



MINUTES

Glenorchy City Council Meeting

held at the Council Chambers

on Monday, 23 February 2026

at 3:30 pm



- Present (in Chambers):** Alderman Sue Hickey (Mayor), Aldermen Shane Alderton, Josh Cockshutt, Steven King, Tim Marks, Peter Ridler, Stuart Slade, Justin Stringer and Russell Yaxley (Deputy Mayor) and Councillor Molly Kendall.
- Present (by video link):** None
- In attendance (in Chambers):** Emilio Reale (Chief Executive Officer), Tracey Ehrlich (Director Community and Corporate Services), Luke Chiu (Director Environmental Services), Patrick Marshall (Director Infrastructure and Development), Christine Lane (Manager Stakeholder and Executive), Tim Douglass (Acting Coordinator Executive and Strategy), Lyndal Byrne (Coordinator Planning Services), Paul Garnsey (Manager Development), Michael Sokulski (Chief Financial Officer)
- In attendance (by video link):** Mandy Henderson (Executive Officer to the Chief Executive Officer and Mayor)
- Leave of Absence:** None

Workshops held since last Council meeting:**Date:** Monday, 2 February 2026**Purpose:** To present and discuss:

- Greyhound Rescue (Open workshop)
- Budget Bids (Closed workshop)

Date: Tuesday, 10 February 2026 (Closed workshop)**Purpose:** To present and discuss:

- Southern Tasmanian Regional Land Use Strategy (STRLUS)
- Mid-Year Budget Review
- Moonah Improvements Upgrade

Date: Monday, 16 February 2026 (Closed workshop)**Purpose:** To present and discuss:

- Emergency Management Update

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 23 viewers and three 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 Islanders.

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

None.

2 CONFIRMATION OF MINUTES (OPEN MEETING)

Resolution:

Ald. Marks/Ald. Yaxley

That the minutes of the Council meeting held on Tuesday, 27 January 2026 be confirmed.

The motion was put.

FOR: Ald. Hickey, Ald. Yaxley, Ald. Alderton, Ald. Cockshutt, Ald. King, Ald. Marks, Ald. Ridler, Ald. Slade, Ald. Stringer and Cr. Kendall

AGAINST: Nil

ABSTAINED: Nil

The motion was CARRIED.

3 ANNOUNCEMENTS BY THE CHAIR

Vale Dennis Fall

- We were saddened to hear of the passing of past Mayor, long-time Alderman and local entrepreneur, Dennis Fall, last Thursday 19 February 2026.
- Born in England in 1933, Dennis emigrated to Tasmania when he was 17 years old. He lived in Glenorchy from 1952 to 1996.
- Dennis was a highly respected member of the Greater Hobart community, with a distinguished career spanning public service, business management, and real estate.
- He opened his first Glenorchy electrical shop in 1963, which he sold later to Loughrans.
- Fall's Electrical was very successful and the shop was extended several times with branches in Eastlands and Hobart and a warehouse in Chapel Street. At one stage he employed 105 people.
- In 1985 Dennis and his son Greg established Fall Real Estate which still operates in many branches around Greater Hobart.
- Dennis first stood for Council in 1967 where he remained for 26 years, six of those as Mayor from 1975 to 1981.
- During his time as Mayor Dennis provided strong leadership in governance, management, and strategic planning.
- He was guided by a simple principle: improving the quality of life for residents. His leadership helped shape a period of steady growth and unity on Council.
- On behalf of Council, I extend our sincere condolences to Dennis's family and loved ones, he is remembered with great respect and gratitude.

Glenorchy Pool

- Works are on schedule to be completed within this financial year, with approximately 50% of contract works now delivered.
- Expenditure is tracking well, with only minor variations for a roof safety system and for accessible parking in front of the Changing-in-Places Pod to date, totalling \$42,991 (0.6% of budget).
- Total spend to date is \$2.683 million against the overall \$6.5 million budget.
- As at the end of January:
 - Changerooms: Plastering is complete, floor drain works and screening are finished, and preparation for epoxy and vinyl floor coverings is underway. Waterproofing to wet areas is complete, door lock rectification is progressing, external glazing is finished, and both internal and external painting are ongoing.
 - Pool Structure: Accessible ramp works progressing well, with base and first wall pours complete. Access ramps are poured and curing, and pool steps are formed and ready for the next pour.
 - Plant Room: Floor screed completed, redundant pool pipework removal progressing, filtration sand replaced, and floor preparation finalised.
 - Site Works: Grandstand stair construction underway, and handrail drawings approved for fabrication.

- Change-in-Place POD: the deed for funding has been received, Temporary Occupancy Permit approved, POD fabrication completed and ready for delivery, with installation coordination in progress.
- Council have endorsed the re-engagement of Belgravia to operate the pool for a further two years, after which operations will go to open tender. Contract finalisation is underway.

