

**COUNCIL MEETING
AGENDA
MONDAY, 28 JULY 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 'Emilio Reale', is positioned above a horizontal line.

Emilio Reale
Chief Executive Officer
MONDAY, 28 JULY 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, 7 July 2025

Purpose: To present and discuss at an OPEN workshop:

- Bridgewater Bridge Project

Date: Monday, 14 July 2025

Purpose: To present and discuss:

- Planning Institute of Australia Hobart to Glenorchy Urban Renewal Project (H2G), presentation on the project for the transit corridor
- Minutes and Agenda improvements
- Montrose Foreshore Boardwalk

Date: Monday, 21 July 2025

Purpose: To present and discuss:

- Proposed property disposals updates
- Car Parking Plan and Cash In-lieu Montrose Foreshore Boardwalk

ELECTED MEMBER STATEMENT OF INTENT

November 2022

We will...	By...
Be curious, open to change and difference	Being progressive, proactive, and innovative Taking calculated risks Asking questions before offering opinions or solutions Debating ideas without getting personal Remembering everyone is equal Always having an open mind
Be authentic and act with integrity	Being accessible Being honest and trustworthy Demonstrating transparency and accountability
Be respectful to each other	Going to the source, in person, early Assuming good intent, always Acting with good intent, always Actively listening, seeking to understand Valuing other's opinions Being prepared
Own and right our wrongs	Self-reflecting Being open to feedback Being brave enough to be vulnerable
Show strong leadership	Challenging the status quo Continually learning and practicing good governance Striving for financial sustainability and strength Having clarity on role and purpose
Consider the impact we have on others	Practicing emotional intelligence Hearing both sides before making judgement Remembering our behaviour and words matter to staff



ELECTED MEMBER LEGACY

November 2022

**At the end of our term, we will have made a real difference because,
together:**

We deliver

We're active and present

We put people first

We are inclusive

We are future focussed and brave

We improved communication and community engagement

We empowered our community

We rebuilt pride

We were accountable

We created a safe, clean, equitable city

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1. APOLOGIES

2. CONFIRMATION OF MINUTES (OPEN MEETING)

That the minutes of the Council Meeting held on 30 June 2025 be confirmed.

3. ANNOUNCEMENTS BY THE CHAIR

4. PECUNIARY INTEREST NOTIFICATION

5. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

None.

6. PUBLIC QUESTION TIME (15 MINUTES)

Please note:

The Council Meeting is a formal meeting of the 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.

7. PETITIONS/ADDRESSING COUNCIL MEETING (DEPUTATION)

COMMUNITY

Community Goal – Making Lives Better

8. ACTIVITIES OF THE MAYOR

Author: Mayor (Sue Hickey)

Qualified Person: Chief Executive Officer (Emilio Reale)

ECM File Reference: Reports

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 attended by:

- Mayor Hickey during the period from Monday, 23 June 2025 to Thursday, 26 June 2025
- Deputy Mayor Yaxley on Friday, 27 June 2025
- Mayor Hickey during the period from Saturday, 28 June 2025 to Sunday, 20 July
- Deputy Mayor Yaxley on Monday, 14 July 2025

Monday, 23 June 2025

- Chaired the Special Council Meeting

Tuesday, 24 June 2025

- Participated in an ABC Radio interview regarding Glenorchy Pool

Wednesday, 25 June 2025

- Participated in the official opening of Windermere Skate Park and Pump Track
- Attended the Project Control Group meeting
- Participated in a meeting with Richard Martin, CEO YMCA with Council's CEO and Deputy CEO
- Participated in an ABC Radio interview
- Attended the Glenorchy Municipality History Group meeting with guest speaker Debby Rimon

Thursday, 26 June 2025

- Participated in a radio interview with 7HOFM on sensationalism of crime situation

Friday, 27 June 2025 – delegated to Deputy Mayor

- Deputy Mayor Yaxley participated in the official opening of the refurbished hungry Jack's Glenorchy store

Saturday, 28 June 2025

- Attended a luncheon to celebrate the 2025 Glenorchy Citizens of the Year

Sunday, 29 June 2025

- Participated in the Moonah Nature Mates planting at Jim Bacon Reserve, West Moonah

Monday, 30 June 2025

- Chaired the Council meeting

Tuesday, 1 July 2025

- Attended Sunmont Street with Senator Carol Brown regarding blackspot funding

Wednesday, 2 July 2025

- Participated in live radio broadcast with 7HOFM from the Recycle Rewards Depot in Goodwood
- Participated in the Greater Hobart Mayors Forum

Friday, 4 July 2025

- Participated in a meeting with Mary McParland and Cr Posselt regarding the Tas Rail and Greater Hobart Cycling Plan with Council CEO
- Attended Moonah Arts Centre to accompany Her Excellence and Professor Chalmers in their viewing of the Lakapawa Exhibition

Saturday, 5 July 2025

Monday 28 July 2025**Council Meeting Agenda**

- Attended the Annual Women's Expo at the Moonah Arts Centre, supported by Council

Monday, 7 July 2025

- Chaired the Council Workshop

Tuesday, 8 July 2025

- Participated in a meeting with Liz Brown, Lifeline Tasmania CEO and Simon Wells
- Presided over two citizenship ceremonies at the Moonah Arts Centre

Wednesday, 9 July 2025

- Participated in a media event with Tasmania Police regarding taskforce respect and school holidays
- Participated in the Lions Club of Glenorchy change over dinner

Friday, 11 July 2025

- Participated in RSPCA Quizmas event

Sunday, 13 July 2025

- Participated in the Abruzzese Association annual members' lunch

Monday, 14 July 2025 – delegated to Deputy Mayor

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

Monday, 14 July 2025

- Participated in the Council Workshop online

Tuesday, 15 July 2025

- Participated in the GCC Community Yarn on the topic of community safety with representatives from Crimestoppers and Neighbourhood Watch

Wednesday, 16 July 2025

- Attended the Royal Commonwealth Society Luncheon as guest speaker
- Met with representatives from Hare Krishna Hobart regarding their August Sri Krishna Janmashtami event

Thursday, 17 July 2025

- Met with the General Manager of Crimestoppers Tasmania

Friday, 18 July 2025

- Participated in ABC Radio's Friday Forum
- Participated in a visit to Dementia Australia's Hobart centre

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 the report about the activities of Mayor Hickey and Deputy Mayor Yaxley during the period from Monday, 23 June 2025 to Sunday, 20 July 2025.

Attachments/Annexures

Nil.

9. INVESTIGATIONS INTO THE POTENTIAL DISPOSAL OF 314 (FORMER GOLDEN YEARS CLUB), 316, AND 322 MAIN ROAD GLENORCHY

Author: Property Coordinator (Renee Kapitzke)
Acting Director Infrastructure and Development (Luke Chiu)

Qualified Person: Chief Executive Officer (Emilio Reale)

ECM File Reference: 314, 316 and 322 Main Road Glenorchy

Community Plan Reference:

Making Lives Better

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

There will be community services and programs for people of all ages and abilities to connect, support and make lives better.

Leading Our Community

We will be a progressive, positive community with strong council leadership, striving to make Our Community's Vision a reality.

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

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

Strategic or Annual Plan Reference:

Making Lives Better

Objective: We deliver services to meet our community's needs.

Strategy: Identify and engage in partnerships that provide services effectively to our community.

Leading our Community

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

Objective: 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.

Reporting Brief:

This report is to recommend Council begins to action the results that were received from the Expression of Interest process regarding alternative uses for the 314 Main Road Glenorchy site (former Golden Years Club), 316, and 322 Main Road Glenorchy (former bowls and croquet club) and seek approval to commence preliminary investigations into potential disposal.

Background:

The proposed investigation will involve the potential disposal of 314 Main Road Glenorchy via a proposed exclusive dealing with the Salvation Army for a property swap/sale for their property at 1/370 Main Road, Glenorchy. This property includes the Salvation Army building that directly adjoins the Council forecourt which Council has identified as an ideal location to develop into a Youth Hub, and for the office space upstairs that is connected to the Council Chambers via the airbridge.

