



Glenorchy City Council Ordinary Council Meeting Monday, 25 May 2026

AGENDA

Notice is hereby given of a Meeting of the Glenorchy City Council to be held at the Council Chambers commencing at 3:30pm.



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 written over a horizontal line.

Emilio Reale

Chief Executive Officer

Monday, 25 May 2026

Workshops held since last Council meeting:

Date: Monday, 4 May 2026

Purpose: To present and discuss:

- Annual Plan Actions 2026-27

Date: Monday, 11 May 2026

Purpose: To present and discuss:

- Connected Community Plan
- Prosperous Glenorchy Plan
- Final Draft Budget Review

Date: Monday, 18 May 2026

Purpose: To present and discuss:

Open Council workshop

- Road Safety
 - Peter Frazer, SARAH Group
 - Inspector Klug and Inspector Castle
- Operations and Maintenance Program

Closed Council workshop

- SGS Economics & Planning Pty Ltd
Funding Insights



ELECTED MEMBER STATEMENT OF INTENT

November 2022

We will...	By...
Be curious, open to change and difference	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Being accessible Being honest and trustworthy Demonstrating transparency and accountability
Be respectful to each other	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Self-reflecting Being open to feedback Being brave enough to be vulnerable
Show strong leadership	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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

TABLE OF CONTENTS

1	APOLOGIES	7
2	CONFIRMATION OF MINUTES (OPEN MEETING)	7
3	ANNOUNCEMENTS BY THE CHAIR	7
4	PECUNIARY INTEREST NOTIFICATION	7
5	RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE ...	7
6	PUBLIC QUESTION TIME (15 MINUTES)	8
7	PETITIONS/ADDRESSING COUNCIL MEETING	10
8	COMMUNITY	11
8.1	ACTIVITIES OF THE MAYOR	12
9	ECONOMIC	15
9.1	2020-25 ECONOMIC DEVELOPMENT STRATEGY REVIEW	16
10	ENVIRONMENT	39
10.1	POLICY UPDATE: ADVERTISING DEVICES ON COUNCIL PROPERTY	40
10.2	WASTE MANAGEMENT FEES AND CHARGES 2026/2027	50
10.3	TOLOSA PLAYSPACE RENEWAL ENGAGEMENT UPDATE (24 MAY 2026)	67
11	GOVERNANCE	85
11.1	POLICIES UPDATE: FOOTPATH TRADING, NATURE STRIP AND RETAINING WALL	86
11.2	POLICIES UPDATE: PUBLIC ART	159
11.3	COUNCIL FEES AND CHARGES 2026/27	167
11.4	FINANCIAL PERFORMANCE REPORT TO 30 APRIL 2026	198
11.5	PROCUREMENT EXEMPTIONS	216
11.6	NOTICES OF MOTION - QUESTIONS ON NOTICE / WITHOUT NOTICE	222
12	CLOSED TO MEMBERS OF THE PUBLIC	222
12.1	CONFIRMATION OF MINUTES (CLOSED MEETING)	222
12.2	APPLICATIONS FOR LEAVE OF ABSENCE	222
12.3	NOTICES OF MOTION - QUESTIONS ON NOTICE/ WITHOUT NOTICE	222

1 APOLOGIES

2 CONFIRMATION OF MINUTES (OPEN MEETING)

That the minutes of the Council meeting held on Monday, 27 April 2026 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 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 – Morris Malone

Received Monday, 4 May 2026

Response sent by email on Tuesday, 19 May 2026

Q1: What reviews has Council undertaken to identify high volume traffic corridors that ought to consider No Standing signage and/or implementing yellow lines on roads? It could be observed that an increase in on-street parking is creating visibility hazards at intersections and inhibiting cars to safely pass one another without stopping to give way. Examples include Second Avenue in West Moonah and the Furneaux and O'Grady Avenue intersection in Lutana.

Response:

Council undertakes ongoing monitoring and assessment of the road network to identify locations where traffic volumes, parking demand, and safety risks may warrant additional controls such as No Stopping restrictions or line marking.

These assessments consider a range of factors, including:

- traffic volume and road classification
- crash history and reported safety concerns
- sight distance at intersections, driveways, and corners
- available road width and the ability for vehicles to pass
- community feedback and requests

It is important to note that many residential streets are designed with carriageway widths that accommodate parking on both sides while operating as a single effective travel lane. This requires drivers to slow down and give way to oncoming vehicles. This is typical of residential roads, balancing the needs of road users and on-street parking for properties, as opposed to higher-order collector and arterial roads, which are designed to support two-lane traffic flow without obstruction.

In addition, existing road rules impose parking restrictions that support road safety. For example, parking is prohibited within 10 metres of an intersection, and a minimum clear width of 3 metres must be maintained for the passage of vehicles past a solid white line, obstruction, or another parked vehicle.

Second Avenue, Furneaux Avenue and O'Grady Avenue are all residential streets where parking is permitted on both sides of the road, except where required to comply with road rules and existing parking restrictions, such as on Corinda Grove at the junction with Second Avenue and on the O'Grady Avenue bend opposite Athol Street.

Council acknowledges that increased on-street parking can, in some cases, affect visibility and traffic flow, and encourages residents to report specific concerns so they can be investigated. Any changes to parking controls consider the safety of road users and the function of the road within the network.

7 PETITIONS/ADDRESSING COUNCIL MEETING

None

8. COMMUNITY

Community Goal – Making Lives Better

8.1 ACTIVITIES OF THE MAYOR

Author: Mayor (Sue Hickey)
Qualified Person: Chief Executive Officer (Emilio Reale)
File Reference: Activities of the Mayor

Executive Summary

This report details the recent activities of the Mayor.

Mayor Hickey attended 33 events or external meetings during the period from Monday, 13 April 2026 to Sunday, 10 May 2026.

Recommendation

That Council:

1. RECEIVE and NOTE the report about the activities of Mayor Hickey during the period from Monday, 13 April 2026 to Sunday, 10 May 2026.

Proposal in Detail

These are the events and external meetings attended by Mayor Hickey during the period from Monday, 13 April 2026 to Sunday, 10 May 2026.

Monday, 13 April 2026

- Attended a Greater Hobart Strategic Partnership (GHSP) Economic Positioning Session in preparation for a Strategic Planning Session.
- Chaired the Glenorchy City Council workshop.

Wednesday, 15 April 2026

- Participated in ABC Radio Hobart Mornings with Leon Compton. Traffic issues were discussed.
- Participated in a Greater Hobart Strategic Partnership (GHSP) Strategic Planning Session.

Friday, 17 April 2026

- Opened the Glenorchy City Council Youth Week Celebration and cut the ribbon for the Glenorchy Youth Hub soft launch.
- Participated in a meeting with The Honourable Eric Abetz MP and the Chairs of the Regional Jobs Hubs.

Monday, 20 April 2026

- Visited the Tasmania Police Glenorchy station to observe the operation of the Glenorchy City wide CCTV camera operations room.
- Chaired the Glenorchy City Council workshop.

Tuesday, 21 April 2026

- Attended a briefing on the Greater Hobart Rapid Network Strategic Business Case with Elected Members from Hobart and Glenorchy City Councils. The briefing was presented by key staff from the Tasmanian Government Department of State Growth.

Wednesday, 22 April 2026

- Attended the “Cuppa with a Cop” event in Claremont Plaza.
- Participated in the Glenorchy City Council Project Control Group meeting.
- Attended Bucaan Community House’s “Crewative Heroes” event.
- Participated in a Bushfire Management Workshop with the Collinsvale Community Association at the Collinsvale Hall, supported by Tasmania Fire Service.

Saturday, 25 April 2026

- Attended the Claremont RSL Anzac Day Service and took the official salute from the parade and laid a wreath in remembrance.
- Presided over the Glenorchy Anzac Day Service on Council Lawns and laid a wreath in remembrance.

Monday, 27 April 2026

- Participated in an ABC Radio Hobart interview with Ryk Goddard on the Breakfast program. The Northern Suburbs Transit Corridor was discussed.
- Chaired the Glenorchy City Council meeting.

Tuesday, 28 April 2026

- Participated in Triple M Radio’s “Mayor on the Air” interview.
- Chaired the Glenorchy Jobs Hub Committee meeting.
- Presided over a Citizenship Ceremony held at MyState Bank Arena.

Thursday, 30 April 2026

- Attended the Australia Day Honours Investiture ceremony at Government House where Robert Higgins OAM was invested with the insignia of his Medal of the Order of Australia award.
- Met with The Salvation Army to be introduced to new Salvation Army Leaders for Glenorchy.
- Met with Inspector Klug of Tasmania Police.

Saturday, 2 May 2026

- Attended The Y Glenorchy's (YMCA of Hobart) official reopening in Constance Avenue.

Sunday, 3 May 2026

- Attended the Glenorchy City Bowls and Community Club's official opening of their newly renovated clubhouse.

Monday, 4 May 2026

- Chaired a Special Glenorchy Planning Authority (GPA) meeting where the proposed development of a "Chocolate Experience" tourism operation at Cadbury, Claremont was approved.
- Chaired the Glenorchy City Council workshop.

Tuesday, 5 May 2026

- Participated in a "Chocolate Experience" media event in Claremont.

Wednesday, 6 May 2026

- Attended and officially opened the "Glenorchy Hills" mural, recently installed at the Tasmanian Transport Museum in Anfield Street, Glenorchy.

Thursday, 7 May 2026

- Attended an introductory meeting with newly appointed Director of the Department of Foreign Affairs and Trade, Scott Kelleher.
- Presided over an exhibition opening event at the Moonah Arts Centre featuring "Coalescent Midnight" by Kyliesha Kingston, "i, kitty's confessional" by i, kitty, and "Taste of Inspiration" presenting 25 Ukrainian artists, led by Tasmanian-based Ukrainian artist Anna Mykhalchuk.
- Attended the Old Nick Company's "Uni Revue 2026 – ROCKLIFFMAN" and Gala function.

Friday, 8 May 2026

- Participated in an ABC Radio Hobart interview with Ryk Goddard on the Breakfast program.

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

Attachments

Nil

9. ECONOMIC

Community Goal – Open for Business

9.1 2020-25 ECONOMIC DEVELOPMENT STRATEGY REVIEW

Author:	Manager Stakeholder and Executive (Christine Lane)
Qualified Person:	Chief Executive Officer (Emilio Reale)
File Reference:	25-26 Action Plan - Priority Action 3.1.1.1 2020-25 Economic Development Strategy Review

Executive Summary

Glenorchy City Council's Annual Plan (Council) 2025-26 includes Priority Actions one of which is (3.1.1.1) to "Review the Glenorchy Economic Development Strategy 2020-25" with the aim of reflecting on the Strategy's strengths and areas for improvement.

The review at **Attachment 1** revealed that the Strategy included five objectives and 50 actions, the delivery of which were significantly impacted by COVID-19 disruptions and changed in Council's staffing and governance arrangements.

As a result of these impacts, Council pivoted to four practical pillars that were delivered by business units across Council rather than from a stand-alone economic development function. These pillars include Infrastructure Investment, Job Creation, Proactive Regulatory Approach and City Marketing.

The review included an analysis of the status of the specific actions outlined in the 2020-25 Strategy. Of the 20 actions, 12 have been completed; 22 are still underway or have been reviewed to better fit current community need or the capacity of Council and the market; and 16 have not proceeded either due to a lack of market interest or financial and/or development constraints.

One key feature of the review was identifying economic development initiatives, strategies and plans that are now outdated or no longer relevant and that should be rescinded or archived following the adoption of a new economic development plan.

The results of the review were subsequently considered during the development of an updated economic development plan for the next period – 2026-31. This new plan, Prosperous Glenorchy will be presented to Council for consideration and approval at the 29 June 2026 Council Meeting.

Recommendation

That Council:

1. ENDORSE the report at **Attachment 1** on the 2020-25 Economic Development Strategy Review.
2. NOTE that this review fulfills Priority Action 3.1.1.1 of the 2025-26 Annual Plan to "Review the 2020-25 Glenorchy Economic Development Strategy".
3. NOTE that there are several economic development-related initiatives, strategies and plans that have been superseded, are now outdated, or are no longer relevant.

4. APPROVE the formal repositioning, rescinding or archiving of those materials identified through the review and in section 24 in the body of this report that includes:
 - (a) GCC Economic Development Strategy 2020–25
 - (b) Growing Glenorchy Program (and sub-initiatives)
 - (c) Economic Recovery Program
 - (d) Activity City
 - (e) Hobart City Deal
 - (f) Greater Glenorchy Plan and Related Precinct Planning Documents
 - (i) Greater Glenorchy Plan
 - (ii) Beyond the Curtain – Master Story
 - (iii) Glenorchy Identity Development and Precinct Planning
 - (iv) Glenorchy Park Masterplan (Draft, November 2021)
 - (v) Corridor of Modern Art (COMA)
 - (g) Economic Recovery / Stimulus Projects including:
 - (i) Making Berriedale Caravan Park Development Ready
 - (ii) Regional Cycling Hub
 - (iii) CityScape
 - (iv) Marine and Innovation Precinct

5. NOTE that future economic development activity will be guided by the Prosperous Glenorchy 2026-31 Economic Development Plan being presented to the 29 June 2026 Council Meeting.

Community Plan Reference	Open for Business We value our community by delivering positive experiences.
Strategic Plan Reference	Build and maintain relationships with government and the private sector that create job opportunities and help our City to prosper.
Consultation/Engagement	Chief Executive Officer Relevant business units named as action lead in the 2020-25 Strategy Executive Leadership Team Elected Members
Resources	No additional resources required
Risk/Legal/Legislative/Reputational	RISK: Not rescinding or archiving legacy economic development-related materials may: <ul style="list-style-type: none"> • send conflicting signals to investors and stakeholders • cause reputational damage to Council from outdated commitments remaining public • create internal inefficiency and lack of strategic clarity. MITIGATION: Rescind or archive legacy materials to avoid confusion, reduce duplication, improve clarity for investors and community and align all economic development messaging to the new economic development plan, Prosperous Glenorchy 2026-31.
25/26 Budget Allocation	Not applicable
Life of Project, Service, Initiative or (Expectancy of) Asset	Once approved, all legacy economic development-related materials will be rescinded or archived as per recommendations outlined in the Review report.
25/26 Budget Reconsideration	Not applicable
Ongoing Costs (e.g. maintenance, operational)	Not applicable

Other Funding Sources	Not applicable
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Proposal in Detail

Background

1. The 2020-25 Economic Development Strategy was developed at a time of strong ambition for jobs, investment and city activation.
2. Not long after its release, conditions changed significantly. COVID-19 disrupted economic activity, while internal changes to staffing and governance affected the Council's capacity to deliver the full program of work.
3. As a result, Council gradually shifted its approach. Rather than relying on a single standalone strategy, economic development became something delivered across the organisation.
4. Activity focused on practical outcomes through infrastructure investment, employment support, planning and regulatory services, and city promotion.
5. Consequently, the Strategy was set aside, and Council pivoted its focus to delivering economic development via several business units across Council rather than a dedicated economic development function. This revised delivery model was guided by four key pillars, including:
 - *Infrastructure Support* - Delivered through Council's infrastructure investment and capital works program.
 - *Job Creation* - Enabled through the Glenorchy Jobs Hub, which supports employment, training, and workforce development.
 - *Proactive Regulatory Approach* - Realised through Council's planning and development services, which aim to facilitate business growth and investment.
 - *City Marketing* - Delivered via Council's communications and marketing activities to promote Glenorchy as a destination for business, investment, and community engagement.
6. This approach has worked in practice, but it was never formally reflected in an updated strategy. That has led to a gap between what the Strategy said and what the Council was actually doing.
7. One of Council's 2025-26 Priority Actions (3.1.1.1), included as **Attachment 1** was to "Review the 2020-25 Glenorchy Economic Development Strategy" with the aim of reflecting on the Strategy's strengths and areas for improvement.

What the Review Found

8. The review shows a mixed outcome. Some actions were completed and delivered value. Others were partially progressed or adjusted to better reflect changing conditions. A number did not proceed at all, often due to limited market interest or funding constraints rather than a lack of intent.
9. More importantly, the review highlights a few underlying issues.
10. The original Strategy spread effort too broadly. With fifty actions, it did not clearly prioritise where Council should focus its time and resources.
11. There was also no clear performance framework. Without defined measures or regular reporting, it was difficult to track progress or adjust the course along the way.
12. Governance was another gap. Responsibility for delivery was not always well defined, and there was no consistent approach to engaging stakeholders or coordinating work across the organisation.
13. Finally, the Strategy was not strongly aligned with State or regional priorities. This limited opportunity to attract external funding or leverage broader economic programs.

What Worked Well

14. While there were clear lessons, the Strategy also had some real strengths.
15. It placed a strong emphasis on inclusive economic development, particularly supporting multicultural businesses and improving participation.
16. There was a clear focus on skills and workforce development, which remains highly relevant.
17. Place-based initiatives such as central business district activation and work in Moonah showed the value of targeted local investment.
18. There was also useful attention given to key sectors including creative industries, manufacturing and marine.
19. These elements are worth carrying forward.

Outdated Material

20. One of the more practical outcomes of the review is identifying material that is no longer current.
21. A number of actions, plans and related documents have either been superseded, no longer reflect Council's direction, or were dependent on conditions that no longer apply.
22. Leaving these in place creates unnecessary risk. It can send mixed signals to investors, create confusion internally, and expose Council to criticism where old commitments remain visible but are no longer being pursued.

23. For that reason, it is recommended that these materials be formally repositioned, rescinded or archived based on the reasoning provided below.
24. Economic Development-related materials to be repositioned, rescinded or archived:
- GCC Economic Development Strategy 2020–25
 - Status: To be superseded by 2026-30 Plan
 - Rationale: To be replaced by the new Plan, Prosperous Glenorchy. Retention would create policy duplication and ambiguity.
 - Action: Formal rescission and adoption of the new Plan.
 - Growing Glenorchy Program (and sub-initiatives)

A collection of initiatives delivered under earlier economic recovery and activation agendas. Included initiatives, EPIC – Economic Participation and Implementation Collaborator Group

 - Status: Outdated/disbanded
 - Action: Archive web content
 - Economic Recovery Program
 - Status: COVID-specific
 - Action: Archive web content
 - Activity City
 - Status: Outdated
 - Action: Archive web content (Includes Showcase Moonah to be archived concurrently)
 - Hobart City Deal
 - Status: Ongoing advocacy framework through the Greater Hobart Strategic Partnership
 - Action: Retain, but reposition as advocacy rather than an active economic development program
 - Greater Glenorchy Plan and Related Precinct Planning Documents
 - These documents no longer reflect current delivery capacity, funding realities, or strategic direction. Retaining them risks creating false expectations
 - Greater Glenorchy Plan
 - Status: No longer relevant or viable
 - Action: Rescind and archive
-

- Beyond the Curtain – Master Story
 - Status: Outdated
 - Action: Archive
- Glenorchy Identity Development and Precinct Planning (SGS Economics)
 - Status: Outdated
 - Action: Archive
- Glenorchy Park Masterplan (Draft, November 2021)
 - Status: Outdated and no longer relevant. This has been superseded by the Active Glenorchy Sport and Recreation Framework 2040
 - Context: Plan for a hub that included MyState Bank Arena, Elwick Racecourse, KGV Precinct, Hobart Showgrounds and Wilkinsons Point that was developed following initial community consultation and endorsed by Council at the February 2022 Council Meeting. Did not progress and has been superseded by the above-mentioned Framework that has also superseded the Glenorchy Open Space Strategy 2015
 - Risk: Ambiguity if left in circulation
 - Action: Archive
- Corridor of Modern Art (COMA)
 - Status: Outdated and no longer relevant
 - Action: Archive
 - Rationale: No active delivery pathway and not aligned with current economic development priorities. Council is progressing a new city-wide mural delivery program
- Economic Recovery / Stimulus Projects (Project-Specific)
 - The following projects were detailed under earlier stimulus and recovery contexts, however, were not developed further and or progressing in the intended formats:
 - Making Berriedale Caravan Park Development Ready
 - Status: Ongoing but stalled due to TasWater Infrastructure upgrades
 - Action: Archive as an economic development initiative (project-specific decisions are still live based on Infrastructure upgrades)
 - Regional Cycling Hub

- Status: Conceptual, context-specific, now incorporated into the Tolosa Park Masterplan
- Action: Archive
- CityScape
 - Status: Conceptual / activation-focused
 - Action: Archive
- Marine and Innovation Precinct
 - Status: Masterplan complete and Marine Precinct is an established and ongoing initiative
 - Action: Do not rescind masterplan but remove from active economic development initiatives list. Note: Zinc-Link component of the Precinct Plan is now addressed in the Glenorchy Cycling Infrastructure Plan 2025-2030

Looking Ahead

25. The main value of this review is shaping what comes next.
26. The new Prosperous Glenorchy 2026-31 Plan directly responds to the issues identified. It takes a more focused approach, limits the number of priority actions, and places stronger emphasis on accountability and measurable results.
27. It also better aligns Council's work with State and regional priorities and reflects how economic development is actually delivered across the organisation.
28. In simple terms, it is designed to be more practical, more targeted and more achievable.

Conclusion

29. This review provides a clear and honest reflection on the 2020-25 Economic Development Strategy. While the Strategy set a strong direction, it ultimately highlighted the risks of taking on too much without a clear line of sight to delivery.
30. Importantly, Council did not stand still. It adapted its approach and continued to support economic activity through infrastructure, planning, jobs and place-based initiatives. However, the absence of a formally updated strategy created a disconnect between intent and delivery.
31. The key takeaway is that future success will depend less on the breadth of ambition and more on clarity of focus, discipline in prioritisation, and a stronger emphasis on accountability and measurable impact.
32. The review also reinforces the importance of presenting a clear and consistent external narrative. Removing outdated material is a necessary step to reduce confusion and strengthen the Council's credibility with investors, partners and the community.

33. Looking ahead, the Prosperous Glenorchy 2026-31 Plan reflects a more mature and grounded approach. It builds on what has worked, responds to what has not worked, and sets out a clearer framework for delivery.
34. This positions Council to take a more confident and focused role in supporting economic growth, while maintaining credibility in what it commits to and delivers.

Attachments

1. 2020-25 Economic Development Strategy Review [9.1.1 - 14 pages]

25/26 Annual Plan Priority Action 3.1.1.1

2020-25 Economic Development Strategy Review

Background:

In 2020, Glenorchy City Council released an Economic Development Strategy that outlined five strategic objectives and an ambitious 50 actions aimed at creating jobs and enhancing the city's liability and vibrancy. The Strategy can be found [here](#) on Council's website.

The impacts of COVID-19, combined with significant changes in Council's staffing and governance structures, meant that many of the proposed actions were not implemented. Consequently, the Strategy was set aside, and Council shifted its focus to delivering economic development guided by the following four key pillars.

- **Infrastructure Support** - Delivered through Council's infrastructure investment and capital works program.
- **Job Creation** - Enabled through the Glenorchy Jobs Hub, which supports employment, training, and workforce development.
- **Proactive Regulatory Approach** - Realised through Council's planning and development services, which aim to facilitate business growth and investment.
- **City Marketing** - Delivered via Council's communications and marketing activities to promote Glenorchy as a destination for business, investment, and community engagement.

Current State:

With the conclusion of the Strategy period in 2025, it was considered timely to reflect on its strengths and areas for improvement.

As a priority action of the 2025-2026 Annual Plan - 3.1.1.1 – Review the Glenorchy Economic Development Strategy - a high-level review of the Strategy was conducted to assess its overall effectiveness.

The review identified both strengths and areas for improvement, listed in Table 1 below, providing valuable insights into what has worked well and where adjustments may be needed moving forward.

The results of this review have been used as an input to inform the development of a new economic development strategic direction and plan for the period 2026–2031.

Strengths:

- **Holistic and Inclusive Approach** - The strategy emphasises inclusivity by supporting multicultural business development, adult learning programs, and initiatives aimed at improving digital literacy among workers. This aligns with best practice frameworks that advocate for inclusive growth and community engagement in economic development by ensuring equity, access and participation.

- **Place-Based Development** - Initiatives such as activating CBDs, creating an urban village in Moonah, and developing the Berriedale Peninsula demonstrate a focus on place-based development. This approach is consistent with best practices that emphasise leveraging local assets and identity and community strength to drive economic growth.
- **Support for Innovation and Industry Clusters** - The 2020-2025 Strategy's support for creative industries, manufacturing innovation, and the marine services sector reflects an understanding of both the importance of industry clusters and innovation in economic development, and of Glenorchy's current economic strengths. This is in line with frameworks that highlight the role of innovation ecosystems in regional growth. It also aligns with and builds on the industries that already exist in Glenorchy.

Areas for Improvement:

- **Performance measurement and evaluation** - The strategy lacks specific performance indicators and evaluation mechanisms to measure progress and outcomes. Best practice recommends establishing clear metrics and regular assessments to ensure accountability and continuous improvement. This can be done with SMART indicators (Specific, Measurable, Achievable, Relevant, Time-bound) and regular reporting to track progress and adapt strategies.
- **Integration with Regional and State Plans** - While the strategy outlines local initiatives, it does not clearly articulate how these align with broader regional or state economic development plans. Effective strategies often demonstrate coherence with higher-level Government policies to align with and leverage additional resources and to ensure strategic alignment.
- **Stakeholder Engagement and Governance** - Although the strategy mentions collaboration with various stakeholders' best practice would include a formal governance structure with defined roles, responsibilities, and mechanisms for stakeholder input. This ensures transparency, accountability, and sustained engagement with the key actions of the strategy.

As part of the review, an analysis of the specific actions outlined in the Strategy was undertaken. The outcomes of these actions are recorded in the table below, offering a view of progress made, achievements, and initiatives that were not progressed. In summary:

- 12 actions have been completed
- 22 actions are still underway or have been reviewed to better fit current community need or the capacity of Council and the market.
- 16 actions have not proceeded either due to a lack of market interest or financial/development constraints.

In addition to the high-level review a review of legacy economic development initiatives, strategies and plans (materials) was undertaken to determine which, if any were still active or relevant and which ones could be rescinded or archived following the adoption of the 2026-2031 economic development strategy. The results of this economic materials review are also listed below.

Table 1: GCC 2020-25 Economic Development Plan – Action Review Attachment 1

PLACES

We will improve our places to reflect who we are and encourage people to stay a while. Our welcoming City will include lively, connected hubs of activity that attracts residents, visitors, businesses and investors.

FOCUS	ACTION	LEADER	TIMEFRAME	STATUS AS AT MAY 26
Activation	Establish regular multicultural and maker markets Establish regular markets that support local makers, our multicultural community and producers	Council Private sector	S	Eol to establish regular markets did not attract any interest. Council remains open to the establishment of markets.
Activation	Support creative industries Promote opportunities to establish art studios / maker spaces within the municipality	Council	S	Moonah Arts Centre continues to support creative industries .
Activation	Activate our CBDs with outdoor eating and night trading Work with businesses to encourage food vans, outdoor eating, street frontage activation and night trading	Council Local businesses	M	Mobile Food Business Policy endorsed in June 2022. Footpath Trading Policy endorsed in June 2022.
Placemaking	Undertake business precinct planning Develop business precinct plans for all key activity centres, leveraging their distinct sense of place	Council	S	Greater Glenorchy Plan adopted by Council on 22 Feb 21. Recommended to be rescinded. Marine and Innovation Precinct Masterplan – now complete.
Placemaking	Create an urban village at Moonah Investigate the establishment of a business improvement district to attract retail, hospitality and tourism businesses to Moonah and enhance public spaces to create an urban village	Council Local businesses	M	Moonah streetscape upgrade project currently underway – Moonah Amenity Project.

Placemaking	Update the Glenorchy CBD Strategic Framework Update the Glenorchy CBD Strategic Framework and advocate for investment with key stakeholders	Council	M	Working on outdoor dining options in the Moonah CBD as part of the Amenity Project, along the Northern Suburbs Transit Corridor.
Connections	Advocate for improved public transport connections Advocate for improved public transport and measures to reduce congestion, to better connect our people and places	Council Tasmanian Government Metro	M	Northern Suburbs Transit Corridor Study project recently commenced. Council have received a \$500K grant from Tas Gov and have engaged RDA to undertake the work.
Connections	Deliver active transport connections Deliver the Safer Footpath, Linking Glenorchy and other active transport projects to connect people and places	Council	M	Ongoing, approx.\$2.5M per year spent on footpath renewals. \$500K per year is committed to building new footpaths and cycleways including Main Road Granton Shared Path, Cycleway to MONA Shared Path, Tolosa Street Shared Path.
Clusters & hubs	Actively promote industry cluster developments Identify and actively promote sites for creative, manufacturing and marine industry cluster developments	Council Industry sector	M	Marine and Innovation Precinct Masterplan – now complete.
Clusters & hubs	Set up networks to support manufacturing innovation Set up ‘innovation networks’ to link local manufacturing firms with researchers	Council Tas Gov	M	Not actioned/achieved.
Clusters & hubs	Build our world-leading marine services sector Facilitate economic growth opportunities of the Prince of Wales Bay maritime defense precinct	Council Tas Maritime Network	L	Marine and Innovation Precinct Masterplan – now complete.
Clusters & hubs	Attract small-scale IT businesses Attract small-scale IT businesses to Glenorchy and leverage existing information technology activity in the Technopark	Council	M	Not actioned/achieved.
Clusters & hubs	Attract professional and technical services Actively promote Glenorchy to attract architectural, engineering and technical service businesses	Council Private sector	L	Not actioned/achieved.

Attachment 1

PEOPLE

We will draw on our diversity and entrepreneurship to foster new businesses. We will support learning to ensure our people have the skills they need, for the jobs they want.

FOCUS	ACTION	LEADER	TIMEFRAME	STATUS AS AT MAY 26
Entrepreneurs	Establish a business incubator Establish a business incubator to support micro and emerging enterprises	Council Tasmanian & Australian government	M	Not actioned/achieved This is the role of Technopark.
Entrepreneurs	Become a centre for small business support Work with the Tasmanian and Australian governments to relocate small business support services (and other public services) to Glenorchy	Council Tasmanian & Australian government	M	Not actioned/achieved.
Entrepreneurs	Develop a ‘Product of Glenorchy’ campaign Develop a ‘Product of Glenorchy’ membership campaign to promote and celebrate locally made goods and services	Council	S	Not actioned/achieved.
Diversity Entrepreneurs	Support multicultural business development programs Facilitate networking, business development workshops, business skill development and mentoring for migrants interested in starting a business	Tasmanian & Australian government MCOT MRC	M	Not actioned/achieved. Glenorchy Jobs Hub (GJH) Partnership Fund supports MRC to work with migrants in job search efforts.
Diversity	Attract social enterprises Attract social enterprises to Glenorchy to support inclusive employment	Council Social enterprises Private sector	M	Not actioned/achieved.
Diversity	Develop a Jobs Action Plan / Inclusive Growth Develop a Jobs Action Plan / Inclusive Growth approach in Glenorchy to help people find employment	Council TasCoSS	M	GJH was established in 2020 as part of the Regional Jobs Hub Network and is now run by Council to assist residents into work and training.