City Amenity

- We are strengthening our efforts to keep local streets clean and welcoming, offering free graffiti removal kits to residents and businesses to empower the community to take quick action when graffiti appears, helping to reduce its impact and discourage repeat tagging.
- The free kits are available from Customer Service for locals and business owners who are willing to remove graffiti from their property.
- As well as providing the kits, Council officers are also available to attend businesses in person to assist with graffiti removal.
- This may include hands-on support to clean affected surfaces and, where needed, painting over damaged areas to restore their appearance. The service is completely free.
- Anyone interested in receiving a free graffiti removal kit, or if you a business that needs a hand from Council, please get in touch via email at gccmail@gcc.tas.gov.au, or by calling 03 6216 6800.
- In addition, regular bin cleaning, bill poster removal, pedestrian warning line marking and furniture repainting is scheduled for coming weeks in Moonah.

Youth Hub Funding

- Our youth hub is one step closer with the signing of the grant deed with the Tasmanian Community Fund (TCF) for \$1M.
- The TCF grant will directly resource an after-school drop-in program, ensuring it is staffed, equipped and ready to meet the needs of local young people.
- The after-school program is set to start in April and will operate from 3:00 pm to 5:00 pm, Monday to Friday, offering access during one of the most significant high-need periods of the day.

Community and Volunteer Awards

- Nominations are now open for Glenorchy City Council's 2026 Community and Volunteer Awards. These awards recognise people who go above and beyond to support, inspire and strengthen our community.
- Award categories include:
 - Citizen of the Year
 - Young Citizen of the Year
 - Senior Citizen of the Year
 - Local Hero Award
 - Volunteer Recognition

- If you know someone who makes a real difference in Glenorchy, we'd love to hear their story. Nominations close 30 March 2026. Find out more or submit a nomination on our website.

Dementia Friendship Hub

- We are now hosting the Friendship Hub at the Terry Street building on Mondays from 10 am – 1 pm.
- The Hub is free to attend for people to enjoy socialising, engaging in meaningful conversations on items of interest, enjoy games, craft and other engaging activities.
- Previously the Hub met at Banjos on Mondays, but they needed a more dedicated space so the Community Development team have facilitated the move to the Terry Street building.
- The Hub also meet on Thursday mornings at the Library.

Apex Park

- The playground at Apex Park, Lutana is being upgraded and will be relocated to sit alongside the existing footpath to improve accessibility and visibility.
- The new design includes an accessible wheelchair spinner, a spinning seesaw, new swings, including a basket net swing and an urban fort – a multi-play unit that caters for different age groups.
- Sandstone block will help to create lots of seating options.
- Works will be finished towards the end of March, delivering another inclusive and family-friendly space for our community.

Upcoming Events

- Council is partnering with Municipal Works Australia to host a field day this Wednesday 25 February from 9 am – 12 pm at Tolosa Park. The guest speaker will be Brendan Gale, Managing Director and CEO of the Tassie Devils Football Club who will provide an update on future plans for the club. Details and tickets can be found on our website.
- If you are caring for someone living with dementia, want to learn more about brain health, or interested in connecting with supportive local services come along to the Dementia Brain Hub, Thursday 5 March from 10am to 2pm at the Moonah Arts Centre. This is a free event.
- Join us on the front lawns of Council, Tuesday 10 March between 10.30 and 11.30 for a free coffee to celebrate International Women's Day.
- On Wednesday 18 March between 11am and 2pm, we will join MCOT to celebrate Belonging Day at the Multicultural Hub in Moonah. Details on how to register for this free event can be found on our Facebook page.
- The Hobart and Southern Tasmania Employment & Careers Expo will return on Tuesday 24 March 2026, bringing together employers, training organisations and jobseekers from across the region at MyState Bank Arena. This year we have 140 exhibitors and there are free busses running from Hobart and Glenorchy bus malls to the venue.

4 PECUNIARY INTEREST NOTIFICATION

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

Ald. Russell Yaxley declared a pecuniary interest in Item 12.3 in the Closed portion of the meeting.

5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Question without Notice - Mala Crew, Glenorchy

Q1: Is GCC committed to providing an accessible and inclusive system where all ages and abilities are not isolated? Do you have the loop system in place, and have you ensured that it works?

A1: [CEO] Yes, Council did have a hearing loop, but this is older technology. Council now has upgraded to an infrared system that links to the hearing headsets that are on the desk next to the door, so if anyone does have a hearing disability, they can put those headsets on, and the system it links to them. The main microphone picks up the talking and transfers it straight to the headset. This has recently been checked and is working.

Q2: You have an obligation to make sure that you have subtitles in real time?

A2: [CEO] This question was taken on notice.

Response: The need to provide subtitles in real time was checked and found that it is not a legal requirement. Under Tasmania's Local Government Act 1993 and the Local Government (Meeting Procedures) Regulations, councils can livestream and record open council meetings, and many do. However, the legislation sets no mandatory requirement that they must do so, nor does it specify requirements for accessibility features like real-time subtitle captions.

Councils adopt their own livestreaming policies to govern how meetings are streamed and recorded, but these typically focus on technical arrangements and archival access, not captions.

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 2025, Council will allocate 15 minutes during each Council Meeting to invite members of the public to ask questions relating to the activities of Council.

The following rules and procedures apply to Public Question Time:

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

Question with notice – Natalie Larter, President of Friends of Glenorchy Pool Inc (FoGP Inc)

Received Tuesday, 10 February 2026

Response sent by email on Tuesday, 17 February 2026

Q1: I note GCC "suspended" the contract with Belgravia when the pool was shut in 2023, and that council has reactivated this contract, in preparation for the reopening of the Glenorchy Pool in 2026.

