



Unconfirmed minutes

The following are the unconfirmed minutes of the Glenorchy City Council Meeting held on Monday, 16 December 2024. The minutes will remain provisional until confirmed at the next ordinary meeting of the Council.

**Minutes of the Meeting
of the Glenorchy City Council
held at the Council Chambers
on Monday, 16 December 2024 at 3:30pm**



**Present
(in Chambers):**

Alderman Sue Hickey (Mayor), Aldermen Josh Cockshutt, Tim Marks, Peter Ridler, Stuart Slade, Justin Stringer, Russell Yaxley (Deputy Mayor) and Councillor Molly Kendall

**In attendance
(in Chambers):**

Tony McMullen (Chief Executive Officer), Emilio Reale (Deputy Chief Executive Officer), Christine Lane (Manager Stakeholder and Executive), Emma Watkins (Coordinator Executive and Strategy), Michael Sokulski (Chief Financial Officer), Tim Douglass (Events Officer), Melanie Burk (Executive Assistant to the Mayor)

**In attendance
(by video link):**

Mandy Henderson (Executive Assistant to the Chief Executive Officer)

Leave of absence:

- Workshops held since last Council Meeting**
- Date:** Monday, 9 December 2024
- Purpose:** To discuss:
- Community Courts Update
 - Community Budget Survey Results

The Council meeting was live streamed on Council's website, Facebook page and YouTube channel. The peak number of viewers watching the live stream was 15 viewers and 4 members of the public attended in person.

The Chair opened the meeting at 3.30pm.

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

We acknowledge the muwinina people as the traditional owners of this land. We recognise the Tasmanian Aboriginal people as the original owners and continuing custodians of the land, sky and country and waters of this island, lutruwita. We pay our respect to Aboriginal Elders, past and present. We commit to working in a way that welcomes and respects all Aboriginal and Torres Strait Islander

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

1. APOLOGIES

Aldermen Shane Alderton and Steven King.

2. CONFIRMATION OF MINUTES

Resolution:

SLADE/YAXLEY

That the minutes of the Council meeting held on Monday, 25 November 2024 be confirmed.

The motion was put.

FOR: Aldermen Cockshutt, Hickey, Marks, Ridler, Slade, Stringer, Yaxley and Councillor Kendall

AGAINST:

The motion was CARRIED.

3. ANNOUNCEMENTS BY THE CHAIR

Welcome Alderman Tim Marks

- Following the sad passing of Alderman Jan Dunsby, Tim Marks was elected to Council on count back.
- Alderman Marks has been participating in Council workshops and events since his election on 2 December 2024, but this is his first Council Meeting.
- Welcome Alderman Marks, we look forward to working with you.

Pool update

Repair and reopen:

- We have now received the signed grant deed from Government along with the first instalment of the grant.
- We are ready to release the tender documents early in the new year and will announce when that happens.

Future of the pool:

- The final business case has been received from MI Global and is now available on our website.
- Tonight, we will consider Council's priority project prospectus, which includes funding for the redevelopment of the pool.
- We have already started to lobby Federal Government for this funding in the lead up to the next election.
- The CEO and I are having meetings with relevant Ministers from both State and Federal Government to discuss the funding.

Tolosa Park Handover

- Following the \$6.2 million redevelopment of the old dam site, TasWater have officially handed over Tolosa Park to Council.
- We are continuing to work on the site to make sure the trees and grasses are well established before the fences come down and it is open for public use.
- We are now lobbying government for money to fund Stage 2 of the development that will include;
 - a destination play area catering to all ages and abilities
 - BBQ shelters, drink fountains and accessible toilets
 - native landscaping, irrigation systems and footbridges over the wetlands and ponds
 - a full-sized multi-use games arena and pump track
 - partial realignment of the criterium track and car park extension.

Open workshop trial

- Last Monday we held the last of our trial open workshops.
- Over the six-month trial period we heard from a diverse range of speakers on topics such as the demographics of Glenorchy, asset management, youth safety, the pool business plan, bushfire mitigation, the Northern Suburbs Transit Corridor and most recently the Glenorchy Sports Centre and results of the Future Directions Survey.

- We will be presented with a paper at our 28 January Council Meeting outlining the outcomes of the trial and recommendations for the continuation of the open workshop initiative in 2025.

