of Council.

The following rules and procedures apply to Public Question Time:

1. questions must relate to the activities of Council
2. members of the public are to announce their name and residential address before asking a question (which will be recorded in the minutes)
3. questions are to be put succinctly and in the form of a question, not a comment
4. questions must not be inflammatory, abusive, defamatory, contain a personal attack or otherwise breach any rules of the meeting which have been explained by the Chairperson
5. the Chairperson may limit the number of questions asked by each member of the public in order to ensure that all members of the public wishing to ask questions are given the opportunity within the allocated time
6. the Chairperson will decide the order in which questions are to be asked and may rotate the order between different members of the public if individuals have more than one question to ask
7. the Chairperson may, in their absolute discretion:
  - a) refuse to answer a question if the Chairperson deems that it is inappropriate or does not comply with these rules or the rules of the Council meeting, or
  - b) take a question 'on notice', in which case the answer will be provided in writing prior the next Council meeting and included on the agenda for the next Council meeting
8. if a question is taken on notice, the Chairperson may request that the member of the public submit their question in writing and may refuse to provide a response if the question is not provided as requested, and
9. the 15 minutes allocated for Public Question Time may be extended at the discretion of the Chairperson at the conclusion of the time period. Council is to publish information relating to Public Question Time, including any additional rules and procedures, on Council's website.

**Question with notice – Robert Holderness-Roddam, Austins Ferry  
Received – Tuesday, 10 December 2024**

**Q1: There has been considerable residential development in Austins Ferry and Granton in the last 30 years. To what extent is this dependent upon the reservoirs in Poimena Reserve for water supply? What other sources of supply are being accessed?**

A1: TasWater manages water supply, quality and reservoirs across Tasmania. When a development application is submitted to Council it must also be referred to TasWater so they can assess their ability to meet the supply and capacity demand for water reticulation and supply. They also assess the capacity of the sewerage systems for reticulation and capacity of treatment plants.

The reservoirs in Poimena Reserve are holding header tanks that are filled with water from Bryn Estyn. The TasWater Bryn Estyn water treatment plant supplies 60% of southern Tasmania's drinking water. This plant has just completed a major upgrade with increased capacity based on estimated regional growth, which can supply the water demands for the Hobart, Glenorchy, Clarence, Brighton, Derwent Valley, Kingborough, Sorell and the Southern Midlands municipalities for the next 50 years.

**Q2: What control do Council planners have over:  
Roof colours for buildings?  
Colour of internal roads and footpath?  
Retention of existing vegetation?**

A2: The Granton and Austins Ferry areas include a number of zonings that would affect different residential developments. These include the General Residential, Low Density Residential, Rural Living, Future Urban, and Landscape Conservation Zones. Some of these have controls for vegetation retention and materials for development, but not all of them.

There are also Codes and Specific Area Plans, such as the Scenic Protection Code, Natural Assets Code, Landslip Hazard Code, and the Black Snake Rural Village Specific Area Plan and the Whitestone Point Specific Area Plan which have vegetation clearing and building colour assessment requirements.

This means that there are some parts of Granton and Austins Ferry in which vegetation and building finishes are considered by planners, but the more densely developed and populated parts of these suburbs do not have controls for the planners to consider.

Mr Holderness-Roddam can contact the planning department about the specific site he is interested in so council officers can provide details on the relevant controls. There are no planning provisions that control colour of internal roads and footpaths.

**Q3: Does Council have any specific policies and procedures for mitigation of the urban heat island effects in new subdivisions.**

A3: There are no planning controls for mitigation of the urban heat island effects in new subdivisions. Council does not have any specific policies for mitigation of urban heat island effects but uses existing resources provided by the Planning Institute of Australia, Australia's National Urban Policy and reference materials developed by research organisations such as the Clean Air and Urban Landscape Hub and Green.org.

Council can only apply and enforce conditions that are consistent with the Tasmanian Planning Scheme and their State Planning Policies.