Will council provide to the Glenorchy community and Friends of Glenorchy Pool inc. (FoGP inc.) with a copy of the lease agreement between Glenorchy City Council and the operator?

If yes, when could we please be provided with it? If no, could council please explain the rationale behind keeping this from the public and FoGP inc.?

Response: This is a commercial agreement that is not a public document. Council has provided a public statement soon after the Council Meeting that outlines the rationale and is available here: www.gcc.tas.gov.au/wp-content/uploads/2026/01/GCC-MR-Glenorchy-War-Memorial-Pool-contractor.pdf . In summary the reasons are:

- Belgravia was selected through a public tender process in 2020, and had two years left to on its contract when the pool was closed in 2023 for safety reasons.
- It is difficult to run a tender process for a long term pool operator whilst the repairs of the pool are still underway, and there are significant changes to the pool that could affect the commercial operation (e.g. new heating system, significant accessibility improvements, removal of water slide).
- Waiting for the repairs to be finished before running that process would not provide sufficient time for an operator to recruit staff, organise school carnivals and programs.
- A public tender process for a longer term pool operator will be undertaken at the conclusion of these two years/seasons. At that time there will be a better understanding of the likely usage rates and operational costs to support that process.

Q2: How long does the contract with Belgravia (from 2023) have to go (now that it's been reactivated) and when will tenders be sought from operators to run the pool after this contract with Belgravia has ended?

Response: As detailed above, this is for the coming two seasons only. A public tender process will be run after that.

Q3: How much will Glenorchy City Council pay the operator (Belgravia) to run the Glenorchy Pool each year?

Response: The subsidy payments remain the same as previously but adjusted for inflation over that period. As noted above there are significant changes to the pool that could affect its usage rates and operational costs. At the conclusion of the two seasons this will be revaluated before going to market for a longer term pool operator.

Q4: Will the operator be penalised for not opening the Glenorchy Pool at its advertised scheduled times? (FoGP inc. notes Belgravia closed the pool intermittently last time it operated the pool, due to staff shortages).

Response: The Council can follow a formal dispute process that is included in the commercial agreement if it feels that the obligations of the agreement are not being met.

Q5: Can GCC detail the measures it will take to ensure that the operation of the pool is financially sustainable?

Response: Like most public pools, the Glenorchy Pool runs at a financial loss, which is why a Council (ratepayer) subsidy payment is offered to operators to run the pool. This will continue to be the case with the current Glenorchy Pool, which is accepted by Council due to the social and health benefits. Council will work with the operator to ensure the pool is run as efficiently as possible.

Q6: Who is responsible for the repair of the pool once the contract between Belgravia and Glenorchy City Council is underway?

Response: Council remains responsible for the repair of the pool and significant maintenance tasks. The operator is only responsible for basic maintenance.

Q7: Who is responsible (the operator or Glenorchy City Council) for repair and maintenance of the pool after the defects liability period (DLP) has expired? How long is that DLP (is the DLP 12 months)?

Response: The DLP period is 12 months from the date of Practical Completion. Council is responsible for the repair of the pool and significant maintenance tasks. The operator is only responsible for basic maintenance.

Q8: After the DLP period has ended, what timeframes will be put in place by Glenorchy City Council to ensure any repair and maintenance of the pool is completed in a timely manner?

Response: The pool will be subject to inspections and maintenance tasks that vary greatly depending on the specific items. There is also a need to be ready for unplanned issues and works that may occur and are reported by the operator or users.

Q9: What regimes will be in place for regular safety and maintenance checks of the pool?

Response: As per Q8.

Q10: Who will be responsible for regular safety and maintenance checks of the pool - Glenorchy City Council or the operator?

Response: The operator is responsible for ensuring the day to day operations are conducted in a safe manner. The operator is responsible for providing any reasonably required information to Council concerning safety matters, damage, incident reports and the like. Council also has rights to conduct its own inspections as required. More significant maintenance tasks are typically undertaken when Council is in control of the pool (eg. out of swimming seasons).

Q11: Will council budget for repairs outside of the DLP, over the next 5 years so there will be money set aside for repairs and maintenance? How much will be set aside each year for repairs and maintenance of the pool?

Response: Yes, however this can vary substantially as there are more significant tasks such as repainting the pool that occur at certain intervals (e.g. 5 to 7 years). There can also be unforeseen issues that require works or repairs as needed. Council is committed to undertaking these works from within its own budgets within reason, notwithstanding a major failure that would need consideration of Council given the age of the pool and the plans for a major redevelopment for a long term aquatic centre.

Q12: By law, Belgravia's pool lifeguards and management will be required to minimise and eliminate health and safety hazards and risks. What process will GCC put in place to ensure council is kept up to date and informed of Belgravia's internal observations and the reports generated around risk management of the pool facility and patron safety?

Response: As noted earlier the operator is responsible for providing any reasonably required information to Council concerning safety matters, damage, incident reports and the like. Council also has rights to conduct its own inspections as required. The Commercial agreement has a requirement for the operator to provide regular reports to Council on usage and operation of the pool.