Citizenship Ceremony

- Last Tuesday we held our final citizenship ceremony for 2024 where we welcomed 45 new citizens from 15 different countries.
- This was our sixth ceremony for the year with our new citizens joining 260 other Glenorchy residents who have become Australian citizens in 2024.
- We are thrilled that each of these people have chosen to make Glenorchy their home and we welcome them to our city.
- Next year we will hold our first citizenship ceremony on Wednesday 29 January.

Golden Years Club

- Due to falling numbers and participants in the clubs activities the Golden Years Club will cease operations tomorrow.
- Council is well aware of the valuable services that are run out of the building and are working with a number of interested parties to make sure those services continue.
- One of those services is St Vincent de Paul, who will use the building to host a monthly dining with friends event until their Mill Lane facility is complete.

Natural Areas volunteers recognised

- Yesterday, over 50 volunteers were recognised for the valuable work they do in looking after our natural areas.
- Council hosted a Brazilian style BBQ and awards ceremony to celebrate this year's successes and the great work achieved by our volunteers in keeping our city looking so great.

TasWater 'Be a refiller, not landfiller' project launch

- On Wednesday this week we will join TasWater to launch the installation of water refilling stations in Glenorchy.
- We are the first local government area in Tasmania to host one of these refilling stations.
- The refilling station is a win-win for health and the environment. It helps people stay hydrated while engaging in their favourite activities and tackles the issue of single-use plastics.
- Consider these statistics - On average, each Tasmanian sends 130kg of plastic to landfill every year. Tasmanians collectively spend \$15.7 million annually on bottled water.
- Our Council team who maintains the litter traps in our waterways, have shared that the majority of rubbish collected is plastic—hundreds of kilograms each year. Reducing this not only protects our environment but also benefits our wildlife and community.
- Importantly, these water refiller stations are designed for all abilities, ensuring they are accessible to everyone in our community.

10 playspaces now complete

- This Thursday we will officially open the final playground from the Playspace Renewal Program.
- This \$2 million project has seen 10 playspaces upgraded across the city.
- The initiative, funded by the \$1.5 million from the and \$500 000 from Council), has developed modern and engaging recreational spaces in neighbourhoods from Collinsvale to Lutana.
- The final playspace upgrade at Roseneath Reserve in Austins Ferry has been completed, marking the culmination of the two-year grant project.
- To celebrate, a media event will be held at Roseneath Reserve, showcasing the improvements and the positive impact on local communities.
- Completed Playspaces Include:
 - Collinsvale Playspace
 - Alroy Court, Rosetta
 - International Peace Park, Berriedale
 - Chandos Drive Reserve, Berriedale
 - Pitcairn Street Reserve, Montrose
 - Barossa Road, Glenorchy
 - Battersby Drive, Claremont
 - Cooinda Park, West Moonah
 - Lutana Woodlands, Lutana
 - Roseneath Reserve, Austins Ferry

4. PECUNIARY INTEREST NOTIFICATION

The Chairperson asked if any Aldermen had or were likely to have a pecuniary interest in any items on the Agenda.

There were no declarations of pecuniary interest.

5. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Question without notice – Eddy Steenbergen, Rosetta Council meeting, 25 November 2024

Q1: In an announcement on the Council website back in the beginning of November 2025, you announced the launch of a LGBTQIA+ inclusion advisory group. It has a stated aim of making Council more inclusive of people in those categories, but I have seen no mention in any Council document or meeting with any intention to create such a group and no indication of any due process. What I am interested in is how that announcement came about, essentially, there was no public transparency? What is the due process for creating advisory groups?

A1: [Mayor] We like to be transparent, so I will ask the CEO to respond.

[CEO] This question was taken on notice.

Response:

The background to the advisory group which is formally named the “LGBTIQIA+ Inclusion Codesign Group” is outlined below.

Strategic background:

- GCC Community Plan 2015-2040, Our Community Priorities “Supporting and celebrating our diversity”
- GCC Community Strategy 2021-2030 (adopted August 2021 Council Meeting), “promote pride and inclusion of the LGBTQI community”
- GCC Annual Plan 2024, “2.2.2 - Welcome diversity and inclusion in our community, creating connections that enable a sense of belonging and acceptance”; “2.1.1.2 - Partner with government and community organisations to deliver programs that improve community safety and inclusion”

A project plan was subsequently developed to respond to the above commitments of Council which was presented to, and supported by, Council’s Access and Inclusion Special Committee in September, which includes two Elected Members.

In October and November 2024 an EOI was open to join the group for LGBTQIA+ community members who live/work/study in Glenorchy that are interested in helping GCC be more inclusive for LGBTQIA+ people. Broader community consultation will also be occurring in the new year.