Learning	<p>Improve literacy of businesses and workers</p> <p>Work with businesses, 26Ten and the Tasmanian Government to implement literacy programs for workers</p>	<p>Council 26TEN Tas Gov</p>	M	<p>A 26Ten Officer funded by the State Government has been recruited into Community Development.</p>
Learning	<p>Improve digital literacy of workers</p> <p>Work with the Tasmanian Government to implement Digital Ready programs for business and improve digital literacy of workers</p>	<p>Council Tas Gov</p>	M	<p>Digital Ready program was run out of Community Development, but due to staffing issues this initiative has been handed back to State Government.</p>
Learning	<p>Create adult learning programs and centres</p> <p>Work with Libraries Tasmania, UTAS and the Department of Education to implement adult learning and literacy programs</p>	<p>Council Libraries Tasmania DOE UTas</p>	M	<p>Not actioned/achieved.</p>
Learning	<p>Facilitate hospitality education and training in Glenorchy</p> <p>Support growing demand in tourism, accommodation and hospitality by providing vocational education and training for these sectors in Glenorchy</p>	<p>Tas Gov</p>	M	<p>GJH has been funded to run the Kitchen Kickstart program in 2026 to provide participants with kitchen skills and experience. Pilot program completed in April 26.</p>
Learning	<p>Advocate for an aged care centre of excellence</p> <p>Advocate for an internationally renowned dementia and aged care-focused training centre</p>	<p>UTas Tas Gov Glenview Council</p>	L	<p>Not actioned/achieved.</p>
Learning	<p>Support programs that provide skills for jobs</p> <p>Attract construction, hospitality, manufacturing and aged care education and training providers to Glenorchy</p>	<p>Council TasCoSS Property developers Tas Gov</p>	M	<p>GJH continues to provide information and support for those interested in key industry sectors and works with local businesses to place participants in jobs.</p>

PARTNERS

Attachment 1

We will strengthen partnerships to drive economic growth and innovation in our City. Our partners will share our vision and value our collaboration.

FOCUS	ACTION	LEADER	TIMEFRAME	STATUS AS AT MAY 26
Circular economy	Support circular economy opportunities Identify and grow networks to establish the City as a leader in, and centre for, a circular economic hub for major industry sectors	Council Tasmanian & Australian governments Waste and recovery industry	M	Established the Treasure Trail in 2024 supporting the circular economy. As part of a concerted sustainability effort Climate and Sustainability Officer appointed in 2025. Working with Southern Waste Solutions.
Circular economy	Encourage investment in circular retail Encourage private investment and social enterprise in the high-quality re-use, re-make and repair sector	Council Private sector Recovery Shop Tasmania	M	Reuse initiatives implemented at Jackson St Landfill in partnership with contractors including reuse of concrete, road millings, and green waste. Treasure Trail established in 2024.
Sport, recreation & entertainment	Establish Glenorchy as a regional hub for sport, recreation and entertainment Develop Glenorchy as a sport, recreation and entertainment hub for Tasmania’s southern region, leveraging existing assets including KGV, YMCA, Showgrounds, the DEC, Elwick Racecourse and swimming pool	Council Glenorchy Football Club YMCA Elwick Racecourse RAST Tas Gov	M	Glenorchy Park Masterplan has been superseded by the Active Glenorchy Sport and Recreation Framework 2040. Recommended to be rescinded. Glenorchy War Memorial Pool is undergoing an \$6.5M repair and business case for a \$83.8M redevelopment prepared.

City building	Secure local jobs through major infrastructure investment Advocate for local employment, including apprentices and trainees, when government invests in infrastructure, such as the Bridgewater Bridge	Council Tasmanian & Australian governments	M	GJH continues to assist local job seekers into work and training whilst working with employers to place participants.
City building	Pursue investment in the Northern Transit Corridor Pursue government investment in the Northern Transit Corridor to see light rail between Hobart and Brighton by 2030	Council Tasmanian & Australian governments	M	Regional Development Australia has been funded to progress the Northern Suburbs Transit Corridor study in late 2025.
City building	A new civic heart for the Glenorchy CBD Investigate opportunities for a new civic heart for the Glenorchy CBD, linking Council offices, government agencies, Service Tasmania and the library, with community facilities and attractions. Consider options for activating and repurposing the current Council chambers	Council Tasmanian & Australian governments	L	Greater Glenorchy Plan that included a new civic heart for the Glenorchy CBD did not proceed and is recommended for rescinding.

PILLARS

We will grow from our fundamental strengths; our land, natural and built assets, community, diversity and economy. We will make sure that our pillars contribute to jobs and opportunities for businesses.

FOCUS	ACTION	LEADER	TIMEFRAME	STATUS AS AT MAY 26
Developing land	Facilitate development of the Berriedale Peninsula Facilitate further development of the Berriedale Peninsula through revisiting and completing the Berriedale Master Plan	Council MONA	M	99 year lease of part of the site to MONA finalised and commenced. Development of caravan park stalled due to requirement for lower odour levels from TasWater sewerage treatment plan.
Developing land	Sell and facilitate development of Wilkinsons Point Sell Wilkinsons Point and facilitate development of a recreation, sports and entertainment precinct	Council	S	Completed - Wilkinsons Point sold back to State Government and subsequently purchased by LK Group who have plans to develop into a recreation, sports and entertainment precinct.

Developing land	Promote opportunities for investment Identify land suitable for housing, commercial or industrial development and communicate to developers via prospectuses and an online portal	Council	Attachment 1 S	Land availability prospectuses being developed to promote to investors for commercial and or industrial development.
Developing land	Repurpose under utilised Council land Through the review of the Open Space Strategy, consider repurposing or disposing of under-utilised land	Council	S	Council continues to identify and dispose of under-utilised land. Numerous under-utilised residential zoned sites sold to Homes Tasmania and housing developers.
Developing land	Investigate a strategic land use partnership with Brighton Investigate a partnership with Brighton to encourage relocation of transport, postal and warehousing services to Brighton and identify opportunities for jobs growth and economic intensification for Glenorchy's industrial land	Council Brighton Council Tasmanian Government	M	Whilst discussions with Brighton are ongoing – not actioned, nor achieved.
Developing land	Identify sites for student accommodation Work with the UTas to identify sites for student accommodation along the transit corridor	Council UTas	L	Not actioned/achieved.
Facilitating development	Facilitate major projects and developments Establish a major project office in Council to facilitate significant developments	Council	S	Not actioned/achieved.
Facilitating development	Promote development along the transit corridor Develop concept plans for high or medium- density housing and mixed-use development along the transit corridor and actively promote to developers	Council Property developers Greater Hobart Act Committee	M	Northern Suburbs Transit Corridor Study has been delayed, however now underway.
Facilitating development	Plan for growth Regularly review the Glenorchy Planning Scheme to ensure zoning provides sufficient and appropriate land for development	Council	M	Ongoing.

Infrastructure	Advocate for essential digital infrastructure Advocate for strategic investment in high-speed internet infrastructure to serve business or industrial precincts	Council Telecomms providers	M	The Federal Government has rolled out high speed NBN across the LGA with most areas within the 'service available' area, meaning they can connect to the NBN network.
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PRIDE

We will build pride and confidence in our people and our economy. We will embrace who we are and show the world what we do well and where we are going. We will be the best versions of ourselves.

FOCUS	ACTION	LEADER	TIMEFRAME	STATUS AS AT MAY 26
Pride & Identity	Understand our identity and embrace who we are Engage with our community to understand and promote our identity	Council	S	Beyond the Curtain campaign was not progressed. Recommended to be archived. City marketing initiatives are being developed and implemented by a Marketing Officer.
Pride & Identity	Make our City reflect our identity Use our identity to guide Council's infrastructure and works programs, to make our CBDs, streetscapes, city gateways, public space, assets and facilities reflect who we are	Council	S	Increased resourcing provided to city cleansing program in 2025.
Pride & Identity	Design and activate our urban centres and places Develop a City-wide urban design approach that reflects Glenorchy's identity and supports activation of public spaces both day and night	Council	S	Greater Glenorchy Plan that included a new civic heart for the Glenorchy CBD did not proceed and is recommended for rescinding. Moonah streetscape project is

		Attachment 1		
Culture & creativity	Showcase our creativity Work with local artists and business to place art in shopfronts, paint murals, install street art and identify locations for maker spaces or art studios	Council	S	currently being scoped and developed. City Murals Project is currently being implemented. Moonah Arts Centre continues to provide maker spaces for artists and promote local artisans.
Culture & creativity	Implement arts and culture initiatives Work with MONA, Moonah Arts Centre, GASP and other relevant organisations and individuals to explore opportunities to strategically foster the arts and cultural initiatives in the area, such as an arts and culture trail	Council MONA GASP	M	GASP has been disbanded Moonah Arts Centre continues to foster art and cultural initiatives in the area. Conversations with MONA on leveraging the relationship with Council continue.
Culture & creativity	Prepare a Creative and Cultural Economy Growth Plan Prepare a plan to expand the creative industries sectors	Council	M	Not actioned/achieved.
Visitors	Understand our visitors and market our attractions Work with Destination Southern Tasmania to understand what attracts visitors to Glenorchy and market our City	Council Destination Southern Tasmania	S	The MoU with DST remains active, and Council is working to strengthen the partnership to better leverage Glenorchy's visitor economy.
Visitors	Spread the MONA effect Work with MONA, other tourism operators and local businesses to encourage visitors to come to Glenorchy when visiting nearby attractions	Council MONA Businesses	S	Conversations with MONA about leveraging the relationship for the good of Glenorchy continue.
Visitors	Support multicultural visitor attractions Diversity as a destination - promote and support multicultural initiatives and events that draw visitors to Glenorchy	Council Destination Southern Tasmania	S	Council has established a Cultural Grants Program that supports multicultural initiatives and events to draw visitors to Glenorchy.

Key: S – short term (year 1) M – medium term (year 1-4) L – long term (year 5+)

Review of legacy economic development materials

Purpose:

This review examined and assessed all Glenorchy City Council (Council) economic development initiatives, strategies and plans (materials) published on the website to determine which should be rescinded or archived following adoption of the 2026–30 Economic Development Plan – *Prosperous Glenorchy*.

This report aims to provide clarity on what will no longer apply, reduce duplication, and mitigate confusion for all stakeholders including staff and the community.

Background:

Council currently maintains a range of legacy economic development materials developed over multiple periods and policy contexts. Many of these were time-limited or COVID-specific; have been superseded by more recent strategic directions or initiatives; were not fully implemented or are no longer viable; or are precinct-specific without current or clear delivery pathways.

The updated Economic Development Plan – *Prosperous Glenorchy* aims to provide a consolidated, contemporary framework to position Glenorchy at the go-to place for investment and business success and opportunities in education, training and employment.

Adoption of this Plan necessitates formal rescission or archiving of all outdated materials to ensure a clear and coherent economic development policy environment.

Economic Development-related materials to be rescinded or archived:

1. [GCC Economic Development Strategy 2020–25](#)

- Status: To be superseded by 2026-30 Plan
- Rationale: To be replaced by the new Plan – *Prosperous Glenorchy*. Retention would create policy duplication and ambiguity.
- Action: Formal rescission upon adoption of the updated Plan.

2. [Growing Glenorchy Program \(and sub-initiatives\)](#)

A collection of initiatives delivered under earlier economic recovery and activation agendas.

Included initiatives:

a. [EPIC – Economic Participation and Implementation Collaborator Group](#)

- Status: Outdated/disbanded
- Action: Archive web content

b. [Economic Recovery Program](#)

- Status: COVID-specific
- Action: Archive web content

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Attachment 1

c. [Activity City](#)

- Status: Outdated
- Action: Archive web content (Includes [Showcase Moonah](#) to be archived concurrently)

d. [Hobart City Deal](#)

- Status: Ongoing advocacy framework through the Greater Hobart Strategic Partnership
- Action: Retain, but reposition as advocacy rather than an active economic development program

3. Greater Glenorchy Plan and Related Precinct Planning Documents

These documents no longer reflect current delivery capacity, funding realities, or strategic direction. Retaining them risks creating false expectations

a. [Greater Glenorchy Plan](#)

- Status: No longer relevant or viable
- Action: Rescind and archive

b. [Beyond the Curtain – Master Story](#)

- Status: Outdated
- Action: Archive

c. [Glenorchy Identity Development and Precinct Planning \(SGS Economics\)](#)

- Status: Outdated
- Action: Archive

4. [Glenorchy Park Masterplan \(Draft, November 2021\)](#)

- Status: Superseded by the [Active Glenorchy Sport and Recreation Framework 2040](#)
- Context: Plan for a hub that included MyState Bank Arena, Elwick Racecourse, KGV Precinct, Hobart Showgrounds and Wilkinsons Point that was developed following initial community consultation, and endorsed by Council at the February 2022 Council Meeting. Did not progress and has been superseded by the above-mentioned Framework that has also superseded the [Glenorchy Open Space Strategy 2015](#)
- Risk: Ambiguity if left in circulation
- Action: Archive

5. [Corridor of Modern Art \(COMA\)](#)

- Status: Outdated and no longer relevant
- Action: Archive
- Rationale: No active delivery pathway and not aligned with current economic development priorities

6. [Economic Recovery / Stimulus Projects](#) (Project-Specific)

The following projects were detailed under earlier stimulus and recovery contexts, however were not developed further and are progressing in the intended formats:

a. Making Berriedale Caravan Park Development Ready

- Status: Ongoing but stalled
- Action: Archive as an economic development initiative (project-specific decisions may still sit elsewhere)

b. Regional Cycling Hub

- Status: Conceptual, context-specific, now incorporated into the [Tolosa Park Masterplan](#)
- Action: Archive

c. CityScope

- Status: Conceptual / activation-focused
- Action: Archive

d. [Marine and Innovation Precinct](#)

- Status: Masterplan complete and Marine Precinct is an established and ongoing initiative
- Action: Do not rescind masterplan, but remove from active economic development initiatives list
- Note: Zinc-Link component of the Precinct Plan is now addressed in the [Glenorchy Cycling Infrastructure Plan 2025-2030](#)

What Is *not* being rescinded or archived:

- The updated Economic Development Plan (once adopted)
- Ongoing advocacy frameworks such as the Hobart City Deal
- Masterplans or projects that Council may choose to progress under other policy or capital frameworks (subject to separate decisions)

Risks and Mitigation

Key risks if rescission is not formalised

- Conflicting strategic signals to business and investors
- Reputational risk from outdated commitments remaining publicly visible
- Internal inefficiency and policy confusion

Mitigation

- Formal Council resolution noting rescissions
- Archiving (not deletion) of legacy material for transparency
- Clear website and communications update aligned to the new plan

10. ENVIRONMENT

Community Goal – Valuing our Environment

10.1 POLICY UPDATE: ADVERTISING DEVICES ON COUNCIL PROPERTY

Author: Manager Property (Jerome McGee)
Governance Officer (Poorni Wanigasekara)

Qualified Person: Director Environmental Services (Luke Chiu)

File Reference: Policies by Directorate

Executive Summary

Council is asked to adopt the Advertising Devices on Council Property Policy detailed in **Attachment 2** following the completion of its scheduled four-year review cycle. The review identified no material changes to policy's purpose or application. Amendments are limited to minor wording refinements and formatting updates to improve clarity and ensure consistency with Council's current policy template.

The Policy maintains Council's existing approach to managing advertising on Council-owned or managed property, with advertising permitted only in limited circumstances and subject to protections for amenity, environmental values, and appropriate use of public land.

Adoption of the reviewed Policy confirms Council's ongoing approach to managing advertising on Council-owned or managed property.

Recommendation

That Council:

1. APPROVE the updated Advertising Devices on Council Property Policy in the form of **Attachment 2**.

Community Plan Reference	<p>Leading Our Community</p> <p>We responsibly manage our community's resources to deliver what matters most.</p> <p>Transparent and accountable government.</p>
Strategic Plan Reference	<p>Make informed decisions that are open and transparent and in the best interests of our community.</p>
Consultation/Engagement	<p>Director Environmental Services</p> <p>Manager Property</p> <p>Council's Legal and Governance staff</p>
Resources	<p>Not applicable</p>
Risk/Legal/Legislative/Reputational	<p>Risk of adopting the Policy (low risk):</p> <ul style="list-style-type: none"> • Adoption of the reviewed Policy presents a low governance and operational risk, as it maintains existing controls and provides continued clarity regarding the use of Council property for advertising purposes. <p>Risk of not adopting the Policy (moderate risk):</p> <ul style="list-style-type: none"> • Council would continue to rely on an overdue policy beyond its scheduled review period. • Potential for reduced clarity or challenge to decision making where an expired policy is relied upon. • Inconsistency with Council's documented policy review framework and good governance practice.
25/26 Budget Allocation	<p>Not applicable</p>
Life of Project, Service, Initiative or (Expectancy of) Asset	<p>Not applicable</p>
25/26 Budget Reconsideration	<p>Not applicable</p>
Ongoing Costs (e.g. maintenance, operational)	<p>Not applicable</p>

Other Funding Sources	Not applicable
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Proposal in Detail

1. The Advertising Devices on Council Property Policy supports Council's role in managing public land by setting out when advertising devices may, and may not, be permitted on land or buildings owned or managed by Council.
2. Advertising on Council property is generally not permitted, unless approved under limited circumstances such as Council approved events or licensed activities, to protect public amenity, safety, and community expectations.
3. The policy also clarifies that any approval under this policy does not replace other legal requirements, such as planning permits or licences, which may still apply.
4. The Policy was last adopted on 27 June 2022 and is due for review by 28 June 2026, consistent with Council's standard policy review framework. The review has been undertaken by the Manager Property.
5. Key points from the review:
 - The overall policy purpose remains unchanged.
 - No new permissions or restrictions have been introduced.
 - Amendments are limited to minor wording, formatting, and consistency improvements, including alignment with Council's current policy template and terminology (e.g. references to the Chief Executive Officer).
 - This review does not affect existing approvals, licences, or day to day operations.
6. Circulation to Managers and Coordinators was not undertaken as no material changes were identified from the 2022 policy, with amendments limited to minor wording only.
7. In accordance with the Policy Review Procedure, internal circulation was therefore not required.
8. **Attachment 1** is a copy of the 2022 Policy with tracked changes, and
9. **Attachment 2** is a copy of the recommended updated Policy.

Attachments

1. Advertising Devices on Council Property - June 2022 - Track Changes [**10.1.1** - 3 pages]
2. Advertising Devices on Council Property Policy - 25 May 2026 - Clean Version [**10.1.2** - 4 pages]

COUNCIL POLICY
ADVERTISING DEVICES ON COUNCIL PROPERTY



PURPOSE
 This policy provides guidance on when Council will permit the use of Advertising Devices within Council Property.

SCOPE
 This policy applies to any Advertising Device used, or proposed to be used, on Council Property by an External Party.

Deleted: STRATEGIC PLAN ALIGNMENT

STATUTORY REQUIREMENTS

Acts	Local Government Act 1993 Land Use Planning and Approvals Act 1993
Regulations	N/A
Australian/International Standards	N/A

DEFINITIONS

- Advertising Device** means a device used for promoting a sale, or for the purpose of publicising any matter.
- Chief Executive Officer** means the Chief Executive Officer of Council or delegate.
- Commercial Property** means a property used primarily for the sale of goods or services such as a retail shop or business office.
- Council Property** means any land and associated buildings or structures owned or administered by Council.
- Device** means any design, writing, drawing, three-dimensional object, depiction, symbol, structure, place card, banner, notice, signboard, projection, image, animation, hologram, publication or sign of any kind.
- External Party** means any group or individual that is not the Glenorchy City Council.
- Sports Ground** means Council Property which is a sport playing field or facility that is owned or administered by Council.
- Recreation Reserve** means Council Property (other than a sports ground) which is used for recreation and includes but is not limited to a park.

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POLICY STATEMENT

- 1. The display of any Advertising Devices on Council Property is prohibited unless in accordance with this Policy.
- 2. Council may authorise the display of an Advertising Device within a Sports Ground where:
 - (a) the person or entity displaying the sign has entered into a lease or licence agreement with Council on terms satisfactory to Council, and
 - (b) the Advertising Device faces inward and is primarily only visible to persons attending the relevant sports ground.
- 3. Council may authorise the display of an Advertising Device within a Recreation Reserve where:
 - (a) The primary purpose of the Advertising Device is to publicise an event being staged by Council which Council is a sponsor, or which Council has an association to, or
 - (b) The Advertising Device is displayed in conjunction with an event which has been approved by Council (for example, a sign advertising a business that is authorised to operate in a Council reserve as part of a festival).
- 4. Council may authorise the display of an Advertising Device at a Commercial Property where the advertising device is used to promote the sale of goods or services that are provided from that property.
- 5. All Advertising Devices displayed under this policy must be located in a position that is safe and that will not affect vehicle or pedestrian traffic.
- 6. All Advertising Devices displayed, or to be displayed under this policy require the prior written approval of the Chief Executive Officer. Council reserves the right to refuse any application that it deems inappropriate.
- 7. Council will not authorise any Advertising Devices that are deemed to be offensive or discriminatory, or that are directly associated with alcohol, tobacco or gambling.
- 8. This policy does not alter any requirements of any person or entity to comply with the requirements of any applicable law including, but not limited to the requirement to:
 - (a) Obtain a Planning Permit under the *Land Use Planning and Approvals Act 1993*
 - (b) Obtain a licence, permit or other type of approval required under a by-law, and
 - (c) Comply with any codes, standard, Act, regulation, rule, requirement of other law that regulates the use of Advertising Device from time to time.

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BACKGROUND

In line with community expectations, and Council's responsibility to govern responsibly and in the best interests of the community, Council must ensure that the use of Advertising Devices on Council Property is limited to



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particular circumstances and in compliance with Council’s requirements. It’s the primary intention of Council that Council Property may only be used to promote private or commercial interests where it may result in a benefit to the community including for a community event. The advertising must not adversely impact amenity or environmental values.

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DOCUMENT CONTROL

Version:	2.0	Adopted		Commencement Date	
Minutes Reference				Review Period	4 Years from adoption
Previous Versions:	v 1.0 adopted 20 March 2017 (Council meeting, Item 11)				
Responsible Directorate	Environmental Services	Controller:		Manager Property,	
ECM Document No.:	Policies				

Deleted: Infrastructure and Works

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COUNCIL POLICY



ADVERTISING DEVICES ON COUNCIL PROPERTY

1. Purpose

This policy provides guidance on when Council will permit the use of Advertising Devices within Council Property.

2. Scope

This policy applies to any Advertising Device used, or proposed to be used, on Council Property by an External Party.

3. Related Documents

- Not applicable

4. Statutory Requirements

Acts	<i>Local Government Act 1993</i> <i>Land Use Planning and Approvals Act 1993</i>
Regulations	Not applicable
Australian/ International Standards	Not applicable

5. Definitions

Advertising Device means a device used for promoting a sale, or for the purpose of publicising any matter.

Chief Executive Officer means the Chief Executive Officer of Council or delegate.

COUNCIL POLICY



Commercial Property means a property used primarily for the sale of goods or services such as a retail shop or business office.

Council Property means any land and associated buildings or structures owned or administered by Council.

Device means any design, writing, drawing, three-dimensional object, depiction, symbol, structure, place card, banner, notice, signboard, projection, image, animation, hologram, publication or sign of any kind.

External Party means any group or individual that is not the Glenorchy City Council.

Sports Ground means Council Property which is a sport playing field or facility that is owned or administered by Council.

Recreation Reserve means Council Property (other than a sports ground) which is used for recreation and includes but is not limited to a park.

6. Policy Statement

Background

In line with community expectations, and Council's responsibility to govern responsibly and in the best interests of the community, Council must ensure that the use of Advertising Devices on Council Property is limited to particular circumstances and in compliance with Council's requirements. It's the primary intention of Council that Council Property may only be used to promote private or commercial interests where it may result in a benefit to the community including for a community event. The advertising must not adversely impact amenity or environmental values.

1. The display of any Advertising Devices on Council Property is prohibited unless in accordance with this Policy.
2. Council may authorise the display of an Advertising Device within a Sports Ground where:
 - a. the person or entity displaying the sign has entered into a lease or licence agreement with Council on terms satisfactory to Council, and

COUNCIL POLICY



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- b. the Advertising Device faces inward and is primarily only visible to persons attending the relevant sports ground.
 3. Council may authorise the display of an Advertising Device within a Recreation Reserve where:
 - a. The primary purpose of the Advertising Device is to publicise an event being staged by Council which Council is a sponsor, or which Council has an association to, or
 - b. The Advertising Device is displayed in conjunction with an event which has been approved by Council (for example, a sign advertising a business that is authorised to operate in a Council reserve as part of a festival).
 4. Council may authorise the display of an Advertising Device at a Commercial Property where the advertising device is used to promote the sale of goods or services that are provided from that property.
 5. All Advertising Devices displayed under this policy must be located in a position that is safe and that will not affect vehicle or pedestrian traffic.
 6. All Advertising Devices displayed, or to be displayed under this policy require the prior written approval of the Chief Executive Officer. Council reserves the right to refuse any application that it deems inappropriate.
 7. Council will not authorise any Advertising Devices that are deemed to be offensive or discriminatory, or that are directly associated with alcohol, tobacco or gambling.
 8. This policy does not alter any requirements of any person or entity to comply with the requirements of any applicable law including, but not limited to the requirement to:
 - a. Obtain a Planning Permit under the Land Use Planning and Approvals Act 1993
 - b. Obtain a licence, permit or other type of approval required under a by-law, and
 - c. Comply with any codes, standard, Act, regulation, rule, requirement of other law that regulates the use of Advertising Device from time to time.

COUNCIL POLICY



7. Version Control

Version	V 3.0	Adopted	25 May 2026	Commencement date	26 May 2026
Minutes reference	Item			Review period	4 years from adoption
Previous versions	V2.0 adopted 27 June 2022 (Council meeting, Item 6) V 1.0 adopted 20 March 2017 (Council meeting, Item 11)				
Responsible Directorate	Environmental Services	Controller	Manager Property		
ECM Document no	Policies by Directorate				

10.2 WASTE MANAGEMENT FEES AND CHARGES 2026/2027

Author: Manager Sustainability and Environment (Evan Brown)

Qualified Person: Director Environmental Services (Luke Chiu)

File Reference: Waste Fees and Charges

Executive Summary

The proposed Waste Management Fees and Charges for the 2026/27 financial year have been developed in alignment with Council's budget and statutory obligations.

The proposed changes reflect costs associated with waste collection, disposal, inflation, fuel surcharges, contract variations, and the State Government's waste levy. The State Government imposed waste levy will increase from \$45.84 to \$70.56 (54% increase) per tonne from 1 July 2026.

Key objectives of the revised fees and charges are to:

- Maintain reliable, cost-effective waste and kerbside collection services.
- Encourage waste separation and diversion from landfill.
- Recover service delivery costs under a user pays framework, including the application of fuel surcharges that are being charged to Council by contractor services.
- Apply the statewide waste levy in accordance with legislation.
- Promote safe disposal of regulated wastes and controlled wastes.

Council is proposing residential kerbside collection charges to increase by 5%. The State Government imposed waste levy and fuel surcharge that are charged to Council, collectively equates to an increase of 14.5% for garbage, 8.5% for recycling, and 10.5% for FOGO. The same increases are also proposed for eligible commercial kerbside services.

At the Jackson Street Waste Management Centre, most landfill disposal charges are proposed to increase by approximately 5%. There are higher targeted increases for tyres, timber and controlled waste to reflect handling and processing costs. The reduced domestic waste fees will continue to apply to Glenorchy residents and eligible community groups.

Overall, the proposed fees and charges balance affordability for residents with Council's need to recover costs and meet legislative requirements.

Recommendation

That Council:

1. APPROVE the following kerbside Fees for 2026/2027 financial year as per **Table 1**.
2. APPROVE the following disposal charges for the Jackson Street Waste Management Centre for 2026/2027 financial as per **Table 2**.

3. APPROVE the following volumetric backup charges for the Jackson Street Waste Management Centre for 2026/2027 financial year as per **Table 3**.
4. AUTHORISE the CEO to negotiate landfill fees with large commercial operators and other Councils, as required.

Table 1: Kerbside Fees 2026/2027

Service Type	2025/2026 Fees	Annual Increase %	State Government Waste Levy % (\$70.56)	Fuel Surcharge %	Total Increase Amount \$	2026/2027 Final Rounded Charge
Standard Service						
Residential Garbage -140L F/N	\$123.60	5%	6%	3.5%	\$18.40	\$142
Residential Recycling Services 140L/240L F/N	\$121.30	5%	N/A	3.5%	\$10.70	\$132
Residential FOGO 140L/240L F/N	\$93.80	5%	N/A	5.5%	\$10.20	\$104
Change bin from 140L to 240L	No Charge	-	-	-	-	No Charge
Residential Garbage - 240L F/N (increase in size from 140L)	\$217.15	5%	6%	3.5%	\$31.85	\$249
Shared Services						
Residential Garbage Shared Service	\$123.60	5%	6%	3.5%	\$18.40	\$142
Residential Recycling Shared Services	\$121.30	5%	N/A	3.5%	\$10.70	\$132
FOGO Shared Services	\$93.80	5%	N/A	5.5%	\$10.20	\$104
Other Services						
Commercial Garbage – 140L F/N	\$214.85	5%	6%	3.5%	\$32.15	\$247
Group Home Garbage – 140L W (W140LCG)	\$375.40	5%	6%	3.5%	\$54.60	\$430
Commercial Garbage – 240L F/N	\$368.45	5%	6%	3.5%	\$54.55	\$423
Group Home Garbage – 240L W (W240LCG)	\$639.90	5%	6%	3.5%	\$93.10	\$733

Commercial Recycling – 140L & 240L F/N	\$121.30	5%	N/A	3.5%	\$10.70	\$132
Group Home Recycling – 140L & 240L W (WLCR)	\$240.35	5%	N/A	3.5%	\$20.65	\$261
Commercial FOGO – 140L & 240L F/N (New Service)	\$93.80	5%	N/A	5.5%	\$10.20	\$104
Special Garbage – 140L F/N	\$247.20	5%	6%	3.5%	\$36.80	\$284
Special Garbage – 240L F/N	\$425.05	5%	6%	3.5%	\$61.95	\$487
Special Recycling – 140L & 240L F/N	\$240.35	5%	N/A	3.5%	\$20.65	\$261
Special FOGO – 140L & 240L F/N	\$242.55	5%	N/A	5.5%	\$26.45	\$269

Notes:

1. W – weekly, F/N – fortnightly.
2. All residential tenements may upgrade their garbage service type from a 140-litre service to a 240-litre service fortnightly by paying the relevant charge listed above. There is no minimum number of residents required to utilise this service. Upgrades are required to be applied for by the resident/ratepayer for the property.
3. Weekly collections are for unit complexes only. However, all individual bin service residents have the option to upgrade to weekly collection by arrangement directly with Council’s kerbside garbage collection provider, (Veolia).
4. Special circumstance garbage, FOGO and recycling is a fortnightly service that manages a number of existing circumstances.