Question without Notice - Janiece Bryan, Montrose

Q1: Is the Council aware that the sale of Wilkinsons Point is to include the DEC building, Glenorchy Arts Sculpture Park (GASP), foreshore land and the boardwalk?

A1: [CEO] The boardwalk and The Walking Trail adjacent to the foreshore are not included in that plan.

At the moment the land is all combined as one parcel. A surveyor has surveyed the area and they are to create a new title with the foreshore reserve remaining in Council ownership.

Q2: In 2018 and 2019 the Council announced it would retain the Glenorchy Arts Sculpture Park infrastructure and ensure continued public access to the foreshore and boardwalk at Wilkinsons Point. This was all in the sale agreement and the government was supposed to create a new title quickly after the sale and it hasn't been done. Why?

A2: [CEO] It will remain in Council ownership, including the boardwalk, the pavilion at the point and the ferry terminal infrastructure. I understand there will be an access road.

A recent meeting I attended with the Department of State Growth acknowledged that the foreshore land will remain in Council ownership for the Wilkinson's Point parcel of land.

Q3: With the pool, is it possible for the pool opening to be extended for longer than six months?

A3: [Director Environmental Services] It is something we have looked at and considered extending at the end of the season to include April. It would be at considerable expense though, as heating costs will cause it to go up quite dramatically, as well as an additional subsidy payment to the operator. It is something we need to weigh up, cost versus numbers. It is an option that the Council is open to considering. .

Question without Notice – Mala Crew, Glenorchy

Q1: Does the Council have an obligation to inspect and enforce some sort of order with black mould and health risks for tenants in rental homes in Glenorchy?

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

Q2: Glenorchy is often perceived in the media in a way that is not necessarily true to the media's narrative. Can Council enforce their legal rights to litigate in this respect when Glenorchy is perceived negatively in the press?

A2: [Mayor] Thank you for your endorsement because that is what we have been working hard to lift the pride in Glenorchy and have our reputation changed. We have been investing a lot of money making sure the city is as well presented as

it possibly can be. We are doing enormous work in the youth space, which has turned out to be very successful.

I do agree with you. We have been maligned and I do take time to address that wherever I possibly can.

I have been asking the police to use different language. So yes, thank you for reminding us of that and I appreciate the words of support. We are all proud to represent Glenorchy and we need everyone to be aware of that. We live in one of the luckiest places in the world, particularly here in Glenorchy where multiculturalism is so accepted.

Yes, we have a few racist issues, but on the whole we can sit around together and attend each others festivals and talk, all with a mindset that we are safe and that we are welcomed.

Question without Notice - Eddy Steenbergen, Rosetta

Q1: The Quarterly Report is one of the most interesting, useful reports that comes out of Council. I noticed a very short report on the development of the economic development strategy and that there is a lot of activity with stakeholders being talked to, for example, the Chamber of Commerce, but no public input or visibility as far as I can tell. What can you tell us (the public) about that topic?

A1: [CEO] We have been working on the economic development strategy internally. At this stage we have had some input from external stakeholders, other businesses and education facilities and the Chamber of Commerce. We are proposing to have a workshop next month.

When we get feedback from Elected Members, we will refine the document and it will come back to Council for endorsement and that is when the public will get a copy of it. It is an internal working document at this stage.

Q2: Does the Council have any budget put aside for dealing with footpaths?

A2: [CEO] It is determined by condition assessments and what assets need renewing. It is not a certain amount of money set aside for roads or footpaths, it is what are the priority projects that have come up that need renewing.

[Director Infrastructure and Development] We do have a large footpath renewal budget this year, around \$3.3 million, which is actually higher than usual. There are a couple of really large projects that make up a significant portion of that including the Abbotsfield Road footpath renewal and Main Road, from Gavit to Windsor Street. The program is tracking well; however some expenditure will carry over to next financial year, including a portion of the Main Road footpath renewal.

Q3: I use the cycleway a lot and often feel very unsafe and I suspect many other pedestrians also feel extremely unsafe. Are there any bylaws for road rules on the cycle way?

A3: [Director of Infrastructure and Development] This question was taken on notice. We are looking to install CCTV on a number of hot spots from the Granada Tavern to Moonah, but will need to get back to you regarding jurisdiction of road rules.

7 PETITIONS/ADDRESSING COUNCIL MEETING

None.

8. COMMUNITY

Community Goal – Making Lives Better

8.1 ACTIVITIES OF THE MAYOR

File Reference: Activities of the Mayor

Resolution:

Ald. Cockshutt/Ald. Alderton

That Council:

1. RECEIVE and NOTE the report about the activities of Mayor Hickey during the period from Monday, 12 January 2026 to Monday, 8 February 2026.
2. RECEIVE and NOTE the report about the activities of the Acting Mayor Yaxley during the period from Saturday, 24 January 2026 to Sunday, 1 February 2026.

The motion was put.

FOR: Ald. Hickey, Ald. Yaxley, Ald. Alderton, Ald. Cockshutt, Ald. King, Ald. Marks, Ald. Ridler, Ald. Slade, Ald. Stringer and Cr. Kendall

AGAINST: Nil

ABSTAINED: Nil

The motion was CARRIED.