The disposal of 314 Main Road is only proposed on the condition of a successful property swap/sale agreement with the Salvation Army for 1/370 Main Road and will not be pursued for disposal otherwise. It is noted the proposed property swap/sale is also dependent on the Salvation Army's own investigations and processes which they are also undertaking.

The proposed investigation into potential disposal of 316 and 322 Main Road Glenorchy (former bowls and croquet club) is also via a proposed exclusive dealing with the Salvation Army for a property swap/sale for their property at 1/370 Main Road Glenorchy, in the first instance. If a successful property swap/sale agreement cannot be reached with the Salvation Army, then the properties (316 and 322) will still be proposed for disposal.

Proposal in Detail:

314 Main Road Glenorchy

Due to the Golden Years Club deciding to wind up their operations because of a diminishing number of members and decreased attendance, Council conducted an Expression of Interest process to consider alternative uses for the site. At the Council Meeting of 28 April 2025, Council considered Expressions of Interest (EOIs) for the tenancy of 314 Main Road Glenorchy. At that meeting the Council selected the Salvation Army as the preferred tenant of 314 Main Road, because of their proposal which is conditional on the successful negotiation of a potential property swap/sale agreement of 1/370 Main Road Glenorchy.

This proposal would secure the Salvation Army premises that has direct access onto the Council forecourt for Council to develop and operate a Youth Hub from. The Salvation Army requested confidentiality on the proposal until they undertook some internal actions, which is why this report has been delayed.

The Salvation Army Proposal

The Salvation Army is a well-resourced, national organisation which were clearly able to demonstrate strong viability with regards to operating out of the former Golden Years Club building. They are a well-established and trusted organisation. Their proposal involves the relocation of the Glenorchy “Doorways” service to the facility, which provides support to vulnerable people and families to find long term solutions. They also provide financial counselling, No Interest Loans Scheme (NILS), food pantry and lunches, home and aged care services including domestic, personal, shopping, food, and funding support. The Salvation Army also expressed an openness to sharing/hiring the space to other community groups, when available, to provide for broader community support and activities from the centre. Whilst the Salvation Army is not a specific older people service, the Salvation Army noted that elderly people are key clients of theirs.

A key element of the Salvation Army application was their proposal for a property swap/sale that proposes providing the 314 Main Road facility to the Salvation Army as a swap/sale for their existing premises at 1/370 Main Road, Glenorchy. The Salvation Army owns the main portion of this premises includes the Salvation Army building that opens onto the Council forecourt, as well as the upstairs floor that is connected to the Council Chambers via the airbridge. Council previously leased a portion of this upstairs area for office space.

Council Officers have previously explored if there was any interest in the Salvation Army selling their existing premises. These investigations were undertaken due to Council’s strategic interest in their ground floor premises that has been identified as an ideal building to operate a Youth Hub from due to its access directly onto the Council forecourt. Council office space is also currently at/beyond capacity with some staff now having to operate off-site, hence the Council interest extending into the upstairs area.

Whilst there has been some interest in exploring this potential sale from the Salvation Army the discussions stalled due to the Salvation Army’s concerns that they still require a presence in the area for their own operation. Council was not aware of the Salvation Army’s interest in the Council premises at 314 Main Road until the EOI process was released and the Salvation Army provided their proposal.

In assessing the community benefit of the Salvation Army proposal, the potential to activate the strategic goals of Council in acquiring the Salvation Army premises for a Youth Hub was a significant consideration. Council has long appreciated that this building is ideally located for a Youth Hub, being in the heart of the CBD and opening directly onto the Council forecourt where Council regularly and successfully runs many youth engagement activities.

The proposal from the Salvation Army presents as a significant opportunity to further Council’s strategic goals, as identified as a Priority Action in Council’s Annual Plan to “Deliver programs to improve opportunities for our young people” (Priority Action 2.1.1.1). It is also worth noting that Council has recently received a bequest from the Estate of Reginald Ray Webb for \$250,000 for the purpose of fitting out a Youth Hub.

For the above reasons it was recommended, and endorsed, that the tenancy be offered to the Salvation Army, conditional on the successful negotiation of a property swap/sale process. The key strengths of this proposal are summarised as:

- The Salvation Army is a well-established, well-resourced, and trusted organisation that clearly has very strong viability to provide ongoing services
- The proposal secures the ongoing provision of the important services that the Salvation Army provides to the Glenorchy Community
- The Salvation Army outline a willingness to work with other community groups to provide other community services and programs from the property
- The proposal secures the strategically important Salvation Army building for Council to develop a Youth Hub
- The proposal secures additional office space in a building that is directly connected to the Council Chambers

To pursue this opportunity, it is recommended that Council provide authority to initiate investigations into the potential disposal of 314 Main Road Glenorchy (former Golden Years Club) via a proposed exclusive dealing with the Salvation Army for a property swap/sale for their property at 1/370 Main Road Glenorchy. The disposal of 314 Main Road is only proposed on the condition of a successful property swap/sale agreement with the Salvation Army for 1/370 Main Road and will not be pursued for disposal otherwise.

Whilst this report is only seeking authority to commence investigations, it is noted that if the disposal does proceed with the Salvation Army, the property swap/sale agreement would be based on independent commercial valuations of the respective properties. Both parties will conduct their own due diligence process once valuations are received, including a cost benefit analysis, which Council will undertake on the Salvation Army building prior to the potential acquisition process.

316 and 322 Main Road Glenorchy

These two properties are directly behind 314 Main Road and were previously the home of the Glenorchy RSL Bowls Club (#322) and the Glenorchy Croquet Club (#316), both of which closed many years ago. All three properties are shown in Figure 1 below.

There is a building that straddles the boundary of 316, 322 and 320 Main Road Glenorchy, which was the former RSL Bowls Club, that is currently used by the Historical Arms and Military Society of Tasmania (HAMST). The HAMST lease of this building ended in 2023 and has remained in hold over since then (i.e. month by month), due to Council's desire to further consider the best long-term use of this underutilised land. If the recommendations in this report are adopted, then officers will commence a process with HAMST to investigate if Council has suitable alternative facilities for their use.

316 and 322 Main Road Glenorchy are large parcels of land in the heart of the Glenorchy CBD (3,020 sqm and 5,541 sqm respectively). The land is currently zoned as Community Purpose Zone.

The proposed investigation into the potential disposal of 316 and 322 Main Road Glenorchy (former bowls and croquet club) is also via a proposed exclusive dealing with the Salvation Army for a property swap/sale for their property at 1/370 Main Road Glenorchy in the first instance. If a successful property swap/sale agreement cannot be reached with the Salvation Army, then these properties (316 and 322) are still proposed for disposal.

As noted above, these properties are located in a prime position within the Glenorchy CBD and are underutilised. Using sale proceeds of these properties (if disposed) would help fund the purchase of 1/370 Main Road and would assist the Council to meet its strategic objectives of securing and developing a Youth Hub and provide additional office space that is directly connected to the Council Chambers.



Figure 1 – 314, 316 and 322 Main Road Glenorchy

Process for disposal of public land

If Council adopts the recommendations in this report, officers will commence the process for investigating the potential disposal of the properties as per the *Local Government Act 1993*.

This process would begin with officers conducting an initial community consultation process in accordance with Council's Community Engagement Framework, to identify whether there are any significant concerns about the proposed disposals. At a minimum, this would consist of the following:

- developing a survey using Council's 'Let's talk Glenorchy' community engagement platform for consultation with residents, the survey would identify any concerns about the disposals

- placing an advertisement in the Glenorchy Gazette newspaper, encouraging residents to participate in the survey
- promoting the survey via social media platforms, with scheduled reminders to participate in the survey
- sending a letter to residents whose properties are located within proximity of the properties, advising of the survey, providing a web address for the survey and providing an option for it to be provided in hardcopy
- promoting the survey in the Council Chambers foyer

After receiving feedback from the community engagement process, officers would then report back to Council on these findings and seek a decision on whether to proceed with the statutory land disposal process under section 178 of the *Local Government Act 1993 (the Act)* which would provide community members with a further opportunity to make representations about the proposed disposal.