Table 2: Jackson Street Waste Management Centre 2026/2027

Waste Service Type	2025/2026 Current Gate Fee (Including GST & Levy)	2025/2026 Gate Fees Excluding Levy	Increase based on 5%	New State Government Waste Levy Applied (\$70.56) or \$ Proportioned	2026/2027 Proposed Final Charges Rounded (Including GST & Levy)
Minimum gate fee	\$17	\$16	\$0.80	\$3.00	\$20.00
Passenger tyres (15% increase)*	\$14	\$13	\$2.00*	\$1.00	\$16.00
Passenger tyres with Rims (15% increase)*	\$24	\$22.50	\$3.50*	\$2.00	\$28.00
Light truck / 4wd tyres (15% increase)*	\$24	\$22.50	\$3.50*	\$2.00	\$28.00
Light truck / 4wd tyres with Rims (15% increase)*	\$47	\$45	\$6.70*	\$3.00	\$55.00
Clean fill (conditions apply)	\$82	\$32	\$1.60	\$70.56	\$105.00

Brick / concrete / rubble	\$143	\$95.70	\$4.79	\$70.56	\$172.00
Timber & Wood Waste (25% increase)*	\$130	\$84	\$21.00*	\$70.56	\$176.00
Green waste / vegetation (domestic)	\$141	\$91.30	\$4.57	\$70.56	\$167.00
Green waste / vegetation (commercial)	\$165	\$115.50	\$5.78	\$70.56	\$192.00
General waste – domestic GCC residents* (cars and single axle & non branded tandem trailers), and community groups	\$160	\$112.20	\$5.61	\$70.56	\$189.00
General waste – Non GCC residents	\$207	\$159.50	\$7.98	\$70.56	\$239.00
Mattresses	\$35	\$35	\$1.75	\$2.00	\$39.00
Mixed waste – commercial / industrial / demolition / construction	\$300	\$256	\$12.80	\$70.56	\$340.00
Metal	\$128	\$78	\$3.90	\$70.56	\$153
Recycling	No Charge	No Charge		N/A	No Charge
Domestic quantity of double wrapped asbestos	\$59 / boot load \$116 / small trailer load (levy N/A)	\$59 / boot load \$116 / small trailer load (levy N/A)	\$2.95 & \$5.80	N/A	\$62/ boot load \$122 / small trailer load
Controlled waste / special burial – (Tas Police & State Health Only) 33% increase	\$174 / special waste handling fee plus \$350 / tonne	\$174 / special waste handling fee plus \$350 / tonne	\$9.00 handling fee plus \$117.44 /tonne	\$70.56	\$183 / special waste handling fee plus \$538 per tonne
<p>* A driver's licence or valid ID would need to be presented to the tollbooth operator to receive the discounted general waste fees.</p> <p>Dual axle/tandem trailers will only be accepted as residential loads that do not exceed 1 tonne, load exceeding this limit will be charged at a non-residential fee.</p>					

Table 3: Volumetric Backup Charges only

Waste type (only when weighbridge is non-operational)	Charges 2025/2026 (including GST & rounded)	2026/2027 Proposed Charges (Inc GST & Levy)
Boot Load (up to a maximum of 0.25m ³)	\$17	\$20
Green Waste Boot Load	\$17	\$20
Trucks GVM > 3 tonne to 7 tonnes	\$96	\$126
Trucks GVM > 7 tonne to 12 tonnes	\$217	\$253
Trucks GVM >12 tonne Single Axle	\$312	\$358
Trucks GVM >12 tonne Dual Axle	\$383	\$423
Dual axle trailers (behind trucks)	\$383	\$423
Skip/Bin up to 4m ³	\$130	\$162

Skip/Bin > 4m ³ to 8m ³	\$250	\$288
Skip/Bin > 8m ³ to 12m ³	\$405	\$451
Skip/Bin > 12m ³ to 15m ³	\$510	\$561
Skip/Bin > 15m ³ to 20m ³	\$665	\$724
Skip/Bin > 20m ³ to 25m ³	\$786	\$851
Skip/Bin > 25m ³ to 30m ³	\$906	\$977
Skip/Bin > 30m ³	\$1,148	\$1,231
Compactors < 7m ³	\$306	\$347
Compactors > 7m ³ to 15m ³	\$652	\$710
Compactors < 15m ³ half full	\$486	\$536
Compactors > 15m ³ full	\$1,098	\$1,178
Compactors > 15m ³ half full	\$693	\$753

Community Plan Reference	<p>Valuing Our Environment</p> <p>We protect and manage our City's natural environment and special places now and for the future.</p> <p>Leading Our Community</p> <p>We responsibly manage our community's resources to deliver what matters most.</p>
Strategic Plan Reference	<p>Deliver services to our community at defined levels.</p> <p>Manage waste responsibly and innovate to reduce waste to landfill.</p>
Consultation / Engagement	<p>Engagement associated with this decision will be undertaken at Inform level by inclusion within the Council Meeting Minutes that will be available to the public on the Council's website and from the Customer Service Centre.</p> <p>The fees and charges for 2026/27 have been formulated in line with Council's budget preparation. Fees are proposed to be increased to reflect the mandatory increase of the state waste levy, inflation, and any applicable fuel surcharges that have been applied to contractor services.</p>
Resources	<p>Minor costs associated with updated signage and fliers to promote the updated fees will be produced within existing budgets.</p>
Risk / Legal / Legislative / Reputational	<p>The key risk related to the setting of these fees and charges is whether a fair balance has been achieved between affordability for individuals and costs incurred by Council.</p> <p>In setting the fees, affordability has been balanced with the costs associated with the provision of services.</p>
25/26 Budget Allocation	<p>This will not affect the 25/26 Budget Allocation</p>
Life of Project, Service, Initiative or (Expectancy of) Asset	<p>Not applicable</p>
25/26 Budget Reconsideration	<p>Not applicable</p>

Ongoing Costs (e.g. maintenance, operational)	Not applicable
Other Funding Sources	Not applicable

Proposal in Detail

1. Council is required under the *Local Government Act 1993* to review and adopt fees and charges annually as part of the budget process. The proposed waste management fees and charges for the 2026/27 financial year have been developed in accordance with Glenorchy City Council's Waste Management Strategy and broader budget objectives.
2. Key objectives of the revised fees and charges are to:
 - Maintain reliable, cost-effective waste and kerbside collection services.
 - Encourage waste separation and diversion from landfill.
 - Recover service delivery costs under a user pays framework, including the application of fuel surcharges that are being charged to Council by contractor services.
 - Apply the State Government Waste Levy in accordance with legislation.
 - Promote safe disposal of regulated wastes and controlled wastes.

KERBSIDE COLLECTION CHARGES FOR 2026/2027

3. Council's standard kerbside collection service consists of a fortnightly 140L garbage service, and a fortnightly 240L recycling and FOGO bin service. Council allows residents to reduce the size of recycling and FOGO bins to 140L at no cost. Council also provides the ability for residents to increase the size of their garbage bins to 240L at a pro-rata collection cost.
4. Council provides shared waste services to unit complexes and multi-unit dwellings under its Waste Services Policy.
5. Unit complexes and multi-unit dwellings with shared bin arrangements are provided a weekly service for garbage, recycling, and FOGO with the number of bins and sizes calculated and negotiated with these residents. Shared bins ensure issues like space encroachment and accessibility on both private land and on the kerb are minimised and managed appropriately.
6. Council also provides services to other tenement types, including limited commercial services and in some special circumstances, weekly garbage and recycling services.

Residential kerbside garbage and recycling collection

7. For the 2026/2027 financial year, it is proposed to increase residential kerbside garbage charges by 5%, plus the relevant State Government waste levy increase and the fuel surcharge that is being charged to Council, collectively this equates to an increase of 14.5% for garbage charges and 8.5% for recycling. These increases reflect rising operational costs including inflation, collection and disposal adjustments, fuel surcharges and the State Government’s waste levy increases. Recycling services remain exempt from the State Government waste levy.

Residential Food Organic and Green Organic (FOGO) collection charges

8. Since the introduction of FOGO in February 2020, Council has been able to divert approximately 29,000 tonnes of organic waste from landfill.
9. It is proposed to increase the FOGO kerbside collection by 5% plus the fuel surcharge being charged to Council which collectively equates to 10.5%. The increase reflects higher collection and processing costs, and fuel surcharges. The FOGO service remains exempt from the waste levy.

Commercial kerbside garbage, FOGO and recycling collection

10. Commercial kerbside garbage, FOGO and recycling services are generally provided by the private sector. Council does, however, offer residential kerbside services to non-residential tenements (i.e. commercial premises) on a limited basis. As per Council Policy, this service is only for small businesses or sporting/community groups that only produce domestic quantities of waste, recycling and FOGO.
11. To continue to provide this commercial service, it is proposed to also increase all commercial garbage by 14.5%, recycling by 8.5% and FOGO by 10.5% (consistent with the increases for the residential services).

Proposed kerbside collection charges

12. The proposed increase in charges for the relevant categories is set out in the following table:

Table 1: Kerbside Fees for 2026/2027

Service Type	2025/2026 Fees	Annual Increase %	State Government Waste Levy % (\$70.56)	Fuel Surcharge %	Total Increase Amount \$	2026/2027 Final Rounded Charge
Standard Service						
Residential Garbage - 140L F/N	\$123.60	5%	6%	3.5%	\$18.40	\$142
Residential Recycling Services	\$121.30	5%	N/A	3.5%	\$10.70	\$132

140L/240L F/N						
Residential FOGO 140L/240L F/N	\$93.80	5%	N/A	5.5%	\$10.20	\$104
Change bin from 140L to 240L	No Charge	-	-	-	-	No Charge
Residential Garbage - 240L F/N (increase in size from 140L)	\$217.15	5%	6%	3.5%	\$31.85	\$249
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Notes:

1. W – weekly, F/N – fortnightly.
2. All residential tenements may upgrade their garbage service type from a 140-litre service to a 240-litre service fortnightly by paying the relevant charge listed above. There is no minimum number of residents required to utilise this service. Upgrades are required to be applied for by the resident/ratepayer for the property.
3. Weekly collections are for unit complexes only. However, all individual bin service residents have the option to upgrade to weekly collection by arrangement directly with Council's kerbside garbage collection provider, (Veolia).
4. Special circumstance garbage, FOGO and recycling is a fortnightly service that manages a number of existing circumstances.

JACKSON STREET WASTE MANAGEMENT CENTRE CHARGES FOR 2026/27**State Government Waste Levy**

13. The State Government's waste levy was first introduced on 1 July 2022.
14. The levy amount was initially \$20 per tonne and later increased to \$45.84 per tonne last financial year. From 1 July 2026, we will see the levy rise by approximately 54% reaching \$70.56 per tonne for the financial year.
15. Since its introduction in 2022, Council has collected and remitted more than \$4,800,000 in levy payments to the State Government.
16. Council effectively is acting as a collection agent, collecting the levy from the customer through gate fees and transferring this directly to the State Government as required under the State's waste legislation. The State Government waste levy of \$70.56 per tonne for 2026/27 is added to all waste types where the levy applies, as per the table below.

Concession Tip Passes

17. With the introduction of the State Government waste levy, the Government has established an assistance program for charity groups and charitable recyclers under the Waste and Resource Recovery Act.
18. The Tasmanian Waste and Resource Recovery Board is responsible for administering this program. Following consultation with Charitable Recycling Australia, the Board determined that a rebate scheme is a more effective support mechanism than a levy exemption.
19. As a result, no exemptions will be provided to charities or community organisations disposing of waste at the Jackson Street Landfill. Eligible organisations must apply directly to the Waste and Resource Recovery Board to access the rebate.
20. It is recommended that community groups, not-for-profit organisations, and charities continue to be charged the reduced domestic waste rate of \$189 per tonne (inclusive of the levy), rather than the standard commercial mixed-waste rate of \$340 per tonne. The exception applies to Council-approved clean-ups undertaken on Council-owned or managed land, where Council will absorb all associated disposal and levy costs.

Negotiation of Commercial Rates

21. Other councils and major commercial enterprises at times express an interest in delivering large volumes of waste which provides opportunities to support local business continuity and strengthen landfill revenue. In line with this approach, it is proposed that the CEO be granted authority to negotiate gate fees with large commercial operators and other councils as and when required.

Asbestos and Controlled Waste

22. Council will continue to accept domestic boot and trailer load quantities of asbestos from residents, with the requirement that it must be double wrapped.

23. The 2026/2027 charges for asbestos are:
 - boot load (\$62) or
 - trailer (6x4 Box trailer) load of asbestos (\$122).
24. This represents an increase of 5% from last year. The minimal increase is designed to encourage people to dispose of asbestos properly and safely.
25. It is strongly recommended to continue not to accept commercial loads of asbestos and controlled waste, except for special burials from Tas Police and State Health under prior arrangement with the Waste Services Coordinator and the Landfill Team Leader. This fee is proposed to be adjusted by 54% from \$350 to \$538 to reflect handling and processing costs.
26. Given Council's controlled waste area is very limited for space, this area is restricted to the acceptance of domestic loads only to accommodate the needs of Glenorchy residents into the future.
27. It is noted that commercial operators will continue to have alternative disposal options for commercial loads of asbestos and controlled waste outside of Jackson Street, including the Copping Landfill.

Recycling Centre Relocation

28. Council currently operates a free recycling drop-off facility for Glenorchy residents at the Jackson Street Waste Management Centre. The facility is positioned before the landfill tollbooth, allowing unrestricted access to anyone entering the site. While this service is valued by residents, it also represents a significant operational cost to Council.
29. The existing location and arrangement pose many challenges, including:
 - Uncontrolled access allows commercial operators and non-residents to use the service, particularly as neighbouring councils (Hobart, Kingborough and Clarence) charge fees for similar drop-off services.
 - Increased illegal dumping has been observed due to the open location.
 - Safety concerns exist for both residents and staff, as the current layout provides limited separation between general traffic, landfill users and recycling drop-off activity.
 - Limited oversight makes it difficult to manage inappropriate disposal and enforce site rules.
30. To address these issues, work is underway for the recycling drop-off facility be relocated past the tollbooth and integrated into the Recovery Hub (formerly the old gravel yard). This relocation will:
 - Provide a safer, purpose-designed area for residents and staff.
 - Enable controlled access, ensuring the service is used appropriately and reducing illegal dumping.
 - Improve monitoring of commercial operators and non-residents, aligning Glenorchy with regional waste management practices.

- Support more efficient site operations and clearer traffic flow.
 - Support improved re-use and recycling outcomes.
31. The relocation is planned for completion later in the calendar year, as part of the review of this service and in line with Glenorchy City Council's Waste and Resource Recovery Strategy.

Tyres

32. Tyres will still be accepted and charged per unit, with prices increased by 15% to reflect the cost of handling and disposal.

Timber & Wood Waste

33. In line with Council's commitment to increasing resource recovery and reducing landfill volumes, a separate waste category for timber and wood waste was introduced last year. This initiative encourages source separation of building materials and enables further opportunities for off-site recycling and recovery.
34. The charge for 2026/2027 is proposed to increase from \$130 to \$176 per tonne. This includes a 25% increase due to high handling and processing costs as well as the State Government waste levy of (\$70.56).

Recommended landfill disposal charges 2026/27

35. The recommended increases in the schedule of charges for the 2026/2027 are as follows and vary depending on the waste type.
36. Fees are generally proposed to increase by around 5% of the ex-GST fee (with rounding up to the nearest \$1) to account for inflation, except for tyres by 15%, timber by 25%, and controlled waste/special burial which is proposed to increase by 33% to reflect the higher costs of handling and processing.
37. The minimum gate fee is recommended to increase from \$17 to \$20. This modest increase reflects the higher State Government waste levy incurred, while still trying to maintain an affordable charge for residents. It is noted the minimum gate fee was not increased last year.
38. The following table compares current charges to proposed charges. Columns show: the 2025/26 charge (incl. GST & levy), the 2025/26 base charge (incl. GST, excl. levy), the 5% annual increase applied, the new State Government waste levy amount applied (full or proportioned), and the proposed final 2026/27 charge (incl. GST & levy) after rounding.

Table 2: Disposal Charges for the Jackson Street Waste Management Centre

Waste Service Type	2025/2026 Current Gate Fee (Including GST & Levy)	2025/2026 Gate Fees Excluding Levy	Increase based on 5%	New State Government Waste Levy Applied (\$70.56) or \$ Proportioned	2026/2027 Proposed Final Charges Rounded (Including GST & Levy)
Minimum gate fee	\$17	\$16	\$0.80	\$3.00	\$20.00
Passenger tyres (15% increase)*	\$14	\$13	\$2.00*	\$1.00	\$16.00
Passenger tyres with Rims (15% increase)*	\$24	\$22.50	\$3.50*	\$2.00	\$28.00
Light truck / 4wd tyres (15% increase)*	\$24	\$22.50	\$3.50*	\$2.00	\$28.00
Light truck / 4wd tyres with Rims (15% increase)*	\$47	\$45	\$6.70*	\$3.00	\$55.00
Clean fill (conditions apply)	\$82	\$32	\$1.60	\$70.56	\$105.00
Brick / concrete / rubble	\$143	\$95.70	\$4.79	\$70.56	\$172.00
Timber & Wood Waste (25% increase)*	\$130	\$84	\$21.00*	\$70.56	\$176.00
Green waste / vegetation (domestic)	\$141	\$91.30	\$4.57	\$70.56	\$167.00

Green waste / vegetation (commercial)	\$165	\$115.50	\$5.78	\$70.56	\$192.00
General waste – domestic GCC residents* (cars and single axle & non branded tandem trailers), and community groups	\$160	\$112.20	\$5.61	\$70.56	\$189.00
General waste – Non GCC residents	\$207	\$159.50	\$7.98	\$70.56	\$239.00
Mattresses	\$35	\$35	\$1.75	\$2.00	\$39.00
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Metal	\$128	\$78	\$3.90	\$70.56	\$153
Recycling	No Charge	No Charge		N/A	No Charge
Domestic quantity of double wrapped asbestos	\$59 / boot load \$116 / small trailer load (levy N/A)	\$59 / boot load \$116 / small trailer load (levy N/A)	\$2.95 & \$5.80	N/A	\$62/ boot load \$122 / small trailer load
Controlled waste / special burial – (Tas Police & State Health Only) 33% increase	\$174 / special waste handling fee	\$174 / special waste handling fee	\$9.00 handling fee plus \$117.44 /tonne	\$70.56	\$183 / special waste handling fee plus \$538 per tonne

	plus \$350/ tonne	plus \$350 / tonne			
<p>* A driver's licence or valid ID would need to be presented to the tollbooth operator to receive the discounted general waste fees.</p> <p>Dual axle/tandem trailers will only be accepted as residential loads that do not exceed 1 tonne, load exceeding this limit will be charged at a non-residential fee.</p>					

Backup Volumetric Charges

39. Council has a backup volumetric charge system on standby in case the weighbridge is out of operation.
40. These charges would only be applied in this very rare circumstance and have not been required to be used for several years.
41. These fees are proposed to increase by 5% of the ex-GST fee plus the proportioned levy difference (with rounding up to the nearest \$1) across the board as per the table below:

Table 3: Volumetric Backup Charges only

Waste type (only when weighbridge is non-operational)	Charges 2025/2026 (including GST & rounded)	2026/2027 Proposed Charges (Inc GST & Levy)
Boot Load (up to a maximum of 0.25m ³)	\$17	\$20
Green Waste Boot Load	\$17	\$20
Trucks GVM > 3 tonne to 7 tonnes	\$96	\$126
Trucks GVM > 7 tonne to 12 tonnes	\$217	\$253
Trucks GVM >12 tonne Single Axle	\$312	\$358
Trucks GVM >12 tonne Dual Axle	\$383	\$423
Dual axle trailers (behind trucks)	\$383	\$423
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Skip/Bin > 8m ³ to 12m ³	\$405	\$451
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Skip/Bin > 15m ³ to 20m ³	\$665	\$724
Skip/Bin > 20m ³ to 25m ³	\$786	\$851
Skip/Bin > 25m ³ to 30m ³	\$906	\$977
Skip/Bin > 30m ³	\$1,148	\$1,231
Compactors < 7m ³	\$306	\$347
Compactors > 7m ³ to 15m ³	\$652	\$710
Compactors < 15m ³ half full	\$486	\$536
Compactors > 15m ³ full	\$1,098	\$1,178
Compactors > 15m ³ half full	\$693	\$753

Attachments

Nil

10.3 TOLOSA PLAYSPLACE RENEWAL ENGAGEMENT UPDATE (24 MAY 2026)

Author: Recreation and Environment Coordinator (Jasmine Young)

Qualified Person: Director Environmental Services (Luke Chiu)

File Reference: Planning for Play 2041

Executive Summary

This report presents the outcomes of community engagement undertaken from 1 April to 30 April 2026 in relation to the proposed Tolosa Park Regional Playspace.

This project was identified through Council's adopted playspace strategy Planning for Play 2041 as part of Council's long term strategic approach to renew and improve its playspaces. The strategy specifically identified the opportunity to develop a destination playspace at the ever-popular Tolosa Park.

To inform final concept selection, Council's Landscape Architect developed two concept design options. Community engagement was undertaken via Council's Let's Talk Glenorchy online platform using the quick poll voting function to seek public preference between the two concepts. The engagement was supported through a coordinated communications campaign including Council Facebook promotion, a dedicated YouTube video, a full-page advertisement in the April 2026 Glenorchy Gazette and promotional material displayed within the Council Chambers foyer.

A total of 3,589 responses were received during the engagement period, demonstrating a very strong level of community interest in the project. The final results determined that Option 1 – Nature Play Inspired Playspace is the preferred concept with 1,804 votes (50.3%), compared with Option 2 – Traditional Play Inspired Playspace with 1,785 votes (49.7%), representing a margin of just 19 votes (0.6%).

Council has committed funding for the delivery of this project through the Property Disposals Reserve and has also secured Commonwealth and State Government grant funding contributions toward the project's accessible and inclusive play components.

Subject to Council resolving the community engagement outcomes, officers will proceed with detailed design refinement, procurement planning and delivery for the preferred concept, with construction commencing during the 2026/2027 financial year with completion anticipated by June 2027.

Recommendation

That Council:

1. RECEIVE and NOTE the outcomes of community engagement undertaken from 1 April to 30 April 2026 for the Tolosa Park Regional Playspace Renewal.
2. ENDORSE Option 1 – Nature Play Inspired Playspace as the preferred concept design as voted by the community.
3. NOTE that officers will proceed with detailed design refinement, procurement planning and delivery for the preferred concept.

<p>Community Plan Reference</p>	<p>Valuing Our Environment We improve the quality of our urban and rural areas as places to live, work and play.</p>
<p>Strategic Plan Reference</p>	<p>Make our City more liveable by providing and upgrading public places and facilities for people to come together. Improve our parks and public spaces for the enjoyment, health and wellbeing of our community.</p>
<p>Consultation/ Engagement</p>	<ul style="list-style-type: none"> • Director Environmental Services • Manager Environment & Sustainability • Manager Stakeholder Engagement • Manager Works • Manager Assets, Engineering & Design • Urban Services Coordinator • Coordinator Communications & Engagement • Property Coordinator • Landscape Architect • Senior Transport Engineer • Transport Technical Officer • Senior Communications Officer • Marketing & Engagement Officer • Community Engagement & Events Officer <p>Community engagement was undertaken using Let’s Talk Glenorchy via a quick poll for 4 weeks and participation was encouraged through a coordinated communications plan. This was undertaken between 1 April and 30 April.</p> <p>Council will continue to provide community progress updates throughout detailed design and construction via Council’s social media channels, Glenorchy Gazette and the Let’s Talk Glenorchy project page.</p> <p>Upon completion, it is proposed that Council undertake an official opening event to celebrate delivery of the new Tolosa Park Regional Playspace.</p>
<p>Resources</p>	<p>Design of the two playspace options was managed with existing internal resources, however there was engagement of external contractors for the playspace design renders.</p>

	<p>Public engagement was undertaken through Council's Let's Talk Glenorchy Page, Glenorchy Gazette, a dedicated You Tube video and Facebook posts to encourage the public to take part in a quick poll, and was project managed with existing internal resources.</p> <p>Delivery of the next steps of this project will be managed by Council's Environmental Services Department with support from Procurement, Communications, Maintenance & Operations and Asset teams.</p> <p>External contractors will be engaged for the construction of the playspace.</p>
Risk/Legal/ Legislative/ Reputational	<p>Renewal of ageing playground infrastructure reduces community risk associated with unsafe or non-compliant play equipment and supports Council's ongoing capital renewal program of improving safety across the municipal playground network.</p> <p>Potential risks identified throughout the future of the project include procurement delays, budget variation, weather impacts, and certification requirements.</p> <p>Accessibility compliance will be managed through detailed design review, contractor engagement processes and standard Council project management controls.</p> <p>Failure to progress delivery of the project following significant community engagement and prior public funding announcements may result in reputational risk to Council.</p>
25/26 Budget Allocation	Not applicable
Life of Project, Service, Initiative or (Expectancy of) Asset	The life of playspaces varies and is regularly assessed and adjusted through condition audits. The typical asset life of a playspace is approximately 20 years.
25/26 Budget Reconsideration	Not applicable
Ongoing Costs (e.g. maintenance, operational)	The new play space will require a higher frequency of maintenance and inspections due to the increased number of play elements and surfaces, and its classification as a destination playspace. This can be accommodated within existing Council staffing resources. However, the additional assets will increase overall maintenance requirements, which

	will be reflected in future increased maintenance budget allocations that are set each year to account for new assets.
Other Funding Sources	<p>At its October 2025 meeting, Council approved the release of up to \$1,456,856.00 from the Property Disposals Reserve fund towards the development of a destination playspace at Tolosa Park in the 2026/2027 financial year.</p> <p>The preferred Tolosa Park Regional Playspace concept has an indicative total project budget of \$1,574,000 excluding GST.</p> <p>Council has also secured funding through the Accessible Australia Initiative of \$162,432 (\$150,000 from the Australian Government and \$12,432 from the Tasmanian Government). This funding has been secured due to the extensive accessibility components and equipment that is included in (both) designs.</p>

Proposal in Detail

Background

1. Council is progressing the renewal of the existing playground at Tolosa Park through the delivery of a new regional, destination playspace designed to provide contemporary, accessible and inclusive recreation opportunities for Glenorchy residents and visitors to the municipality.
2. The project has been identified and prioritised through Council's adopted playspace strategy Planning for Play 2041 (The Strategy), which specifically identified the opportunity to develop a destination playspace at the popular Tolosa Park.
3. The Strategy identifies the importance of investing in strategically located regional playspaces capable of serving both local users and the wider southern Tasmanian community, while also improving safety and reducing lifecycle costs associated with outdated infrastructure.
4. Tolosa Park has been identified as a suitable location for this level of investment due to its role as one of Glenorchy's premier open space destinations and its strategic importance within the broader Tolosa Park Master Plan – Stage B redevelopment.
5. Tolosa Park offers a significant natural setting set against the beautiful backdrop of kunanyi / Mount Wellington, established supporting amenities, and sufficient space to accommodate a regionally significant family recreation facility capable of attracting visitation from across Greater Hobart while enhancing community wellbeing outcomes.
6. The proposed development aligns with the master plan's vision to create an accessible, inclusive and destination-quality recreational parkland for the community.

7. The proposed project will replace the ageing existing playground with a new destination playspace that delivers a diverse range of play experiences while maintaining a strong emphasis on accessibility and inclusion. The new facility is intended to provide equitable play opportunities for users of all ages and abilities and strengthen Tolosa Park's role as a unique and iconic regional recreation destination.

Concept Planning

8. Council's Landscape Architect developed two distinct concept design options guided by the strategic objectives of the Strategy and the broader Tolosa Park master plan. A copy of the detailed concept plans and renders used in the consultation for option 1 and 2 as well as a detailed list of play elements in each playspace have been provided in **Attachment 1**.
9. Both options were intentionally developed as differently themed destination playspaces, offering different play experiences and visual character, while ensuring each concept delivered a substantial suite of inclusive play opportunities.
10. Playspace option 1 is Nature Play Inspired, focused on imaginative play and exploration, featuring a large timber and rope climbing structure, dry creek bed with interactive water play, balancing logs, boulders, cubby houses and natural play elements designed to create a forest-like experience.
11. Playspace option 2 is Traditional Play Inspired, the design is centred around tall play towers and large slides, complemented by a ninja warrior-style obstacle course, spinning play equipment and colourful softfall areas, offering active and familiar play experiences for a wide range of ages
12. Both playground options include a range of inclusive and community-focused features designed to support accessibility, recreation and comfort for all users. Shared elements include swings and an accessible basket swing, a multipurpose outdoor games area with a large checkerboard, ping pong table and wheelchair-accessible DJ booth, as well as audio welcome posts in multiple languages.
13. Both designs also feature an accessible sensory garden walk with musical play elements, new shelters, drink fountains, bins and BBQ facilities positioned throughout the site, safety fencing near the car park, and the retention of existing trees alongside additional planting and seating to enhance shade and the overall park environment.

Financial

14. Council has committed up to \$1,456,856.00 from its Property Disposals Reserve toward delivery of the Tolosa Park Regional Playspace in the 2026/2027 financial year.
15. The preferred Tolosa Park Regional Playspace concept has an indicative total project budget of \$1,574,000 excluding GST.
16. Council has also secured grant funding through the Accessible Australia Initiative of \$162,432 (\$150,000 from the Australian Government and \$12,432 from the

Tasmanian Government). This funding has been secured due to the extensive accessibility components and equipment that was included in both designs.

Consultation/Engagement

17. Community engagement on the Tolosa Park Regional Playspace Renewal was undertaken from 1 April to 30 April 2026. The purpose of the engagement was to seek community preference between two concept design options for the proposed regional destination playspace.
18. Council selected the quick poll voting function as the most appropriate engagement tool for this project due to the straightforward nature of the engagement question (i.e. Option 1 or Option 2) and to encourage broad community participation. The quick poll function does not require users to provide address or postcode information and is designed to recognise recently used devices once a vote has been submitted, reducing the likelihood of repeat voting from the same device. It is acknowledged that participation across multiple devices may have enabled a limited degree of duplicate voting.
19. Community participation was facilitated through Council's Let's Talk Glenorchy online engagement platform, which provided project background information, visual detailed concept designs and renders of both concept options, a summary of the differing themed design elements, details of accessible and inclusive play opportunities proposed within each option, and access to the online quick poll voting mechanism.
20. To maximise awareness and participation of the community engagement, Council implemented a communications campaign across multiple channels during the engagement period, including promotion through Council's official Facebook page, a dedicated YouTube promotional video discussing the two concept options.
21. A full-page advertisement was placed in the April 2026 edition of the Glenorchy Gazette. Promotional material was displayed within the Council Chambers foyer and direct promotion took place through Council's Let's Talk Glenorchy digital engagement channels. The Let's Talk Glenorchy project report, Social Media statistics and a copy of the article that appeared in the April Glenorchy Gazette can be viewed in **Attachment 2, Attachment 3 and Attachment 4**.
22. A total of 3,589 responses were received during the consultation period, indicating a high level of public interest in the Tolosa Park Regional Playspace project. Option 1 – Nature Play Inspired – received 1,804 votes (50.3%), and Option 2 received 1,785 votes (49.7%).
23. The final result represents a margin of only 19 votes, demonstrating strong support for both concept designs. Given the high number of votes and the close outcome, it is recognised that many participants may have preferred the alternate concept; however, the engagement process successfully demonstrated strong community enthusiasm for investment in a significant new regional playspace for Glenorchy. The final results listed above in can be viewed in the Let's Talk Glenorchy project report in **Attachment 2**.