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

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# COMMUNITY

*Community Goal – Making Lives Better*

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## **8. ACTIVITIES OF THE MAYOR**

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Author: Mayor (Sue Hickey)

Qualified Person: Chief Executive Officer (Tony McMullen)

ECM File Reference: Mayoral Announcements

### **Community Plan Reference:**

#### Leading our community

Transparent and accountable government

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

#### Leading our community

Objective: We are a leader and partner that acts with integrity and upholds our community's best interests.

Strategy: Listen to our community to understand their needs and priorities.

Strategy: Communicate effectively with our community and stakeholders about what Council is doing.

Strategy: Build and maintain productive relationships with all levels of government, other councils, and peak bodies to achieve community outcomes for Glenorchy and Greater Hobart.

### **Reporting Brief:**

To receive an update on the recent activities of the Mayor.

### **Proposal in Detail:**

These are the events and external meetings that Mayor Sue Hickey attended between Monday, 9 December 2024 and Sunday, 19 January 2025.

#### **Monday, 9 December 2024**

- Participated in the handover of Tolosa Park to Council from TasWater following the completion of Stage A of the Tolosa Dam project
- Participated in a meeting with Andrew Wilkie and the GCC CEO regarding advocacy for funding for the Glenorchy War Memorial Pool
- Chaired the Council Workshop

**Tuesday, 10 December 2024**

- Participated in a meeting with Simon Wells from WM Consulting who represents Lifeline and is working on a strategy to promote the responsible disposal of goods to charitable organisations
- Participated in the Italian Pensioners Christmas lunch at Buckingham Rowing Club
- Participated in a meeting with Rodney Dillon, Elder of the Palawa Nation in Lutruwita
- Participated in the final citizenship ceremony of 2024

**Monday, 16 December 2024**

- Participated in Cosgrove High Schools's 2024 student prize assembly
- Chaired the Council meeting

**Tuesday, 17 December 2024**

- Met with representatives from The Salvation Army and the Lions Club regarding the GCC Giving Tree
- Attended the Glenorchy Golden Years Club Christmas Luncheon
- Participated in Windermere Primary School's Grade Six Celebration Assembly and presented a student award
- Participated in a meeting with Senator Carol Brown with GCC CEO to discuss Council's priorities before the next Federal election

**Wednesday, 18 December 2024**

- Participated in an ABC Radio interview regarding the business case for the Glenorchy War Memorial Pool
- Participated in the 'Be a Refiller, not a landfiller' media launch with TasWater at Montrose Foreshore Park
- Participated in a meeting with Senator Jonathan Duniam and Liberal candidate Marilena Di Florio to discuss issues impacting the Glenorchy municipality

**Thursday, 19 December 2024**

- Participated in a media event with Senator Carol Brown celebrating the Glenorchy Playground Renewals Project including media footage of the redevelopment of the playground at 158 Main Road, Austins Ferry
- Attended the Hobart Malayali Association Christmas Celebration and Carols at the Moonah Arts Centre

**Saturday, 21 December 2024**

- Participated in the Variety Christmas Carols at Tolosa Park

Glenorchy Council Chambers officially closed between the period 24 December 2024 to 1 January 2025 (inclusive).

**Tuesday, 14 January 2025**

- Participated in a radio interview with Triple M highlighting priorities for Glenorchy City Council including:
  - the Glenorchy War Memorial Pool – tenders for the work to repair the Glenorchy War Memorial Pool will be advertised in early February 2025  

Council has been working extremely hard with the designers to ensure we get the very best value for the \$5 million we received from the State Government to repair and re-open the pool.

Council is aiming to have the pool reopened next summer. In the meantime, Council is continuing to push our business case for funding to completely redevelop the facility, but we do understand that funding may take some time to achieve
  - Treasure Trail – Council launched its Treasure Trail initiative in December 2024, partnering with op shops in our community to run an op shop fashion parade and to encourage people to think about the many benefits of purchasing clothing and goods from op shops.  

We have some excellent op shops in Glenorchy, and by supporting them, people are also helping to reduce fashion industry waste as well as supporting a reduce, re-use and re-purpose ethos
  - Building a better, cleaner city – Council has been investing in infrastructure that people, particularly families, want to use.  