Council's *Disposal of Council Land Policy (the Policy)* deems all land owned by Council to be 'public land' for the purposes of the Act.

A resolution of Council to dispose of public land is required to be passed by an absolute majority of Council. If such a resolution were passed:

- the intention must be advertised on two (2) occasions in a daily newspaper circulating in the municipal area; and
- a copy of the notice must be displayed on any property boundary of the public land that abuts a highway and notifies the public that objection to the proposal may be made to the General Manager/CEO within 21-days of the date of the first publication.

The Policy also provides that, in addition to the notification requirements in section 178 of the Act, Council is required to:

- display a plan and relevant property information on the community notice board in Council's chambers (near the chambers' rear public entrance); and
- notify the owners of neighbouring and affected properties advising of the proposed disposal

Following the completion of the formal notification, Council is required to consider any objections lodged. Any objectors would have an opportunity to appeal a decision to dispose of the land.

A summary of the land disposal process from the Policy is provided at **Attachment 1**.

Consultations:

Chief Executive Officer (CEO)

Deputy CEO/Director Infrastructure and Development

Director Community and Corporate Services

Elected Members

Manager Property, Environment and Waste

Senior Property Officer

Recreation and Environment Coordinator

Community Development Coordinator

Acting Manager Community

Human Resource / Financial and Risk Management Implications:Financial

As part of the disposal framework, Council would incur costs associated with the investigations into the potential disposals, including administration of the program and community engagement. The cost of public consultation in terms of letters to surrounding residents is expected to be approximately \$700. These costs are covered by existing budgets within the Property unit.

Any other financial implications of the proposed disposals (for example the costs incurred as part of the section 178 process) would be set out in a future report to Council after the completion of the initial community consultation.

Whilst this report is only seeking authority to commence investigations, it is noted that if the disposal does proceed with the Salvation Army the property swap/sale agreement would be based on independent commercial valuations of the respective properties and further due diligence processes.

Human resources

Council staff will facilitate the consultation process as part of their normal duties.

Risk management

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation Adverse public reaction of Council's decision to undertake a community engagement process on the proposed disposal of land.	Minor (2)	Possible (3)	Medium (6)	Council considers all objections received during the initial community consultation process and determines whether to proceed with the disposal at a report to a future Council meeting. Council makes clear that the disposal of 314 Main Road (former Golden Years Club) will only be considered on the condition of a successful property swap/sale agreement with the Salvation Army for 1/370 Main Road (for development of a Council Youth Hub) and will not be pursued for disposal otherwise.
The Historical Arms and Military Society of Tasmania (HAMST) may be upset at the termination of their lease over the former RSL Bowls building.	Minor (2)	Possible (3)	Medium (6)	The HAMST lease has been in hold over (month by month) since it ended in 2023 as Council officers have been open with HAMST that Council cannot offer long term tenure at the site due to considerations of the best long-term future of the site. If the recommendations in this report are adopted, then officers will commence a process with HAMST to investigate if Council has suitable alternative facilities.

Do not adopt the recommendation				
Loss of the opportunity to secure 1/370 Main Road for a Youth Hub and office space.	Major (4)	Possible (3)	High (12)	Council clearly articulates reasons for not proceeding with undertaking community engagement on the proposed property disposal.

Community Consultation and Public Relations Implications:

Community consultation

As outlined above the purpose of this report is to recommend that a community consultation process is undertaken before Council decides whether to commence the section 178 process under the Act. This will provide the community with an opportunity to raise any significant concerns early in the process, which is reported to Council to give an understanding of the community's view of the potential sales.

If the section 178 process subsequently commences, any intention to dispose of the land would be advertised in accordance with the requirements of section 178. The community would have a further opportunity to make submissions during this period, additional to the preliminary community consultation process.

Council's community consultation process for potential land disposals goes above and beyond the requirements specified in section 178 of the Act.

Public relations

At this stage the proposal is only to undertake community engagement. If the project ultimately proceeds there would be an opportunity for positive public relations by supporting a community organisation (the Salvation Army) that undertakes extensive community work in the municipality, and for Council securing a strategically important Youth Hub facility that directly adjoins the Council forecourt.

Recommendation:

That Council:

1. ENDORSE the commencement of investigations into the potential disposal of 314 Main Road Glenorchy (CT 69434/2 and part of CT 226145/1) by way of exclusive dealing with the Salvation Army, conditional on a successful property swap/sale agreement with the Salvation Army for 1/370 Main Road, and that it will not be pursued for disposal otherwise.
2. ENDORSE the commencement of investigations into the potential disposal of 316 and 322 Main Road Glenorchy (part of CT 179404/1 and part of CT 226145/1) by way of exclusive dealing with the Salvation Army, conditional on a successful property swap/sale agreement with the Salvation Army for 1/370 Main Road in the first instance, and that if that negotiation fails continue the disposal process for the open market.
3. AUTHORISE the Chief Executive Officer to undertake a community engagement process to identify any concerns about the potential disposal of the properties.
4. REQUIRE a further report to Council summarising the feedback received (and identifying any concerns) and seeking approval to proceed or not proceed with the statutory processes for public land disposal.

Attachments/Annexures

- 1 Disposal of Council Land Flowchart



10. FEEDBACK FROM THE INVESTIGATION INTO THE POTENTIAL DISPOSAL OF PART OF 10 BUCAAN STREET, CHIGWELL

Author: Property Coordinator (Renee Kapitzke)

Qualified Person: Acting Director Infrastructure and Development (Luke Chiu)

ECM File Reference: Council Land - Disposal & Sale

Community Plan Reference:

Making Lives Better

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

There will be community services and programs for people of all ages and abilities to connect, support and make lives better.

Leading Our Community

We will be a progressive, positive community with strong council leadership, striving to make Our Community's Vision a reality.

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

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

Strategic or Annual Plan Reference:

Making Lives Better

Objective: We deliver services to meet our community's needs.

Strategy: Identify and engage in partnerships that provide services effectively to our community.

Leading our Community

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

Objective: 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.

Reporting Brief:

To report to Council on the outcomes of the community engagement process for the potential disposal of part of 10 Bucaan Street, Chigwell (the Land), by way of donation to Bucaan Community House, and recommend that Council proceeds with the public land disposal process under section 178 of the *Local Government Act 1993* (the Act).

Proposal in Detail:

At its meeting on 31 March 2025, the Council made the following resolution:

That Council:

1. *ENDORSE the commencement of investigations into the potential disposal of part of 10 Bucaan Street, Chigwell (CT 250671/1) by donation to Bucaan Community House, on the basis that the Land be returned to Council if it is no longer used for a community house*
2. *AUTHORISE Council staff to undertake a community engagement process to identify any concerns about the potential disposal of the Land, and*
3. *REQUIRE a further report to Council summarising the feedback received (and identifying any concerns) and seeking approval to proceed or not proceed with the statutory processes for public land disposal.*

Following the Council resolution, community consultation was undertaken with interested parties and residents surrounding the subject property. This report summarises the feedback received during the consultation and recommends that Council commences the statutory process for the disposal of public land under section 178 of the Act.

This process would follow Council's Disposal of Council Land Policy and provide another community feedback opportunity, enabling the community to raise objections under section 178 of the Act.

Feedback from Community Consultation

Community consultation was undertaken in line with Council's Community Engagement Framework and consisted of:

- a survey for any interested parties to complete
- a letter to approximately 93 surrounding properties providing background information and how to access the survey
- social media advertising on 13 June, the date the consultation was active, and a reminder was provided on 23 June, the week the consultation was closing
- promotion of the survey in Council Chambers
- email correspondence to the registered parties on Council's Engagement Platform
- answering any enquiries received by telephone, email or during face-to-face meetings.

There were 74 total visits to the project page with 13 visitors to the survey link. From the 13 visitors, there were a total of 10 engaged participants. A summary of the responses received in respect of each property is in Attachment 1 to this report.