9. ECONOMIC

Community Goal – Open for Business

9.1 SUBMISSION TO THE PRODUCTIVITY COMMISSION REGARDING GST DISTRIBUTION

File Reference: Federal Government Communications

Executive Summary

On 30 January 2026 the Treasurer wrote to Council advising that the Federal Government is undertaking a review of the GST distribution system through the *Treasury Laws Amendment (Making Sure Every State and Territory Gets Their Fair Share of GST) Act 2018*. The State Treasurer has asked all Councils to consider engaging in the Productivity Commission enquiry by making a submission to the Commission. The aim of which is to ensure collective advocacy aimed at securing new GST distribution arrangements that are in Tasmania's best interest.

The state's GST revenue (received from the Commonwealth as untied general revenue assistance under the Horizontal Fiscal Equalisation system) forms a major part of the Tasmanian Government's overall budget, at around 40% of total general government sector revenue.

Councils do not receive a "specific" allocation of GST revenue. This revenue is used to fund general grants and allocations of funds to capital or operational projects in the State. However, as the GST revenue is part of total state income, which is then carved up, it is hard to make a direct link.

The major grant Council receives is from the Commonwealth's Financial Assistance Grants (FAGs) program, established under the Local Government (Financial Assistance) Act 1995. While GST revenue is provided to States, the FAGs under the 1995 Act are part of the broader Commonwealth-State financial relations system. While GST revenue is technically paid to the States, FAGs are provided by the Commonwealth to local governments which is largely supported by taxation revenue, including the Goods and Services Tax (GST).

Therefore, there is a mutual interest of Council and the State that the distribution of GST revenue is reassessed, and the case made for Tasmania to receive its fair share. Accordingly, this report seeks Council approval to make a submission to the Productivity Commission supporting a fairer distribution of GST revenue to Tasmania.

Resolution:

Ald. Marks/Cr. Kendall

That Council:

1. APPROVE the submission to the Productivity Commission included as **Attachment 2** to this report, and
2. AUTHORISE the CEO to send the submission to the Productivity Commission on behalf of the Council.

The motion was put.

FOR: Ald. Hickey, Ald. Yaxley, Ald. Alderton, Ald. Cockshutt, Ald. King, Ald. Marks, Ald. Ridler, Ald. Slade, Ald. Stringer and Cr. Kendall

AGAINST: Nil

ABSTAINED: Nil

The motion was CARRIED.

10. ENVIRONMENT

Community Goal – Valuing our Environment

10.1 REGIONAL LAND USE STRATEGY REVIEW

File Reference: Regional Land Use Strategy

Executive Summary

The draft Southern Tasmania Regional Land Use Strategy (STRLUS) was released for public exhibition by the State Planning Office in November 2025. The draft Strategy is intended to replace the existing STRLUS (2010–2035) to better reflect contemporary demographic trends, housing pressures, economic conditions and changes to the Tasmanian planning framework.

Regional Land Use Strategies form a key component of Tasmania’s Resource Management and Planning System and provide the strategic direction that informs planning scheme amendments, structure planning and long-term growth management. The revised STRLUS will operate within a significantly reformed planning environment, including the Tasmanian Planning Scheme and the forthcoming Tasmanian Planning Policies (TPPs), due to commence on 1 July 2026. As such, its final form will have important implications for Council staff, developers and applicants progressing amendments to the Glenorchy Local Provisions Schedule.

The review of the STRLUS has been undertaken collaboratively between the State Government and the 12 southern region councils, supported by a steering committee and technical working group. A “State of Play” Report (2024) informed the development of the draft Strategy, identifying growth trends and key drivers of change across the region. During the review period, the Metropolitan Urban Growth Boundary was expanded by the Minister, a matter previously the subject of Council representation.

Council officers have prepared a formal representation in response to the exhibition of the draft STRLUS. The submission raises a number of strategic and technical concerns aimed at improving clarity, implementation certainty and alignment with Council’s objectives for sustainable growth. Key matters raised include:

- The relationship between the STRLUS and the Tasmanian Planning Policies and associated implications for planning processes
- The need for clearer structure planning requirements
- The absence of a development contributions framework
- Insufficient policy direction regarding housing equity, design quality and industrial-residential land use conflict

- The need to distinguish between existing and intended future regional outcomes
- The absence of a clear monitoring and implementation framework

While there is no statutory requirement for representations to be reviewed by the Tasmanian Planning Commission, the State Planning Office will consider submissions prior to finalising the Strategy for Ministerial declaration, anticipated later in 2026.

Council endorsement of the officer representation presents minimal legal or financial risk and ensures Glenorchy City Council's interests are clearly articulated in shaping the final regional land use framework that will guide growth, housing, transport and employment outcomes across Southern Tasmania.

Resolution:

Ald. Cockshutt/Ald. Yaxley

That Council:

1. RECEIVE and NOTE the attached Southern Tasmania Regional Land Use Strategy
2. ENDORSE the representation from Council officers on the Southern Tasmania Regional Land Use Strategy to be provided to the State Planning Office.
3. AUTHORISE the Chief Executive Officer to make minor administrative, editorial or grammatical amendments that do not materially alter the intent of the representation.

The motion was put.