Next Steps

24. Following Council resolving the engagement outcome of this project, officers will proceed with detailed design refinement of Option 1 – Nature Play Inspired.
25. The next phase of this project will include finalisation of technical documentation, an accessibility compliance review, detailed costing, site preparation planning and procurement documentation. Minor scope refinements may be undertaken where required to ensure alignment with available budget and construction requirements.
26. Procurement is anticipated to occur early in the 2026/2027 financial year, with construction during the 2026/2027 financial year.
27. Council officers will continue to provide community progress updates throughout detailed design and construction via Council’s communication channels including social media, Glenorchy Gazette and the Let’s Talk Glenorchy project page.
28. Council officers also acknowledge and appreciate the significant level of community participation and feedback received throughout the engagement process. Upon completion, it is proposed that Council undertake an official opening event to celebrate delivery of the new Tolosa Park Regional Playspace.

Attachments

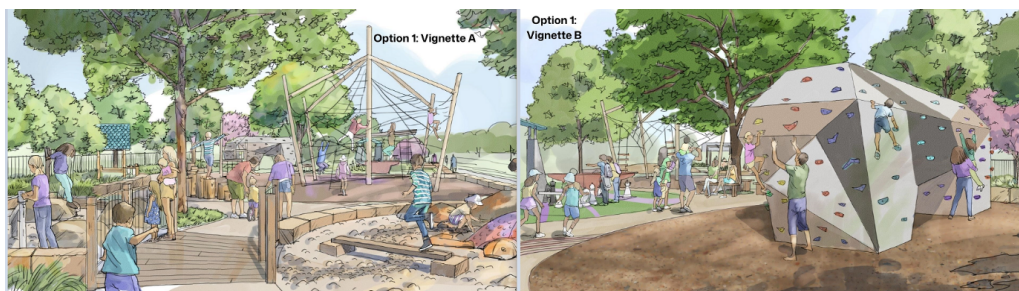
1. Option 1 and Option 2 Concept Designs and Information docx [**10.3.1** - 3 pages]
2. Lets Talk Glenorchy Project Page Statistics Summary - Tolosa Park [**10.3.2** - 4 pages]
3. GCC Social Media Statistics Tolosa Park Playground Upgrade [**10.3.3** - 2 pages]
4. Copy of Article in April 2026 Glenorchy Gazette [**10.3.4** - 1 page]

Option 1 – Nature Play Inspired

This option is strongly inspired by nature play. The central play element will be a large timber and rope climbing structure. Surrounding this will be smaller play features including a slide, balancing logs and a cubby houses.

A dry creek bed will run through the playspace, incorporating manual water pumps and weirs for interactive water play. Large boulders and native animal forms cast in concrete will be integrated into the creek area. A small walking bridge will cross the creek bed, while a large boulder climbing structure at the other end will provide additional climbing challenges.

This concept focuses on imaginative play and exploration, encouraging children to experience the feeling of being in a forest environment — climbing up high, exploring down low and interacting with natural elements.



Option 2 – Traditional Play Inspired

This option is inspired by more traditional playground equipment. The central feature of the playspace will be a series of tall play towers with large slides.

A ninja warrior-style obstacle course will be located at one end of the playspace. At the other end, spinning play equipment will be set within colourful rubber softfall.

This option builds on the success of several recent playground upgrades, incorporating popular and familiar equipment that appeals to a wide range of ages.



Elements Common to Both Options

Both design options include:

- Swings and an accessible basket net.
- A multipurpose outdoor games area with a large checker board, ping pong table and a wheelchair-accessible DJ booth.
- Audio welcome posts in various languages.
- An accessible sensory garden walk with musical play elements.
- New shelters, drink fountains, bins and BBQ facilities located at either end of the playground.
- Safety fencing where the playground interfaces with the car park.
- Existing trees retained and supplemented with new trees and seating to maintain shade and create a pleasant park setting.

Project Report

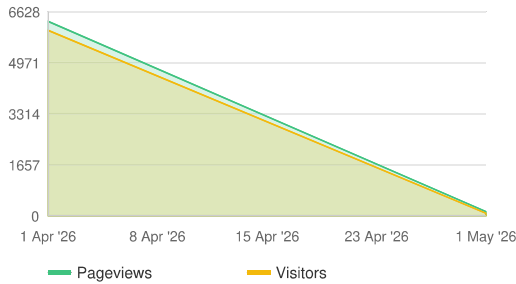
05 April 2026 - 04 May 2026

Let's Talk, Glenorchy

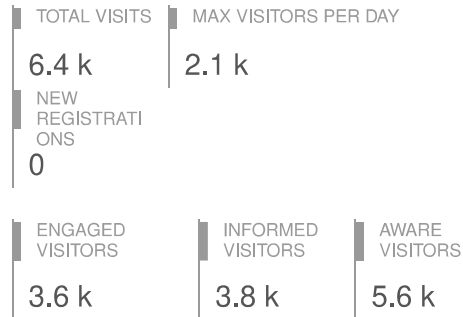
Tolosa Park Playground Renewal



Visitors Summary



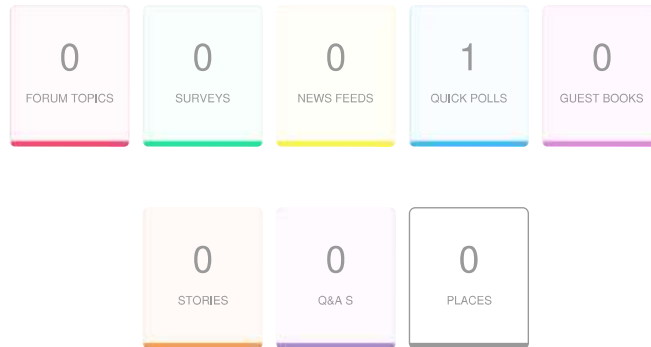
Highlights



Aware Participants		Engaged Participants	
	5,572		3,587
Aware Actions Performed	Participants	Engaged Actions Performed	Registered Unverified Anonymous
Visited a Project or Tool Page	5,572		
Informed Participants	3,786	Contributed on Forums	0 0 0
Informed Actions Performed	Participants	Participated in Surveys	0 0 0
Viewed a video	0	Contributed to Newsfeeds	0 0 0
Viewed a photo	181	Participated in Quick Polls	1 0 3,586
Downloaded a document	470	Posted on Guestbooks	0 0 0
Visited the Key Dates page	0	Contributed to Stories	0 0 0
Visited an FAQ list Page	0	Asked Questions	0 0 0
Visited Instagram Page	0	Placed Pins on Places	0 0 0
Visited Multiple Project Pages	213	Contributed to Ideas	0 0 0
Contributed to a tool (engaged)	3,587		

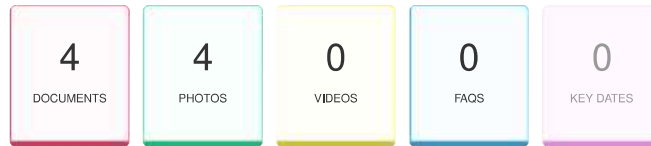
Let's Talk, Glenorchy : Summary Report for 05 April 2026 to 04 May 2026

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Quick Poll	Which concept design do you like most?	Draft	3587	1	0	3586

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Option 1 - Vignette B.jpg	314	325
Document	Option 2 - Vignette B.jpg	309	321
Document	10.1 PLAYSPACE STRATEGY PROGRESS UPDATE - Council Agenda - 27 Octob...	0	0
Document	10.1 PLAYSPACE STRATEGY PROGRESS UPDATE - Council Minutes	0	0
Photo	Item 5.7 Option 1 - Aerial.jpg	100	102
Photo	Item 5.7 Option 2 - Aerial.jpg	47	47
Photo	Item 5.7 Option 1 - Aerial.jpg	29	32
Photo	Item 5.7 Option 2 - Aerial.jpg	15	15

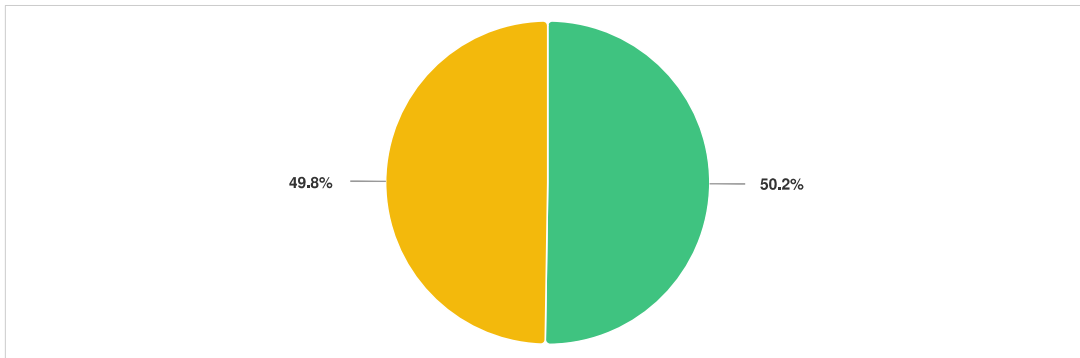
Let's Talk, Glenorchy : Summary Report for 05 April 2026 to 04 May 2026

ENGAGEMENT TOOL: QUICK POLL

Which concept design do you like most?

Visitors 3587	Contributors 3587	CONTRIBUTIONS 3587
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Q1. Which concept design do you like most?



Question options	responses	%
● Option 1	1802	50.2
● Option 2	1785	49.8

3587 responses · 0 skipped

Question type : Radio Button Question

Executive Support

Tolosa Park Playground Performance



Tolosa Park Playground votes

Reporting Period: 6 April – 28 April 2026

The Tolosa Park Playground voting campaign was delivered through a series of six social media posts over a three-week period. Overall, the campaign demonstrated a strong initial impact, followed by a gradual decline in visibility and engagement, while still maintaining relatively effective link click-through performance in later posts.

In summary, the campaign was most effective at launch, with subsequent posts experiencing declining reach and engagement. However, link click performance remained relatively strong throughout, particularly in the mid-to-late stages, suggesting that while fewer users were reached, those who did engage were still motivated to participate. The results highlight the importance of capitalising on early momentum, maintaining audience interest through varied content formats such as video, and exploring strategies to sustain reach and engagement across the duration of a campaign.

Details:

1st post - 6th April 2026

- 70,096 views
- 606 links clicked
- 123 likes
- 185 comments
- 31 shares

2nd post – 10th April 2026

- 44,104 views
- 254 links clicked
- 113 likes
- 79 comments

3rd post – 14th April 2026 (video)

- 10,221 views
- 212 links clicked
- 96 likes
- 19 comments
- 2 saves

4th post – 20th April 2026

- 16,846 views
- 257 links clicked
- 37 likes
- 5 comments

5th post – 24th April 2026



March 2026

- 6,046 views
- 66 links clicked
- 10 likes
- 3 comments

6th post – 28th April 2026

- 10,349 views
- 197 links clicked
- 10 likes
- 13 comments

Copy of full page article in April 2026 Glenorchy Gazette

Glenorchy Gazette APRIL 2026 19

Community News



Artists impression of two designs for the proposed Tolosa Park playground

Play your way at Tolosa Park

GLENORCHY residents are being invited to help shape a new regional playground at Tolosa Park, with community voting now open on two design options.

The proposed playspace will build on the park's popularity, creating a destination for families and visitors set against the backdrop of kumara/Mount Wellington.

Glenorchy Mayor Sue Hickey said community input would play an important role in the final design.

"We want this space to be welcoming, inclusive and accessible for everyone, and that's why community input

is so important in the design process," she said.

The first design option focuses on nature-based play, featuring a large timber and rope climbing structure, balancing logs, cubby houses and a dry creek bed with interactive water elements.

A boulder climbing area and small bridge would also be included.

The second option centres on more traditional playground equipment, with tall play towers, large slides and a ninja-style obstacle course, along with accessible spinning play features.

Both designs include swings, a multipurpose games area, accessible sensory elements, new shelters, barbecues and improved pathways, while retaining existing trees and adding new plantings for shade.

The project forms part of council's broader plan to create accessible and high-quality recreational spaces across the municipality.

Residents can view the designs and vote on their preferred option until 30 April, with construction planned for the 2026-27 financial year.



The current playground equipment at Tolosa Park

Have your say

Which is your favorite playground?

Option A

OR

Option B

Have your say on the new playground design for Tolosa Park, Glenorchy!
 Read about Options A and B at letstalkglenorchy.tas.gov.au
 and vote on your favourite!

11. GOVERNANCE

Community Goal – Leading our Community

11.1 POLICIES UPDATE: FOOTPATH TRADING, NATURE STRIP AND RETAINING WALL

Author:	Manager Assets, Engineering and Design (Dan Egodawatte) Governance Officer (Poorni Wanigasekara)
Qualified Person:	Director Infrastructure and Development (Patrick Marshall)
File Reference:	Policies by Directorate

Executive Summary

This report recommends Council to approve the updated Footpath Trading Policy, Nature Strip Policy, and Retaining Wall Policy. These policies were first adopted in June 2022 and are due for review under Council's four-year policy cycle. A review has been completed and confirmed that all policies are still appropriate and working as intended.

No changes have been made to the policy content. The updates are limited to converting the documents into Council's current policy template and reflecting organisational changes, including the change in terminology from General Manager to Chief Executive Officer.

Council approval is required to formally adopt the policies and keep them current.

Recommendation

That Council:

1. APPROVE the revised Footpath Trading Policy and Guidelines, as contained in **Attachment 2-3**.
2. APPROVE the revised Nature Strip Policy and Appendix 1, as contained in **Attachment 5-6**.
3. APPROVE the revised Retaining Wall Policy and Technical Guidelines, as contained in **Attachment 8**.

Community Plan Reference	<p>Leading Our Community</p> <p>We are a leader and partner that acts with integrity and upholds our community's best interests.</p> <p>Transparent and accountable government.</p>
Strategic Plan Reference	<p>Make our City more liveable by investing in our City's infrastructure.</p> <p>Working proactively with providers, manage the City's transport infrastructure sustainably to secure accessible, safe and reliable transport options for everyone.</p>
Consultation/Engagement	<p>Director Infrastructure and Development</p> <p>Manager Assets, Engineering and Design</p>
Resources	Not applicable
Risk/Legal/ Legislative/ Reputational	<p>Adopting the policies:</p> <p>Low risk. The policies are being renewed as part of their scheduled review cycle, with no changes to policy intent or operational requirements. Readoption ensures Council maintains current, formally endorsed policy frameworks that support consistent decision making, accessibility, public safety, asset protection and governance across Council managed public areas.</p> <p>Not adopting the policies:</p> <p>Moderate risk, including outdated or lapsed policies, reduced governance clarity, inconsistent decision making, increased complaints and enforcement challenges, and heightened exposure to compliance, public safety, amenity and legal risks associated with footpath use, nature strip management and retaining wall ownership and maintenance.</p>
25/26 Budget Allocation	Not applicable
Life of Project, Service, Initiative or (Expectancy of) Asset	Not applicable
25/26 Budget Reconsideration	Not applicable

Ongoing Costs (e.g. maintenance, operational)	Not applicable
Other Funding Sources	Not applicable

Proposal in Detail

1. All policies adopted by Council are reviewed cyclically. The ordinary review period for Council policies is four (4) years after adoption. However, policies may be reviewed earlier if it is appropriate to do so, for example if there are changes to a relevant governing act.
2. The Footpath Trading Policy, Nature Strip Policy, and Retaining Wall Policy were last adopted by Council in June 2022. As part of the scheduled review process, the Manager Assets, Engineering and Design has undertaken a review of the policies to assess their continued suitability and effectiveness.

The Footpath Trading Policy

3. The Footpath Trading Policy and guidelines provide a framework for the use of Council managed footpaths for activities such as outdoor dining, display of goods and A-frame signage, while ensuring safe, accessible and unobstructed pedestrian movement.
4. The policy aims to support active and attractive streets while making sure footpaths stay safe, accessible and clear for pedestrians and service access.
5. The Policy has been reviewed as it is approaching the end of its four-year term in June 2026.
6. The review found that the policy and guidelines are still working as intended. No changes have been made, apart from updating the document format. The policy and guidelines are recommended for adoption.
 - **Attachment 1** is a copy of the 2022 Policy with tracked changes
 - **Attachment 2** is a copy of the recommended updated policy, and
 - **Attachment 3** is a copy of the Footpath Trading Guidelines

Nature Strip Policy

7. The Nature Strip Policy was first adopted in June 2022. It explains the roles and responsibilities of property owners, residents and Council in relation to the use and care of nature strips.
8. The policy helps manage safety, protect Council and service infrastructure, and keep streets looking tidy. It also makes it clear that Council does not maintain nature strips.

9. The policy has been reviewed and confirmed as still appropriate. No changes have been made to the policy content. It has been updated to the current policy template and is recommended for re-adoption.
- **Attachment 4** is a copy of the 2022 Policy with tracked changes
 - **Attachment 5** is a copy of the recommended updated policy, and
 - **Attachment 6** is a copy of the Appendix 1 to the policy

Retaining Wall Policy

10. The Retaining Wall Policy was first adopted by Council in June 2022 to provide a clear and consistent framework for determining ownership and maintenance responsibilities for retaining walls located within Council Road reserves, on Council land or on property boundaries.
11. The policy assists Council officers, property owners and the broader community to understand responsibilities and approval requirements, particularly where historical information is limited or ownership is unclear. The Technical Guideline (Internal document) supports the practical application of the policy by providing detailed assessment and approval guidance.
12. The review confirmed that the documents remain appropriate and effective. No changes to policy intent, technical standards or decision-making principles are proposed. The documents have been converted to Council's current policy template and are presented for adoption.
- **Attachment 7** is a copy of the 2022 Policy with tracked changes, and
 - **Attachment 8** is a copy of the recommended updated policy.

Attachments

1. Footpath Trading Policy - June 2022 [**11.1.1** - 6 pages]
2. Footpath Trading Policy - 25 May 2026 [**11.1.2** - 8 pages]
3. Footpath- Trading- Guidelines [**11.1.3** - 29 pages]
4. Nature Strip Policy - June 2022 [**11.1.4** - 6 pages]
5. Nature Strip Policy - 25 May 2026 [**11.1.5** - 8 pages]
6. Nature Strip Policy - Appendix 1 [**11.1.6** - 4 pages]
7. Retaining Wall Policy - June 2022 [**11.1.7** - 3 pages]
8. Retaining Wall Policy - 25 May 2026 [**11.1.8** - 5 pages]

Footpath Trading Policy

COUNCIL POLICY



PURPOSE

This policy provides a framework for businesses to undertake trading on our footpaths which involves A-Frame signs, display of good and outside dining whilst still providing the community with safe and unhindered access along our footpaths.

The objectives are:

- To ensure that footpaths provide for safe, convenient, and accessible pedestrian passage
- To provide controls and guidance for certain commercial activities on footpaths
- To ensure that any commercial activity enhances the existing character of a locality and is otherwise not inconsistent with any streetscape master plans

SCOPE

This policy applies to all footpaths in the Glenorchy municipality that are owned or administered by Glenorchy City Council for the placement of A-Frame signs, display of good and outside dining by businesses in areas with a road speed limit of 60km/h or less.

A Footpath Trading Guideline has been developed which outlines in detail Council’s requirements for the use of its footpath areas. This Policy should be read in conjunction with the Footpath Trading Guidelines.

STRATEGIC PLAN ALIGNMENT

Valuing Our Environment

Objective 3.1 Create a liveable and desirable City.

Strategy 3.1.3 Manage the City’s transport network and the associated infrastructure to promote sustainability, accessibility, choice, safety and amenity for all modes of transport.

Leading Our Community

Objective 4.1 Govern in the best interests of our community

Strategy 4.1.1 Manage Council for maximum efficiency, accountability and transparency

RELATED DOCUMENTS

- Footpaths Trading Guidelines
- Footpath Policy

STATUTORY REQUIREMENTS

Acts	Local Government (Highways) Act 1982 Vehicle and Traffic Act 1999 s.56C Commonwealth Disability Act (DDA)
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Regulations	Council’s Public Place and Infrastructure By-law No 1 of 2021 (“By-law”) Tasmanian Planning Scheme - Glenorchy
Australian/International Standards	AS/NZS 1428.1 (2009) design for access and mobility, general requirements for access – new building works AS/NZS 1158 (2005) street lighting including footpath lighting requirements

DEFINITIONS

Council means Glenorchy City Council

Owner means the legal owner of the property in which a business operates

Permit means written approval issued by Council for the purposes of this policy or a relevant by-law, including a letter, ticket, license, lease or other approval

Service Provider means TasWater, TasNetworks or any other legitimate electricity, gas, water or telecommunication provider.

BACKGROUND

Footpath Trading creates vibrant and dynamic street frontages and provides opportunities for business to enhance their presence. Well planned and maintained footpath trading adds to the amenity of the street scape and encourages active street life which in turn adds to the overall safety of the area.

Footpath trading needs to be facilitated in appropriate locations to ensure that the safety and convenience for pedestrians, parked vehicles and road users is maintained. It also needs to ensure that services within our footpaths such as parking, seats, bins, street lighting, underground infrastructure can still be accessed.

POLICY STATEMENT

This policy sets out a framework for businesses to undertake trading on our footpaths and should be read in conjunction with the Footpath Trading Guidelines. The guidelines outline the trading areas that are suitable for footpath trading and requirements within those areas.

Permits from Council are required for the display of goods and outside dining. The instalment of A-Frame signs can be undertaken without a permit but needs to comply with the guidelines.

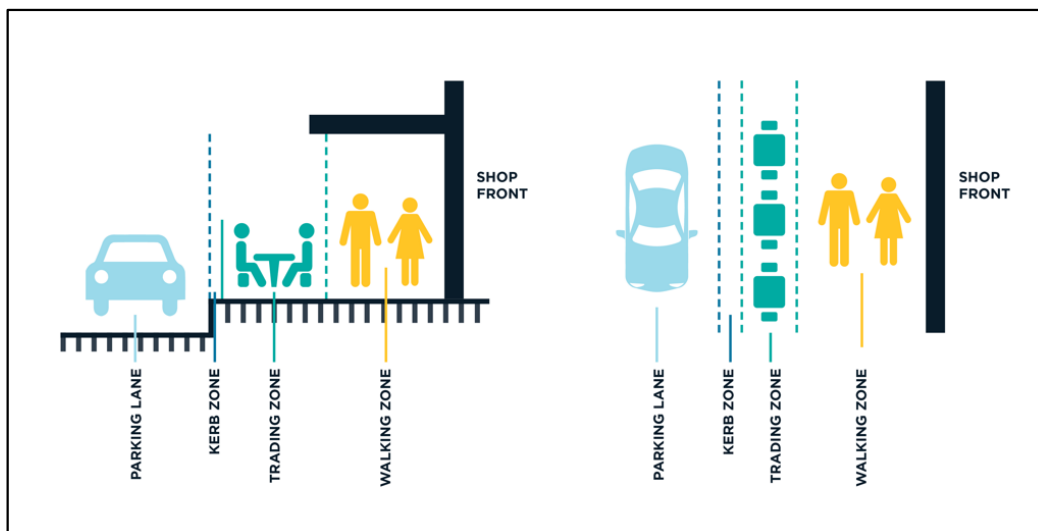
FOOTPATH TRADING GUIDELINES

Council has developed and will continue to maintain and review, a Footpath Trading Guidelines for the provision of businesses to trade on the footpath. The main elements of the guidelines are summarised below.

The footpath has been divided into three zones being:

- Kerb Zone
- Trading Zone

- Walkway Zone



The **kerb zone** is a minimum of 0.6m from the vertical face of the kerb to allow for access to and from parked vehicles and to provide separation between the trading zone and traffic. At an accessible parking space this shall be increased to 1.5m and at a loading zone to 1m.

The **trading zone** is the available space between the walkway zone and the kerb zone for trading. The width of the trading zone is likely to be a minimum of 0.6m to allow for a table and two chairs or for an A-Frame sign.

The trading zone will be limited near pedestrian crossing and intersection to ensure the safe passage of pedestrians and vehicles. No footpath trading will be permitted within the first 6m from an intersection point or within the first 2m from a pedestrian crossing point or driveway unless safety at this point will not be compromised.

To allow access points through the trading zone from the footpath to on-street parking spaces, there should be a minimum of a 1m unobstructed travel path at reasonable intervals. Where there is an accessible parking space, there must be an unobstructed path measuring 1.5m in width.

The height of infrastructure within the trading zone shall be no more than 1.1m unless for an umbrella pole with the umbrella being above 2.2m in height.

The following **walking zone** widths are required based on the footpath hierarchy outlined in the footpath policy:

- CBD / Primary – target 2m and minimum 1.8m
- Secondary / Local – target 1.5m and minimum 1.2m

Where a squeeze point occurs, Council may consider varying the minimum walkway zone width to an absolute minimum for no greater than 3m as follows:

- CBD / Primary – 1.5m
- Secondary / Local – 1m



Clearance will be required on either side of any public asset unless permitted by Council. Clearance shall be 0.5m from infrastructures (i.e., bollards, pits, fire hydrants, poles, trees) and 1m from pedestrian services (i.e., bins, public seats, bike stands). At bus stops, clearance shall be 1m on the arrival side and 8m on departure side of the bus stop pole. At taxi ranks, clearance shall be within the first two taxi spaces.

Permanent infrastructure such as screens and umbrella footings maybe considered. The installation of parklets can also be considered subject to Council approval and items undertaken by applicant such as a safety audit, plans and fees.

FEES AND CHARGES

The sale of goods and outside dining gain significant cost benefit to the business and involve Council staff time to assess application and manage.

The 2021/22 annual fee and charges for the Footpath Trading Code are to be indexed annually and to be set at:

- A-Frame signs - No Fee or Charge
- Sale of Goods – \$44 per square meter (excluding GST)
- Outside Dining - \$44 per square meter (excluding GST)

LEGISLATION

Council's Public Place and Infrastructure By-law No 1 of 2021 ("By-law") regulates the use of the Council's roads and road reserves, including footpaths and shall be used for the purpose of the footpath trading. The By-law notes that a person must not occupy a road or road reserve (including display of goods, signs, and footpath dining) without first obtaining a license from the Council or an approved Council policy explicitly identifies the activity as one which does not require a Permit under this By-law.

The By-law also includes penalties for non-compliance within its provisions.

The Tasmanian Planning Scheme – Glenorchy, "outdoor dining facilities, signboards, roadside vendors and stalls on a road that is managed by a relevant council" is exempt from requirement to obtain a planning permit "in a road reserve or on public land" unless:

- works are undertaken that constitutes development such as permanent infrastructure
- the Local Historic Heritage Code extends onto the footpath
- there are significant trees

The *Vehicle and Traffic Act 1999* s.56C also prohibits the display and storage of goods on the footpath without a permit. It is also an offence under the *Local Government (Highways) Act 1982* to obstruct part of a road including a footpath.

OPERATORS RESPONSIBILITIES

1. Daily Management

The management of a footpath trading zone and licence is the responsibility of the licence holder. To ensure appropriate management, licence holders are required to:



- Operate in accordance with the conditions of the licence, endorsed plans and the requirements and objectives as outlined in the Footpath Trading Guidelines
- Monitor the trading zone i.e., always observe patrons and respond to behaviour that may interfere with the use, enjoyment and personal comfort of others using the footpath area
- Always maintain access for all users in and around the footpath, repositioning furniture when moved outside of the trading zone by patrons
- Uphold the cleanliness of the footpath area, ensuring tables and chairs are kept clean and litter is removed and placed within bins kept inside the premises. Businesses must not sweep or deposit any litter (including cigarette butts), food scraps or any other rubbish left by patrons into the gutter. Businesses found guilty of such an offence will immediately forfeit any further rights to trade on the footpath
- Remove all approved furniture (other than approved permanent items) from the footpath area each evening when the premises are closed or subject to permitted hours (whichever is the lesser)

2. Indemnity Requirements

The licence holder must indemnify Council against all claims of any kind arising from any negligent act either by the licence holder or the licence holder's agents and users. The licence holder must ensure the footpath trading zone is adequately covered by public liability insurance.

The licence holder must not do anything or permit anything that would result in the cancellation or voiding of the insurance applying to the footpath trading area.

COUNCIL'S RESPONSIBILITIES

1. Maintenance of Footpath

The Council will continue to always manage the use of the land and reserve the right to reclaim access to and remove all footpath trading at any time for any purposes deemed suitable by Council.

2. Compensation and Loss of Trade

Where service providers or Council (or their contractors) are required to carry out works within the road reserve which require the permanent and/or temporary removal; and/or alteration to the footpath trading arrangements, **no compensation** is payable for any removal of fittings, fixtures etc. associated with the footpath trading licence or for the loss of trade experienced due to these works. The responsibility to reinstate these fittings, fixtures, etc. will remain the responsibility of the licence holder, not the person, authority, contractor, etc. undertaking works such as executing. As such Council reserves the right to cancel an approval if so required. The above terms will be included as a condition on the approval.

Any problems, inconvenience, or loss of trade, which may result from activities or works, carried out by service providers or Council staff, contractors, subcontractors, or agents, at or adjacent to a licence holder's footpath trading area will not be considered grounds for payment of compensation.

3. Access to Underground Services

Services such as sewers and electricity should not be obstructed by any permanent structures including fixed screens, umbrellas, or footings for structures. Removable tables and chairs are permitted above underground services.



4. Monitor Compliance with Approved Licence

Action will be taken in accordance with Council’s By-Law if a breach of the By-Law occurs. Such action may include fines, cancellation of the license and /or legal action.

5. Waiver of Obligations / Requirements of the Footpath Trading Guidelines

At the discretion of the General Manager, one or more of the requirements of the Footpath Trading Guidelines may be waived. Such waiver would only occur if the following criteria could be met:

Waiver of a requirement would not create or maintain:

- A hazard to safety
- A barrier to pedestrians
- A barrier to the proper use of a motor vehicle

The General Manager may decide not to waive a requirement of the Guidelines even if the above criteria are met.

A waiver will not be granted in relation to the placement of objects on the building line.

DOCUMENT CONTROL

Version:	1.0	Adopted	27 June 2022	Commencement Date	28 June 2022
Minutes Reference	Council Meeting, 27 June 2022, Item 12			Review Period	4 Years from adoption
Previous Versions:	N/A				
Responsible Directorate	Infrastructure & Works	Controller:	Manager Infrastructure Engineering and Design		
ECM Document No.:					

COUNCIL POLICY



FOOTPATH TRADING

1. Purpose

This policy provides a framework for businesses to undertake trading on Council footpaths which involves A-Frame signs, display of goods and outside dining whilst still providing the community with safe and unhindered access along our footpaths.