There were eight (8) respondents who completed the survey with their registration details, and five (5) respondents completed the quick poll, anonymously. A detailed assessment of the responses received in respect of each property is in Attachment 1 to this report.

In summary, the quick poll showed all five (5) respondents supporting the proposed disposal. The full survey showed seven (7) respondents supporting the proposed disposal and one (1) respondent who did not. A copy of the submissions is in Attachment 2 to this report, with identifying details redacted.

The one submission received opposing the potential donation of a portion of 10 Bucaan Street, Chigwell, was because of concerns about transparency, fairness, asset management, and alternative options.

Council acknowledges these concerns but clarifies that no decision has been made to dispose of the land. The current recommendation is solely to commence preliminary community engagement to understand public sentiment regarding the proposed land disposal. Should the proposal progress, it would be subject to a formal statutory process under Section 178 of the *Local Government Act 1993*, including further public notification and opportunity for submissions.

Council's disposal process, as outlined in its policy, is both transparent and inclusive, exceeding legislative requirements. This multi-stage approach ensures all community input is considered prior to any final decision.

While equity across community organisations remains a priority, this investigation recognises Bucaan Community House's 40-year history of service to over 900 clients weekly, and the State Government's commitment to the project. The intention is not to favour one group, but to explore how best to support important, place-based community services.

The report outlines that donation is one of several options for disposal, including long-term lease arrangements. Due to the high level of investment that is proposed for the land, the requested disposal would be for a sale/donation or very long-term lease (40+ years).

If the proposal proceeds, then officers would recommend the inclusion of a reversionary clause, meaning that the land must be returned to Council in the event that it is no longer used for a community purpose.

Reasons for supporting the proposed disposal were related to an appreciation of the important services and support that Bucaan Community House provide to the community.

With only one objection received, this suggests that the potential disposal of this property is unlikely to be controversial.

Should Council approve proceeding with the disposal process, the people who have responded, along with the general public, will be provided a further opportunity to object to the disposal of land through the statutory Section 178 process, as well as potentially to appeal any decision by Council to dispose of the land.

Under the Local Government Act S178A (3) *an appeal may only be made on the grounds that the decision is not in the public interest in that –*

(a) the community may suffer undue hardship due to the loss of access to, and the use of, the public land; or

(b) there is no similar facility available to the users of that facility.

The risk of a successful appeal is considered low given the small number of objections, the existing use of the land by Bucaan Community House who activate the space with their programs, and the retention of the remaining portion of 10 Bucaan Street, Chigwell.

Process for Disposal and Requirements under Section 178

Council Officers have developed and follow a ‘Disposal of Council Land Workflow’ ([Attachment 3](#)). The workflow outlines the process that Council officers will take when identifying, evaluating, and recommending the disposal of Council land in accordance with the Act.

As noted above, there have not been any significant community concerns noted about the potential disposal of the property that are unable to be addressed.

Accordingly, this report recommends the commencement of the Section 178 process for the disposal of public land for part of 10 Bucaan Street, Chigwell.

Process under Section 178

Council’s *Disposal of Council Land Policy* (the Policy) deems all land owned by Council to be ‘public land’ for the purposes of the Act.

A resolution of Council to dispose of public land is required to be passed by an absolute majority of Council. If such a resolution is passed:

- the intention must be advertised on two (2) occasions in a daily newspaper circulating in the municipal area, and
- a copy of the notice must be displayed on any boundary of the public land that abuts a highway and notifies the public that objection to the proposal may be made to the General Manager/CEO within 21 days of the date of the first publication.

The Policy also provides that, in addition to the notification requirements in Section 178, Council is required to:

- display a plan and relevant property information on the community notice board in the Council Chambers (near the rear public entrance), and
- notify the owners of neighbouring and affected properties advising of the proposed disposal.

If Council resolves to commence the public notification and consultation process, officers will ensure that the requirements of Section 178 and the Policy are complied with.

Following the completion of the notification, Council is required to consider any objections lodged with objectors having an opportunity to appeal a decision to dispose of the land on the grounds set out above. This will be provided in a future report to Council.

The Land

The Land at part of 10 Bucaan Street, Chigwell, was approved for investigation for potential disposal by Council at its meeting on 31 March 2025, following a formal proposal from Bucaan Community House and a subsequent Council Workshop.

Council supported the request on the basis that the additional land would enable Bucaan Community House to expand its facility and, with the support of external funding, continue delivering vital community services in response to growing demand in the Chigwell area.

The land is zoned Community Purpose, and the proposed use is consistent with this zoning. The potential disposal of the land would enable the expansion of Bucaan Community House, creating an opportunity for the continued delivery of enhanced community services and programs that respond to the needs of the local community and align with Council's strategic objectives.



Figure 1 – 10 Bucaan Street, Chigwell

Consultations:

Chief Executive Officer (CEO)
Director Community and Corporate Services
Elected Members
Manager Community
Recreation and Environment Coordinator
Parks and Recreation Coordinator
Community Development Coordinator

Human Resource / Financial and Risk Management Implications:

Financial

The cost of advertising the proposed new disposal investigations would be approximately \$1,800.

If Council decides to proceed with the Section 178 process, a valuation report would be sought from an independent consultant following the 21-day consultation process, which would cost approximately \$3,500. Whilst the property is proposed for disposal via donation, the valuation still be undertaken to determine the value of the donation for reporting purposes.

As part of the disposal process, Council would also incur costs associated with the conveyancing fees for the disposal of the land, which would be handled by Council's in house Legal team. There will also be costs related to the subdivision of this portion of the land if the disposal proceeds.

Council's finance system identifies a value for Council land, therefore, the donation would result in a net reduction in Council's assets on its balance sheet.

Human resources

Council staff will facilitate the consultation and disposal process as part of their normal duties.

Risk management

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation	Minor (2)	Possible (3)	Medium (6)	<p>The rationale for the disposal the results of the consultation are explained as outlined in this report.</p> <p>Council will also consider any objections received during the statutory consultation process, as required under section 178 of the Act.</p>
Adverse public reaction to decision to advertise Council's intention to disposal.				
Do not adopt the recommendation	Moderate (3)	Possible (3)	Medium (9)	<p>Council clearly outlines any issues with the proposed disposal.</p>
Council will delay the opportunity for Bucaan Community House to pursue expansion of Bucaan's facility which provides services to the Chigwell community.				

Community Consultation and Public Relations Implications:Community Consultation

Community engagement has been conducted, as detailed in this report.

If Council's decision is to commence the statutory process to dispose of the public land, this will be communicated to any community members who responded to the initial community engagement process, as well as by public notice. Anyone who responded, as well as anyone else in the community, will have the opportunity to make formal submissions during the Section 178 notification and objection process (which is additional to the initial community consultation process).

Public Relations

Currently there are no material public relations implications, given it doesn't appear there are any significant concerns about the potential disposal of the site that cannot be addressed. Any concerns raised during the Section 178 process will be monitored to gauge whether further action is required to address them.

There is, however, an opportunity for a positive public relations statement on the proposed land donation, given Council's Community Plan Objectives that include Making Lives Better and Leading Our Community.

Recommendation:

That Council:

1. ENDORSE the commencement of investigations into the potential disposal of part of 10 Bucaan Street, Chigwell (CT 250671/1) by donation to Bucaan Community House, on the basis that the Land be returned to Council if it is no longer used for an approved community purpose.
2. AUTHORISE the Chief Executive Officer to take all actions necessary to complete the public notification of Council's intent to dispose the land in accordance with Section 178 of the *Local Government Act 1993* and Council's *Disposal of Council Land Policy*; and
3. AUTHORISE the Chief Executive Officer to consider and acknowledge any objection received pursuant to Section 178(6) of the *Local Government Act 1993* and report to a future Council meeting.