Codesign is considered a best practice way to involve community in decisions which affect them – especially marginalised communities/cohorts.

The co-design group will ultimately help to draft a Statement of Commitment for LGBTIQ+ inclusion, and recommend other actions to support this, which will go to Council for approval.

The co-design group is a temporary volunteer mechanism which will sit underneath the Access and Inclusion Special Committee.

Question without notice – Manfred Gutmann, West Moonah Council meeting, 25 November 2024

I ask these questions considering the following points:

Q1: I sent Council an email last Monday requesting that you look into my documentation and agree with me to suspend the distribution of the COVID-19 vaccines within the Council area. I would like to know if the Council has had a chance due to the immense quantity of data I sent to look at it? I have received attention from the media, but I have not heard anything back from the Council.

A1: [Mayor] Council is looking into it and consulting with the Tasmanian Government. We will take this on notice and get back to you as soon as we can.

[Mayor] This question was taken on notice.

Response sent by email to Manfred Gutmann from Chief Executive Officer on Tuesday, 10 December 2024.

Thank you also for your question at the Council meeting on 25 November 2024 seeking Council's review of your submission about the safety of COVID-19 vaccines and for Council to suspend distribution of COVID-19 vaccines within the Council area.

I acknowledge your previous provision of a submission to Council on 18 November 2024 along with extensive attachments expressing concern at the risk to human health as a result of alleged DNA contamination of COVID-19 vaccines. I note that your submission referred to a resolution by the Town of Port Hedland on 11 October 2024 - that resulted in correspondence to all Australian local governments.

I will address your question in two parts:

1. Safety of COVID-19 Vaccines

The CEO of the City of Port Hedland sent a follow up email on 8 November 2024 to all Australian local governments. As part of the attachments to that email, there is a memo to Mayors, Deputy Mayors and Councillors which includes the following statement:

Please note, the Therapeutic Goods Administration has since provided advice relating to the information provided with this letter, and its confirmation of the safety of COVID-19 vaccines.

There is a link in that statement to the TGA's website:

<https://www.tga.gov.au/news/media-releases/addressing-misinformation-about-excessive-dna-mrna-vaccines>

I quote (below) the TGA's website information, entitled: **Addressing misinformation about excessive DNA in the mRNA vaccines**

The Therapeutic Goods Administration (TGA) is aware of misinformation in recent media and online reports that claim the COVID-19 mRNA vaccines are contaminated with excessive levels of DNA. This is not the case.

These reports are based on studies conducted by a small number of laboratories that have attempted to investigate the amount of DNA in COVID-19 vaccines.

While the TGA welcomes and constantly reviews the latest scientific evidence about the safety of vaccines and other biotechnology products, these recent studies fail to apply the required scientific rigor expected in pharmaceutical testing. As such, the results are not robust or reliable and are creating confusion and concern regarding the safety of vaccines.

Many of our concerns are listed [below](#).

The TGA reassures the public that all COVID-19 vaccines approved in Australia have been rigorously assessed and meet our high standards for safety, quality, and efficacy.

Vaccination against COVID-19 is one of the most effective ways to reduce the risk of death and severe illness from infection. The protective benefits of vaccination far outweigh the potential risks. This [statement from medicine regulators around the world](#) provides more information on the good safety profile of COVID-19 vaccines.

For more information on how we approve and regulate COVID-19 vaccines, see [COVID-19](#).

This statement represents the TGA's views on the scientific evidence as at 18 October 2024.

On this basis, Council's position is to rely upon the advice of the Therapeutic Goods Administration (TGA), as our national pharmaceutical regulator, that: all COVID-19 vaccines approved in Australia have been rigorously assessed and meet our high standards for safety, quality, and efficacy.

2. Distribution of vaccines in the Council area.

In relation to your proposition that Council suspend distribution of COVID-19 vaccines within the Council area, I advise that the distribution of vaccines is the responsibility of the Tasmanian Department of Health.

Therefore, even if Council had concerns (which, relying upon TGA advice, it does not), it would not be within Council's jurisdiction to suspend the distribution of COVID-19 vaccines within the Council area.

**Question without notice – James Bryan, Montrose
Annual General Meeting, 2 December 2024**

On page 73 of the Annual Report for 2023-2024, the Statement of Comprehensive Income for the year ending 30 June 2024 has an item:

Net gain (loss) on disposal of property infrastructure, plant and equipment listed is a budget loss of \$2,338,000 and an actual loss of \$2,650,000.