The objectives are:

- To ensure that footpaths provide for safe, convenient, and accessible pedestrian passage.
- To provide controls and guidance for certain commercial activities on footpaths.
- To ensure that any commercial activity enhances the existing character of a locality and is otherwise not inconsistent with any streetscape master plans.

2. Scope

This policy applies to all footpaths in the Glenorchy municipality that are owned or administered by Glenorchy City Council for the placement of A-Frame signs, display of goods and outside dining by businesses in areas with a road speed limit of 60km/h or less.

A Footpath Trading Guidelines document has been developed which outlines in detail Council's requirements for the use of its footpath areas. This Policy should be read in conjunction with the Footpath Trading Guidelines.

3. Related Documents

- Footpath Trading Guidelines
- Footpath Policy

COUNCIL POLICY



4. Statutory Requirements

Acts	<i>Local Government (Highways) Act 1982</i> <i>Vehicle and Traffic Act 1999 s.56C</i> <i>Commonwealth Disability Act (DDA)</i>
Regulations	Council’s Public Place and Infrastructure By-law No 1 of 2021 (“By-law”) Tasmanian Planning Scheme - Glenorchy
Australian/ International Standards	AS/NZS 1428.1 (2009) design for access and mobility, general requirements for access – new building works AS/NZS 1158 (2005) street lighting including footpath lighting requirements

5. Definitions

Council means Glenorchy City Council.

Owner means the legal owner of the property in which a business operates.

Permit means written approval issued by Council for the purposes of this policy or a relevant by-law, including a letter, ticket, licence, lease or other approval.

Service Provider means TasWater, TasNetworks or any other legitimate electricity, gas, water or telecommunication provider.

6. Background

Footpath Trading creates vibrant and dynamic street frontages and provides opportunities for business to enhance their presence. Well planned and maintained footpath trading adds to the amenity of the streetscape and encourages active street life which in turn adds to the overall safety of the area.

Footpath trading needs to be facilitated in appropriate locations to ensure that the safety and convenience for pedestrians, parked vehicles and road users is maintained. It also needs to ensure that services within our footpaths such as parking, seats, bins, street lighting, underground infrastructure can still be accessed.

7. Policy Statement

This policy sets out a framework for businesses to undertake trading on our footpaths and should be read in conjunction with the Footpath Trading Guidelines. The guidelines outline the trading areas that are suitable for footpath trading and requirements within those areas.

COUNCIL POLICY



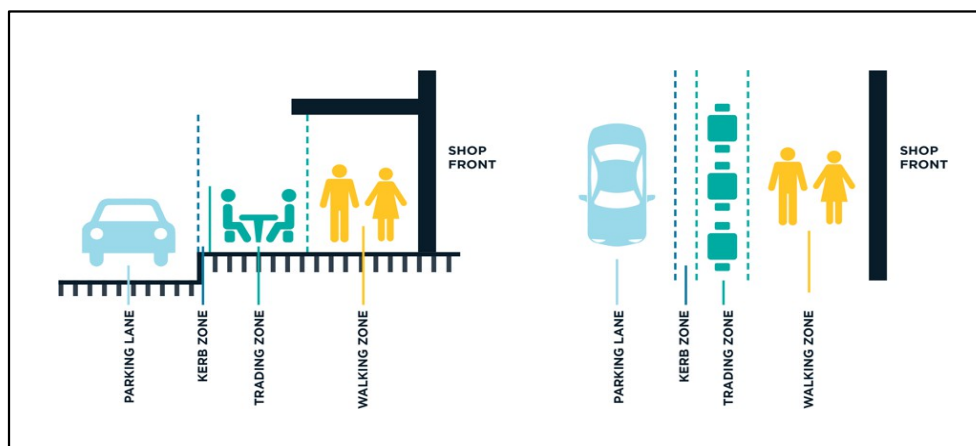
Permits from Council are required for the display of goods and outside dining. The placement of A-Frame signs can be undertaken without a permit but needs to comply with the guidelines.

Footpath Trading Guidelines

Council has developed and will continue to maintain and review, the Footpath Trading Guidelines for the provision of businesses to trade on the footpath. The main elements of the guidelines are summarised below.

The footpath has been divided into three zones being:

- Kerb Zone
- Trading Zone
- Walking Zone



COUNCIL POLICY



The **kerb zone** is a minimum of 0.6m from the vertical face of the kerb to allow for access to and from parked vehicles and to provide separation between the trading zone and traffic. At an accessible parking space this shall be increased to 1.5m and at a loading zone to 1m.

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COUNCIL POLICY



safety audit, plans and fees.

Fees and Charges

The sale of goods and outside dining gain significant cost benefit to the business and involve Council staff time to assess application and manage.

The 2026/27 annual fee and charges for the Footpath Trading Code are to be indexed annually and to be set at:

- A-Frame signs - No Fee or Charge
- Sale of Goods – \$53 per square metre (excluding GST)
- Outside Dining - \$53 per square metre (excluding GST)

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The management of a footpath trading zone and licence is the responsibility of the licence holder. To ensure appropriate management, licence holders are required to:

COUNCIL POLICY



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- Always maintain access for all users in and around the footpath, repositioning furniture when moved outside of the trading zone by patrons
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Council's Responsibilities

1. Maintenance of Footpath

The Council will continue to manage the use of the land and reserve the right to reclaim access to and remove all footpath trading at any time for any purposes deemed suitable by Council.

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Any problems, inconvenience, or loss of trade, which may result from activities or works, carried out by

COUNCIL POLICY



service providers or Council staff, contractors, subcontractors, or agents, at or adjacent to a licence holder's footpath trading area will not be considered grounds for payment of compensation.

3. Access to Underground Services

Services such as sewers and electricity should not be obstructed by any permanent structures including fixed screens, umbrellas, or footings for structures. Removable tables and chairs are permitted above underground services.

4. Monitor Compliance with Approved Licence

Action will be taken in accordance with Council's By-Law if a breach of the By-Law occurs. Such action may include fines, cancellation of the licence and /or legal action.

5. Waiver of Obligations / Requirements of the Footpath Trading Guidelines

At the discretion of the Chief Executive Officer (CEO), one or more of the requirements of the Footpath Trading Guidelines may be waived. Such waiver would only occur if the following criteria could be met:

Waiver of a requirement would not create or maintain:

- A hazard to safety
- A barrier to pedestrians
- A barrier to the proper use of a motor vehicle

The CEO may decide not to waive a requirement of the Guidelines even if the above criteria are met. A waiver will not be granted in relation to the placement of objects on the building line.

COUNCIL POLICY



8. Version Control

Version	V 2.0	Adopted	25 May 2026	Commencement date	26 May 2026
Minutes reference	Item			Review period	4 years from adoption
Previous versions	V 1.0 adopted 27 June 2022 (Council meeting, Item 12)				
Responsible Directorate	Infrastructure and Development	Controller	Manager Assets, Engineering and Design		
ECM Document no	Policies by Directorate				

FOOTPATH TRADING GUIDELINES



CONTENTS

	INTRODUCTION	2
	OBJECTIVES	3
1.	TRADING ZONES AND AREAS	4
	1.1 KERB ZONE	5
	1.2 WALKWAY ZONE	5
	1.3 TRADING ZONE	6
2.	TYPES OF FOOTPATH TRADING IN GLENORCHY	7
	2.1 PORTABLE SIGNAGE (A-FRAME SIGNS)	7
	2.2 DISPLAY OF GOODS	9
	2.3 OUTDOOR DINING	10
	2.3.1 DEFINITION	10
	2.3.2 DEMARCATING THE OUTDOOR DINING AREA	10
	2.3.3 FOOTPATH DINING FURNITURE	11
	2.3.4 BARRIERS	12
	2.3.5 UMBRELLAS	12
	2.3.6 HEATERS	12
	2.3.7 SMOKING	13
	2.3.8 ADVERTISING	13
	2.3.9 LIQUOR LICENCES	13
	2.3.10 HEALTH CONSIDERATIONS	13
	2.3.11 AMENITY AND NOISE	14
	2.3.12 LIGHTING	14
3.	FOOTPATH TRADING REQUIREMENTS	15
	3.1 SQUEEZE POINTS	15
	3.2 ASSET RELOCATION	15
	3.3 EXISTING PUBLIC INFRASTRUCTURE	16
	3.4 PEDESTRIAN SAFETY	16
	3.5 INTERSECTIONS, PEDESTRIAN CROSSINGS AND DRIVEWAYS	17
	3.6 HEIGHT OF INFRASTRUCTURE	18
	3.7 ADJACENT PREMISES	18
	3.8 SERVICE AUTHORITIES AND SPECIAL EVENTS	18
	3.9 PERMANENT INFRASTRUCTURE	19
	3.10 SAFETY BOLLARDS	20
	3.11 PARKLETS VIA REMOVAL OF PARKING	21
4.	HOW TO APPLY	23
	4.1 WHAT INFORMATION IS REQUIRED FOR A PERMIT?	23
	4.2 WHAT IS THE ASSESSMENT PROCESS	24
	FREQUENTLY ASKED QUESTIONS	25
	KEY CONTACTS	26

INTRODUCTION



Credit: Greg Fox

The main purpose of footpath space is to provide the community with safe and unhindered access to the many services and facilities that the City of Glenorchy has to offer.

Footpaths are also used for other important public purposes such as bus stops, streetlights, traffic control signs, speed limit signs, litter bins, street furniture and passage for underground infrastructure.

Several other commercial and public activities also compete for the use of our footpath areas. As such it is important that the footpath space is managed and used thoughtfully.

These Guidelines outline Council's requirements for the use of its footpath areas. It outlines the planning and design standards as well as the procedural requirements for applicants.



OBJECTIVES

THE OBJECTIVES OF THESE GUIDELINES ARE:

- TO ENSURE THAT FOOTPATHS PROVIDE FOR SAFE, CONVENIENT, AND ACCESSIBLE PEDESTRIAN PASSAGE
- TO PROVIDE CONTROLS AND GUIDANCE FOR CERTAIN COMMERCIAL ACTIVITIES ON FOOTPATHS
- TO ENSURE THAT ANY COMMERCIAL ACTIVITY ENHANCES THE EXISTING CHARACTER OF A LOCALITY AND IS OTHERWISE NOT INCONSISTENT WITH ANY STREETScape MASTER PLANS

EXAMPLE OF FOOTPATH DINING



1. TRADING ZONE AREAS

Kerb, Trading and Walkway zones

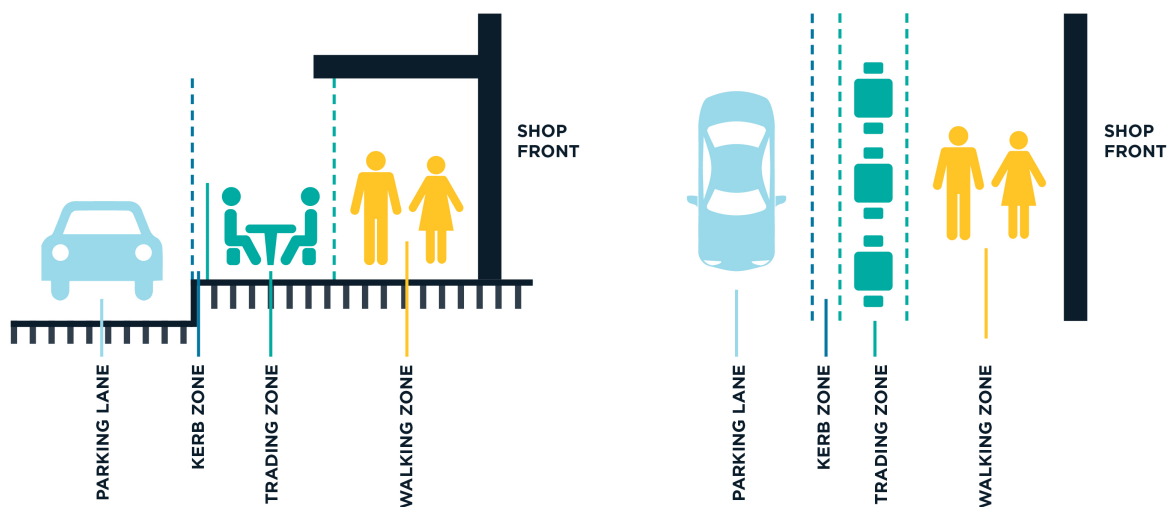
The use of footpath space is **discretionary** and may not be permitted in all instances. For example:

- Areas where the footpath use would be dislocated from the principal place of business
- Areas where high to very high pedestrian activity exists
- Specific 'public' places including bus stops, taxi ranks, spaces directly outside a fire escape or near fire hydrants
- Potentially hazardous areas such as 'main' street corner intersections or otherwise unprotected locations may be deemed unsuitable for footpath trading.
- The width of the footpath, its pedestrian activity and or the location of existing trees, artwork, street furniture and other public infrastructure, may prevent or limit the establishment of any footpath trading.

In considering the options that are available for footpath trading it is important to acknowledge that footpaths are public areas.

To ensure a balanced use of the footpath area, the management of the footpath has been divided into three zones:

- Kerb Zone
- Trading Zone
- Walkway Zone



1. TRADING ZONE AREAS

1.1

Kerb Zone

The kerb zone is a minimum of 0.6m from the vertical face of the kerb to allow for access to and from parked vehicles and to provide separation between the trading zone and traffic. This may require to be extended in locations such as:

- Near an accessible parking bay the setback from the kerb will be at least 1.5 metres.
- Near a loading zone the setback from the kerb will need to be at least 1 metre.

No items may be placed in the kerb zone (public assets and infrastructure excepted).

1.2

Walkway Zone

The walkway zone extends from the building line or shop front of premises. The walkway zone aligns with Council's footpath policy with the target footpath widths reduced to the acceptable minimum standard to accommodate footpath trading.

The footpath policy has prioritized our footpaths based on the following hierarchy:

- CBD Centre: the main street in the CBD where there is significant business and pedestrian activity
- Primary: high pedestrian activity within the CBD business areas and direct pedestrian links between the CBD areas
- Secondary: footpaths that provide the best link between key destinations and facilities (e.g., bus stops, local shops, schools, playgrounds, etc.)
- Local: generally residential streets and any footpaths which are not included in the categories about.

Based on the hierarchy the following walking zone widths are required:

- CBD / Primary - target 2m and minimum 1.8m
- Secondary / Local - target 1.5m and minimum 1.2m

No trading items are to be placed or extend into the walking zone such as advertising signs, screens, chairs, and tables.

The purpose of the walkway zone is to enable unobstructed pedestrian access for all. This is necessary for the proper functioning of the footpath for pedestrians of all abilities and to comply with the relevant anti-discrimination legislation.

1. TRADING ZONE AREAS

1.3

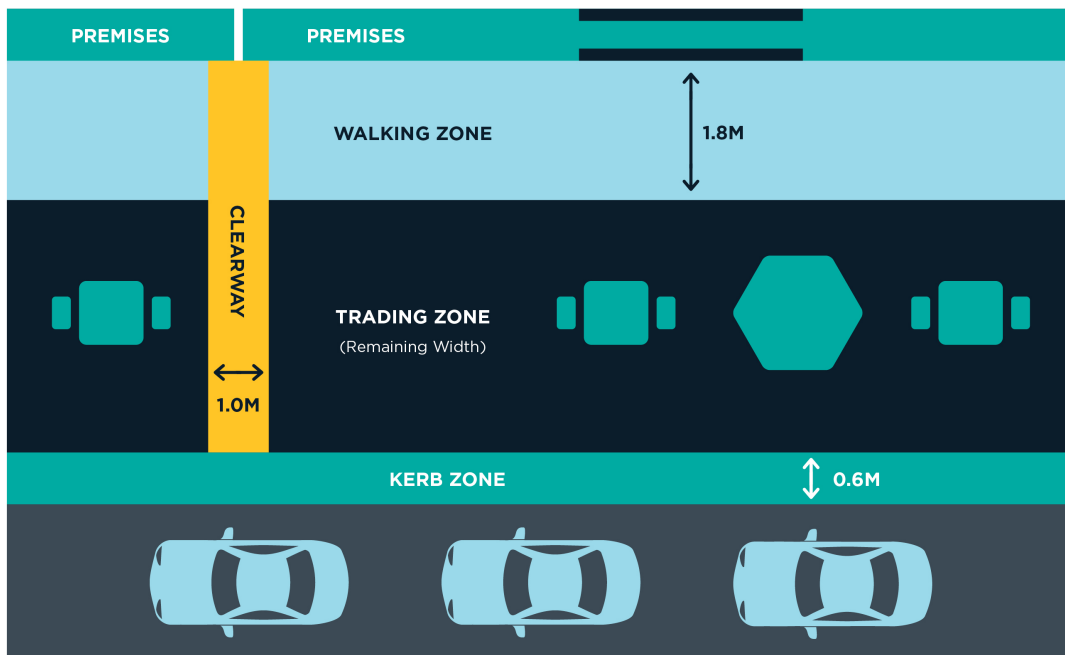
Trading Zone

The trading zone is the available space between the walkway zone and the kerb zone. This is the only area of the footpath where A-Frame signs, goods, tables and chairs and other items, subject to these Guidelines, may be placed.

The width of the trading zone is likely to be a minimum of 0.6m to allow for a table and two chairs or an A-Frame sign. To comply with above, a minimum width of 3m from the vertical face of kerb is required in the CBD area (1.8m + 0.6m + 0.6m).

To ensure adequate access points from the footpath to parking on the road are retained, there must be a minimum of a 1m unobstructed travel path at reasonable intervals. This is preferably set at a 0.5m set back from the boundary of the premises allowing a 1m clearway from the walkway zone to the parking, as shown below.

Where there is an accessible parking bay, there must be an unobstructed path measuring 1.5m at both ends of



NOTE: TRADING ZONE HAS VARYING WIDTH DEPENDANT ON OVERALL WIDTH OF FOOTPATH AREA

2. TYPES OF FOOTPATH TRADING IN GLENORCHY

2.1

Portable Signage (A-frame signs)

Portable advertising and A-frame signs will only be allowed as a component of a co-ordinated urban design scheme for a business premises. Such signs shall:

- have a design theme compatible with other street furniture
- be professionally made and painted
- be located so that pedestrian access to facilities and vehicles is unimpeded
- be located within the trading zone. Not be located within the walkway or kerb zones
- be aimed at informing pedestrians (not directed at drivers)
- must not exceed 1.1m in height
- have a maximum face area of 0.6m² and be no more than 0.6m wide
- only one A-frame sign per premise will be permitted
- Chalkboard menu signs on the footpath will only be supported consistent with the principles nominated above
- All signs shall be safely anchored and secured to ensure stability in wind gusts
- Signs must not be anchored to public infrastructure.
- Any anchoring device must not be of a makeshift nature and must not detract from the amenity of the environment
- Signs must maintain luminescence contrast with their background. Where a sign cannot meet this requirement a continuous contrasting strip, at least 30 mm wide, is to be placed on all the outer edges of the sign on both sides. It will be the responsibility of the applicant to maintain the luminescence contrast and to maintain the strip in good condition. Signs shall not have sharp, pointed, or jagged edges, corners, or protrusions

Portable signage, display of goods, and outdoor dining

- Portable electric signs, illuminated, revolving, spinning or flashing signs are prohibited
- An advertising sign may only be displayed in the licence area to which it relates and only at times during which those premises are open to the public
- Applicants wishing to place advertising signs relating to premises that do not have a street frontage may place an advertising sign on a nearby footpath. This will only be allowed where the business owner and the premises owner in front of whose business the sign is to be placed, has consented in writing to the placement of the sign.
- The location of items on the footpath space must provide a clear, continuous accessible path of travel for all users of the footpath and ensure no obstruction occurs to road users.



TYPES OF FOOTPATH TRADING IN GLENORCHY

2.2

Display of Goods

Any use of public footpath areas for display of goods should not result in reduced pedestrian convenience, safety, or amenity, and should complement other street activities.

Council may permit display of goods if the following conditions are satisfied:

- be owned by and located in front of the business premises that is seeking the licence
- be contained within acceptable barriers at either end
- not be allowed to exceed a height of 1.1 metres and a length / width of 0.75 metres
- be located within the trading zone. Display of goods will not be permitted outside of the trading zone.
- be securely anchored or supported to ensure a safe environment
- have a contrasting colour to their background
- not have sharp, pointed, or jagged edges, corners, or protrusions
- only be placed in the licence area to which they relate and only at times during which those premises are open to the public
- comply with any requirements of the Council's Environmental Health Program if food is to be displayed not operate outside daylight hours without adequate lighting, to the Council's satisfaction, to ensure the safety and amenity of patrons and the general public
- Goods shall not be stored for any period on the footpath during loading or unloading activities. Where no other suitable on-site location exists, all loading and unloading should occur immediately from the vehicle to the interior of the shop
- The location of items on the footpath space must provide a clear, continuous accessible path of travel for all users of the footpath and ensure no obstruction occurs to road users



2.3

Outdoor Dining

Definition

2.3.1

The outdoor dining area is the area located wholly within the trade zone approved by Council for footpath use.

The adjacent kerb and walkway zones are to always remain clear and unobstructed.

Demarcating The Outdoor Dining Area

2.3.2

The approved outdoor dining area is to be appropriately marked

The method of marking must be neat and unobtrusive and not pose a safety hazard i.e., trip or slip hazard. Appropriate methods include:

- marking out the corners of the area with pavement markers such as metal studs, stone inserts installed at or near flush with the paved surface and or the use of tactiles
- using existing landscape features such as trees and bollards to indicate the boundaries of the area
- marking out the corners of the area through markers fixed to an existing or proposed awning directly above the license area
- Marking out the boundary with moveable solid barriers or partitions

The markers must remain in place for the term of the licence. All items including umbrellas, planter boxes, chairs, tables and patrons must remain within the boundaries of the licensed area at all times of use.



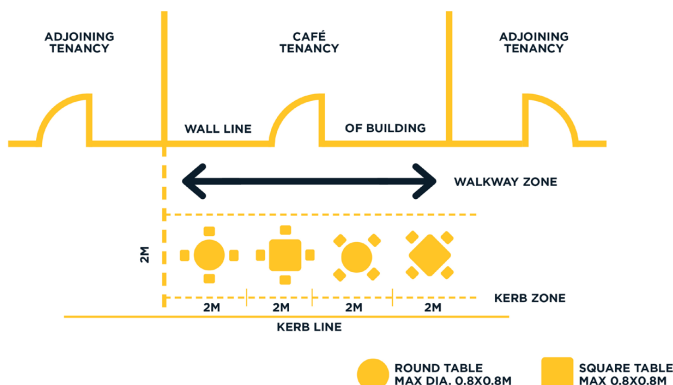
TYPES OF FOOTPATH TRADING IN GLENORCHY

Footpath Dining Furniture

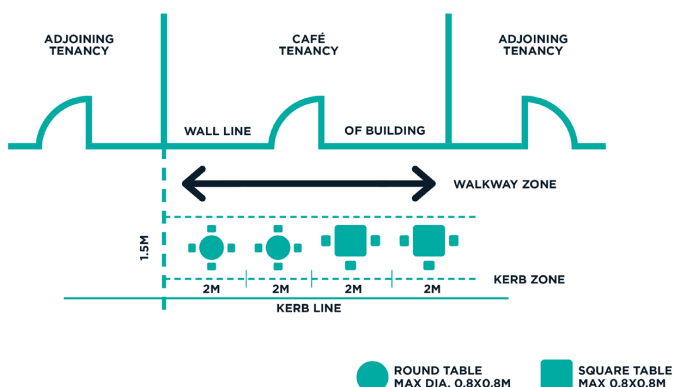
2.3.3

- Furniture may only be used in the licenced area to which it relates and must be always confined wholly within the trade zone.
- Furniture is not to obstruct sight lines of vehicles or pedestrians. When an application for a license is received, Council will undertake an assessment of the site in relation to sight lines.
- Furniture must be designed and maintained in a safe condition appropriate to the location and its climatic conditions, be of sturdy construction, be easily removed and not damage the existing footpath area or other public infrastructure.
- Furniture must have a contrasting colour with the background in which it is located.
- Furniture must not have sharp, pointed, or jagged edges, corners, or protrusions.

- The base of all items placed on the footpath must be covered and maintained with a suitable rubber stopper or similar device to protect the footpath, to the satisfaction of the Council. It is the responsibility of the operator to ensure any items placed on the footpath do not cause damage to Council assets.



- Council reserves the right to reject inappropriate or otherwise unsuitable furniture.
- Bases must be of sufficient size and weight to withstand a wind velocity of 25 knots. Additional weight may be used to achieve this requirement.



Outdoor Dining

Barriers

2.3.4

The use of framed fabric, or any other style of low height barrier, may be considered between adjoining outdoor dining areas to separate these areas, and /or along the kerb zone for safety and or amenity reasons. Council may consider several types of barriers:

- temporary canvas screen.
- secured screens – made of safety glass or heavy-duty plastic that are secured to the footpath with an appropriate connection. Permanent screens are only allowed along the kerb line.; and
- screens must have luminescence contrast with their background

Umbrellas

2.3.5

Umbrellas may be installed by the application with Council approval, for each table, provided they are 2.2m high at the lowest point and are securely weighted or fastened.

Umbrellas are not permitted where building awnings exist up to 3.8m above the ground and cover most of the footpath to 0 - 1.0m setback from the kerb-line.

The pole and base of the umbrella must not create a trip hazard and must have adequate luminescence contrast with its background

Heaters

2.3.6

Where the use of a heating device is proposed, details of the type, location and design must be included in the application. The design of the device and the safety of persons and property will be the main consideration. Heating devices should turn off automatically if overturned to prevent injury to patrons and property.

Heating devices must be removed from public land and appropriately stored when not in use.

A heater must not create a trip hazard and must have adequate luminescence contrast with its background.

TYPES OF FOOTPATH TRADING IN GLENORCHY

Smoking

2.3.7

The licence holder must comply with any legislation and Council policies in relation to smoking.

Advertising

2.3.8

Only the name or logo of the premises may be placed on any item of furniture. It must appear only once on each item and be a minor element of the furniture design.

The applicant who intends to use printed umbrellas or barriers with logos or brand names must ensure that the advertising is a lesser element of the umbrella barrier design.

No other advertisement is permitted in the licensed area without the specific approval of Council. Certain types of signs may require a further planning permit.

Liquor Licences

2.3.9

Liquor is not to be sold, consumed, or served within the trade zone unless approved by Council, and any other bodies empowered to regulate this activity such as holding a State Liquor license. An existing liquor licence does not replace the need to obtain Council approval for the use of the footpath space under the By Law and these Guidelines.

If the premise has an existing liquor licence, the trade zone must be shown as part of the licensed area on such a licence.

Health Considerations

2.3.10

All food must be stored and prepared within the approved food preparation area of the premises.

All furniture, other facilities and pavement shall be always kept clean.

Table service to the outdoor dining area is mandatory.

It is a requirement that toilet facilities be made available to patrons in accordance with the Building Code of Australia

Outdoor Dining

Amenity and Noise

2.3.11

Permit holders must keep the area in a clean and tidy condition.

All reasonable action should be taken to ensure that the area does not produce any nuisance or offensive noise.

No entertainment or amplified music will be permitted in the outdoor dining areas without a separate permit from Council.

The impact of noise from footpath trading can be a concern when the activity is close to residential premises and trading occurs outside after business hours.

If footpath trading is to occur outside the hours of 8am to 7pm and the business is within 50m of residential zone, Council may consult affected residents and consider the impact of noise when deciding the application.

Lighting

2.3.12

Any footpath use approved to operate outside daylight hours must provide adequate lighting, to the Council's satisfaction in accordance with the Australian Standards for lighting of footpaths, to ensure the safety and amenity of all patrons and the general public.



Credit: Greg Fox

3. FOOTPATH TRADING REQUIREMENTS

3.1

Squeeze Points

A 'squeeze point' occurs when there is a narrowing of the footpath space due to established building lines, footpath condition, existence of street furniture, and or pedestrian activity.

Where a squeeze point occurs Council may consider varying the minimum walkway zone width to an absolute minimum for no greater than 3m as follows:

- CBD / Primary - 1.5m
- Secondary / Local - 1m

When an application for a license is received which would require the activation of this clause, Council will undertake an assessment of the site in relation to the impact on pedestrian access and or safety when tables, chairs, signage, or the like are in place.

The following criteria will be used to assess an application in a squeeze point:

- The level of impact the use would have on the predominant circulation pattern in the area in terms of pedestrian convenience
- Whether ground surface conditions are appropriate or in need of modification because of the use
- What fixed items built or naturally exist, and whether these items can be relocated within reason
- The level of impact the use would have on pedestrian safety and vehicle sight distances

3.2

Asset Relocation

Applications can be made to relocate Council maintained assets but should be discussed with Council officers early in the process. A request in writing must then be submitted with the application for a footpath trading licence.

The request must include a plan showing the site of the proposed relocation and a letter signed by the trader outside whose premises the asset will be relocated. Council will charge the applicant for the cost of relocation of its public assets.



3.3

Existing Public Infrastructure

Tables, seats and benches, bins, pedestrian crossings, fire hydrants and other emergency assets, parking meters, traffic signal boxes, public transport shelters and other permanent fixtures placed on the footpath are public assets and have priority over commercial interests.

A minimum clearance will be required on either side of any public asset permanently affixed to the footpath unless permitted by Council, being:

- 0.5m clearance from infrastructures such as bollards, pits, fire hydrants, poles, trees
- 1m clearance from pedestrian infrastructure such as bins, public seats, bike stands.
- At bus stops, 1m on the arrival side and 8m on departure side of the bus stop pole.
- At taxi ranks, within the first two taxi spaces

3.4

Pedestrian Safety

Pedestrian safety is a priority of Council.

As such pedestrians crossing the street should not be faced with a continuous row of infrastructure such as screens that prevent access to the footpath. Sightlines for users need to be considered in each situation, and particularly at intersections.

Where the requirements of these Guidelines are not satisfactorily complied with, and/or Council believes the proposal would create a hazard to pedestrians, and or road users, a permit will not be issued.