Attachments/Annexures

- 1 Lets Talk Glenorchy Engagement Summary Report - 10 Bucaan Street,
[⇒ Chigwell](#)
- 2 Survey Submissions (Redacted)
[⇒](#)
- 3 Disposal of Council Land Flowchart
[⇒](#)

11. FEEDBACK FROM THE INVESTIGATION INTO THE POTENTIAL DISPOSAL OF PART OF 318 MAIN ROAD, GLENORCHY (ALSO KNOWN AS PART OF EADY STREET RESERVE)

Author: Property Coordinator (Renee Kapitzke)

Qualified Person: Acting Director Infrastructure and Development (Luke Chiu)

ECM File Reference: Council Land - Disposal & Sale

Community Plan Reference:

Making Lives Better

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

Open for Business

Our City will be recognised for its economic opportunities and strengths; a place where it is easy to do business.

Leading Our Community

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

Strategic or Annual Plan Reference:

Making Lives Better

Objective	We deliver services to meet our community's needs.
Strategy	Identify and engage in partnerships that provide services effectively to our community.
Action	Actively contribute to housing supply in the City through the actions in Council's Statement of Commitment on Housing.

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 the City's assets responsibly for the long-term benefit and growth of our Community.

Reporting Brief:

To report to Council on the outcomes of the community engagement process for the potential disposal of part of 318 Main Road, Glenorchy, also known as Part of Eady Street Reserve (the Land). This would be by way of an exclusive dealing, and recommend that Council proceeds with the public land disposal process under section 178 of the *Local Government Act 1993* (the Act).



Figure 1 – Part of 318 Main Road, Glenorchy

Proposal in Detail:

At its meeting on 31 March 2025, Council made the following resolution:

That Council:

- 1. ENDORSE the commencement of investigations into the potential disposal of part of 318 Main Road, Glenorchy (CT 213876/1) by exclusive dealing to Homes Tasmania*
- 2. AUTHORISE Council staff to undertake a community engagement process to identify any concerns about the potential disposal of the Land, and*
- 3. REQUIRE a further report to Council summarising the feedback received (and identifying any concerns) and seeking approval to proceed or not proceed with the statutory processes for public land disposal.*

Following the Council resolution, community consultation was subsequently undertaken with interested parties and residents of properties surrounding the property. This report summarises the feedback received during the consultation and recommends that Council commences the statutory process for the disposal of public land under section 178 of the Act.

This process would follow Council's Disposal of Council Land Policy and provide another community feedback opportunity, enabling the community to raise objections under section 178 of the Act.

Feedback from Community Consultation

Community consultation was undertaken in line with Council's Community Engagement Framework and consisted of:

- a survey for any interested parties to complete
- a letter sent to approximately 185 surrounding properties providing background information and how to access the survey
- social media advertising on 29 May, the date the consultation was active, and a reminder provided on 9 June, the week the consultation was closing
- email correspondence to the registered parties on Council's Engagement Platform
- promotion of the survey in Council Chambers
- answering any enquiries received by telephone, email or during face-to-face meetings.

There were 206 total visits to the project page with 102 visitors to the survey link. From the 206 visitors, there were a total of 36 engaged participants. A summary of the responses received in respect of each property is in **Attachment 1** to this report.

There were 35 participants who completed the survey with their registration details, and five (5) people completed the quick poll, anonymously. A detailed assessment of the responses received in respect of each property is in **Attachment 2** to this report.

Three (3) participants phoned Council and then met with Council Officers to seek clarification and to express their feedback of the potential disposal and the potential development of the land. They also submitted their feedback through Council's community engagement platform.

In summary, the quick poll showed four (4) people against the proposed disposal and one (1) person who was supportive of the proposed disposal. The full survey showed 10 people supporting the proposed disposal and 25 people did not. From the 35 respondents, 18 currently use the space and 17 respondents do not. A summary of the main issues raised, and officer comment is provided in the following table.

Issues raised	Officer comment
Desire to maintain green/open spaces	The property is zoned Inner Residential and has open space located very nearby at Windsor Street Reserve, Bowden/Barry Street Reserve and the remaining adjacent Eady Street Reserve (7 Eady Street and the remainder of 318 Main Road) as displayed in Attachment 3
Loss of public access through the land to surrounding amenities	The proposal from Homes Tasmania has stated that they agree to a condition of sale including a requirement to grant a 'right of footway' easement to Council for public pedestrian access to be maintained
Surrounding residents about privacy, potential building height and access risks surrounding their own Titles	These are matters that would be addressed through assessment under the Planning Scheme at the planning approval stage
Increased traffic and access	These are matters that would be addressed through assessment under the Planning Scheme at the planning approval stage
Concerns regarding affordable housing and lower socio-economic tenants	The land is zoned as inner residential, Council has a Statement on Commitment on Housing that recognises <i>"housing as a basic human right and supports more safe, liveable and affordable housing in our city"</i> , and specifically to <i>"release surplus Council owned land to increase residential land supply for housing"</i>
Concerns that a direct dealing with Homes Tasmania will not be transparent or receive value	The land is land-locked for vehicle access, however Homes Tasmania own the adjacent land which can provide access. Whilst a direct dealing with Homes Tasmania is proposed, the same open and transparent process taken for all Council land disposals will be followed. If the disposal proceeds the sale price will be based off a Valuer General valuation
One resident outlined they use the area for dog walking and requested fencing at Windsor reserve nearby to allow for dogs off lead if the disposal proceeds	Fencing in Windsor Street Reserve (or part of) to potentially allow for dogs off lead can be investigated
Misunderstanding that the potential disposal includes the sports grounds	As detailed on the engagement page and in Figure 1 above, the potential disposal is only for the vacant hillside behind Eady St Reserve and not the sports grounds

A summary of the main points that were raised in support of the proposed disposal are provided in the table below.

Supporting comments raised
The land is largely unused except as a pedestrian thoroughfare (which will be maintained)
Glenorchy is a diverse community with a vulnerable profile in relation to housing affordability and access. There is an urgent need for accessible, fit for purpose housing in the LGA
Lack of housing is a big issue
Glenorchy is well placed to adopt a significant acceleration of higher density development. Perfectly placed as a location
Adjacent units run by Homes Tasmania. Adding more in an unused space seems logical
The site is underutilised. Development for much needed housing will make the entire area safer with passive surveillance and help the housing crisis

Should Council approve proceeding with the disposal process, those people who have responded, along with the general public, will be provided a further opportunity to object to the disposal of land through the statutory section 178 process, as well as potentially to appeal any decision by Council to dispose of the land.

Under the Act S178A (3) *an appeal may only be made on the grounds that the decision is not in the public interest in that –*

- (a) the community may suffer undue hardship due to the loss of access to, and the use of, the public land; or*
- (b) there is no similar facility available to the users of that facility.*

The risk of a successful appeal is considered low given the Inner Residential zoning of the Land, the nearby Open Spaces and the retention of public access through the property as outlined above.

Process for Disposal and Requirements under Section 178

Council Officers have developed and follow a 'Disposal of Council Land Workflow' (**Attachment 4**). The workflow outlines the process that Council officers will take when identifying, evaluating, and recommending the disposal of Council land in accordance with the Act.

As noted above, there have not been any significant community concerns noted about the potential disposal of the property that are unable to be addressed.

Accordingly, this report recommends the commencement of the Section 178 process for the disposal of public land for part of 318 Main Road, Glenorchy.

Process under Section 178

Council's *Disposal of Council Land Policy* (the Policy) deems all land owned by Council to be 'public land' for the purposes of the Act.

A resolution of Council to dispose of public land is required to be passed by an absolute majority of Council. If such a resolution is passed:

- the intention must be advertised on two (2) occasions in a daily newspaper circulating in the municipal area, and
- a copy of the notice must be displayed on any boundary of the public land that abuts a highway and notifies the public that objection to the proposal may be made to the General Manager/CEO within 21 days of the date of the first publication.

The Policy also provides that, in addition to the notification requirements in Section 178, Council is required to:

- display a plan and relevant property information on the community notice board in the Council Chambers (near the chambers' rear public entrance), and
- notify the owners of neighbouring and affected properties advising of the proposed disposal

If Council resolves to commence the public notification and consultation process, officers will ensure that the requirements of Section 178 and the Policy are complied with.