FOR: Ald. Hickey, Ald. Yaxley, Ald. Alderton, Ald. Cockshutt, Ald. King, Ald. Marks, Ald. Ridler, Ald. Slade, Ald. Stringer and Cr. Kendall

AGAINST: Nil

ABSTAINED: Nil

The motion was CARRIED.

11. GOVERNANCE

Community Goal – Leading our Community

11.1 QUARTERLY REPORT - Q2 - PERIOD ENDING 31 DECEMBER 2025

File Reference: Corporate Reporting

Executive Summary

This report provides Council with the Quarterly Report for the period ending 31 December 2025, outlining key financial and operational performance results for the second quarter of the 2025/26 financial year.

The Quarterly Report includes:

- The Chief Executive Officer's Summary of strategic and operational highlights
- Council's Quarterly Financial Performance Report
- Progress Reporting Against Annual Plan Measures

Financial Performance

Council's operating result to the end of quarter two is \$765,000 favourable compared to budget. Revenue is above budget while expenditure remains below budget, reflecting sound financial management and some timing variations across programs.

- Operating Revenue: \$72.876 million, which is \$375,000 (0.5%) above budget, driven by strong and stable revenue streams.
- Operating Expenditure: \$38.019 million, which is \$389,000 (1.0%) below budget, primarily due to vacancies in staff positions and timing delays in materials and services payments.
- Capital Grant Revenue: \$5.192 million compared with an annual budget of \$5.846 million, largely reflecting \$4.698m in carried-forward grant funding for the Glenorchy Pool Repairs project.
- Capital Works: Actual expenditure of \$10.527 million against a year-to-date budget of \$10.199 million, within an annual program of \$31.869 million.

A review of the 2025/26 Budget has identified several variations to align reporting with actual financial outcomes. These include:

- State Landfill Levy due to reduced tonnages
- Benjafield Childcare Centre lower revenue following renovations
- Planning Application Fees higher revenue on increased applications
- TasWater Dividend increased

- Employee Expenses reduced due to vacancy recruitment lead-time

These budget variations are addressed in the Mid-Year Budget Review report presented to this meeting.

Overall, Council's financial position at the end of the December quarter is favourable, with stable revenue performance, controlled expenditure, and continued delivery of capital works in line with the adopted budget.

Resolution:

Ald. Alderton/Ald. Stringer

That Council:

1. RECEIVE and NOTE the attached Council's Quarterly Report (**Attachment 1**) and Quarterly Annual Plan Progress Report (**Attachment 2**) for the quarter ending 31 December 2025.
2. AUTHORISE the Chief Executive Officer to make minor administrative, editorial or grammatical amendments that do not materially alter the intent of the Quarterly Report.

The motion was put.

FOR: Ald. Hickey, Ald. Yaxley, Ald. Alderton, Ald. Cockshutt, Ald. King, Ald. Marks, Ald. Ridler, Ald. Slade, Ald. Stringer and Cr. Kendall

AGAINST: Nil

ABSTAINED: Nil

The motion was CARRIED.

11.2 MID-YEAR BUDGET REVIEW 2025/26

File Reference: Budget 2025/26

Executive Summary

Council's 2025/26 Budget Estimates were presented to and approved by Council on 23 June 2025.

The financial position of Council is reviewed regularly focussing on key sources of revenue and expenditure where forecasts for the financial year have materially changed.

After the adoption of the original budget in June 2025, budget variations were approved by Council at the following meetings:

27 October 2025

A review of the 2025/26 budget identified several changes including recognition of unspent grant revenue from 2024/25 carried forward into 2025/26, and to provide additional expenditure funding:

- Increase operational Grant revenue by \$0.497m to \$7.759m
- Increase capital Grant revenue by \$4.720m to \$5.846m
- Increase operational Materials & Services expenditure by \$70,000 to \$22.353m

24 November 2025

The Department of State Growth provided Council with a \$500,000 grant to prepare a Corridor Plan consistent with the Northern Suburbs Transit Growth Strategy:

- Increasing operational Grant revenue by \$500,000 to \$8.259 million
- Increasing operational Materials & Services expenditure by \$500,000 to \$22.853 million

The Mid-Year Budget Review detailed in this report is the result of a further analysis of accounts where a material budget-versus-actual variation has been identified and assessed as requiring a formal adjustment.

In summary, the revenue and expenditure adjustments recommended in this report result in a \$368,065 reduction to the operating surplus.

This is represented by the original budget surplus of \$870,811 reducing to \$502,746 due to the mid-year budget review and previously approved variations at the 27 October and 24 November 2025 meetings.

It is important to note that Council finances for 2025/26 remain stable and still report an operating surplus.

Ald. Cockshutt made his apology and left the meeting at 4:33 pm and did not return to the meeting.

Resolution:

Ald. Stringer/Ald. Slade

That Council:

1. APPROVE alterations to Council's 2025/26 Budget estimates pursuant to Section 82(4) of the Local Government Act 1993 as follows:
 - (a) An increase in estimated operating revenue of \$23,818 to \$84,113,479
 - (b) An increase in estimated operating expenditure of \$818,925 to \$83,610,733
 - (c) An increase in estimated capital revenue of \$119,500 to \$9,640,737

The motion was put.