Q1: How is it possible that the Glenorchy City Council has made a loss, more than \$2.5million on the sale/disposal of GCC property?

What was the total income (CASH) received from the sale/disposal of property?

What was the total cost (CASH) of disposal of this property?

Was any property given away/gifted to any party, if so, what was its value?

A: [CFO] We will come back to you with an absolute.

[Acting CEO] This question was taken on notice and will include details about the land that was gifted to Karadi.

Response:

To give this some context Glenorchy City Council outlines its accounting policy in the financial annual report and applies policies and guidance in executing business activities. The financial annual report is also audited by the Tasmanian Audit Office with a written opinion issued and included as part of the finalised report.

The Net gain (loss) on disposal of property, infrastructure, plant and equipment typically appears in the Statement of Comprehensive Income as follows:

Calculation: The gain or loss is determined by comparing the net proceeds from the disposal with the carrying amount of the asset at the time of disposal.

Presentation: This item is usually presented as a single line in the Statement of Comprehensive Income, often within the "Other income" or "Other expenses" section, depending on whether it is a net gain or loss.

Classification: It is generally considered part of the entity's operating activities and thus included in the calculation of profit or loss for the period.

Timing: The gain or loss is recognised in the period when the disposal occurs, not when the asset is classified as held for sale.

The loss which has been recorded relates to the disposal of land, plant and equipment as well as the write-down of assets. This includes assets impacted by infrastructure renewals that still have a residual value and those identified as having degraded to such a level that their value needs to be written down to \$0.

The loss of \$2,650,000 is primarily due to the write down of \$1,915,000 written down of assets due to renewal or replacement. The total balances is made up of the following material transactions:

Income	FY24
	\$
Land Sales	240,000
Sale - 1 Bellette Place	
Sale - 117 A Pitcairn Street	
Plant/Equipment Sales	261,975
Other minor sales	50,001
Total income	551,976
Expenses	
De-recognised or Written Off	
Transport Infrastructure	1,410,571
Stormwater Infrastructure	217,749
Buildings	54,926
Parks & Recreation	234,678
Donated or Transferred Land	
Land - Rothesay Reserve	162,000
Land - TasWater Land Transfer	285,000
Written Down Value of Sold Assets	
Land - Sold	334,394
Plant/Equipment - Sold	244,763
Administration and other costs	257,926
Total Expenses	3,202,008
Net Loss	2,650,032

The land Rothesay Reserve was donated to Karadi Aboriginal Corporation on 17/01/2024 with full council approval.

Land transferred to TasWater was under longstanding agreement with the transfer finalised in April 2024.

Land valuations are updated based on advice from the Valuer-General and any land sales follow the Local Government Act and council policy with independent valuations for pricing purposes. If the sale price is lower than the recorded value, then a loss is recognised.

Plant and equipment is sold in auctions with the final price determined by the market.

Question without notice – George Burrows, Rosetta Annual General Meeting, 2 December 2024

Rates Calculations, Payment System for Rates, and Citizens Jury motion:

Q1: Why can't Council take credit card payments for rates instalments?

A1: [CFO] This question was taken on notice.

Response:

Rate Calculations

All properties within the Glenorchy municipal area are valued by the Valuer-General in accordance with the Valuation of Land Act 2001 to determine the land value, capital value and assessed annual value.

Assessed annual value (AAV) is the estimated yearly rental value of the property. This value is directly relevant to your rates as it is an estimate of yearly rental. Glenorchy has determined that this is the most appropriate measure to use, and this measure is consistently applied across all properties. Council sets a General Rate and a minimum amount payable in accordance with Section 107 of the Local Government Act (the Act). Council applies a variation to the general rate for non-residential properties under Section 107 of the Act. This variation is based on the predominant use of the Property as indicated by the land use classification of the Valuer-General.

To determine your general rate, we multiply the AAV by a rate of 'cents in the dollar'. The cents in the dollar is reached by dividing the rating income that we require to deliver our services (determined by the Glenorchy City Council budget) by the total of all AAVs in each of the differential rating categories.

This approach levies the same cents in the dollar rate across residential and non-residential properties with the key variable being the AAV.

Glenorchy does not apply the Brighton council method of rating. We believe that Brighton Council applies a method that uses a "fixed component amount" plus the AAV multiplied by a cents in the dollar rate.

As an example, if Council applied a methodology for rate payers where everyone paid an equal rate, 18,898 rate payers in would have an increase in rates between \$0 and \$1,800. 1,448 rate payers would have a reduction in their rates between \$1 and \$100,000. This demonstrates that a change to a "fixed and equal rate" would result in 18,898 rate payers with lower value properties subsidising 1,448 rate payers with higher value properties.