Following the completion of the notification, Council is required to consider any objections lodged, with objectors having an opportunity to appeal a decision to dispose of the land on the grounds set out above. This would be provided in a future report to Council.

The Land

The land at part of 318 Main Road (also known as part of Eady Street Reserve), Glenorchy was approved for investigation for potential disposal by Council at its meeting 31 March 2025.

The key reasons for this support included having strategic potential for residential development due to its proximity to essential community facilities in the Glenorchy CBD, public transport, its Inner Residential zoning, and the large size of the land (approximately 6,598 square meters). Council also notes the site's access constraints; however, as the land shares a boundary with the existing Homes Tasmania Windsor Street residential development, this presents an opportunity to explore integrated access solutions or future connectivity that may support feasible development outcomes. The land is also largely underutilised aside from being utilised as a pedestrian thoroughfare, which will be retained under the proposal.

The disposal of the land would directly support Council's Statement of Commitment on Housing, specifically Point 4: *As a landowner, release surplus Council owned land to increase residential land supply for housing.*

Consultations:

Acting Director Infrastructure and Development
Manager Community
Coordinator Community
Transport Engineer
Recreation and Environment Coordinator
Strategic Planner
Parks and Recreation Coordinator
Legal Officer

Human Resource / Financial and Risk Management Implications:

Financial

The cost of advertising the proposed new disposal investigations would be approximately \$1,800.

In accordance with the Disposal of Council Land Policy, if Council resolves to proceed with the Section 178 process, a valuation from the Office of the Valuer General would be sought, following the 21-day consultation process.

As part of the disposal process, Council would also incur costs associated with the conveyancing fees for the disposal of part of 318 Main Road, which would be handled by Council's in house Legal team.

Council's finance system also identifies a value for Council land and so the sale of the land would result in a net reduction in Council's assets on its balance sheet but would record a net gain in cash received after any costs of sale were deducted.

Whilst the principle aim of the proposed disposal is to release surplus land to support housing, it will also provide some financial benefits to Council. First, Council's ongoing maintenance of this underutilised asset would cease, providing savings that can be reinvested into meeting required maintenance service levels. Second, any construction of dwellings on these properties would both increase potential housing supply and Council's rate base.

Third, the net proceeds from the sale would be reinvested into the community as per Council's Proceeds of Property Disposals Policy. Funds held in the Property Disposals Reserves Fund are to be used solely for the acquisition, development and/or improvement of sites for public open space in the municipality, or purposes designed to increase the use of and access to open space by the community. Examples could include improving open space infrastructure including parks, reserves, playgrounds, and pathways.

Human resources

Council staff will facilitate the consultation and disposal process as part of their normal duties.

Risk management

Risk Identification	Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation	Minor (2)	Possible (3)	Medium (6)	The rationale for the disposal the results of the consultation are explained as outlined in this report. Council will also consider any objections received during the statutory consultation process, as required under section 178 of the Act.
Adverse public reaction to decision to advertise Council's intention to disposal.				
Adverse reaction to investigating an exclusive dealing with Homes Tasmania.	Minor (2)	Possible (3)	Medium (6)	Council articulates its commitment to increasing housing supply, the land-locked nature of the land, the commitment to retain public walkway access, and the offer to provide a fair price in line with a valuation from the Office of the Valuer General.
Do not adopt the recommendation	Moderate (3)	Likely (4)	High (12)	Council clearly articulates reasons for not proceeding with undertaking community engagement on the proposed land disposal.
Adverse public reaction of decision to not adopt the recommendation following Council's Statement of Commitment on Housing and Priority Actions adopted in Council's Annual Plan. Potentially hindering efforts to increase housing supply.				

Community Consultation and Public Relations Implications:Community consultation

Community engagement has been conducted, as detailed in this report.

If Council's decision is to commence the statutory process to dispose of the public land, then this will be communicated to any community members who responded to the initial community engagement process, as well as by public notice. Anyone who responded, as well as anyone else in the community, will have the opportunity to make formal submissions during the section 178 notification and objection process (which is additional to the initial community consultation process).

Public Relations

Currently there are no material public relations implications, given it doesn't appear there are any significant concerns about the potential disposal of the site that cannot be addressed. Any concerns raised during the section 178 process will be monitored to gauge whether further action is required to address them.

Recommendation:

That Council:

1. FORM an intention under section 178 of the *Local Government Act 1993* to dispose of part of 318 Main Road, Glenorchy (CT 213876/1) by exclusive dealing to Homes Tasmania.
2. AUTHORISE the Chief Executive Officer to take all actions necessary to complete the public notification of Council's intent to sell the land in accordance with section 178 of the *Local Government Act 1993* and Council's *Disposal of Council Land Policy*.
3. AUTHORISE the Chief Executive Officer to consider and acknowledge any objection received pursuant to section 178(6) of the *Local Government Act 1993* and report to a future Council meeting.

Attachments/Annexures

- 1 Lets Talk Glenorchy Engagement Summary Report - Part of 318 Main
[⇒](#) Road, Glenorchy
- 2 Survey Responses (Redacted) - Part of 318 Main Road, Glenorchy
[⇒](#)
- 3 Map of Nearby Council Green/Open Spaces - Part of 318 Main Road,
[⇒](#) Glenorchy
- 4 Disposal of Council Land Flowchart
[⇒](#)

GOVERNANCE

Community Goal – Leading our Community

12. QUARTERLY REPORT - Q4 - PERIOD ENDING 30 JUNE 2025

Author: Coordinator Executive and Strategy (Emma Watkins)

Qualified Person: Chief Executive Officer (Emilio Reale)

ECM File Reference: Corporate Reporting

Community Plan Reference:

Leading Our Community

We will be a progressive, positive community with strong council leadership, striving to make Our Community's Vision a reality.

Strategic or Annual Plan Reference:

Leading Our Community

Objective: 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.

Action: Prepare Council's Annual Plan and monitor the progress of actions.

Reporting Brief:

To present Council's Quarterly Report for the quarter ending 30 June 2025.

Proposal in Detail:

The Quarterly Report for the period ending 30 June 2024 details Council's key strategic projects, core business activities, financial performance and forecasting, and monitoring of Council's Annual Plan.

The Quarterly Report comprises:

- Glenorchy City Council Quarterly Report (**Attachment 1**), and
- Quarterly Annual Plan Progress Reports (**Attachments 2 and 3**).

The purpose of the report is to assist Council in its strategic oversight of Council operations and to advise progress in implementing the Council's Annual Plan.

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

Quarterly Report

The Quarterly Report contains a comprehensive summary of Council's performance to 30 June 2025. The report consists of the:

- Chief Executive Officer's summary of strategic and operational highlights
- Council's Quarterly Financial Performance Report, and
- Reporting against Annual Plan Measures.

Financial Performance

End of Financial Year Accounting

It is important to note all figures in this report are based on the interim management accounts on 30 June 2025. Council's annual financial accounts are being prepared for audit by the Tasmanian Audit Office. It is expected the final result will change due to the application of relevant accounting standards, end of year adjustments, and/or requests of the Auditors.

The annual accounts must be submitted to the Tasmanian Audit Office by 14 August 2025 to comply with the legislated completion date. It is expected the accounts will be audited in September.

Executive Summary

Council's interim operating result as at the end of June is \$3.244 million better than budget. The favourable variance is the combined result of \$1.141 million less revenue than budget and \$4.385 million less expenditure than budget.

While the interim result is showing a favourable variance of \$3.244 million against budget, this is expected to reduce substantially following end of year adjustment such as:

- accrual back to 2024/25 of supplier expenditure paid in July
- accrual back to 2024/25 salary expenditure for the period 24 to 30 June paid in July
- final reconciliation of assets, including depreciation and amortisation
- carry forward into 2025/26 unspent grants, particularly the \$5 million Glenorchy War Memorial Pool grant.
- final reconciliation of employee leave and oncost provisions

These adjustments will have a material effect on the final operating result for 2024/25, however the quantum is not known at the time of writing this report.