Council has invested millions in playgrounds renewals across the municipality and additionally worked in partnership with TasWater to turn the old dam at Tolosa Park into an amazing community recreation area. Council also upgrading sporting facilities at North Chigwell and KGV.

Council has approved an additional \$600,00 to ramp up cleaning services in our city including a rapid response ute which can clean up areas quickly with a footpath sweeper.

9 signal boxes in the municipality have also been made over in an effort to reduce graffiti in the city. Council is working with local schools on designs to cover further signal boxes.
  - Safer City – Road safety remains an extremely important issue for our city. Council has been lobbying for the upgrade of the Montrose Foreshore intersection and we are pleased that State and Federal governments have responded by announcing funding for traffic lights and a new pedestrian crossing in coming months. The upgrades will also include sealing the carpark on the Foreshore Road and dedicated signalised turning lanes. Work is expected to start in the middle of the year. We are particularly pleased this intersection will be improved and made safer and we look forward to the commencement of works.

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:

1. RECEIVE a report about the activities of Mayor Hickey from Monday, 9 December 2024 to Sunday, 19 January 2025

**Attachments/Annexures**

Nil.

# **ENVIRONMENT**

***Community Goal – Valuing our Environment***

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## 9. FIRST 3-YEAR REVIEW, BUSHFIRE MITIGATION STRATEGY 2020-2030

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Author: Coordinator Bushfire Management (Stephen Bresnehan)

Qualified Person: Deputy Chief Executive Officer (Emilio Reale)

ECM File Reference: Bushfire Mitigation

### **Community Plan 2015-2040 Reference:**

#### Leading Our Community

We will be a progressive, positive community with strong council leadership.

#### Making Lives Better

We value our aboriginal communities' culture and heritage.

#### Valuing Our Environment

We will value and enhance our natural environment.

### **Annual Plan 2024/25 Reference:**

#### Leading Our Community

Objective: We are a leader and partner that acts with integrity and upholds our community's best interests.

Strategy: Build and maintain productive relationships with all levels of government, other councils, and peak bodies to achieve community outcomes.

Strategy: Ensure our City is well planned and prepared to minimise the impact of emergency events and is resilient in responding to and recovering from them.

Objective: We responsibly manage our community's resources to deliver what matters most.

#### Valuing Our Environment

Objective: We protect and manage our City's natural environment and special places now and for the future.

Strategy: Identify and protect our natural values and special places including Wellington Park and River Derwent foreshore.

**Reporting Brief:**

To inform Council of the proposed updates to the strategy and seek endorsement of the draft *Glenorchy City Council Bushfire Mitigation Strategy 2020-2030*.

**Proposal in Detail:**

South-eastern Australia, including Tasmania, is particularly prone to bushfire and is regarded as one of the most bushfire-affected regions in the world. Fire is an important and natural component in the management and renewal of biodiversity and habitat. If uncontrolled, however, its effects can be catastrophic (Tasmanian State Bushfire Safety Policy, 2014).

In June 2017 council adopted its first Bushfire Mitigation Policy. The policy provides direction on how council will prescribe mitigation treatments for low probability but high impact bushfire events which may impact the Greater Hobart area. This strategy is an output from the policy which will provide council with a framework to adaptively reduce bushfire risks when implemented and maintained.

The Glenorchy City Council Bushfire Mitigation Strategy 2020-2030 (BMS) was endorsed by Council in December 2020. The BMS was designed around a series of three-yearly reviews and updates. The first three-year update of the BMS is presented to Council for consideration as **Attachment 1** to this report.

The first three-year review became due in December 2023. As the Bushfire Mitigation Team had experienced a change in its senior officer and low levels of staffing through 2022, the review of the BMS was delayed. With the recruitment of a new Coordinator Bushfire Management in late 2022 saw a return to capacity that allowed for works to return to expected levels, and planning for the review began. The draft BMS was finalised in late 2024.

This review consists of an internal examination of achievements against the original BMS objectives and an analysis of the current state of play of bushfire risk management in Tasmania. As such, the updated BMS contains two new elements - a tabulated series of statements of progress against objectives, and the schedule for the next three-year period to continue progress in achieving the strategy's objectives.