Payment System for Rates

Glenorchy Council offers a range of payment options for rate payers including Bpay, Bpoint, by mail, in person, centrepay, direct debit, Australia Post and credit card. Glenorchy currently does not have the ability to accept scheduled credit card direct debit payments. We do accept scheduled bank account direct debit payments. There are many reasons why we don't accept scheduled credit card direct debit payments including:

Payment Processing – Requirement for a safe and reliable system payment gateway to facilitate payments. This is a specific system component which is costly and not all system providers can facilitate this.

Compliance and Security – PCI DSS compliance is required. This is onerous and requires specific PCI audits, licensing by the credit providers and therefore is costly to implement. In addition, there would be increased costs in managing the cyber security risks, and IT environment to prevent intrusion.

Processing Fees – For low volume processing such as Glenorchy the costs to the rate payer for each transaction would be substantial. Large organisations servicing 100,000+ customers using such a facility can absorb the higher costs over a large base of customers.

To set up the ecosystem and provide this functionality as another payment service, when we already provide a multitude of services would be inefficient and costly. The estimated cost would be \$200,000-\$400,000 for system configuration, PCI DSS compliance and increased cybersecurity. This would be a significant cost to the community.

Citizens Jury

The Local Government Act 1993 prescribes the way that the Elected Members are selected by the voters and make decisions as a representative democracy, which is in effect a citizen's jury.

This does not mean that further community engagement cannot occur. Council is committed to carrying out a range of community engagement activities which are guided by its Community Engagement Policy.

**Question without notice – Janiece Bryan, Montrose
Annual General Meeting, 2 December 2024**

Disposal of Public Land motion:

Q1: Is it common sense that one person should not determine the appropriate sale price or method of disposal of our public land and assets without being transparent and going through Council?

A1: [Acting CEO) This question was taken on notice.

Response:

The Glenorchy City Council follows the land disposal process as prescribed in the *Local Government Act 1993* under *sections 176 to 181*. All Councils have a statutory obligation to dispose of land following these provisions.

Q2: Have Aldermen taken independent advice on this statutory obligation in relation to the disposal of public land and who did they obtain that advice from?

A2: [Acting CEO) This question was taken on notice.

Response:

No, not to the contrary of the relevant sections of the *Local Government Act 1993*.

With regards to transparency of land sales - the proceeds of all land sales, and any expenditure of those proceeds, are detailed in the Proceeds of Property Disposal report that is presented to Open Council Meetings annually after the end of the financial year. The last report was provided to the August 2024 Council Meeting, and a similar report will be provided in August or September 2025.

At 3:42pm Alderman Slade left the meeting.

6. PUBLIC QUESTION TIME (15 MINUTES)

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 without notice – Manfred Gutmann, West Moonah

Q1: Given Council’s health and safety functions and powers under the Local Government Act, will you cease providing COVID vaccinations?

A1: [Mayor] Please take this up with the State Government. This is not something we control. We can provide you with contact details. We understand your concerns, but we have to take the advice of the Australian Federal Government. We do not provide COVID-19 vaccinations.

[CEO] We took advice from our Coordinator Environmental Health Services who confirmed that the responsibility for COVID-19 vaccinations lies with the State Department of Health.

At 3:46pm Alderman Slade returned to the meeting.

Question without notice – Eddy Steenbergen, Rosetta

Q1: My question is about the CBD cleaning program cost. As far as the report goes, it seems that the cost of that program is going to increase by half a million dollars. The report outlines that the funding of the program has been found elsewhere in the Council budget. My question is where from?

Today I am interested in something mentioned in the Financial Performance Report. It is a proposal to improve the service level of the CBD Cleansing Program.

If I understand the report correctly, the operational cost of running that program will increase by almost half a million dollars per year.

The report says that the funding of the program “is able to be funded through savings identified in the FPR”.

I couldn’t find the savings in the report.

Q1: Can you help me by indicating where almost half a million dollars of savings will come from every year?

A1: [CFO] The impact on the 2024-25 budget is probably about a third of the \$559,426 by the time the increased service level is implemented. The savings come from vacancies with councils having a national rate of attrition of 15-20%. This means that Council makes savings in the period between jobs becoming vacant and those jobs being filled. These savings are sufficient to cover the cost of the increased service level.

Q2: How much is capital and how much is operating budget?