Revenue

Interim operational revenue is \$77.898 million compared to a budgeted operational revenue of \$79.040 million. This represents an unfavourable result of \$1.141 million or 1.4% against budget.

The interim unfavourable revenue result is predominately caused by the lower prepayment percentage of the 2025/26 Federal Assistance Grant of 75% compared to 100% that was budgeted as per the 2024/25 prepayment. This is partially offset by the special dividend paid by TasWater over and above the budgeted standard ownership dividends.

The carry forward into 2025/26 of the Glenorchy War Memorial Pool grant will further impact the final 2024/25 revenue result.

Expenditure

Interim operational expenditure is \$74.023 million compared to budgeted expenditure of \$78.407 million. This represents a favourable result of \$4.385 million or 5.6% against budget.

The interim favourable expenditure result will reduce for reasons detailed in the Executive Summary. However, it is still expected a favourable result will be achieved due to under expenditure in employee expenses and materials & services.

The end of year reconciliation of assets will further impact the final 2024/25 expenditure result.

Non-operating – Capital Grant Revenue

Capital grants revenue is \$9.937 million against an annual budget of \$14.376 million.

The budget allowed for the finalisation of two major grant funded projects being the Northern Suburbs Football redevelopment \$3.200 million and Benjafield Childcare Centre renovations \$0.364 million. Both of these grants will now be paid in 2025/26 upon completion of the required financial audits.

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

Disposal of assets currently records a loss of \$2.930 million 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

Non-monetary revenue is \$9.372 million against an annual budget of \$3.675 million.

New assets are recognised where Council has taken control of through subdivisions and developments as well as existing assets not currently recorded in the asset register. It is difficult to predict the value from year-to-year and the budget represents an average over several preceding years.

Non-Operating – Assets Written Off

Non-operating asset expense write offs are \$0.461 million against an annual budget of \$0.700 million.

Typically, this is represented by roads and stormwater assets that are renewed or upgraded before they reach the end of their expected life. In these instances, there will be a residual value of the asset that needs to be written off and replaced by the value of the new asset. It is difficult to predict the value from year-to-year as the capital works program is fluid in terms of projects undertaken so the budget represents an average plus any known major planned works.

Capital Works

Capital works interim expenditure is \$26.581 million against a combined annual budget of \$32.629 million as follows:

- recurrent projects budget is \$18.752 million with interim June 30 expenditure of \$16.145 million. The forecast spend after end of year adjustments is \$18.506 million
- major projects budget is \$13.877 million with interim June 30 expenditure of \$10.436 million. The forecast spend after end of year adjustments is \$11.337 million

Further Information

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

Annual Plan Progress

The Annual Plan Progress Reports (**Attachment 2 and 3**) record the status of Council's 10 priority actions and the full list of Annual Plan actions, including 'business as usual' items.

New Budget and Annual Plan

At a Special meeting of the Council on 23 June 2025, Council endorsed the 2025/26 Budget and the 2025/26-2028/29 Annual Plan. The next Quarterly Report will be for Q1 and will report against the new budget and annual plan actions and measures.

Consultations:

Executive Leadership Team
All Managers

Human Resource / Financial and Risk Management Implications:

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

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

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

Recommendation:

That Council:

1. RECEIVE and NOTE Council's Quarterly Report and Quarterly Annual Plan Progress Reports for the quarter ending 30 June 2025.

Attachments/Annexures

- 1 GCC Quarterly Report Q4 2025



- 2 GCC Annual Plan Priority Actions Q4



- 3 GCC Annual Plan All Actions Q4



13. Q4 QUARTERLY COMMITTEES UPDATES

Author: Coordinator Executive and Strategy (Emma Watkins)

Qualified Person: Chief Executive Officer (Emilio Reale)

ECM File Reference: Committees

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.

Reporting Brief:

To provide a quarterly update and recommend that Council note the minutes for each of Council's Committees.

Proposal in Detail:

Council has established the following committees:

- Access and Inclusion Committee
- Emergency Management Committee
- Glenorchy Jobs Hub Steering Committee
- Safe City Working Group

Each committee is guided by its terms of reference, which set out the role and responsibilities of the Committee or Working Group.

The purpose of this report is to assist Council in its strategic oversight of Committee and Working Group activities. The benefit of this reporting is to keep the community informed of Council activities. This report does not include the activities of Council's Audit Panel or the Chief Executive Officer's Performance Review Committee. These are reported on separately.

Access and Inclusion Committee:

During the fourth quarter, the Access and Inclusion Committee did not meet. Selection of replacement members was undertaken during this time.

Emergency Management Committee:

During the fourth quarter, the Emergency Management Committee met once on 21 May 2025. Key items discussed included:

Municipal Recovery Coordinator's Update: Recovery Report

- A call out has occurred internally for Council staff who are available to assist with Emergency Evacuation Centre support, depending on the number of responses a further review may be needed
- Council submitted a grant application as part of the Evacuation Resource Project Stream 3 grant funding for the purchase of temporary fencing, additional generators and wall dividers for our evacuation centres.

Southern Regional Social Recovery Meeting

- Recovery Tasmania is working on letter of intent for agreements with NGOs for levels of service commitment
- Regional Evacuation Centre Guideline (DPAC) currently going through approvals
- The Tasmania Relief and Recovery Management Review is currently happening with consultation coming soon
- The Regional Recovery Exercise for the South was held at Richmond on 11 June 2025.

Southern Municipal Coordinators Liaison Group

- Glenorchy City Council were fortunate to hold the recent Southern Municipal Coordinators Liaison Group meeting on Thursday 15th May; a brief presentation was provided to the group about the use of the North Chigwell Soccer clubroom facility as an evacuation centre
- A proposal from Red Cross Emergency Services Community Workforce was presented to the group by Kingborough Council (KC), the group decided that more information as required before a decision could be made about the use of this service
- Training overviews were provided – media training, evacuation training, cultural awareness training, recovery capitals, and a webinar on the electricity network emergency procedures
- The City of Hobart is working on a southern region MOU with St Johns Ambulance, feedback from council officers will be sought for a period of two weeks before signing off by all CEOs in early July, noting that Recovery Tasmania were supportive of this approach
- The City of Hobart recently provided a Municipal Emergency Management Committee (MEMC) workshop around the LA bushfires and the implications of a major bushfire within the Greater Hobart area
- Kingborough Council have recently had an evacuation centre accessibility assessment completed, which will be shared with the committee in the future
- The Regional Controller (Commander Jason Elmer) advised that an Emergency Evacuation Project is underway which involves reviewing all current arrangements and producing new templates

- The Regional Controller advised he will be on leave between July and August, and acting arrangements will be in place, contact details will be provided
- Huon Valley Council advised that they have a new Recovery Coordinator, contact details will be provided
- The next meeting will be held on 14 August 2025 at Huon Valley Council

Update from Hobart Fire Management Area Committee (FMAC) and bushfire mitigation works

- Work continues on the Greater Wellington Range and strategic bushfire planning project- GCC is sharing data, supporting the Bushfire Risk Unit (BRU) planner. Initial focus is on the Fire Trail network
- Planning for two fuel reduction burns in vicinity of the Tolosa St Reservoir Tanks and Limekiln Gully Reservoir has commenced. GCC Bushfire Mitigation Team commenced access/weed management and other preliminary works
- Work is being progressed on Dooleys Fire Trail in the N.R. Pierce Reserve to improve trail surface. Works are aiming to get Dooleys Fire Trail as close to a Category 3 trail as possible
- Fire Trail drainage and culvert works also underway- fitting larger culvert pipes to better handle and drain heavy rain events
- Training and procedure development underway to support a GCC-led prescribed annual burn program

Glenorchy LGA Flood Mapping Update from the SES

- The updated Moonah, Glenorchy and Claremont Flood Mapping Guides were included as attachments to the agenda. The Guides use GCC flood data as it is more detailed. It was explained that behind these Guides are a number of SES and GCC response plans
- It was also noted that many parts of the Glenorchy LGA are subject to flood risk, but the flooding was likely to be quick and in the form of a flash flood rather than standing flood waters for days
- The intent is to release the Guides for community consultation and the SES will facilitate community workshops if Councils felt this could be useful
- There is an intention to test these plans in later in 2025 and the Committee agreed to the public consultation process

The minutes from the above meeting are included as **Attachment 1** to this report.