3. FOOTPATH TRADING REQUIREMENTS

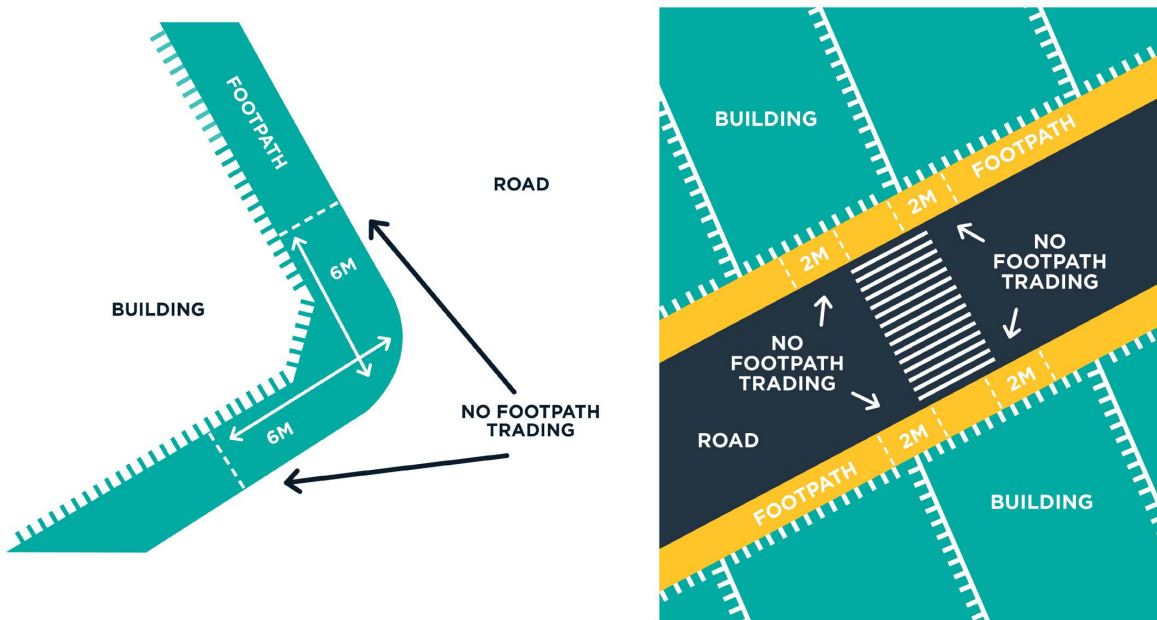
3.5 *Intersections, Pedestrian Crossings and Driveways*

Special provisions apply at street intersections and pedestrian crossings.

No footpath trading will be permitted within the first 6m from an intersection point unless pedestrian access and safety at this point will not be compromised by the use; and sufficient sight distance is retained at that point for passing vehicles. Council will have sole discretion of this when considering an application for a license.

Further, no footpath trading will be permitted within the first 2m from a pedestrian crossing point or driveway, unless pedestrian access and safety at this point will not be compromised by the use; and sufficient sight distance is retained at that point for passing vehicles and pedestrians.

A distance more than the above stated 6m and 2m may be required by Council depending on the site, to maintain adequate pedestrian/driver sight lines.





3.6

Height of Infrastructure

Items placed in the trading zone should be no more than 1.1m in height unless transparent or minimal in size such as an umbrella pole. This is based on driver and pedestrian eye height (A80 wheelchair) being 1.1m.

Umbrellas shall be 2.2m high at the lowest point to allow the safe passage of people underneath.

Items shall not restrict the public access and sight lines along the footpath and road.

3.7

Adjacent Premises

If seeking to occupy the trade zone in front of an adjacent premises, written consent is required from both the owner and the occupier of this premises (if not the same entity).

The combined footpath trading area must be defined on the plans submitted for approval and licenced as such.

3.8

Service Authorities and Special Events

Further, service authorities (including Council) may from time to time require access to work on underground services or above ground assets such as seat and bins, or it may be necessary to remove items for annual parades, festivals, or special events.

Reasonable notice will be given where possible.



3. FOOTPATH TRADING REQUIREMENTS

3.9

Permanent Infrastructure

If seeking to install infrastructure in the footpath that will not be brought in at night such as screens, umbrellas or footing for structures, an application must be made to the General Manager for permission to install those objects in accordance with these Guidelines and Council's Manager Infrastructure, Engineering and Design will determine if approval is to be granted.

Detail information regarding infrastructure to be installed along with existing items in footpath such as trees, seats, bins, and underground services to be provided by applicant. Dial Before You Dig to be undertaken and if services close then detail service locations are to be provided by applicant. Written consent from the owner and the occupier of this premises (if not the same entity) is required.

Planning approval, building approval and structure certificates may be required and applicant must either obtain or show they are not required.

The application must include enough detail to allow for the application to be assessed against relevant laws, policies, and Guidelines. If approved, then the applicant must obtain a Road Opening Permit from Council to undertake the works which includes relevant insurances.

All approved infrastructure is to be installed at the cost of the applicant or shop owner and remains the property of the shop owner and must be repaired and maintained by the owner. The infrastructures may also be requested to be removed by Council or other service providers at the owner's cost.

Removal of the infrastructure shall be undertaken by the owner if the footpath trading license ceases. If the property is sold the infrastructure becomes the responsibility of the new owner.

Underground gas and electrical cables are not permitted in the footpath due to the safety issues with third party private infrastructure in the footpath and not recorded on Dial before You Dig (DBYD).



3.10

Safety Bollards

At high-risk locations where there is a likelihood of a crash occurring that may impact on patrons or increase the severity of the crash, applications for footpath trading may be required to provide safety rated energy absorbing bollards as determined by Council’s Manager Infrastructure, Engineering and Design.

When an application for a license is received, a safety assessment will be undertaken by Council to determine sites that require bollards considering crash data, volume and speed of traffic and the geometry of the road. Typical locations are near intersections, bends, previously known or probable crash sites or where there is no on-street parking to provide separation between the travel lane and trading.

Energy absorbing bollards are mounted near the kerb and shall be undertaken in compliance with relevant standards and Guidelines. The installation of bollards will reduce the width of the trading zone.

If it is determined that there is a requirement for energy absorbing bollards, then footpath trading cannot commence until it has been provided by the applicant. The installation would be at the applicant’s expense and be undertaken in line with 5.9 Permanent Infrastructure



Credit: Greg Fox

FOOTPATH TRADING REQUIREMENTS

3.11

Parklets via Removal of Parking

If seeking to remove parking to allow for trading onto the roadway the footpath either permanently or short term (tactile urbanism), an application must be made to the General Manager for permission. In most cases this would be for the installation of a deck where parking exists to become an outside dining area.

A safety audit would need to be undertaken by a suitable qualified Traffic Engineer at the applicant's expense and submitted as part of the application. This audit would need to consider sight lines and safety of patrons and the public.

Detailed information and plans including service locations shall be provided by the applicant. Written consent from the owner and the occupier of this premises (if not the same entity) is required.

The loss of parking revenue and use of the land for parking, means Council should be compensated for this. The annual fee for outside dining would apply for the area and a once off fee based on the value of the land would apply if the application is approved.

Council would undertake consultation with affected businesses regarding the loss of parking and infrastructure to be installed. Consideration would be given to the usage of parking in the area, strategic objectives for the area, and land and parking value to Council. Based on the consultation and information provided, Council's Manager Infrastructure, Engineering and Design will determine if approval is to be granted.

The installation would be at the applicant's expense and be undertaken in line with 5.9 Permanent Infrastructure.



4. HOW TO APPLY

4.1 *What information is required to apply for a permit?*

The following information is required from the applicant when applying for outside dining or display of goods permit. A-Frame signs do not require a permit, but the business must operate within these guidelines.

- Completed an Outside Dining Occupation Licence Application Form (same form for sale of goods)
Forms are available from Council or online www.gcc.tas.gov.au
- Site Plan of Existing Conditions - A plan at scale 1:100 accurately showing the width of the building frontage and of the footpath from the vertical face of the kerb to the building line/s, location of building line/s and the type of abutting properties, existing trees, light poles, signs, existing street furniture, service pits, fire hydrants, car parking, bus zones and other features. All dimensions associated with the footpath area should be shown.
- Site Plan of Proposed Footpath Activity - A plan at scale 1:100 accurately showing the area and layout of the proposed footpath activity. This may include the proposed location of chairs, tables, screens, heaters, umbrellas, advertising signs etc.
- Photographs of the site - To clearly show the proposed footpath activity zone relative to buildings and existing features in the footpath area.
- Details of furniture and fixtures (where applicable) - Colour photographs or detailed design drawings (including dimensions) of proposed furniture to be used including, screens, heaters and market umbrellas.
- Details of advertising (where applicable) - A colour photograph or detailed design drawings of the proposed advertising logo, and clear indication of its size and location within the footpath activity zone.
- Acknowledge that Public Liability Insurance will be required in which the policy must include all-risk and note Council's interest and be for not less than \$20,000,000 in respect of any single occurrence.
- Application fee - A fee will be payable to Glenorchy City Council for the assessment of application, and preparation of licence. Council's scale of fees is published on our website www.gcc.tas.gov.au

Failure to submit all the above details may result in delays in processing the application.

4.2

What is The Assessment Process?

On receiving an application Council staff may:

- Check that all relevant information has been received
 - Check the application to ensure it meets the intent and requirements of the Footpath Trading Guidelines
 - Check that the application is planning and building except such as not located in a Local Historic Heritage Code area. If planning or building permit is required, the applicant will be required to obtain this and submit it with the footpath trading application.
 - Inspect the site and check accuracy of submitted application plans
 - Undertake an assessment of compliance with the licence conditions
 - Approve or refuse licence application
 - Formally advise the applicant of Council's decision
- An annual fee will be payable to Glenorchy City Council for the footpath trading for outside dining and sale of goods assessment of application, and preparation of licence. Council's scale of fees is published on our website www.gcc.tas.gov.au

If successful, the applicant is then required to supply a current copy of Public Liability all risk insurance in the amount of \$20,000,000 noting Council's interest, and complete a "Form of Indemnity". Once liability and insurance issues are resolved and the annual fee for the footpath trading received, the licence will be delivered and operation within the approved footpath area may commence.

5. FREQUENTLY ASKED QUESTIONS

What If I Need To Amend My Licence?

Licence holders must apply in writing for any amendment to their existing licence. Amendments may include changing furniture design, adding furniture or increasing advertising.

The Council will notify the licence holder within three (3) weeks of their decision on the amendment.

An upfront amendment fee is required for officer assessment and liaison.

What If I Sell The Business?

Licences are not transferable between businesses or if a business is sold.

The new operator would need to apply to Council for a new licence.

How is My Existing Licence Renewed?

Licences for footpath trading are issued annually

While Council is likely to issue renewal reminders, it is the responsibility of the licence holder to ensure all renewal details including public liability insurance certificates and fees are forwarded to the Council prior to the beginning of the new financial year.

Do I Need a Planning or Building Permit?

Often, you do not need a planning permit if the footpath trading activity is taking place completely on the public footpath and you have a current license from Council issued under the By-law. However, this may not be the case for more permanent infrastructure .

You should check your obligations with Council's planning department including if the works require building approval.

KEY CONTACTS

If you are unsure – **please ask** – time spent early on may avoid delays and or disappointment at a later stage.



Credit: Greg Fox

For further information please contact 03 6216 6800 or gccmail@gcc.tas.gov.au



GLENORCHY
CITY COUNCIL

COUNCIL POLICY

Nature Strip Policy**PURPOSE**

This policy sets out the responsibilities and expectations of Council and the community regarding maintaining nature strips in Glenorchy City, to:

- allow residents to replace the grass on their nature strips with other plants
- promote low water use plantings
- promote well-maintained and tidy nature strips that enhance the city streetscapes.
- allow property owners and occupiers some individual choice in the use and style of nature strips.
- minimise risk to the community from inappropriate use or management of nature strips.

whilst

- allowing pedestrian access and wheelie bin locations.
- protecting and maintaining Council and service providers infrastructure; and
- allowing kerbside parking of vehicles and door opening space.

SCOPE

This policy applies to all nature strips in the Glenorchy municipality that are owned or administered by Glenorchy City Council. It does not apply to rural road verges or roads which are not managed by Council, such as State controlled highways.

STRATEGIC PLAN ALIGNMENTValuing Our Environment

Objective 3.1 Create a liveable and desirable City.

Strategy 3.1.3 Manage the City's transport network and the associated infrastructure to promote sustainability, accessibility, choice, safety and amenity for all modes of transport.

Leading Our Community

Objective 4.1 Govern in the best interests of our community

Strategy 4.1.1 Manage Council for maximum efficiency, accountability and transparency

RELATED DOCUMENTS

- Footpaths Policy
- Tree Management Policy



- Appendix 1 - Preferred Plant Selection and Environmental Weeds List

STATUTORY REQUIREMENTS

Acts	<i>Local Government (Highways) Act 1982</i> <i>Roads and Jetties Act 1935</i>
Regulations	<i>N/A</i>
Australian/International Standards	<i>N/A</i>

DEFINITIONS

Council means Glenorchy City Council

Landscaping means any form of plantings on a nature strip excluding grass, turf or street trees.

Nature Strip means Council owned or controlled land between a property boundary and a roadway, but not including a public footpath.

Owner means the legal owner of the property to which the nature strip pertains

Permit means written approval issued by Council for the purposes of this policy or a relevant by-law, including a letter, ticket, license, lease or other approval.

Services means water, gas, electrical or telecommunication infrastructure including but not limited to wiring, pipes, conduits, switches, boxes and covers.

Service Provider means TasWater, TasNetworks or any other legitimate electricity, gas, water or telco provider.

Soft Landscaping means plantings below 750mm in height, mulch, garden edging and borders.

Works means the landscaping and maintenance of the nature strip adjoining a property

BACKGROUND

Current rate revenues do not allow Council to maintain nature strips and Council recognises the benefits to householders of planting their nature strips with low maintenance or low water requiring plants. Council recognises the value of nature strips in enhancing properties and streetscapes and encourages owners and residents to take pride in maintaining them



Nature strips have multiple uses including accommodating infrastructure, enhancing streetscapes, providing pedestrian access and reducing stormwater run-off amongst others. Inappropriate works or use of nature strips can create health or safety risks or nuisance to others. In addition to this Policy, Council has a list of preferred plants and an environmental weeds list for owners/occupiers wishing to landscape a nature strip.

Council recognises that people lead increasingly busy lives and, in addition, wish to reduce their water usage, and that the planting of low maintenance, low water use plants on nature strips has become increasingly desirable for the residents of Glenorchy.

POLICY STATEMENT

It is the responsibility of property owners and/or occupants to maintain the nature strips adjacent to their property including weeding and mowing.

Works That Are Allowed on Nature Strips Without a Permit

1. Provided all other requirements of this policy are met, the following Works are allowed on nature strips without a Council permit:
 - a. planting, reseeding, and maintaining turf.
 - b. installing and maintaining a synthetic turf provided that the manufacturers' specifications are followed, and the turf is not a trip risk.
 - c. soft landscaping by the property owner, provided that:
 - i. plants are not allowed to grow higher than 750mm.
 - ii. no plant is thorny, hazardous or a weed plant as defined by the Tasmanian Department of Primary Industries, Parks, Water and Environment. Refer to Appendix 1 for preferred plant selection.
 - iii. enough space is provided for the correct placement of waste and recycling bins.
 - iv. if there is no footpath, a 1.5m strip must be provided for foot traffic alongside the kerb.
 - v. If there is parking along the kerb, a minimum of 0.6m strip must be provided for people to get in and out of vehicles.
 - vi. the plantings are regularly watered, weeded and pruned as often as necessary to retain the integrity of the planting with any dead plants removed promptly.
 - vii. organic mulch can be used up to 150mm deep that does not spill onto footpaths, driveways, roadways, etc.
 - viii. Garden edging and borders up to 150mm high can be used to ensure plants and mulch do not spill over.

2. The following items are required to be complied with for any soft landscaping:

- a. If you are not the owner of the property, the property owner's consent must be provided in writing.
- b. the consent of any adjoining owners must be provided prior to carrying out any soft landscaping.
- c. A Dial Before You Dig (DBYD) must be undertaken by all parties prior to any plantings or excavations are carried out in the nature strip, regardless of the depth.
- d. Check to ensure that the works are allowed and whether a permit is required.

Works on Nature Strips That Require a Permit

3. A permit from the Council is required to conduct any of the following works on a nature strip:

- a. soft landscaping that does not fully comply with this policy.
- b. landscaping a nature strip which contains an existing street tree.
- c. importing soil or reshaping the surface of the ground.
- d. excavation works deeper than 300mm.
- e. using any machinery for excavation or cultivation.
- f. installing an irrigation system.
- g. vegetable or fruit growing plants.
- h. climbing frames, plant stakes, compost bins and raised garden beds.
- i. planting trees.
- j. Plants that grow above a height of 750mm.

4. How to apply for a permit

- a. Permit applications must be in writing and include:
 - i. details of the proposed plants (what species will be planted and density).
 - ii. sketch plan showing property boundaries, any existing features (including footpath, driveway, street tree, other plants) and the proposed locations of plants,
 - iii. written permission of the property owner if the applicant is not the owner,
- b. If your works fall into this category (or if you are uncertain if they do) please contact Council on (03) 62166 800 to enquire about, or apply for, a permit.

Works That Are Not Allowed on Nature Strips

5. The following works are not allowed:
- a. landscaping that encroaches on or obstructs footpaths or roadways.
 - b. landscaping which creates a safety issue.
 - c. damage to any existing underground or aboveground infrastructure.
 - d. landscaping nature strips that are used as a bus stop.
 - e. hard landscaping being any building, structure or hard material, including walls, fences, concrete, asphalt, metals, railway sleepers, crushed brick, rocks, pavers, boulders and gravel or similar.
 - f. temporary or permanent electrical wiring (e.g., lighting of trees is not allowed).
 - g. covering, removing, or blocking access to service boxes or pit covers.
 - h. depositing lawn clippings, including around street trees.
 - i. the keeping of animals.
 - j. private letterboxes.
 - k. parking vehicles, boats, caravans, trailers, etc.

Rights of Council, Intervention, Unauthorised Work and Indemnity

6. If necessary, the Council may act, or require property owners to act, to prevent or minimise potential hazards (for instance fire risk, traffic risk from blocked visibility, etc.) resulting from the Works.
7. Where possible, Owners will be contacted and informed of works that Council intends to undertake. In emergencies, however, works may need to be undertaken without notice.
8. Where Council or a service provider undertakes works on a nature strip, it will reinstate the nature strip with grass, but will not replace any removed plants or infrastructure.
9. If unauthorised work is carried out on a nature strip, the Council may:
 - a. Issue a notice of non-compliance requiring a property owner to reinstate the nature strip to an acceptable standard; and/or
 - b. Remove all unauthorised works or vegetation and recover any costs from the property owner or occupier.
10. Council or a service provider, or their contractor or invitee, retains the right to undertake works on any nature strip including the planting of trees.



11. The Owner will be responsible for reinstating the nature strip to grass lawn if reinstatement is required by Council following a finding of unauthorised work.
12. Despite the fact all maintenance of the planted nature strip becomes the responsibility of the owner, Council reserves the right to maintain or make changes to the planted nature strip if it deems it reasonably necessary to do so.
13. Council, or a Service Provider, may enter the nature strip at any time to maintain, repair, alter, add to, or connect Services contained in the nature strip if Council or service provider deems it necessary to do so.
14. The Owner will be liable for any damage to Council’s or other service providers infrastructure caused by planting or excavation.
15. To the maximum extent allowed by law, the Owner releases the Council from liability for, and indemnifies the Council against, any claim, action, damage, loss, liability, cost, or expense arising from the Owner’s planting of the nature strip or from the actions of any invitee of the Owner.
16. Nature strip planting is carried out entirely at the risk of the Owner, and the Owner is put on notice that, at any time and for any reason, it is deemed by Council as necessary, the nature strip planting may be disturbed or removed. If it is deemed necessary to disturb or remove plantings the plantings will not be reinstated by Council and the owner will not be recompensed.

DOCUMENT CONTROL

Version:	1.0	Adopted	27 June 2022	Commencement Date	28 June 2022
Minutes Reference	Council Meeting, 27 June 2022, Item 12			Review Period	4 Years from adoption
Previous Versions:	N/A				
Responsible Directorate	Infrastructure & Works	Controller:	Manager Infrastructure Engineering and Design		
ECM Document No.:					

COUNCIL POLICY

NATURE STRIP

1. Purpose

This policy sets out the responsibilities and expectations of Council and the community regarding maintaining nature strips in Glenorchy City, to:

- allow residents to replace the grass on their nature strips with other plants
- promote low water use plantings
- promote well-maintained and tidy nature strips that enhance the city streetscapes.
- allow property owners and occupiers some individual choice in the use and style of nature strips.
- minimise risk to the community from inappropriate use or management of nature strips.

whilst

- allowing pedestrian access and wheelie bin locations.
- protecting and maintaining Council's and service providers infrastructure; and
- allowing kerbside parking of vehicles and door opening space.

2. Scope

This policy applies to all nature strips in the Glenorchy municipality that are owned or administered by Glenorchy City Council. It does not apply to rural road verges or roads which are not managed by Council, such as State controlled highways.

3. Related Documents

- Footpaths Policy
- Tree Management Policy
- Appendix 1 - Preferred Plant Selection and Environmental Weeds List

COUNCIL POLICY

4. Statutory Requirements

Acts	Local Government (Highways) Act 1982 Roads and Jetties Act 1935
Regulations	Not applicable
Australian/ International Standards	Not applicable

5. Definitions

Council means Glenorchy City Council.

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Services means water, gas, electrical or telecommunication infrastructure including but not limited to wiring, pipes, conduits, switches, boxes and covers.

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Soft Landscaping means plantings below 750mm in height, mulch, garden edging and borders.

Works means the landscaping and maintenance of the nature strip adjoining a property.

COUNCIL POLICY

6. Background

Current rate revenues do not allow Council to maintain nature strips and Council recognises the benefits to householders of planting their nature strips with low maintenance or low water requiring plants. Council recognises the value of nature strips in enhancing properties and streetscapes and encourages owners and residents to take pride in maintaining them.

Nature strips have multiple uses including accommodating infrastructure, enhancing streetscapes, providing pedestrian access and reducing stormwater run-off amongst others. Inappropriate Works or use of nature strips can create health or safety risks or nuisance to others. In addition to this Policy, Council has a list of preferred plants and an environmental weeds list for owners/occupiers wishing to landscape a nature strip.

Council recognises that people lead increasingly busy lives and, in addition, wish to reduce their water usage, and that the planting of low maintenance, low water use plants on nature strips has become increasingly desirable for the residents of Glenorchy.

7. Policy Statement

It is the responsibility of property owners and/or occupiers to maintain the nature strips adjacent to their property including weeding and mowing.

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1. Provided all other requirements of this policy are met, the following Works are allowed on nature strips without a Council permit:
 - (a) planting, reseeding, and maintaining turf.
 - (b) installing and maintaining a synthetic turf provided that the manufacturers' specifications are followed, and the turf is not a trip risk.
 - (c) soft landscaping by the property owner, provided that:
 - I. plants are not allowed to grow higher than 750mm.
 - II. no plant is thorny, hazardous or a weed plant as defined by the Tasmanian

COUNCIL POLICY

Department of Primary Industries, Parks, Water and Environment. Refer to Appendix 1 for preferred plant selection.

- III. enough space is provided for the correct placement of waste and recycling bins.
 - IV. if there is no footpath, a 1.5m strip must be provided for foot traffic alongside the kerb.
 - V. if there is parking along the kerb, a minimum of 0.6m strip must be provided for people to get in and out of vehicles.
 - VI. the plantings are regularly watered, weeded and pruned as often as necessary to retain the integrity of the planting with any dead plants removed promptly.
 - VII. organic mulch can be used up to 150mm deep that does not spill onto footpaths, driveways, roadways, etc.
 - VIII. garden edging and borders up to 150mm high can be used to ensure plants and mulch do not spill over.
2. The following items are required to be complied with for any soft landscaping:
- (a) If you are not the owner of the property, the property owner's consent must be provided in writing.
 - (b) The consent of any adjoining owners must be provided prior to carrying out any soft landscaping.
 - (c) A Before You Dig Australia (BYDA) enquiry must be undertaken by all parties prior to any plantings or excavations are carried out in the nature strip, regardless of the depth.
 - (d) Check to ensure that the Works are allowed and whether a permit is required.

COUNCIL POLICY

Works on Nature Strips that require a Permit

3. A permit from the Council is required to conduct any of the following Works on a nature strip:
 - (a) soft landscaping that does not fully comply with this policy.
 - (b) landscaping a nature strip which contains an existing street tree.
 - (c) importing soil or reshaping the surface of the ground.
 - (d) excavation works deeper than 300mm.
 - (e) using any machinery for excavation or cultivation.
 - (f) installing an irrigation system.
 - (g) vegetable or fruit growing plants.
 - (h) climbing frames, plant stakes, compost bins and raised garden beds.
 - (i) planting trees.
 - (j) Plants that grow above a height of 750mm.
4. How to apply for a permit
 - (a) Permit applications must be in writing and include:
 - I. details of the proposed plants (what species will be planted and density).
 - II. sketch plan showing property boundaries, any existing features (including footpath, driveway, street tree, other plants) and the proposed locations of plants,
 - III. written permission of the property owner if the applicant is not the owner,
 - (b) If your Works fall into this category (or if you are uncertain if they do) please contact Council on (03) 6216 6800 to enquire about, or apply for, a permit.

COUNCIL POLICY

Works that are not allowed on Nature Strips

5. The following Works are not allowed:
 - (a) landscaping that encroaches on or obstructs footpaths or roadways.
 - (b) landscaping which creates a safety issue.
 - (c) damage to any existing underground or aboveground infrastructure.
 - (d) landscaping nature strips that are used as a bus stop.
 - (e) hard landscaping being any building, structure or hard material, including walls, fences, concrete, asphalt, metals, railway sleepers, crushed brick, rocks, pavers, boulders and gravel or similar.
 - (f) temporary or permanent electrical wiring (e.g., lighting of trees is not allowed).
 - (g) covering, removing, or blocking access to service boxes or pit covers.
 - (h) depositing lawn clippings, including around street trees.
 - (i) the keeping of animals.
 - (j) private letterboxes.
 - (k) parking vehicles, boats, caravans, trailers, etc.

Rights of Council, intervention, unauthorised work and indemnity

6. If necessary, the Council may act, or require property owners to act, to prevent or minimise potential hazards (for instance fire risk, traffic risk from blocked visibility, etc.) resulting from the Works.
7. Where possible, Owners will be contacted and informed of Works that Council intends to undertake. In emergencies, however, Works may need to be undertaken without notice.
8. Where Council or a service provider undertakes Works on a nature strip, it will reinstate the nature strip with grass, but will not replace any removed plants or infrastructure.
9. If unauthorised work is carried out on a nature strip, the Council may:

COUNCIL POLICY

- (a) Issue a notice of non-compliance requiring a property owner to reinstate the nature strip to an acceptable standard; and/or
 - (b) Remove all unauthorised Works or vegetation and recover any costs from the property owner or occupier.
10. Council or a service provider, or their contractor or invitee, retains the right to undertake Works on any nature strip including the planting of trees.
 11. The Owner will be responsible for reinstating the nature strip to grass lawn if reinstatement is required by Council following a finding of unauthorised work.
 12. Despite the fact all maintenance of the planted nature strip becomes the responsibility of the owner, Council reserves the right to maintain or make changes to the planted nature strip if it deems it reasonably necessary to do so.
 13. Council, or a Service Provider, may enter the nature strip at any time to maintain, repair, alter, add to, or connect Services contained in the nature strip if Council or service provider deems it necessary to do so.
 14. The Owner will be liable for any damage to Council's or other service providers infrastructure caused by planting or excavation.
 15. To the maximum extent allowed by law, the Owner releases the Council from liability for, and indemnifies the Council against, any claim, action, damage, loss, liability, cost, or expense arising from the Owner's planting of the nature strip or from the actions of any invitee of the Owner.
 16. Nature strip planting is carried out entirely at the risk of the Owner, and the Owner is put on notice that, at any time and for any reason, it is deemed by Council as necessary, the nature strip planting may be disturbed or removed. If it is deemed necessary to disturb or remove plantings the plantings will not be reinstated by Council and the owner will not be recompensed.

COUNCIL POLICY

8. Version Control

Version	V 2.0	Adopted	25 May 2026	Commencement date	26 May 2026
Minutes reference	Item 01			Review period	4 years from adoption
Previous versions	V 1.0 adopted 27 June 2022 (Council meeting, Item 12)				
Responsible Directorate	Infrastructure and Development	Controller	Manager Assets, Engineering and Design		
ECM Document no	Policies by Directorate				

Appendix 1

NATURE STRIP POLICY



PREFERRED PLANT SELECTION LIST

Whilst not a complete list, it is hoped that the plants listed gives an idea to the types of floras the Council is encouraging to be planted in nature strips.

Botanical Name	Common Name	Growth form	Habitat qualities	Grow Conditions	Height (m)	Width (m)
<i>Austrodanthonia caespitosa</i>	Common Wallaby Grass	Tufted grass	Complex groundcover suitable for sheltering bandicoots and skinks. Seeds are food for various bird species. Known to attract native butterflies.	Adaptable to most soil types. Should be cut back periodically to encourage new growth.	0.9	0.12
<i>Bauera rubioides</i>	Prostrate Pink	Prostrate shrub	Flowers are attractive to native butterflies and pollinators.	Suited to well drained, moist soils. Bushy without trimming, though trimming can be done to turn the species into an informal hedge if desired.	0.5 - 1	1 - 3
<i>Brachyscome rigidula</i>	Cut Leaf Daisy	Spreading herb	Flowers are attractive to native butterflies and pollinators.	Suited to well drained soils, good for those with poor nutrient levels.	0.1 - 0.3	0.4
<i>Callistemon viridiflorus</i>	Lime Bottlebrush	Prostrate shrub	Flowers are attractive to many native species, including honeyeaters, butterflies, and skinks.	Suited to moist soils that are well drained. Partial sun.	0.5 - 1	1
<i>Carpobrotus rossii</i>	Native Pigface	Spreading herb	Attractive purple flowers, and edible fruits.	Suitable to a sunny position in very well drained sandy or rocky soils.	0.1	1-2
<i>Correa reflexa</i>	Common Correa - Derwent Green	Prostrate shrub	Flowers in winter, and are an important winter food source for native honeyeaters.	Part-shade, tolerates dry periods and some moisture. Light to heavy soils.	3	1
<i>Dianella revoluta</i>	Narrow-leaved Flax Lily	Sedge-like	Flowers are attractive a several species of native butterflies and pollinators. The fruit is eaten by various birds.	Suited to most damp to dry soil types.	0.3 - 0.8	0.5



June 2022

Dianella tasmanica	Tasmanian Flax Lily	Sedge-like	Flowers are attractive a several species of native butterflies and pollinators. The fruit is eaten by various birds.	Suited to wetter areas.	0.5 - 1	1
Diplarrena moraea	White Flag Iris	Sedge-like	Flowers are attractive to native butterflies and pollinators.	Suited to well drained and sunny positions.	0.5 - 1	0.5
Kennedia prostrata	Running Postman	Spreading herb	Flowers are attractive to native butterflies and pollinators.	Suited to full sun and well drained soils.	0.1	1
Leptospermum scoparium	Common Tea-tree Prostrate Fine	Prostrate shrub	Flowers are attractive to harmless native bees.	Hardy and adaptable to most conditions, though prefers full sun.	1	1 - 2
Lomandra nana	Dwarf Mat-rush	Sedge	Comlex groundcover suitable for sheltering bandicoots and skinks. Native butterflies and pollinators are attracted to the flowers.	Full sun to part shade. Tollerates most soil types.	0.2	0.5
Poa labillardierei	Silver Tussock Grass	Tufted grass	Complex groundcover suitable for sheltering bandicoots and skinks. Seeds are food for various bird species.	Suitable to most soils and tollerates periods of dry. After establishment, minimal maintenance or watering is required. Cut back in autumn to promote new green growth.	0.8	1
Poa rodwayi	Velvet Tussock Grass	Tufted grass	Complex groundcover suitable for sheltering bandicoots and skinks. Seeds are food for various bird species.	Suitable to most soils and tollerates periods of dry. After establishment, minimal maintenance or watering is required. Cut back in autumn to promote new green growth.	0.6	0.5



Themeda triandra	Kangaroo Grass	Grass	Complex groundcover suitable for sheltering bandicoots and skinks. Seeds are food for various bird species. Known to attract native butterflies and other pollinators.	Suitable to soils with low nutrient levels. Seed heads can be removed in early autumn and layed down to promote new seedlings.	0.6	0.5
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ENVIRONMENTAL WEEDS LIST

Whilst not a complete list, it is hoped that the plants listed are not present within the street verge.