A2: [CEO] The report indicates a proposed increase of \$599,426 in the CBD Cleansing Program, made up of \$465,051 in operational costs primarily in new roles and a one-off purchase of capital assets of \$134,375. The operational costs will be recurrent, and a small proportion of the capital cost will also be operationalised as depreciation.

[Mayor] The biggest complaint we hear as Elected Members is the state of the city. We are attending to graffiti as well, which is a priority focus of the Council which we think the community will appreciate.

Question without notice – Janiece Bryan, Montrose

Q1: My question is in relation to releasing airspace above public carparks to develop apartments. Where will the people in those apartments park their cars?

A1: [CEO] There is a request to present a report to this meeting, exploring the development of more housing in the CBD areas without sacrificing public car parking. That is the premise of this report. The intention is to explore ways of building over public car parking areas.

[Deputy CEO] This depends on the planning schemes and how parking is addressed by the developer.

[Ms Bryan] In relation to the motion agenda, item 12 disposal of public land, I just want to say for the Community, I have emailed comments and questions directly to the aldermen, so I won't be asking anything more.

[Deputy Mayor] Point of order, that is a statement.

Question without notice – James Bryan, Montrose

The response to my question at the AGM, 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 117 A 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
Sales			
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
1 Delwood Drive, Lutana		General Residential	241,000.00
3 Springfield Avenue, West Moonah		General Residential	37,500.00
1 Edgar Street Claremont	28/09/2022	General Residential - VACANT LAND	190,000.00
1a Taree Street, Chigwell	23/03/2023	General Residential	1,375,000.00
Bellette Place, Chigwell	20/07/2023	General Residential	131,173.42
17A Pitcairn Street, Glenorchy	19/10/2023	General Residential	190,000.00
Property Address	Date	Zoning/Designation	Purchase Price
Purchases			
Pelro Street			522,500.00
CURRENT BALANCE			

Expenditure from Property Disposal	Net Proceeds	25%	75%	
		10023	10024	
		Proceeds into Property Disposal Reserve	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
30,356.58	1,219,643.42	219,643.42		As 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	

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.

Q2: Are the additional properties listed in the above table, Proceeds from Property Sales, Attachment 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.

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.

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.

7. PETITIONS/DEPUTATIONS

None.

COMMUNITY

Community Goal – Making Lives Better

8. ACTIVITIES OF THE MAYOR

File Reference: Mayoral Announcements

Reporting Brief:

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

Resolution:

SLADE/COCKSHUTT

That Council:

1. RECEIVE a report about the activities of Mayor Hickey from Monday, 18 November to Sunday, 8 December 2024.

The motion was put.

FOR: Aldermen Cockshutt, Hickey, Marks, Ridler, Slade, Stringer, Yaxley and Councillor Kendall

AGAINST:

The motion was CARRIED.

9. EXPLORE POTENTIAL HOUSING DEVELOPMENTS IN GLENORCHY'S CBDS WITHOUT SACRIFICING PUBLIC CARPARKING

File Reference: Housing

Reporting Brief:

To provide a report on the adopted notice of motion by Mayor Sue Hickey submitted in accordance with the requirements of regulation 16(5) of the *Local Government (Meeting Procedures) Regulations 2015*.

“That Council request the Chief Executive Officer to present a report to the December 2024 Council meeting which explores the potential for the development of more housing in the City’s CBD areas without sacrificing public car parking”.

Resolution:

YAXLEY/SLADE

That Council:

1. RECEIVE and NOTE the report on exploring the potential for the development of more housing in the City’s CBD areas without sacrificing public car parking.
2. APPROVE the Chief Executive Officer to enter into discussions with Housing Providers to explore interest levels to construct housing in airspace above Council owned properties.
3. DIRECT the CEO to report to Council at the July 2025 meeting on progress and actions taken regarding Housing Providers' interest in constructing housing in airspace above Council owned properties.

The motion was put.

FOR: Aldermen Cockshutt, Hickey, Marks, Ridler, Slade, Stringer, Yaxley and Councillor Kendall

AGAINST:

The motion was CARRIED.

ECONOMIC

Community Goal – Open for Business

10. 2025/26 PRIORITY PROSPECTUS AND STATE BUDGET SUBMISSION

File Reference: Government Relations

Reporting Brief:

To recommend that Council endorses the funding priorities set out in the Priority Projects Prospectus at **Attachment 1** and makes a 2025/26 Community Budget Submission to the Tasmanian Government as set out in **Attachment 2**.