FOR: Ald. Hickey, Ald. Yaxley, Ald. Alderton, Ald. King, Ald. Marks, Ald. Ridler, Ald. Slade, Ald. Stringer and Cr. Kendall

AGAINST: Nil

ABSTAINED: Nil

The motion was CARRIED.

11.3 PROCUREMENT EXEMPTIONS

File Reference: Procurement

Executive Summary

In accordance with section 333B of the *Local Government Act 1993*, Council has adopted a Code for Tenders and Contracts (the Code).

Under the Code, a report must be prepared for Council detailing any instances where the usual public tender or quotation has not been applied. Such procurement exemptions are to be reported at the earliest ordinary Council meeting following the execution of a contract or issue of a purchase order.

This report details an approved procurement exemption for the engagement of a specialist contractor to undertake deflectograph pavement testing on Council's road network.

The testing provides critical data on pavement structural capacity, which supports lifecycle modelling, renewal prioritisation, funding forecasts, and asset management planning.

A detailed quote to provide the service for \$33,274.00 (excluding GST) was obtained from Pitt and Sherry Pty Ltd.

On 13 January 2026, the Director Infrastructure and Development approved the award of contract to Pitt and Sherry Pty Ltd, as the only local provider with the necessary specialised equipment, accreditation, and technical expertise.

Resolution:

Ald. Marks/Ald. Ridler

That Council:

1. RECEIVE and NOTE the exemption for deflectograph pavement testing services awarded to Pitt and Sherry for the sum of \$33,274.00 excluding GST.

The motion was put.

FOR: Ald. Hickey, Ald. Yaxley, Ald. Alderton, Ald. King, Ald. Marks, Ald. Ridler, Ald. Slade, Ald. Stringer and Cr. Kendall

AGAINST: Nil

ABSTAINED: Nil

The motion was CARRIED.

11.4 FINANCIAL PERFORMANCE REPORT TO 31 JANUARY 2026

File Reference: Corporate and Financial Reporting

Executive Summary

This report provides an overview of Council's financial performance for the year to date ending 31 January 2026. The reported operational result indicates a favourable position of \$315,355 or 1.1% variance to budget.

The reported financial position can be influenced by several factors. This includes timing between the budget expectation and the actual occurrence of financial transactions, as well as more permanent variations which will be addressed in the mid-year budget review being considered by Council at this meeting.

Operational revenue is currently \$133,885 (0.2%) above budget, with minor variances spread across a wide range of revenue streams. There are usually external factors influencing the revenue result including fluctuations in the property market, interest rate decisions, commercial rates of return in outsourced services and leasing activities, and availability of grants.

This month favourable outcomes are reported in other income and our investment in TasWater, while user fees and rates record below budget results. None of these revenue variances are of long-term concern.

Operational expenditure is \$181,469 (0.4%) below budget representing a combination of timing issues and permanent variations. Expenditure continues to be well-controlled, and no remedial action is required other than the items detailed in the mid-year budget review.

This month employee expenses continue to record under forecast expenditure, while materials and services and depreciation report above budget results. None of these revenue variances are of long-term concern except for depreciation which is forecast to increase substantially following several years of record capital expenditure.

Non-operating items are tracking within expected ranges. Capital grant revenue is on target at \$5.856 million, non-monetary asset contributions are \$278,540 and there have been no monetary contributions received to date. Asset disposals currently reflect a small net gain of \$74,944, noting that gains and losses depend on the relationship between sale price, book value, and derecognition of assets. Capitalisation of assets created in the capital works program has resulted in \$865,322 of obsolete or residual assets being written off to date.

Year-to-date expenditure on the capital works program totals \$11.895 million, marginally behind the nominal budget. A detailed quarterly capital works update will continue to be provided to Council.

Significant progress continues to be made on the Glenorchy War Memorial Pool upgrade, with approximately 50% of physical works completed as of 31 January 2026 (equating to 43% of financial expenditure). Works remain on schedule for completion within the financial year, with \$2.774 million spent against a total project budget of \$6.500 million.

Further details on financial performance, capital works, and variance analysis are provided in **Attachment 1** to this report.

Resolution:

Ald. Stringer/Ald. Marks

That Council:

1. RECEIVE and NOTE the attached report on Council's financial performance to
2. 31 January 2026.

The motion was put.

FOR: Ald. Hickey, Ald. Yaxley, Ald. Alderton, Ald. King, Ald. Marks, Ald. Ridler, Ald. Slade, Ald. Stringer and Cr. Kendall

AGAINST: Nil

ABSTAINED: Nil

The motion was CARRIED.

11.5 GLENORCHY CITY COUNCIL MUNICIPAL EMERGENCY MANAGEMENT PLAN 2025 TO 2029

File Reference: Emergency Management

Executive Summary

This report presents Council's draft Municipal Emergency Management Plan for endorsement and submission to the State Emergency Management Regional Controller, for approval.

In accordance with the *Emergency Management Act 2006* (the Act), Council is required to develop a Municipal Emergency Management Plan (MEMP) that details Council's approach to responding to emergencies.

Council's current MEMP was approved by Council at its meeting on 30 November 2020. This plan is now due for review.

Council acknowledges that effective emergency management relies on partnerships between individuals, businesses, local emergency management organisations and all tiers of government.