Botanical Name	Common Name	Weed Status
Zantedeschia aethiopica	Arum lily	Environmental weed
Solanum nigrum	Black Nightshade	Environmental weed
Rubus fruticosus	Blackberry	Declared under legislation
Psoralea pinnata	Blue Butterfly Bush	Environmental weed
Vinca major	Blue periwinkle	Environmental weed
Billardiera heterophylla	Bluebell Creeper	Environmental weed
Chrysanthemoides monilifera	Bone Seed	Declared under legislation
Asparagus asparagoides	Bridal Creeper	Declared under legislation
Watsonia meriana var. bulbillifera	Bulbil watsonia	Environmental weed
Medicago polymorpha	Burr Medic	Environmental weed
Delairea odorata	Cape Ivy	Environmental weed
Senecio angulatus	Climbing groundsel	Environmental weed
Cotoneaster species	Cotoneaster	Environmental weed
Taraxaccum officinale	Dandelion	Environmental weed
Dolichus pea	Dipogon lignosus	Environmental weed
Rumex species	Dock	Environmental weed
Hedera helix	English ivy	Environmental weed



Arctheca radicata	Flatweed Cats Ear	Environmental weed
Digitalis purpurea	Foxglove	Environmental weed
Ulex europaeus	Gorse	Declared under legislation
Ilex aquifolium	Holly	Declared under legislation
Lavendula stoechas	Italian lavender	Environmental weed
Hedra helix	Ivy	Environmental weed
Lonicera japonica	Japanese honeysuckle	Environmental weed
Russell lupin – Lupinus ‘Russell hybrid’	Lupinus polyphyllus	Environmental weed
Coprosma repens	Mirror Bush	Environmental weed
Crocosmia x crocosmiiflora	Montbretia	Environmental weed
Ipomea indica	Morning glory	Environmental weed
Clematis vitalba	Old man’s beard	Environmental weed
Plantago species	Plantain	Environmental weed
Echium candicans	Pride of Madeira	Environmental weed
Centranthus ruber	Red valerian	Environmental weed
Kniphofia uvaria	Redhot Poker	Environmental weed
Oxalis species	Soursob	Environmental weed
Sonchus oleraeus	Sow Thistle	Environmental weed
Tradescantia fluminensis	Wandering creeper	Environmental weed

COUNCIL POLICY

RETAINING WALL POLICY



PURPOSE

This Policy determines the ownership and the maintenance responsibility for retaining walls.

SCOPE

This Policy applies to:

- Retaining walls which are wholly or partially within Council’s Road reserve and Council’s property.

STRATEGIC PLAN ALIGNMENT

3.1.3 Manage the City’s transport network and the associated infrastructure to promote sustainability, accessibility, choice, safety, and amenity for all modes of transport.

STATUTORY REQUIREMENTS

Acts	<i>Local Government (Highways) Act 1982- Section 35 and 208</i> <i>Building Act 2016</i> <i>Tasmanian Planning Scheme 2021</i>
Regulations	
Australian/International Standards	AS 4678—2002 - Earth-retaining structures

DEFINITIONS

Retaining Wall – A common structure, which is designed and constructed within steep terrain to provide a level area for roads, properties, and driveways to be built.

Road Reserve – A legally described area where facilities such as roads, footpaths, and associated features may be constructed for public travel. It is the total area showing on the municipal road map.

Road Occupancy Agreement – An agreement granted by Glenorchy City Council allowing occupancy of a road reserve for a specific purpose and for a set period.

Natural Ground Level – The natural level of the site before any excavation or filling (in the past or as a part of any proposed development) has been carried out on the site.

BACKGROUND

In the Glenorchy municipality, there are many retaining walls which have been built within the road reserve, on Council land or on its boundary either by Council or privately.

Due to the lack of historical information about these retaining walls, determining the ownership and maintenance responsibility can be difficult.



Council is approached by residents from time to time seeking clarification and raising concerns about retaining walls. It is important that Council forms a policy to provide a clear and consistent guidance of the ownership thus maintenance responsibility to its officers and the public.

DETERMINING OWNERSHIP AND MAINTENANCE RESPONSIBILITY

In the absence of clear historical information suggesting the contrary, ongoing ownership and maintenance responsibility for retaining walls is, in general, to be determined based on their location and who is benefitting from the wall. The natural ground level is an important factor in determining the ownership and who originally benefitted from the wall.

If the wall was originally built for the purpose of constructing a public road, Council assumes the ownership and maintenance responsibility.

If the wall was originally built for the purpose of a levelling the ground on the private property or for a driveway access, the wall is deemed to be privately owned and maintained.

If a Council owned retaining wall is damaged by a third party, it will be their responsibility to effect repairs to Council's standard. Council may take enforcement action which may include repairing the wall and recouping costs from the responsible person.

If a private retaining wall causes or is likely to cause a safety risk to the public, Council may take enforcement action, which may include Council repairing the wall and/or close off the footpath/road, then retrieving costs from the responsible person. If the private wall forms part of their driveway, then section 35 of the Local Government (Highway) Act applies and if within their property boundary, then the Building Act applies.

The following scenarios outline the rules for identifying ownership and maintenance responsibility of retaining walls:

1. Retaining Wall within the road reservation or on the boundary

If the wall was originally built for the purpose of constructing a public road, Council resumes the ownership and maintenance responsibility. The following are exceptions:

- The wall predominantly forms part of the driveway or provides pedestrian access to the private property(s).
- The wall was built due to excavation as part of a development or to benefit the private property(s) often to obtain more level ground.
- The wall provides no physical support to the public road and was not necessary to form the road; or
- The wall received a Road Occupancy Agreement (ROA) or any other agreement such as showing ownership on plans as part of a development, for the property owner to build and/or own the wall which is still relevant and applicable even if the property has changed hands.

If ownership is unclear, the wall is assumed to be private unless documentation can demonstrate otherwise.

Council's Manger of Infrastructure, Engineering and Design can determine ownership and, in some cases, where ownership is unclear, come to an agreement with the property owner.

2. Retaining Wall within Council property, or on the boundary of Council property other than road reserve

Any retaining wall within Council's property, other than a road reserve, the ownership and maintenance responsibility will sit with the party who is benefitting from the wall.



If the private owner questions the ownership and maintenance responsibility of the retaining wall outlined above or disagree with Council officer’s assessment based on the Policy, they may wish to take further actions, including seeking independent legal advice, to clarify the ownership and maintenance responsibility.

RETAINING WALL AS PART OF FUTURE WORKS AND DEVELOPMENT

Any new, renewed or upgraded retaining wall as part of future works and development, needs to meet all the legislative requirements such as planning and building. This policy provides no exemption or consent to any works that are regulated under the relevant road, planning, or building regulations.

The approval of new private retaining walls in the road reserve or on our boundary are very limited, apart from driveway access or providing pedestrian access to a property.

If a property owner or third party proposes to build a retaining wall on Council land as a part of a development, consent is required from Council’s General Manager to lodge the planning application and a ROA is required within the road reserve, prior to the commencement of the work. If a new retaining wall is proposed as part of a subdivision or on the property boundary, then ownership will be clearly stated on the development and building plans.

With existing private retaining walls in the road reserve, a ROA should be entered into between the owner and Council.

TECHNICAL GUIDELINE

Council staff will develop and maintain a Retaining Wall Technical Guideline for the provision of detailed identification of ownership and information regarding requirements for new walls. The technical guidelines will be maintained and reviewed by Council’s technical staff on an ongoing basis to ensure it aligns with the latest standards and guidelines.

DOCUMENT CONTROL

Version:	1.0	Adopted	27 June 2022	Commencement Date	28 June 2022
Minutes Reference	Council Meeting, 27 June 2022, Item 12			Review Period	4 Years from adoption
Previous Versions:	N/A				
Responsible Directorate	Infrastructure & Works	Controller:	Manager Infrastructure Engineering and Design		
ECM Document No.:					

COUNCIL POLICY

RETAINING WALL

1. Purpose

This policy determines the ownership and the maintenance responsibility for retaining walls.

2. Scope

This policy applies to:

- Retaining walls which are wholly or partially within Council’s Road reserve and Council’s property.

3. Related Documents

- Not applicable

4. Statutory Requirements

Acts	Local Government (Highways) Act 1982- Section 35 and 208 Building Act 2016 Tasmanian Planning Scheme 2021
Regulations	Not applicable
Australian/ International Standards	AS 4678–2002 - Earth-retaining structures

COUNCIL POLICY

5. Definitions

Retaining Wall means a common structure, which is designed and constructed within steep terrain to provide a level area for roads, properties, and driveways to be built.

Road Reserve means a legally described area where facilities such as roads, footpaths, and associated features may be constructed for public travel. It is the total area showing on the municipal road map.

Road Occupancy Agreement means an agreement granted by Glenorchy City Council allowing occupancy of a road reserve for a specific purpose and for a set period.

Natural Ground Level means the natural level of the site before any excavation or filling (in the past or as a part of any proposed development) has been carried out on the site.

6. Background

In the Glenorchy municipality, there are many retaining walls which have been built within the road reserve, on Council land or on its boundary either by Council or privately.

Due to the lack of historical information about these retaining walls, determining the ownership and maintenance responsibility can be difficult.

Council is approached by residents from time to time seeking clarification and raising concerns about retaining walls. It is important that Council forms a policy to provide a clear and consistent guidance of the ownership thus maintenance responsibility to its officers and the public.

7. Policy Statement

Determining ownership and maintenance responsibility

In the absence of clear historical information suggesting the contrary, ongoing ownership and maintenance responsibility for retaining walls is, in general, to be determined based on their location and who is benefiting from the wall. The natural ground level is an important factor in determining the ownership and who originally benefitted from the wall.

COUNCIL POLICY

If the wall was originally built for the purpose of constructing a public road, Council assumes the ownership and maintenance responsibility.

If the wall was originally built for the purpose of levelling the ground on the private property or for a driveway access, the wall is deemed to be privately owned and maintained.

If a Council owned retaining wall is damaged by a third party, it will be their responsibility to effect repairs to Council's standard. Council may take enforcement action which may include repairing the wall and recouping costs from the responsible person.

If a private retaining wall causes or is likely to cause a safety risk to the public, Council may take enforcement action, which may include Council repairing the wall and/or close the footpath/road off, then retrieving costs from the responsible person. If the private wall forms part of their driveway, then section 35 of the *Local Government (Highway) Act* applies and if within their property boundary, then the Building Act applies.

The following scenarios outline the rules for identifying ownership and maintenance responsibility of retaining walls:

1. Retaining Wall within the road reserve or on the boundary

If the wall was originally built for the purpose of constructing a public road, Council assumes the ownership and maintenance responsibility. The following are exceptions:

- The wall predominantly forms part of the driveway or provides pedestrian access to the private property(s).
- The wall was built due to excavation as part of a development or to benefit the private property(s) often to obtain more level ground.
- The wall provides no physical support to the public road and was not necessary to form the road; or
- The wall received a Road Occupancy Agreement (ROA) or any other agreement such as showing ownership on plans as part of a development, for the property owner to build and/or own the wall which is still relevant and applicable even if the property has changed hands.

COUNCIL POLICY

If ownership is unclear, the wall is assumed to be private unless documentation can demonstrate otherwise.

Council's Manager of Assets, Engineering and Design can determine ownership and, in some cases, where ownership is unclear, come to an agreement with the property owner.

2. Retaining Wall within Council property, or on the boundary of Council property other than road reserve

Any retaining wall within Council's property, other than a road reserve, the ownership and maintenance responsibility will sit with the party who is benefitting from the wall.

If the private owner questions the ownership and maintenance responsibility of the retaining wall outlined above or disagree with Council officer's assessment based on the policy, they may wish to take further actions, including seeking independent legal advice, to clarify the ownership and maintenance responsibility.

Retaining wall as part of future works and development

Any new, renewed or upgraded retaining wall as part of future works and development, needs to meet all the legislative requirements such as planning and building. This policy provides no exemption or consent to any works that are regulated under the relevant road, planning, or building regulations.

The approval of new private retaining walls in the road reserve or on our boundary are very limited, apart from driveway access or providing pedestrian access to a property.

If a property owner or third party proposes to build a retaining wall on Council land as a part of a development, consent is required from Council's General Manager to lodge the planning application and a ROA is required within the road reserve, prior to the commencement of the work. If a new retaining wall is proposed as part of a subdivision or on the property boundary, then ownership will be clearly stated on the development and building plans.

With existing private retaining walls in the road reserve, a ROA should be entered into between the owner and Council.

COUNCIL POLICY

Technical guideline

Council staff will develop and maintain a Retaining Wall Technical Guideline for the provision of detailed identification of ownership and information regarding requirements for new walls. The technical guidelines will be maintained and reviewed by Council's technical staff on an ongoing basis to ensure it aligns with the latest standards and guidelines.

8. Version Control

Version	V 2.0	Adopted	25 May 2026	Commencement date	26 May 2026
Minutes reference	Item 01			Review period	4 years from adoption
Previous versions	V 1.0 adopted 27 June 2022 (Council meeting, Item 12)				
Responsible Directorate	Infrastructure and Development	Controller	Manager Assets, Engineering and Design		
ECM Document no	Policies by Directorate				

11.2 POLICIES UPDATE: PUBLIC ART

Author: Governance Officer (Poorni Wanigasekara)
Manager Community (Warren Yates)

Qualified Person: Director Community and Corporate Services (Tracey Ehrlich)

File Reference: Policies by Directorate

Executive Summary

Council is recommended to rescind the Public Art Policy adopted in November 2021. There is no legal requirement for Council to have a Public Art Policy.

The Policy includes governance and operational arrangements that are no longer current, including a Public Art Oversight Group that no longer exists. The Policy also sits on its own and is not supported by a current Public Arts Strategy or implementation framework.

Council's commitment to community, place and culture is appropriately reflected through the Community Strategy, Asset Management Strategy and annual budget processes. For these reasons, it is proposed that the Policy be rescinded.

As part of the internal audit recommendations, Council is in the process of reviewing the Moonah Arts Centre business plan. Following finalisation, the need for any supporting policy will be assessed and, where required, will be brought forward to Council for consideration.

Recommendation

That Council:

1. RESCIND the Public Arts Policy, **Attachment 1**.

Community Plan Reference	<p>Leading Our Community</p> <p>We responsibly manage our community's resources to deliver what matters most.</p> <p>Transparent and accountable government.</p>
Strategic Plan Reference	Make informed decisions that are open and transparent and in the best interests of our community.
Consultation/Engagement	Manager Community
Resources	Not applicable
Risk/Legal/Legislative/Reputational	<p>If Council adopts the recommendation (rescinds the policy): There is a risk that rescinding the policy may be viewed as reducing Council's focus on public art. This risk may be managed through clear communication that Council's broader commitment to community, place and social cohesion continues through its strategic planning and budget processes.</p> <p>If Council does not adopt the recommendation (retains the policy), there is a risk that retaining the policy continues reliance on a document that no longer reflects current organisational arrangements or is supported by a current Arts Strategy. This may create uncertainty about expectations, governance arrangements and delivery.</p>
25/26 Budget Allocation	Not applicable
Life of Project, Service, Initiative or (Expectancy of) Asset	Not applicable
25/26 Budget Reconsideration	Not applicable
Ongoing Costs (e.g. maintenance, operational)	Not applicable
Other Funding Sources	Not applicable

Proposal in Detail

1. The Public Art Policy was due for review in November 2023 however, the review was not completed at that time. From August 2023 through to late 2025, work on the policy progressed at various stages, including preparing draft updates, with the intention of bringing a revised policy to Council. Progress was affected by organisational changes, including periods of extended leave and a vacancy in the Manager Community role.
2. In November 2025, following governance review, it was determined that the policy would be better addressed as a procedure or guideline rather than being renewed as a Council policy.
3. Rescission of the policy does not prevent Council from considering or supporting public art proposals. Council may also consider future options for arts and cultural planning when appropriate.

Reasons for Rescission

4. There is no legislative requirement under the *Local Government Act 1993 (Tas)* or any associated regulations for Council to maintain a Public Art Policy.
5. The policy includes references to governance arrangements, funding considerations and planning for public art. Council's strategic direction is set through the Community Strategy, and funding decisions are made through Strategic Asset Management Plans and the annual budget process. These processes provide a framework for making decisions without needing a formal Council Policy.
6. The Policy is operational in nature and includes the operation of a Public Art Oversight Group. This group is no longer in place, and the Policy does not reflect current organisational arrangements. Matters of this type are generally managed through procedures or guidelines rather than through Council Policy.
7. Council does not have an active Public Arts Strategy to support the Policy. As a result, the Policy operates as a standalone document. In the absence of a supporting strategy, the Policy lacks a clear framework for delivery.
8. The Policy refers to public artworks being managed through Council's Arts or Heritage Collections. Council does not currently have arrangements in place that support this approach for public art, and the Policy therefore sets expectations that are not currently reflected in practice.

Attachments

1. Public Art Policy - November 2021 .pdf [11.2.1 - 5 pages]

COUNCIL POLICY

PUBLIC ART POLICY



PURPOSE

This policy provides direction on Council’s approach to the endorsement, development, and display and of Public Art in the City of Glenorchy.

SCOPE

This policy applies to all Public Art, and proposed Public Art, within the City of Glenorchy.

STRATEGIC PLAN ALIGNMENT

Making Lives Better

- Objective 1.1 Know our communities and what they value
- Strategy 1.1.2 Encourage diversity in our community by facilitating opportunities and connections
- Objective 1.2 Support our communities to pursue and achieve their goals
- Strategy 1.2.1 Encourage our communities to express and achieve their aspirations
- Strategy 1.2.3 Promote creative expression and participation and life-long learning as priorities for our communities

Valuing Our Environment

- Objective 3.1 Create a liveable and desirable city
- Strategy 3.1.2 Enhance our parks and public spaces with public art and contemporary design.

Building Image and Pride

- Objective 5.1 We will show our pride as a city and others will see it

STATUTORY REQUIREMENTS

Acts	<i>Not applicable</i>
Regulations	<i>Not applicable</i>
Australian/International Standards	<i>Not applicable</i>

RELATED SUPPORTING DOCUMENTATION

Glenorchy – A City of Arts 2040 A Strategy Towards Creative Communities	https://www.gcc.tas.gov.au/wp-content/uploads/2021/05/glenorchy-city-of-arts-strategy-2040.pdf
Community Strategy 2021-2030	https://www.gcc.tas.gov.au/wp-content/uploads/2021/09/Community-Strategy-2021-2040-FINAL.pdf

DEFINITIONS

PUBLIC ART is artwork that is displayed in public space. It consists of either permanent or temporary artworks, including traditional art forms such as sculpture and murals and more contemporary art forms such as lighting, digital and media. Public artworks can be aesthetic or functional.

PUBLIC ART IN GLENORCHY

Background

Council has been developing public art in locations throughout Glenorchy since 1993. Projects have arisen from across the spectrum of Council departments and have involved partnerships with schools, community organisations and businesses within the City.

In 2021 there are over 35 works in Council’s public art collection. This includes the recently acquired works at Glenorchy Art and Sculpture Park, the 2020 commission of *Family* by Matt Calvert which was developed as part of the Glenorchy CBD Revitalisation Project and the murals of Corridor of Modern Art (COMA) developed in 2021.

As assets of the City, Council has a responsibility to maintain and protect its artworks and to ensure any future works can be maintained and protected.

The *City of Glenorchy Community Plan 2015- 2040* sets the following vision for our city by 2040:

“We are a proud city; a city of arts; of opportunity; of partnerships; a city that makes exciting things happen”

Becoming a city of the arts featured heavily in the Community Plan when it was developed and is a consistent theme that has run through Council’s strategic planning ever since.

The *Glenorchy – City of Arts 2040 Strategy* (the Strategy) developed in 2020 sets out how the community’s vision for Glenorchy to be a city of the arts, as envisaged in the Community Plan, may be achieved.

The Strategy sets out a series of forward-looking strategic goals developed through consultation and community feedback which support the importance and value of public art in the City:

“Art and culture should be all around us, embedded into the very fabric of Glenorchy. Art in the public domain can bring joy, challenge us in our world views and let us celebrate our cultures.”

This policy, and other supporting documents including the Community Plan 2015 – 2040, Glenorchy, Community Strategy 2021 - 2030, Arts and Culture Strategy 2040 and Economic Development Strategy 2020 – 2025 have been developed to provide clear direction on Council’s approach to developing and encouraging Public Art in the City.



Council's Vision for Public Art

Public art in Glenorchy will reflect the City, its people and their diversity, celebrating local distinctiveness and enriching our lives.

Public Art:

- enriches and enlivens people's experience of and connection to public space and therefore their city, suburb and environment
- engenders ownership and pride in public space especially if its development has involved the community in some way;
- provides an opportunity through art to communicate ideas and stories in a public arena
- provides an opportunity for the development of shared cultural experiences
- enhances civic identity and community pride
- contributes to the redevelopment and revitalisation of the city
- enhances experiences for visitors and tourists, and
- contributes to economic development through creating employment and commercial opportunities.

POLICY STATEMENT

General

1. Council endorses proactive strategic planning in the development of public art within the City. This will be through a Public Art Oversight Group whose role will include the provision of advice and expertise, planning and project development, site assessment, project evaluation and review and the evaluation of policy and guidelines within the framework of the Public Art Policy. The Public Art Oversight Group will plan and budget, at the beginning of each financial year, for new art components in public spaces where these spaces could be further enhanced by public art.
2. Council recognises that best practice public art outcomes can only be achieved through the allocation of adequate budgets and will plan for the development and delivery of public art opportunities in annual capital works budgets.
3. Council will:
 - (a) give express consideration to providing dedicated funding for public art in the City, as part of the capital works budgets, thus facilitating the integration of a number of public art assets across the year throughout the City
 - (b) give express consideration to the allocation of funds in the annual operational budget for the ongoing maintenance and protection of public art
 - (c) give express consideration to the allocation of funds for the inclusion of artworks at the development stage of major capital projects within the City



- (d) initiate and respond to opportunities for community initiated public art projects
 - (e) seek to establish private and public sector partnerships to increase opportunities for public art projects within the City
 - (f) ensure that creators of public art are appropriately attributed and have the integrity of their work respected through the adherence to the *Copyright Act 1968* and the *Copyright Amendment (Moral Rights) Act 2000*
 - (g) ensure access issues will be considered in the development and ongoing management of all public art
 - (h) ensure that its risk management and public liability responsibilities are met in the development and ongoing management of all public art
 - (i) ensure a commitment to best practice standards of asset management including a commitment to consult, where reasonably practicable, with the artist/s and/ or their representative regarding any repairs or modifications to their work or its immediate surrounds
 - (j) include community input, consultation and involvement in processes for the development and creation of public art
 - (k) ensure the protection, maintenance and ownership of cultural heritage and places of significance to the Tasmanian Aboriginal community in the development of public art.
 - (l) ensure that all relevant permissions and statutory approvals are identified and sought in the development of public art
 - (m) document and record all relevant information pertaining to the history of a public art project. This information may include any documentation relevant to the preparation of an artwork, including photographs, specifications, drawings etc
 - (n) ensure the use of best practice processes for commissioning and decommissioning of artworks
 - (o) utilise the expertise held in the organisation in the development of public art, and
 - (p) promote Glenorchy's public art for both the community and visitors to the City.
4. All public artwork shall be assessed for entry into the Glenorchy City Council Collection: Arts or Heritage Collections and will only be de-accessed in accordance with Council's *Corporate and Heritage Collection Management Policy (22-4)* (or another policy which supersedes it).



29 November 2021

DOCUMENT CONTROL

Version:	2.0	Adopted	29 November 2021	Commencement Date	30 November 2021
Minutes Reference	Item 16			Review Period	2 Years from adoption
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Responsible Directorate	Community & Customer Service	Controller:	Manager Community		
ECM Document No.:	Policies by Directorate				

11.3 COUNCIL FEES AND CHARGES 2026/27

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

Executive Summary

To present the recommended Schedule of Fees and Charges (“Schedule”) for the 2026/27 financial year.

Council provides numerous services to the community, some of which can be described as fee-for-service. In these instances, Council is required to specifically set a fee or charge for that service pursuant to section 205 of the *Local Government Act 1993*.

The 2026/27 schedule contains 394 fees or charges across 23 service categories. Council has been focused on ensuring that fees and charges increase by the lowest amount possible.

The current economic challenges affecting local, national and international markets has resulted in some amounts increasing above the 5% general increase applied. This is particularly so for services that rely on petroleum products as part of service delivery or has a State Government imposed levy such as waste management, landfill and assets. Increases in petroleum products has also had an inflationary impact on prices of services more heavily reliant on transport and manufacturing.

Waste management and landfill fees are directly impacted by the stepped increase to the State Government imposed Waste Levy rising from \$45.84 this year to \$70.56 per tonne next year. When the Landfill Levy was introduced in 2022/23 the levy was \$20.00 per tonne.

For more than 50% of chargeable services the price increase was only between 4% to 6%. Approximately 14% of chargeable services had a price increase greater than 10%. Most of these were related to waste and landfill charges that were impacted by the significantly higher waste levy and petroleum costs.

Further details on the increase to each fee or charge are provided in **Attachment 1** to this report. The final published Schedule of Fees and Charges 2026/27 is provided in **Attachment 2**.

Recommendation

That Council:

1. NOTE the variation to fees and charges for the 2026/27 financial year as detailed in **Attachment 1**
2. APPROVE the fees and charges for the 2026/27 financial year as detailed in **Attachment 2**
3. NOTE that fees and charges for Waste Management and Landfill are subject to approval as part of a separate report to this Council meeting.
4. AMEND the Schedule of Fees and Charges, if necessary, to reflect any changes to the recommended fees and charges for Waste Management and Landfill arising from Council's consideration of the separate report referred to in item 3.

Community Plan Reference	<p>Leading Our Community</p> <p>We are a leader and partner that acts with integrity and upholds our community's best interests.</p> <p>We responsibly manage our community's resources to deliver what matters most.</p>
Strategic Plan Reference	<p>Make informed decisions that are open and transparent and in the best interests of our community.</p> <p>Deploy the Council's resources effectively to deliver value while being financially responsible.</p>
Consultation/Engagement	<p>Executive Leadership Team</p> <p>All Managers</p> <p>Community consultation was not required due to the regular and operational nature of this report.</p>
Resources	Not applicable
Risk/Legal/Legislative/Reputational	<p>1. Financial Risk</p> <p>If fees or charges are set an unaffordable level or do not take into account forecast economic conditions, there is a risk of lower turnover in areas such as development applications and landfill usage, or increased non-compliance in areas such as animal registrations and environmental health.</p> <p>2. Budget Management Risk</p> <p>There is an ongoing risk of financial pressure if fees or charges are not correctly set at a level that maximises the revenue flows required in the budget.</p> <p>3. Compliance Risk</p> <p>Failure to set fees or charges in accordance with section 205 of the <i>Local Government Act 1993</i> could lead to non-compliance with legislative requirements. This is mitigated by ensuring Council approval of all existing and proposed fees or charges.</p> <p>6. Reputational Risk</p> <p>Each fee or charge must be set at a level that assists with community trust and accountability.</p>
25/26 Budget Allocation	The 2025/26 budget is not affected.

Life of Project, Service, Initiative or (Expectancy of) Asset	Not applicable
25/26 Budget Reconsideration	There is no budget reconsiderations proposed in this report.
Ongoing Costs (e.g. maintenance, operational)	Not applicable
Other Funding Sources	Not applicable

Report in detail

1. Council is obligated to set an amount that is required to be paid for the provision of a service that requires payment of a fee or charge.
2. There are 23 service categories specified in the Schedule of Fees & Charges (“Schedule”) that provide services requiring payment of a fee or charge.
3. The service categories most utilised in terms of residents encompassed by the fee or charge include:
 - Animal Control
 - Building, Plumbing and Planning Applications
 - Childcare
 - Environmental Health
 - Halls and Reserve Hire
 - Landfill
 - Moonah Arts Centre
 - Tolosa Park Huts
 - Waste Management (kerbside collections)
4. Across all service categories, there are 394 individual fees or charges in the Schedule.

Legislation

5. Under s205 of the *Local Government Act 1993*, a fee or charge may be imposed for a wide range of services provided by Council. More particularly, s205 states:

(1) In addition to any other power to impose fees and charges but subject to subsection (2), a council may impose fees and charges in respect of any one or all of the following matters:

- (a) the use of any property or facility owned, controlled, managed or maintained by the council;
- (b) services supplied at a person's request;
- (c) carrying out work at a person's request;
- (d) providing information or materials, or providing copies of, or extracts from, records of the council;
- (e) any application to the council;
- (f) any licence, permit, registration or authorization granted by the council;
- (g) any other prescribed matter.

(2) A council may not impose a fee or charge in respect of a matter if –

- (a) a fee or charge is prescribed in respect of that matter; or
- (b) this or any other Act provides that a fee or charge is not payable in respect of that matter.

(3) Any fee or charge under subsection (1) need not be fixed by reference to the cost to the council.

Fees and Charges Budget

6. User fees or charges constitute approximately \$18.1 million or 20% of Council’s total operating revenue under the draft budget estimates for 2026/27.

Table 1 - Fees or Charges 2024/25 – 2026/27

Year	Total Budgeted Fees or Charge Revenue	Percentage of Total Operational Revenue
2024/25 (actual)	\$15.388m	19.8%
2025/26 (forecast)	\$16.175m	19.1%
2026/27 (proposed)	\$18.100m	20.0%

- 7. More than half of the fees increased between 4% and 6%, which appears to capture the majority of standard Council service adjustments where prices have been updated but remain within a relatively narrow and predictable annual inflation movement range. This includes many animal control, building, planning, plumbing, hall hire, event, licence, permit and facility-related charges.
- 8. Higher increases are concentrated in waste, landfill and resource recovery charges, including the State Government Landfill Levy, general waste, green waste, tyres, clean fill, timber and wood, brick/concrete/rubble, skip/bin charges and special waste handling. These increases are materially above ordinary indexation due to petroleum inflation of 40-75% and a 54% State Government waste levy increase.