The BMS has been updated to include the Australian Fire Danger Rating System, which was launched nationally in November 2022 to replace the previous, now outdated McArthur system.

The BMS has also received some structural and grammatical changes to improve readability and is presented in the current Council template.

**Strategy Priorities**

The Glenorchy City Council's Bushfire Mitigation Strategy covers bushfire-prone native vegetation managed by GCC outside of Wellington Park. The strategy covers a ten-year period, with this iteration being the first review undertaken at three years post adoption.

Within Wellington Park, the Wellington Park Fire Management Strategy remains to provide a coordinated approach to bushfire mitigation within the Park, supported by further risk management planning work being conducted through the Tasmania Fire Service.

Reducing the risk to life and property is the overriding priority in this strategy as it is in all bushfire plans. This strategy applies a risk-based planning approach based on principles from ISO 31000:2018 Risk Management – Guidelines, and the Tasmanian Emergency Risk Assessment Guidelines (TERAG). This approach allows Council to manage bushfire risks efficiently, effectively and consistently by considering what it is currently doing to manage bushfire risks, determining if those works are adequate, and prioritising areas of improvement.

### **Strategy Objectives**

This strategy aims to mitigate the impact of bushfire upon the municipality of Glenorchy, while contributing to a tenure blind bushfire mitigation approach to Greater Hobart. The principle used in guiding this strategy is that bushfire safety is a shared responsibility between government, agencies and other stakeholders. It explains GCC's responsibilities as a landowner to reduce bushfire risks from Council-managed bushfire-prone vegetation, the process used to determine the levels of risk, and when appropriate the fuel reduction actions to reduce the risk of bushfire occurring and/or to reduce the intensity and impact of bushfires when they do occur.

The two primary objectives of the strategy are:

1. To minimise the impact of major bushfires on human life, communities, essential and community infrastructure, industries, the economy and the environment. Human life will be afforded priority over all other considerations, and
2. To maintain or improve the resilience of natural ecosystems and their ability to deliver services such as biodiversity, water, carbon storage.

The approach used to achieve the primary objectives will be guided by the following tenets:

- Comply with legislation
- Deliver a tenure-blind, integrated approach to mitigate bushfire risk, and
- Continuously improve bushfire risk mitigation methods, information and treatments

### **Personnel**

The Glenorchy City Council Bushfire Mitigation Team in conjunction with other relevant agencies has the capacity to deliver on the Bushfire Management Strategy and its subsequent reviews.

Since late 2022, the Bushfire Mitigation Team comprises:

- Coordinator Bushfire Management – Stephen Bresnehan
- Bushfire Mitigation Works Officer – Scott Byers

**Consultations**

Recreation and Environment Coordinator  
Operations and Maintenance Supervisor  
Bushfire Mitigation Works Officer  
General Manager, Wellington Park Management Trust  
Senior Bushfire Management Planning Officer - Southern Region, Bushfire Risk Unit  
Tasmania Fire Service  
Deputy Chief Executive Officer

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

Financial

No changes to the current funding are currently sought.

Human resources

The current Bushfire Mitigation Team staffing is two FTEs. Across 2023 and 2024, the team has made significant progress in delivering the Bushfire Mitigation Strategy.

While such a small team is proving effective, the potential loss of one team member represents a 50% drop in capacity and remains a recognised program risk.

Likewise, capacity building is constrained to what might be achieved in collaborating with other sections of Council. While there are advantages in doing so, this approach also impacts on skills acquisition and succession planning within the team.

Risk management

Reviewing and updating the BMS is a core component of maintaining effective bushfire risk management at GCC. The decision implications of adopting the updated BMS are as follows:

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
<p><b>Adopt the recommendation</b></p> <p>Acknowledges the new Australian Fire Danger Rating System and the management implications that extend from this</p> <p>Demonstrates GCC’s commitment to best practice bushfire risk management</p> <p>Demonstrates GCC is working to meet community expectations in municipal bushfire risk management</p> <p>Sets the Bushfire Mitigation Team up for the next three-year period</p>	Minor	Unlikely	Low	<p>Keep up to date with nationally accepted warning systems</p> <p>Strategies are subject to an internal consultation process.</p> <p>Responsible officers continue to monitor compliance with Strategy and ensure that any amendments are made in a timely manner, as required.</p>
<p><b>Do not adopt the recommendation</b></p> <p>Work processes fall behind latest knowledge and industry norms</p> <p>Increasing disconnects between GCC operations and best practice</p> <p>Subsequent disconnect between GCC and other fire risk management agencies</p> <p>Reputational risk with other fire management agencies and the wider community</p>	Minor	Likely	Medium	<p>Council officers are instructed to review the strategy and implement any changes requested by Council and responsible agencies as soon as practicable.</p>

**Community Consultation and Public Relations Implications:**

Community consultation

There has been a wide range of community engagement in the development and confirmation of the original BMS.

In reviewing and updating the BMS, information was sourced from working notes, discussions and meeting minutes, workshopping of BMS strengths and challenges within the Bushfire Mitigation Team, and a series of discussions with internal stakeholders, the Fire and Biodiversity team at the City of Hobart, and several Tasmania Fire Service officers (Focussed on the Community Fire Safety division, the Bushfire Risk Unit, and GCC-area Volunteer Fire Brigades) aimed towards incremental improvements rather than wholesale re-writing of the BMS.

As the BMS is not substantially changing in terms of its core information and intended objectives, there was no perceived need to conduct a wider consultation of the updated draft.

Upon Council’s decision, the Council website bushfire pages will be updated, and a brief report sent to the Hobart fire management Area Committee, TFS Community Fire Safety, Bushfire Risk Unit, and the four volunteer brigades in the GCC area (Collinsvale, Claremont, Wellington, Lenah Valley).

Public Relations

The updated BMS will have positive public relations implications for Council, demonstrating Glenorchy's commitment to effective bushfire risk management to community members and stakeholders, and how Council will work with community and stakeholders toward addressing the risks alongside our partner agencies.

**Recommendation:**

That Council:

1. ENDORSE the updated *Glenorchy City Council Bushfire Mitigation Strategy 2020-2030* as at **Attachment 1** to this report following its first scheduled three-year review.

**Attachments/Annexures**

- 1 Bushfire Mitigation Strategy Jan 2025



# **GOVERNANCE**

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

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## **10. FINANCIAL PERFORMANCE REPORT TO 31 DECEMBER 2024**

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Author: Chief Financial Officer (Michael Sokulski)  
Qualified Person: Director Community and Corporate Services (Tracey Ehrlich)  
ECM File Reference: Corporate and Financial Reporting

### **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: We are a leader and partner that acts with integrity and upholds our community's best interests.

Strategy: Make informed decisions that are open and transparent and in the best interests of our community.

Objective: We responsibly manage our community's resources to deliver what matters most.

Strategy: Deploy the Council's resources effectively to deliver value while being financially responsible.

### **Reporting Brief:**

To provide Council with the monthly Financial Performance Report for the period ending 31 December 2024.

### **Proposal in Detail:**

#### **Financial Performance Report**

Council's Financial Performance Report (Report) for the year-to-date ending 31 December 2024 is at **Attachment 1**.

The Report highlights Council's operating result as at the end of December is \$3.065 million better than budget. The favourable variance is the combined result of \$0.608 million more revenue than budget and \$2.457 million less expenditure than budget.

Executive Summary

A favourable operating result is reported at 31 December 2024.

Revenue and expenditure forecasts remain solid with a favourable monthly result predicted until 30 June 2025, finishing with a small \$33,000 surplus. No urgent remedial budget action has been identified that cannot wait until the mid-year budget review.

Revenue

Year-to-date operational revenue is \$67.859 million compared to budgeted operational revenue of \$67.250 million. This represents a favourable result of \$608,000 or 0.9% against budget.

All revenue categories are materially in line with budget expectations. Of particular note, Interest on Investments remains above budget expectations while rates of return and available cash remain high. Also of particular note, operational grants are trending above budget due to ad-hoc State Government funding opportunities.

Expenditure

Year-to-date operational expenditure is \$34.938 million compared to budgeted expenditure of \$37.396 million. This represents a favourable result of \$2.457 million or 6.6% against budget.