Council has an integral role in emergency management and has resources and vital information about the community that are critical in the process of responding to and recovering from an emergency.

Council is committed to achieving a high standard of emergency management capability by:

- a. recognising the value of community contributions in emergency management and engaging with the community as required
- b. developing a review system based on continuous improvement principles
- c. developing documentation that confirms emergency management capabilities and arrangements
- d. defining and adequately addressing all elements of prevention, preparedness, response and recovery
- e. establishing and maintaining Glenorchy's Municipal Emergency Management Committee (MEMC)
- f. preparing and maintaining a MEMP that is reviewed every two years, or after a major emergency event, in accordance with the Act, and
- g. participating in Tasmania's state emergency management structures.

The MEMP is designed to cover all types of emergencies, not just natural disasters, and aligns with the Tasmanian Emergency Management Arrangements (TEMA) across all emergency management phases, namely:

- a. Prevention and mitigation
- b. Preparedness
- c. Response, and
- d. Recovery.

The revised Plan recognises the considerable development in Tasmania’s response and recovery planning that has occurred in the last 5 years.

Resolution:

Ald. King/Ald. Alderton

That Council:

1. ENDORSE the draft Glenorchy City Council Emergency Management Plan 2025 to 2029.
2. AUTHORISE the Chief Executive Officer to submit the draft Plan to the State Emergency Management Regional Controller for approval.
3. AUTHORISE the Chief Executive Officer to make minor administrative, editorial or grammatical amendments that do not materially alter the intent of the Municipal Emergency Management Plan.

The motion was put.

FOR: Ald. Hickey, Ald. Yaxley, Ald. Alderton, Ald. King, Ald. Marks, Ald. Ridler, Ald. Slade, Ald. Stringer and Cr. Kendall

AGAINST: Nil

ABSTAINED: Nil

The motion was CARRIED.

11.6 NOTICES OF MOTION - QUESTIONS ON NOTICE / WITHOUT NOTICE

Question without Notice - Alderman Alderton

Q1: I have had a number of ratepayers bring to my attention about the serious hooning issue we have, especially at the top carpark at the YMCA. Can we close that car park off when it is not being used overnight. What can we do about it as a Council?

A1: [CEO] Just to clarify, the gravel car park opposite the YMCA. We did narrow the entrance down with large rocks and wheel barriers. It is a public car park. There was talk about closing it off if the YMCA took over the lease of it and they would manage the opening/closing of the car park. We look after assets, behavioural issues are a police matter. We will come back to Council with options and the feasibility of how this could be managed.

Q2: Can we put a sign up and close the area off for a period of time and communicate clearly that this has been done because of safety issues. We do not want to see a fatality happen in this space because of the undesirable behaviour.

A2: [CEO] We will bring this to a workshop.

Question without Notice - Alderman Ridler

Q1: The sign is still showing as Apex Park and doesn't belong there anymore, can we look at changing the name?

A1: [Mayor] We will take this to a workshop.

Q2: The signage at the new Bridgewater Bridge is very confusing for traffic coming to Glenorchy? Can we talk to transport about this to make it clearer?

A2: [Director Infrastructure and Development] We will talk to the Department of State Roads.

Question without Notice - Alderman Marks

Q1: With the fire on the weekend at Molesworth (Derwent Valley Council) heading towards Collinsvale (Glenorchy City Council), were we made aware of it?

A1: [Director Community and Corporate Services] I was in contact with SES, who is the regional controller and they were monitoring it and had it under control.

Question without Notice - Alderman King

Q1: At the lights at Creek Road, between Moonah and New Town, there are two that cause confusion. Could the lanes be marked to indicate traffic flow direction?

A1: [CEO] We will put that on the list for our next meeting with the Department of State Growth.

Resolution:

Ald. Slade/Ald. Alderton

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 2025.

The motion was put.

FOR: Ald. Hickey, Ald. Yaxley, Ald. Alderton, Ald. King, Ald. Marks, Ald. Ridler, Ald. Slade, Ald. Stringer and Cr. Kendall

AGAINST: Nil

ABSTAINED: Nil

The motion was CARRIED.

The meeting was closed to members of the public and the live stream was terminated at 4:59pm.

The Chair adjourned the meeting for a 5-minute break and members of the public left the meeting.

12. CLOSED TO MEMBERS OF THE PUBLIC

The closed session commenced at 5:03pm

12.1 CONFIRMATION OF MINUTES (CLOSED MEETING)

12.2 APPLICATIONS FOR LEAVE OF ABSENCE

12.3 SELECTION OF AUDIT PANEL MEMBER

This item is to be considered at a Closed Meeting of Council by authority of the Local Government (Meeting Procedures) Regulations 2025, in accordance with the following reason(s):

15(2)(g) (Information of a personal and confidential nature or information provided to the Council on the condition it is kept confidential).

12.4 NOTICES OF MOTION - QUESTIONS ON NOTICE/ WITHOUT NOTICE

This item is to be considered at a Closed Meeting of Council by authority of the Local Government (Meeting Procedures) Regulations 2025.

The meeting was moved from Closed back into Open Council.

The Open Council Meeting recommenced at 5:12pm.

The Chair closed the meeting at 5:12pm.

Confirmed:

Chair