Resolution:

COCKSHUTT/KENDALL

That Council:

1. ENDORSE the advocacy priorities set out in the draft Priority Projects Prospectus 2025-26 at **Attachment 1**.
2. MAKE a 2025/26 budget submission to the State government in the terms set out in **Attachment 2**.

The motion was put.

FOR: Aldermen Cockshutt, Hickey, Marks, Ridler, Slade, Stringer, Yaxley and Councillor Kendall

AGAINST:

The motion was CARRIED.

GOVERNANCE

Community Goal – Leading our Community

11. APPOINTMENT OF ELECTED MEMBERS TO VACANT COMMITTEE POSITIONS

File Reference: 2024 Committees

Reporting Brief:

The purpose of the report is to recommend that Council appoints an Elected Member to each of the following positions to fill vacancies left by the passing of Cr Harry Quick and Ald. Jan Dunsby:

- Audit Panel
- Proxy membership to the Audit Panel
- Chief Executive Officer's Performance Review Committee
- Glenorchy Planning Authority
- Access and Inclusion Committee
- Safer City Working Group

Resolution:

COCKSHUTT/KENDALL

That Council:

Audit Panel

1. CONDUCT a ballot in accordance with the procedure in Part 3 of the *Committee Nominations and Appointments Policy* to determine the member-elect for the Glenorchy City Council Audit Panel.
2. ELECT Alderman Peter Ridler to the one available position on the Glenorchy City Council Audit Panel.
3. APPOINT Alderman Tim Marks to the one available position as a proxy member of the Glenorchy City Council Audit Panel.

Chief Executive Officer's Performance Review Committee

4. CONDUCT a ballot in accordance with the procedure in Part 3 of the *Committee Nominations and Appointments Policy* to determine the member-elect for Chief Executive Officer's Performance Review Committee.

5. ELECT Alderman Steven King to the one available position on the Chief Executive Officer's Performance Review Committee.

Glenorchy Planning Authority

6. APPOINT Alderman Tim Marks to the one available position on the Glenorchy Planning Authority.

Access and Inclusions Special Committee

7. APPOINT Alderman Tim Marks to the one available position on the Access and Inclusions Special Committee.

Safer City Working Group

8. APPOINT Alderman Shane Alderton to the one available position on the Safer City Working Group.

The motion was put.

FOR: Aldermen Cockshutt, Hickey, Marks, Ridler, Slade, Stringer, Yaxley and Councillor Kendall

AGAINST:

The motion was CARRIED.

NOTE: A correction was made in the December agenda to note that Alderman Peter Ridler was elected on countback due to the passing of Councillor Harry Quick and Alderman Tim Marks was elected on countback due to the passing of Alderman Jan Dunsby.

12. CONSIDERATION OF ANNUAL GENERAL MEETING MOTIONS

File Reference: Annual General Meeting

Reporting Brief:

To consider a range of motions adopted by the majority of electors present at the Annual General Meeting (AGM) on 2 December 2024 relating to:

- Three Notices of Motion, submitted by Janiece Bryan, about disposal of public land and rates increase:
 1. *That councillors comply with their statutory delegation under Section 22 and act in accordance with Section 178, 5 of the Local Government Act 1993 to exercise their legal functions and powers related to the disposal of land. Councillors are not permitted to delegate any of their powers in this regard.*
 2. *Proposals including market testing, valuations and sale price for the final delegated disposal of the land to be transparently provided and voted by absolute majority of councillors in an open council meeting as required. This is in accordance with a councillor's legally defined delegation and the legislative requirements.*
 3. *That the method of calculating and applying rate increases used by the Brighton Council be adopted by Aldermen at the Glenorchy City Council. The annual additional amount of revenue required for the Council's budget increase is divided by the number of ratepayers and this will equitably increase everyone's rates by the same amount. This motion requests that the Aldermen adopt this fair, equitable, proven and predictable method of applying rate increases for the ratepayers of the City of Glenorchy.*
- Three Notices of Motion, submitted by George Burrows, regarding rates calculations, payment system for rates, and citizens' jury:
 1. *That council implement a working group consisting of the majority being interested rate payers with professional help to workshop how the introduction of a rate charging system similar to that used by Brighton council could be introduced for 2025/26 and recommend a suitable phase in process and time to change from the old to the new system together with the setting up a consultation process with all ratepayers.*
 2. *The council introduce automatic deductions for the payment of rates from credit cards starting at the beginning of the 2024/25 rating period.*
 3. *That Glenorchy City Council implement citizens' jury procedures as part of the information gathering process to make recommendations for consideration by aldermen.*