The overall expenditure result, while favourable, does highlight two areas that will require adjustment in the upcoming mid-year budget review:

- The continued underspend in employee costs due to vacant positions and recruitment lead-times
- A reallocation of the continued underspend in materials and services to new works / initiatives that can be delivered before 30 June.

Non-operating – Capital Grant Revenue

Capital grant revenue is \$6.252 million against the annual \$7.598 million budget.

Projects being funded by capital grants include Glenorchy Pool, Northern Suburbs Football at KGV and North Chigwell, Benjafield Child Care, Playgrounds, Roads to Recovery, Blackspot / Vulnerable Road Users / Better Active Transport and Claremont Skate Park.

Non-operating – Monetary Contributions

Monetary contributions towards capital investments is \$9,360 against nil annual budget.

These are primarily tied to development permits which require the applicant to contribute to necessary capital works undertaken by Council.

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

Disposal of assets currently records an interim gain of \$608,000 against an annual budget loss of \$1.375 million.

Activities in this area are disposal of obsolete computer equipment, minor plant and vehicle changeovers. Land sales also contribute to the monthly result. The sale price of all disposed assets is tempered by the expense in writing down the book value of those assets. There is also an allowance for derecognised assets where it is found the physical asset is no longer in accordance with the asset register.

Non-Operating – Contributions Non-Monetary Assets

No non-monetary assets have been received to date against an annual budget of \$3.675 million.

Typically, these are donated / gifted assets received from subdivisions and like developments, as well as assets found not to be currently recorded in the asset register.

Non-Operating – Assets Written Off

No assets have been written off to date against an annual budget of \$700,000.

Typically, this relates to the residual value of assets that have reached the end of their useful lives and have been replaced.

Capital Works

Year-to-date Capital Works actual expenditure is \$12.408 million against the year-to-date budgeted expenditure of \$11.028. The combined revised annual budget is \$32.548 million. The expenditure split is \$5.420 million for major projects and \$6.988 million for recurrent projects.

At this point the Capital Works program is tracking well and is expected to finish with 100% expenditure. Two major projects will be completed in the March/April months of 2025, comprising of the KGV soccer changerooms under the main grandstand and the new clubrooms at North Chigwell.

Council's road resealing program has commenced making use of the warmer summer months and will continue until April/May 2025

Further Information

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

**Consultations:**

Chief Executive Officer  
Chief Financial Officer  
Executive Leadership Team  
Officers responsible for Capital and Operational Budget reporting

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

The financial implications are set out in the body of this report and in **Attachment 1**.

The Financial Performance Report is only for receiving and noting, so no risk management issues arise.

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

**Community Consultation and Public Relations Implications:**

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

**Recommendation:**

That Council:

1. RECEIVE and NOTE the Financial Performance Report for the year-to-date ending 31 December 2024 as set out in **Attachment 1**.

**Attachments/Annexures**

- 1 Attachment 1 - Financial Performance Report - December 2024



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## **11. PROCUREMENT EXEMPTIONS REPORT**

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Author: Manager Governance and Risk (Michael Jacques)  
 Qualified Person: Director Community and Corporate Services (Tracey Ehrlich)  
 ECM File Reference: Procurement

**Community Plan Reference:**

Transparent and accountable government

**Strategic or Annual Plan Reference:**

Open for Business

Objective We encourage responsible growth for our City.  
 Strategy Maintain a progressive approach that encourages investment and jobs.

Leading our Community

Objective We are a leader and partner that acts with integrity and upholds our community's best interests.  
 Strategy Make informed decisions that are open and transparent and in the best interests of our community.  
 Objective We responsibly manage our community's resources to deliver what matters most.  
 Strategy Manage compliance and risk in Council and our community through effective systems and processes.

**Reporting Brief:**

To inform Council of procurement exemptions from Council's legislated procurement requirements.

**Proposal in Detail:**

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 – Procurement Reporting Requirements, 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.

Jackson Street Landfill Cell Lift

The tender process was not used as the procurement was undertaken through the Local Government Association of Tasmania (LGAT) established standing offer for major and minor civil works.