Glenorchy Jobs Hub Steering Committee:

During the fourth quarter, the Glenorchy Jobs Hub Steering Committee met once on 15 April 2025. The Jobs Hub is a State Government funded project to assist and grow employment within the Glenorchy Local Government Area.

Key items discussed included:

- A review of the role of the Jobs Hub Steering Committee and the frequency of the Committee meetings. It was agreed to meet quarterly and at various locations around Glenorchy
- The new Jobs Hub Funding Deed to 2027 notes some changed reporting requirements
- The Jobs Hub confirmed the number of placements and registrations continue to be strong. To the end of February 2025 there were 1,500 placements and 2,000 registrations (tally from August 2021). This indicates that 75% of Glenorchy Jobs Hub clients are entering meaningful employment
- The Steering Committee and Glenorchy Jobs Hub team extended their sincere congratulations to staff member Leon, who worked tirelessly to bring together a groundbreaking Southern Tasmania Careers Expo. It was wonderful to see so many training providers, schools and employers engaged in the Careers Expo
- There has been very positive feedback on the Careers Expo and the only issues were facility related – such as music volume and a shortage of food catering
- Outcomes from the careers expo to date include tripled vacancies on the Glenorchy Jobs Hub website
- The Glenorchy Jobs Hub thanked sponsors of the 2025 Southern Careers Expo – Workforce Australia and MONA
- It was reported that the partnership agreement between the Glenorchy Jobs Hub and Migrant Resource Centre is close to execution

The minutes from the above meeting are included as **Attachment 2** to this report.

Safe City Working Group

During the fourth quarter, the Safer City Working Group met on 6 May 2025. A detailed summary is provided below.

Minutes Summary – Key Points

BIG W Incident & Social Media

- Glenorchy Police Inspector clarified facts vs speculation about BIG W incident
- Taskforce Respect (2 extra officers) to started Monday 12 May targeting anti-social behaviour & theft
- Challenges noted with addressing misinformation on social media
- Foot patrols continuing and can be publicised
- Praise for strong collaboration between Police, GCC, community services, and leadership

Memorial at 10 Mile Hill

- Agreed memorial for the young man who died in moto scooter accident to remain as long as ANZAC Day memorials; discussions underway on a permanent community-wide memorial

Community Safety Commitment

- CEO presented draft Statement of Commitment to Community Safety; minor wording changes suggested

Support for Migrant Businesses

- Group Member highlighted need for more youth anti-social behaviour resources and support for multicultural business engagement

Safer City & Youth Engagement Update

- 9 of 19 April days were incident-free; improvements linked to youth engagement.
- A new youth engagement officer was introduced to the group
- Positive feedback on KSS and homelessness collaboration with Salvos and GCC teams
- Glenorchy Police Inspector will be briefing MPs on incident details in Glenorchy to date

Other Updates

- Footpath sweeper improving city tidiness; 180 graffiti removals for the month
- Syringe finds – locations now being tracked
- TasNetworks committed to addressing graffiti on their assets

Consultations:

Chief Executive Officer
Executive Leadership Team

Human Resource, Financial, and Risk Management Implications:

The report assists in Council's active risk management by monitoring and reporting on the activities of committees and Working Groups. This enables Council to have oversight and enables informed decision-making and appropriate risk mitigation.

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

Recommendation:

That Council:

1. RECEIVE an update on the activities of Council Committees for Quarter 4, 2024/25
2. NOTE the minutes of the Emergency Management Committee meeting at **Attachment 1** and the Jobs Hub Steering Committee at **Attachment 2**, and the Safer City Working Group at **Attachment 3** of this report.

Attachments/Annexures

- 1 Glenorchy Emergency Management Committee Minutes 21 May
[!\[\]\(79de0df6c6ddd2d4eb74f1cc5f48ec50_img.jpg\) 2025](#)
- 2 Jobs Hub Steering Committee Minutes 15 April 2025
[!\[\]\(d4c9768318b38eff1042b07478e20b4c_img.jpg\)](#)
- 3 Safer City Working Group Minutes 6 May
[!\[\]\(27d314856359a9d7feca17161bc1f4a4_img.jpg\)](#)

14. PROCUREMENT EXEMPTIONS REPORT

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

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 developed 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/CEO 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.

Flood Monitoring Network Operation and Maintenance

Council's flood monitoring requirements can be supplied only by a particular service provider and no reasonable alternative or substitute exists because they are of a specialised nature and there is an absence of competition for technical reasons.

The absence of competition arises due to Entura having developed the hardware, software and user interface, required to ensure compatibility with the head end SCADA and the services required to calibrate and maintain the instrumentation. This equipment requires intimate knowledge and understanding of the system functionality and the specific equipment items including the operating tolerances and individual manufacturer's operation and maintenance requirements.

Consultations:

Procurement Coordinator
Manager Asset Engineering and Design
Chief Executive Officer

Human Resource / Financial and Risk Management Implications:

Financial

The expenditure for Flood Monitoring Network operation and maintenance project was \$77,779 excluding GST.

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:

RECEIVE and NOTE the abridged quotation process for the Flood Monitoring Network equipment, operation and maintenance.

Attachments/Annexures

Nil.

15. UPDATED COUNCIL POLICIES

Author: Coordinator Executive and Strategy (Emma Watkins)

Qualified Person: Chief Executive Officer (Emilio Reale)

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:

- Meeting Procedures Policy
- Recording of Council Meetings 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. In this case, new Local Government (Meeting Procedures) Regulations 2025 have been made. The changes to the regulations have been reflected in the updated Policies.

Meeting Procedures Policy:

- **Attachment 1** is a copy of the 29 May 2023 Policy with tracked changes
- **Attachment 2** is a copy of the updated Policy

Recording of Council Meetings Policy:

- **Attachment 3** is a copy of the 27 March 2023 Policy with tracked changes
- **Attachment 4** is a copy of the updated Policy

Consultations:

Executive Leadership Team
All Managers

Human Resource / Financial and Risk Management Implications:

There are no material human resources or financial implications.

Risk management

Risk Identification		Consequence	Likelihood	Rating	Risk Mitigation Treatment
Adopt the recommendation 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.		Minor	Unlikely	Low	Draft policies are subject to an internal consultation process. Responsible officers continue to monitor compliance with policies and ensure that any amendments are made in a timely manner, as required.
Do not adopt the recommendation Governance administration would be less optimal due to the presence of outdated and less effective policies.		Minor	Likely	Medium	Council officers are instructed to review the policies and implement any changes requested by Council as soon as practicable.

Community Consultation and Public Relations Implications:

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

Recommendation:

That Council:

1. ADOPT the revised Meeting Procedures Policy in **Attachment 2**
2. ADOPT the revised Recording of Council Meetings Policy in **Attachment 4**

Attachments/Annexures

- 1 Meeting Procedures Policy - Edits - June 2025



- 2 Meeting Procedures Policy Clean Version



- 3 Recording of Council Meetings Policy - Edits - June 2025



4 Recording of Council Meetings Policy Clean Version



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

CLOSED TO MEMBERS OF THE PUBLIC

17. CONFIRMATION OF MINUTES (CLOSED MEETING)

That the minutes of the Council Meeting(Closed Meeting) held on 30 June 2025 be confirmed.

18. APPLICATIONS FOR LEAVE OF ABSENCE

GOVERNANCE

Community Goal – Leading our Community

**19. REQUEST FOR TENDER NO. 993 - LANDFILL COMPACTOR
PURCHASE - REQUEST FOR APPROVAL TO AWARD THE
CONTRACT**

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

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