Resolution:

KENDALL/MARKS

That Council:

1. NOTE the following Motions brought by Janiece Bryan and passed by a majority of electors at the Annual General Meeting on 2 December 2024:
 - a. *That councillors comply with their statutory delegation under Section 22 and act in accordance with Section 178, 5 of the Local Government Act 1993 to exercise their legal functions and powers related to the disposal of land. Councillors are not permitted to delegate any of their powers in this regard.*
 - b. *Proposals including market testing, valuations and sale price for the final delegated disposal of the land to be transparently provided and voted by absolute majority of councillors in an open council meeting as required. This is in accordance with a councillor's legally defined delegation and the legislative requirements.*
 - c. *That the method of calculating and applying rate increases used by the Brighton Council be adopted by Aldermen at the Glenorchy City Council. The annual additional amount of revenue required for the Council's budget increase is divided by the number of ratepayers and this will equitably increase everyone's rates by the same amount. This motion requests that the Aldermen adopt this fair, equitable, proven and predictable method of applying rate increases for the ratepayers of the City of Glenorchy*
2. NOTE the following Motions brought by George Burrows and passed by a majority of electors at the Annual General Meeting on 2 December 2024:
 - a. *That council implement a working group consisting of the majority being interested rate payers with professional help to workshop how the introduction of a rate charging system similar to that used by Brighton council could be introduced for 2025/26 and recommend a suitable phase in process and time to change from the old to the new system together with the setting up a consultation process with all ratepayers.*
 - b. *The council introduce automatic deductions for the payment of rates from credit cards starting at the beginning of the 2024/25 rating period.*
 - c. *That Glenorchy city Council implement citizens' jury procedures as part of the information gathering process to make recommendations for consideration by aldermen.*
3. NOT SUPPORT the motions put forward in clauses 1 and 2 for the reasons set out in this report.

The motion was put.

FOR: Aldermen Cockshutt, Hickey, Marks, Ridler, Slade, Stringer, Yaxley
and Councillor Kendall

AGAINST:

The motion was CARRIED.

13. FINANCIAL PERFORMANCE REPORT TO 30 NOVEMBER 2024

File Reference: Corporate and Financial Reporting

Reporting Brief:

To provide Council with the monthly Financial Performance Report for the period ending 30 November 2024 and propose an increase to CBD Cleansing Service Levels.

Resolution:

YAXLEY/COCKSHUTT

That Council:

1. RECEIVE and NOTE the Financial Performance Report for the year-to-date ending 30 November 2024 as set out in **Attachment 1**.
2. ENDORSE the proposal to increase CBD Cleansing Service Levels to improve CBD Cleanliness.
3. APPROVE the additional budget of \$599,426 to provide additional resources for increased CBD Cleansing Service Levels.
4. DIRECT the Chief Executive Officer to implement the Increased Service Levels and PROVISION of required resources, fleet/plant and equipment to give effect to the intensified cleansing program.

The motion was put.

FOR: Aldermen Cockshutt, Hickey, Marks, Ridler, Slade, Stringer, Yaxley and Councillor Kendall

AGAINST:

The motion was CARRIED.

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

None.

Resolution:

SLADE/RIDLER

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

The motion was put.

FOR: Aldermen Cockshutt, Hickey, Marks, Ridler, Slade, Stringer, Yaxley and Councillor Kendall

AGAINST:

The motion was CARRIED.

The meeting was closed to members of the public and the live stream was terminated at 4.44pm.

CLOSED TO MEMBERS OF THE PUBLIC

Closed session commenced at 4.44pm

15. CONFIRMATION OF MINUTES (CLOSED MEETING)

Resolution:

SLADE/YAXLEY

That the minutes of the Council meeting (closed meeting) held on Monday, 25 November 2024 be confirmed.

The motion was put.

FOR: Aldermen Cockshutt, Hickey, Marks, Ridler, Slade, Stringer, Yaxley and Councillor Kendall

AGAINST:

The motion was CARRIED.

16. APPLICATIONS FOR LEAVE OF ABSENCE

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

Resolution:

SLADE/RIDLER

That the meeting be moved back into open Council.

The motion was put.

FOR: Aldermen Cockshutt, Hickey, Marks, Ridler, Slade, Stringer, Yaxley
and Councillor Kendall

AGAINST:

The motion was CARRIED.

The Chair closed the meeting at 4.55pm.

Confirmed,

CHAIR