The Local Government Regulations provide that a contract for goods or services can be lawfully obtained as a result of a tender process conducted by LGAT. The activity is exempt from the requirement for the Council to invite its own public tenders.

The expenditure on the relevant project was \$1,084,523.68.

Footpath Sweeping Services

The services are of a specialised nature, which a limited number of suppliers are capable of supplying or carrying out. Specialised Pavement Services is the only contractor able to be identified as capable of providing footpath sweeper wet hire in Tasmania.

A satisfactory result would not be achieved by inviting three quotations because of the unavailability of competitive tenderers in accordance with the Code.

The expenditure on the relevant project was \$228,000.

**Consultations:**

Deputy Chief Executive Officer  
Director Community and Corporate Services  
Procurement and Contracts Coordinator

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

Financial

See above

Human resources

There are no human resources implications.

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:

- (a) NOTE the tender exemption for the Jakson Street Landfill Cell Lift project. The expenditure on the relevant project was \$1,084,523.68.
- (b) NOTE the abridged quotation process for Footpath Sweeping Services. The expenditure totals \$228,000.

**Attachments/Annexures**

Nil.

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## 12. UPDATED COUNCIL POLICIES

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Author: Manager Governance and Risk (Michael Jacques)  
 Qualified Person: Director Community and Corporate Services (Tracey Ehrlich)  
 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:

#### Leading our Community

Objective: We are a leader and partner that acts with integrity and upholds our community's best interests.

Strategy: Make informed decisions that are open and transparent and in the best interests of our community.

Strategy: Manage compliance and risk in Council and our community through effective systems and processes.

### Reporting Brief

To present the following reviewed policies for adoption:

- Fire Risk Abatement Notices Policy

### 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.

### Fire Risk Abatement Notices Policy

The Fire Risk Abatement Notices Policy was adopted by Council at its meeting on 21 December 2020. The Policy provides direction regarding the issuing of Fire Risk Abatement Notices to the owners of private property. The Policy has been reviewed by the Manager Contact & Guidance, who has recommended minor changes including changing the term 'hazard' to 'risk' to align with the *Local Government Act 1993*. The Strategic Plan Alignment has been removed to conform with more recent policies, and some sentences have been reworked.

- **Attachment 1** is a copy of the 2020 Policy with tracked changes
- **Attachment 2** is a copy of the updated Policy

**Consultations:**

Executive Leadership Team  
 Manager Contact and Guidance  
 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
<p><b>Adopt the recommendation</b></p> <p>The policy does not 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.</p>	Minor	Unlikely	Low	<p>Draft policies are subject to an internal consultation process.</p> <p>Responsible officers continue to monitor compliance with policies and ensure that any amendments are made in a timely manner, as required.</p>
<p><b>Do not adopt the recommendation</b></p> <p>Governance administration would be less optimal due to the presence of outdated and less effective policies.</p>	Minor	Likely	Medium	<p>Council officers are instructed to review the policies and implement any changes requested by Council as soon as practicable.</p>

**Community Consultation and Public Relations Implications:**

The policies, when updated, will be published on Council’s website.

**Recommendation:**

That Council:

1. ADOPT the revised Fire Risk Abatement Notices Policy in **Attachment 2**

**Attachments/Annexures**

- 1 Fire Risk Abatement Notices Policy 2020 - Tracked Changes



- 2 Fire Risk Abatement Notices Policy 2025



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

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# **CLOSED TO MEMBERS OF THE PUBLIC**

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## **14. CONFIRMATION OF MINUTES (CLOSED MEETING)**

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That the minutes of the Council Meeting(Closed Meeting) held on 16 December 2024 be confirmed.

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## **15. APPLICATIONS FOR LEAVE OF ABSENCE**

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# **GOVERNANCE**

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

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**16. AUDIT PANEL MINUTES**

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*This item is to be considered at a closed meeting of the Council by authority of the Local Government (Meeting Procedures) Regulations 2015 Regulation 15(2)(g) (Information of a personal and confidential nature or information provided to the Council on the condition it is kept confidential).*

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**17. INTENTION TO RECRUIT COUNCIL'S CHIEF EXECUTIVE OFFICER**

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

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

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