9. Waste management service charges also show above indexation increases, across all areas, shared, commercial, home and special service categories. These increases are a reflection of fuel and petroleum product (such as bitumen) price increases.
10. Some environmental health and compliance-related charges have increased above standard indexation, including selected food notifications, wastewater charges, caravan licences and sampling fees.
11. A small number of administrative and user-pays charges have increased materially from low base amounts, such as photocopying, scanning, tea and coffee, and selected facility support charges.
12. The general increase is in accordance with Council's Long-Term Financial Management Plan.
13. The variation to each proposed fee or charge for 2026/27 is detailed in **Attachment 1** "Variation of Fees and Charges 2026/27".
14. Revenue for each service category is based on the estimated use of each of the service multiplied by the relevant fee or charge. An increase to a fee or charge does not necessarily equate to a corresponding increase in revenue. It is important to note the total revenue derived from a fee increase may be affected by a reduction or increase in sales quantities.
15. The fee or charge proposed for 2026/27 for each type of service provided by Council is detailed in **Attachment 2** "Schedule of Fees and Charges 2026/27".

Financial Hardship Policy

16. A person or business responsible for the payment of Council fees or charges may be eligible for financial hardship assistance if they can demonstrate they are experiencing genuine financial hardship.
17. Council's Financial Hardship Policy and application form are available on Council's website. Alternatively, applicants can telephone Council and ask that the guidelines and forms be posted or emailed to them.

Attachments

1. Attachment 1 - Variation to Fees & Charges 2026-27 [**11.3.1** - 11 pages]
2. Attachment 2 - Schedule of Fees & Charges 2026-27 [**11.3.2** - 14 pages]

Variation to Fees and Charges 2026/27

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)	2025/26 (includes GST & Rounding)	% Change Year to Year
Animal Control	Dog Registration Fees	Non-Desexed	standard fee	Exempt	\$138.00	\$131.00	5.3%
		Desexed	standard fee	Exempt	\$55.00	\$52.00	5.8%
		Concession (Non-Desexed)	standard fee	Exempt	\$89.00	\$85.00	4.7%
		Concession (Desexed)	standard fee	Exempt	\$42.00	\$40.00	5.0%
		Working	full fee	Exempt	\$117.00	\$111.00	5.4%
		Special Assistance Dogs	full fee	Exempt	No Charge	No Charge	No Charge
		Dangerous Dog - First year of declaration, up to that amount if registered as standard dog at the time	full fee	Exempt	\$525.00	\$500.00	5.0%
		Dangerous Dog - Year 2 onwards after declaration	full fee	Exempt	\$210.00	\$200.00	5.0%
	Late Dog Registration Payment Fee	New Fee (Late Registration Fee)		Exempt	\$32.00	\$30.00	6.7%
	Kennel Licence		application fee	Exempt	\$127.00	\$121.00	5.0%
			renewal fee	Exempt	\$79.00	\$75.00	5.3%
	Greyhound Kennel Licence		up to 5 dogs	Exempt	\$437.00	\$416.00	5.0%
			more than 5 dogs	Exempt	\$635.00	\$605.00	5.0%
	Dog Impound Reclaim		per dog	Exempt	\$80.00	\$80.00	0.0%
	Dog Impound Return Home Fee	Return dog home fee	per dog	Exempt	\$50.00	\$48.00	4.2%
	Dog Waste Bags		per pack	Taxable	\$7.00	\$6.40	9.4%
			per roll	Taxable	\$27.00	\$25.90	4.2%
	Dogs Citronella Collars (antibarking collars)	Refill cans		Taxable	\$28.00	\$26.40	6.1%
		Batteries		Taxable	\$10.00	\$9.90	1.0%
		Citronella Collar Refill Cartridge		Taxable	\$21.00	\$19.80	6.1%
	Stable Licence		renewal fee	Exempt	\$137.00	\$130.00	5.4%
	Animal Impounding (excluding dogs)	Advertising		Exempt	Cost Recovery	Cost Recovery	Cost Recovery
		Boarding	per day	Exempt	Cost Recovery	Cost Recovery	Cost Recovery
Silicon Overhead Muzzle		all sizes	Taxable	\$54.00	\$51.70	4.4%	
Dangerous Dog Sign			Taxable	\$61.00	\$57.80	5.5%	
Dangerous Dog Collar		all sizes	Taxable	\$52.00	\$49.50	5.1%	
Dog Tag Replacement Fee			Exempt	\$6.00	\$5.75	4.3%	
Formal Notice of Dog Complaints		refundable upon proof	Exempt	\$48.00	\$45.70	5.0%	
Assets	Service Location	One off	per each (100m), 1 man and vehicle for 3 hours(including travel time)	Taxable	\$337.00	\$321.40	4.9%
	Investigate seepage complaints and refer to TAS Water where issue is related to water or sewer assets		each	Taxable	\$422.00	\$401.80	5.0%
	Stormwater Connection Fee - Inspection	Inspection and GIS pickup of constructed stormwater connections		Taxable	\$289.00	\$275.30	5.0%
	Hydraulic Modelling Fee	Charge for Council engineers to extract flood related information	each	Taxable	\$546.00	\$519.70	5.1%
	Hydraulic Modelling Fee	Charge for Council to provide its flood model(s)	each	Taxable	\$3,410.00	\$3,248.00	5.0%
Building	Building Works under \$20,000 - Class 1, 10, 1 & 10	Application for a Building Permit, Demolition Permit, Permit of Substantial Compliance and Certificate of Completion for all classes	per application	Exempt	\$435.00	\$415.00	4.8%
	Building Works \$20,000 and over for Class 1, 10, 1 & 10	Application, assessment and completion certificate for a Building Permit, Demolition Permit and Permit of Substantial Compliance for the following classes:	detailed below				
		Class 10	per application	Exempt	\$625.00	\$595.00	5.0%
		Class 1 / Classes (1 and 10)	per application	Exempt	\$745.00	\$710.00	4.9%
		Multi Unit Development (2 or more separate units)	base fee for 2 units	Exempt	\$880.00	\$840.00	4.8%
			plus per unit > 2	Exempt	\$95.00	\$90.00	5.6%
	Building Works (any value) for Class 2 - 9	Classes - (2 to 9)	\$0 - \$50,000	Exempt	\$520.00	\$495.00	5.1%
			\$50,000 - \$500,000	Exempt	\$735.00	\$700.00	5.0%
\$500,000 - \$5,000,000			Exempt	\$1,170.00	\$1,115.00	4.9%	
		\$5,000,000 and above	Exempt	\$1,865.00	\$1,775.00	5.1%	

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)	2025/26 (includes GST & Rounding)	% Change Year to Year
Notifiable Building Works	Lodgement , assessment, associated correspondence and record keeping		Building Works under \$20,000 residential	Exempt	\$380.00	\$360.00	5.6%
			Building Works \$20,000 and over residential	Exempt	\$500.00	\$475.00	5.3%
Amended Plans	Notifiable work	Permit work	Multi unit / commercial	Exempt	\$770.00	\$735.00	4.8%
			Fee as per normal based on difference between cost of works or base fee of \$295 which ever is greater.	Exempt	Greater of: \$295 or difference in cost of works	Greater of: \$280 or difference in cost of works	Greater of: \$295 or difference in cost of works
Staged Building Permits	1st stage			Exempt	Normal application fees apply based on total project cost	Normal application fees apply based on total project cost	Normal application fees apply based on total project cost
	Each subsequent stage			Exempt	\$305.00	\$290.00	5.2%
Extension of time for Building Permit after 24 months from issue of Permit	Administration		per year thereafter	Exempt	\$240.00	\$230.00	4.3%
Refusal / Cancellation / Withdrawal of Building and Plumbing Applications	Charge for services provided up until determined milestones. Percentage of application fee charged.	after lodgement		Exempt	25% of application fee	25% of application fee	25% of application fee
		after assessment		Exempt	50% of application fee	50% of application fee	50% of application fee
		after permit issue		Exempt	75% of application fee	75% of application fee	75% of application fee
Strata Title Application (New Or Amendment/s) Now includes planning assessment	Application fee including first tenancy			Exempt	\$1,030.00	\$980.00	5.1%
	Each additional tenancy			Exempt	\$185.00	\$175.00	5.7%
Strata amendment (minor)	for minor amendments such as boundary adjustments/alignment			Exempt	\$190.00	\$180.00	5.6%
Work without a Building Permit	If work NOT undertaken by current owner (signed Statutory declaration required)			Exempt	Refer to the above normal application fees for building permits under each class	Refer to the above normal application fees for building permits under each class	Refer to the above normal application fees for building permits under each class
	Work undertaken by current owner			Exempt	Double of the above normal application fees for building permits under each class	Double of the above normal application fees for building permits under each class	Double of the above normal application fees for building permits under each class
Building Certificates	Part or whole building			Exempt	\$450.00	\$430.50	4.5%
	If plumbing work involved			Exempt	\$880.00	\$840.00	4.8%
Finalising existing Building Permits	Prior to 2004 Permit in which Council was Building Surveyor (Introduction of Act 2000). Includes inspections and issue of documentation for works (applications) not completed within 2 years of permit being issued.	per permit (Council Building Surveyor)		Exempt	\$335.00	\$320.00	4.7%
		After 2004 for which Council was not Building Surveyor (Introduction of Act 2000). Includes issue of documentation for works (applications) not completed within 2 years of permit being issued.	per permit (Private Building Surveyor)	Exempt	\$165.00	\$158.00	4.4%
Building and plumbing sundry services	Record retrieval	Building & Plumbing Records		Exempt	\$55.00	\$50.00	10.0%
		Building Plans		Exempt	\$40.00	\$0.00	New
		Drainage Plans		Exempt	\$15.00	\$0.00	New
Inspection (Building)		all records commercial		Exempt	\$115.00	\$110.25	4.3%
		per inspection (minimum 1 hr)		Exempt	\$205.00	\$195.00	5.1%

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)	2025/26 (includes GST & Rounding)	% Change Year to Year
		Inspection (Plumbing)	per inspection (minimum 1 hr - Classes (1 and 10)	Exempt	\$205.00	\$195.00	5.1%
		Inspection (Building or Plumbing)	per inspection (minimum 1 hr - Classes (2 to 9)	Exempt	\$300.00	\$285.00	5.3%
		Research and technical advice	per hour	Exempt	\$205.00	\$195.00	5.1%
	Statutory Levies	Building Permit levy	State Government imposed collection fee	Exempt	0.1% of total project cost	0.1% of total project cost	0.1% of total project cost
		Industry Training levy	State Government imposed collection fee	Exempt	0.2% of total project cost	0.2% of total project cost	0.2% of total project cost
	Building Surveying Work	Certification and administrative functions of a building surveyor including assessments, certifications, inspections, research, consultation, enforcement, advice and documentation issue	per hour (minimum 1/2 hour)	Exempt	\$210.00	\$200.00	5.0%
Child Care Centres	Benjafield Child Care Centre	Parent Fees	per day	Exempt	\$157.50	\$154.00	2.3%
			per week	Exempt	\$712.00	\$678.00	5.0%
	Berriedale Child Care Centre	Parent Fees	per day	Exempt	\$157.50	\$154.00	2.3%
			per week	Exempt	\$712.00	\$678.00	5.0%
City Compliance	Administrative fee for failing to obey the directions of a fire risk abatement notice	In addition to any Penalty Infringement Notice	per hour or part thereof	Taxable	\$330.00	\$264.00	4.9%
	Administrative fee for the investigation and issuing of an abatement notice	In addition to any Penalty Infringement Notice	per hour or part thereof	Taxable	\$330.00	\$0.00	New
Customer Service	Glenorchy History Book Vol 2	Each		Taxable	\$49.00	\$47.00	4.3%
Environmental Health Services	Environment Protection Notice Fee - issuing and ensuring compliance	Drafting, assessment, verification and compliance inspections	per hour or part thereof	Exempt	\$390.00	\$370.00	5.4%
	Food Premises	Registration fee - Priority 1	per premises	Exempt	\$545.00	\$520.00	4.8%
		Registration fee - Priority 2	per premises	Exempt	\$410.00	\$390.00	5.1%
		Registration fee - Priority 3	per site	Exempt	\$280.00	\$265.00	5.7%
		Registration fee - Priority - Charitable	per premises	Exempt	\$140.00	\$130.00	7.7%
		Notification fee - P3N P4	per premises	Exempt	\$45.00	\$40.00	12.5%
		New Food Business Application	per premises	Exempt	\$390.00	\$370.00	5.4%
		Food Business Reinspection Fee	per inspection and report	Exempt	\$125.00	\$115.00	8.7%
	Pre-purchase inspection (food or other premises)	Pre-purchase food premises inspection and report	per inspection and report	Taxable	\$430.00	\$407.00	5.7%
	New Premises Assessment (food or other premises)	Application / assessment / report	per hour or part thereof	Exempt	\$340.00	\$320.00	6.3%
		Certificate of Occupancy compliance inspection fee	per hour or part thereof	Exempt	\$295.00	\$280.00	5.4%
		Certificate of Occupancy report fee	each	Exempt	\$80.00	\$75.00	6.7%
		Urgent Occupancy Report fee	2 working days or less from date of opening	Exempt	\$280.00	\$265.00	5.7%
	Temporary Food Business - Market Applications and/or BBQ's	Assessment / licence fee / all applications	operating: 1 day	Exempt	\$26.00	\$25.00	4.0%
	Public health risk activity	Registration of premises	per premises	Exempt	\$280.00	\$265.00	5.7%
		Licence of operator	per licence	Exempt	\$130.00	\$125.00	4.0%
		PHRA Event Application & Registration (1-3 Operators)	per application	Exempt	\$250.00	\$0.00	New
		PHRA Event Application & Registration (4+ Operators)	per application	Exempt	\$450.00	\$0.00	New
		PHRA Event Operator Licence	per licence	Exempt	\$80.00	\$0.00	New
	Place of Assembly - Mass Outdoor Event	New applications - lodgement / assessment / licence	per hour or part thereof	Exempt	\$315.00	\$300.00	5.0%
		Compliance inspection - weekdays	per hour or part thereof	Exempt	\$280.00	\$265.00	5.7%
		Compliance inspection - weekends/public holidays	per hour or part thereof	Exempt	\$370.00	\$350.00	5.7%
		Late application fee penalty (applicable if received less than minimum required under Council Policy)	per application	Exempt	\$280.00	\$265.00	5.7%
	Regulated Systems	Application / assessment / licence	1 - 5 systems per site	Exempt	\$280.00	\$265.00	5.7%
			6 - 10 systems per site	Exempt	\$570.00	\$540.00	5.6%
			11+ systems per site	Exempt	\$820.00	\$775.00	5.8%
	Commercial Water Carrier	Application / assessment / licence	per annum	Exempt	\$140.00	\$130.00	7.7%
	Private Water Supplier	Application / assessment / licence	per annum	Exempt	\$280.00	\$265.00	5.7%

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)	2025/26 (includes GST & Rounding)	% Change Year to Year	
	Domestic Aerated Wastewater Treatment System (AWTS)	Maintenance charge for all systems that fail to arrange servicing.	per service	Exempt	\$400.00	\$335.00	19.4%	
	Caravan Licence Application	Application / assessment	per application	Exempt	\$130.00	\$115.00	13.0%	
	Caravan Licence for Temporary Accommodation	Maximum 26 weeks	per week	Exempt	\$35.00	\$30.00	16.7%	
	Private Burial Assessment	Application / assessment / approval	per hour or part thereof	Exempt	\$280.00	\$265.00	5.7%	
	Vaccines	Adult Diphtheria and Tetanus	per vaccine	Exempt	\$65.00	\$65.00	0.0%	
	Sharps Containers	1.4L	each	Taxable	\$10.00	\$11.00	-9.1%	
		3.0L	each	Taxable	\$15.00	\$18.70	-19.8%	
	Sampling (Bacterial)	Potable water / water carters / swimming pool / spa	per sample	Exempt	\$300.00	\$265.00	13.2%	
Events	Commercial Event	Major 1000+ People - Whole Park Hire	weekday/day	Taxable	\$3,820.00	\$3,638.30	5.0%	
			weekend & public holiday/day	Taxable	\$6,367.00	\$6,063.80	5.0%	
			bond	Exempt	\$3,150.00	\$3,150.00	0.0%	
			deposit (non-refundable)	Taxable	10% of total fee	10% of total fee	10% of total fee	
		Other <1000 People - Whole Park Hire	weekday/day	Taxable	\$1,910.00	\$1,819.20	5.0%	
			weekend & public holiday/day	Taxable	\$3,183.00	\$3,031.90	5.0%	
	bond		Exempt	\$1,575.00	\$1,575.00	0.0%		
		deposit (non-refundable)	Taxable	10% of total fee	10% of total fee	10% of total fee		
	Community Event	Council staffing requirements for event Whole Park Hire	priced by quote (if applicable)	Taxable	Quote	Quote	Quote	
			weekday/day	Taxable	\$1,528.00	\$1,455.30	5.0%	
			weekend & public holiday/day	Taxable	\$3,183.00	\$3,031.90	5.0%	
		bond	Exempt	\$525.00	\$525.00	0.0%		
		deposit	Taxable	10% of total fee	10% of total fee	10% of total fee		
		Council staffing requirements for event	priced by quote (if applicable)	Taxable	Quote	Quote	Quote	
	Event Application Fees	Minor (0-149 people)	Commercial	Taxable	\$166.00	\$157.70	5.3%	
Community			Taxable	\$83.00	\$78.90	5.2%		
Medium (150-999 people)		Commercial	Taxable	\$331.00	\$315.40	4.9%		
		Community	Taxable	\$166.00	\$157.70	5.3%		
Major (1000+ people)		Commercial	Taxable	\$662.00	\$630.70	5.0%		
		Community	Taxable	\$331.00	\$315.40	4.9%		
Hall Hire	Berriedale Centre, Chigwell Barn, Claremont Hall, Tolosa Street Hall	< 5 hours	per hour	Taxable	\$32.00	\$30.90	3.6%	
		All day functions	per booking over five hours	Taxable	\$386.00	\$367.40	5.1%	
		Volunteer and Charitable events	per booking	Taxable	\$207.00	\$197.40	4.9%	
		Cleaning charge (if left unsatisfactory)	non refundable	Taxable	\$153.00	\$145.40	5.2%	
			plus refundable bond	Exempt	\$500.00	\$500.00	0.0%	
			plus refundable key deposit	Exempt	\$70.00	\$70.00	0.0%	
	Moonah Community Centre	< 5 hours	per hour	Taxable	\$42.00	\$40.40	4.0%	
		All day functions	per booking	Taxable	\$483.00	\$459.60	5.1%	
		Volunteer and Charitable events	per booking over four hours	Taxable	\$207.00	\$197.40	4.9%	
		Cleaning charge (if left unsatisfactory)	non refundable	Taxable	\$153.00	\$145.40	5.2%	
			plus refundable bond	Exempt	\$500.00	\$500.00	0.0%	
			plus refundable key deposit	Exempt	\$70.00	\$70.00	0.0%	
	Collinsvale Hall	< 5 hours	per hour	Taxable	\$21.00	\$20.20	4.0%	
		All day functions	per booking	Taxable	\$207.00	\$197.40	4.9%	
		Meeting room	per hour	Taxable	Included	Included	Included	
		Dining room	per hour	Taxable	Included	Included	Included	
		Kitchen	per function	Taxable	Included	Included	Included	
		Cleaning charge (if left unsatisfactory)	non refundable	Taxable	\$153.00	\$145.40	5.2%	
			plus refundable bond	Exempt	\$500.00	\$500.00	0.0%	
			plus refundable key deposit	Exempt	\$70.00	\$70.00	0.0%	
		Creswell Beakley Function Room (KGV upstairs function room)	< 5 hours	per hour (Commercial)	Taxable	\$62.00	\$59.20	4.7%
				per hour (Not for Profit)	Taxable	\$48.00	\$45.60	5.3%
	All day functions		Full day hire (Commercial)	Taxable	\$409.00	\$389.90	4.9%	
	Volunteer and Charitable events		Full day hire (Not for Profit)	Taxable	\$304.00	\$289.50	5.0%	
	Cleaning charge (if left unsatisfactory)		non refundable	Taxable	\$153.00	\$145.40	5.2%	
			plus refundable bond	Exempt	\$500.00	\$500.00	0.0%	
			plus refundable key deposit	Exempt	\$70.00	\$70.00	0.0%	
	All Halls (including Moonah Community Centre)		Cancellation fee (if cancellation within 48 hrs of booking)		Taxable	50% of booking fee	50% of booking fee	50% of booking fee
	Information Management	Right to Information Act	Application for Assessed Disclosure	25 fee units	Exempt	\$49.00	\$47.75	2.6%
		Inspect copies of Council Agendas, Minutes and By-Laws		per inspection	Exempt	No Charge	No Charge	No Charge

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)	2025/26 (includes GST & Rounding)	% Change Year to Year	
Landfill Operations	State Government Landfill Levy (included in applicable landfill fees)	Waste and Resource Recovery Act 2022	36 fee units per tonne	Exempt	\$70.56	\$45.84	53.9%	
	Minimum gate Fee		per visit	Taxable	\$20.00	\$17.00	17.6%	
	General waste - GCC Residents	GCC Residents	per tonne	Taxable	\$189.00	\$160.00	18.1%	
	General waste - Non GCC Residents	NON- GCC Residents	per tonne	Taxable	\$239.00	\$207.00	15.5%	
	Green Waste / Vegetation	Residential	per tonne	Taxable	\$167.00	\$141.00	18.4%	
	Green Waste / Vegetation	Commercial	per tonne	Taxable	\$192.00	\$165.00	16.4%	
	Mixed Waste - Commercial/ Industrial/ Demolition/ Construction (by negotiation)		per tonne	Taxable	\$340.00	\$300.00	13.3%	
	Recycling	Cardboard Paper Aluminium Glass Containers	deposited prior to weighbridge		Exempt	\$0.00	\$0.00	deposited prior to weighbridge
	Metal / Car Body		per tonne	Taxable	\$153.00	\$128.00	19.5%	
	Passenger Vehicle Tyres		per tyre	Taxable	\$16.00	\$14.00	14.3%	
	Light Truck / 4wd Tyres		per tyre	Taxable	\$28.00	\$24.00	16.7%	
	Passenger Vehicle Tyres - With Rims		per wheel	Taxable	\$28.00	\$24.00	16.7%	
	Light Truck / 4wd Tyres - With Rims		per wheel	Taxable	\$55.00	\$47.00	17.0%	
	Clean Fill (condition apply)*		per tonne	Taxable	\$105.00	\$82.00	28.0%	
	Timber & Wood	Suitable for recovery and recycling	per tonne	Taxable	\$176.00	\$130.00	35.4%	
	Brick/ Concrete/ rubble		per tonne	Taxable	\$172.00	\$143.00	20.3%	
	Domestic quantity of double Wrapped asbestos	Commercial quantities not accepted	per boot load	Taxable	\$62.00	\$59.00	5.1%	
		Commercial quantities not accepted	per small trailer load	Taxable	\$122.00	\$116.00	5.2%	
	Bed mattress disposal	Charge pre bed mattress disposal	per mattress	Taxable	\$39.00	\$35.00	11.4%	
	Volume Based Charging Schedule for Vehicles 3 tonne GVM or greater (These charges will only apply when the Weighbridge is non-operational)	Boot Load (up to a maximum of 0.25m3)			Taxable	\$20.00	\$17.00	17.6%
		Green Waste Boot Load			Taxable	\$20.00	\$17.00	17.6%
		Trucks GVM > 3 tonne to 7 tonne			Taxable	\$126.00	\$96.00	31.3%
		Trucks GVM > 7 tonne to 12 tonne			Taxable	\$253.00	\$217.00	16.6%
		Trucks GVM >12 tonne Single Axle			Taxable	\$358.00	\$312.00	14.7%
		Trucks GVM >12 tonne Dual Axle			Taxable	\$423.00	\$383.00	10.4%
		Dual axle trailers (behind trucks)			Taxable	\$423.00	\$383.00	10.4%
		Skip/Bin up to 4m3			Taxable	\$162.00	\$130.00	24.6%
		Skip/Bin > 4m3 to 8m3			Taxable	\$288.00	\$250.00	15.2%
		Skip/Bin > 8m3 to 12m3			Taxable	\$451.00	\$405.00	11.4%
		Skip/Bin > 12m3 to 15m3			Taxable	\$561.00	\$510.00	10.0%
		Skip/Bin > 15m3 to 20m3			Taxable	\$724.00	\$665.00	8.9%
		Skip/Bin > 20m3 to 25m3			Taxable	\$851.00	\$786.00	8.3%
	Skip/Bin > 25m3 to 30m3			Taxable	\$977.00	\$906.00	7.8%	
	Skip/Bin > 30m3			Taxable	\$1,231.00	\$1,148.00	7.2%	
	Compactors < 7m3			Taxable	\$347.00	\$306.00	13.4%	
	Compactors > 7m3 to 15m3			Taxable	\$710.00	\$652.00	8.9%	
	Compactors < 15m3 half full			Taxable	\$536.00	\$486.00	10.3%	
	Compactors > 15m3 full			Taxable	\$1,178.00	\$1,098.00	7.3%	
	Compactors > 15m3 half full			Taxable	\$753.00	\$693.00	8.7%	
Controlled Waste / Special Burial (Tas Police & State Health Only)	Special Waste Handling - Fee			Taxable	\$183.00	\$174.00	5.2%	
	Special Waste Handling - Tonne			Taxable	\$538.00	\$350.00	53.7%	
Licences / Permits	Commercial Footpath Occupation	Café / Takeaway Dining or Signage	per square metre	Exempt	\$56.00	\$53.00	5.7%	
			per sign	Exempt	\$37.00	\$35.00	5.7%	
	Miscellaneous Applications			Exempt	\$50.00	\$47.35	5.6%	
	Lease Preparation (if requested)	Charitable / Community organisations		Exempt	\$86.00	\$81.60	5.4%	
		Other organisations		Exempt	\$170.00	\$161.90	5.0%	
	Licence Preparation (if requested)	Charitable / Community organisations		Exempt	\$72.00	\$68.65	4.9%	
		Other organisations		Exempt	\$143.00	\$135.90	5.2%	
	Permit Preparation (if requested)	Charitable / Community organisations		Exempt	\$43.00	\$41.40	3.9%	
	Other organisations		Exempt	\$114.00	\$108.75	4.8%		

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)	2025/26 (includes GST & Rounding)	% Change Year to Year	
Miscellaneous	Photocopying Documents / Forms (to facilitate paper lodgement)	A4 Black	per sheet	Taxable	\$1.00	\$0.60	66.7%	
		A4 Colour	per sheet	Taxable	\$3.00	\$3.00	0.0%	
		A3 Black	per sheet	Taxable	\$1.00	\$1.00	0.0%	
		A3 Colour	per sheet	Taxable	\$4.00	\$4.00	0.0%	
	Scanning Documents / Forms (to facilitate electronic lodgement)	A4 and A3	per sheet	Taxable	\$2.00	\$1.60	25.0%	
	Information research and release	Administrative costs of files review and research of historic approvals etc where time exceeds 30 minutes	per hour or part thereof	Taxable	\$87.00	\$82.40	5.6%	
Moonah Arts Centre	Main Exhibition Space (combined)	Standard Rate	per week	Taxable	\$347.00	\$330.00	5.2%	
	Exhibition Space 9.6m x 10.0m (96m ²)	Standard Rate	per week	Taxable	\$254.00	\$242.00	5.0%	
	Project Gallery Space 9.6m x 3.3m (31m ²)	Standard Rate	per week	Taxable	\$144.00	\$137.00	5.1%	
	Albert Hallway (Corridor) or Avago (window box)	Standard Rate	per week	Taxable	\$63.00	\$60.00	5.0%	
	Performance / Screen Studio 9.6m x 17.6m (169m ²)	Standard Rate	per day	Taxable	\$504.00	\$480.00	5.0%	
			up to 4 hrs (business hours)	Taxable	\$420.00	\$400.00	5.0%	
		Community Rate	per day	Taxable	\$315.00	\$300.00	5.0%	
			up to 4 hrs (business hours)	Taxable	\$263.00	\$250.00	5.2%	
		Arts Rate	per day	Taxable	\$244.00	\$232.00	5.2%	
			up to 4 hrs (business hours)	Taxable	\$176.00	\$168.00	4.8%	
		Arts Organisations Weekly Rate (Monday - Sunday)	per week	Taxable	\$1,386.00	\$1,320.00	5.0%	
		Touring/Live Event		includes Venue Manager 4hrs, Duty Technician 5hrs and Venue Hire for 5hrs, equipment (x4 Foldback and Band Mic-Kit)	Taxable	\$994.00	\$0.00	New
		Conference (Standard) - Monday - Friday		includes room set up in 1 of 3 standard configurations, Duty Technician 1hr, 1 wireless microphone, 1 lectern, projector, tea and coffee self-service (up to 30ppl).	Taxable	\$944.00	\$0.00	New
		Conference (Standard) - Saturday - Sunday		includes room set up in 1 of 3 standard configurations, Duty Technician 1hr, 1 wireless microphone, 1 lectern, projector, tea and coffee self-service (up to 30ppl).	Taxable	\$1,049.00	\$0.00	New
		Conference (Premium) - Monday - Friday		includes tailored room set up, Duty Technician 9hrs, multiple microphones, 1 lectern, projector, tea and coffee (up to 30ppl), catering support staff.	Taxable	\$2,208.00	\$0.00	New
		Conference (Premium) - Saturday - Sunday		includes tailored room set up, Duty Technician 9hrs, multiple microphones, 1 lectern, projector, tea and coffee (up to 30ppl), catering support staff.	Taxable	\$2,725.00	\$0.00	New
		Makers Workshop 6.8m x 9.8m (66m ²)	Standard Rate	per day	Taxable	\$445.00	\$420.00	6.0%
				up to 4 hrs (business hours)	Taxable	\$315.00	\$300.00	5.0%
			Community Rate	per day	Taxable	\$230.00	\$220.00	4.5%
				up to 4 hrs (business hours)	Taxable	\$154.00	\$147.00	4.8%
			Arts Rate	per day	Taxable	\$176.00	\$168.00	4.8%
				up to 4 hrs (business hours)	Taxable	\$105.00	\$100.00	5.0%
		Meeting/Training (Standard) - Monday - Friday		includes room set up in 1 of 3 standard configurations, Duty Technician 1hr, mobile conference unit, tea and coffee self-service (up to 30ppl).	Taxable	\$693.00	\$0.00	New
		Meeting/Training (Standard) - Saturday - Sunday		includes room set up in 1 of 3 standard configurations, Duty Technician 1hr, mobile conference unit, tea and coffee self-service (up to 30ppl).	Taxable	\$735.00	\$0.00	New
		Kitchen (Subject to additional costs)	Standard Rate	per day	Taxable	\$116.00	\$110.00	5.5%
			Community Rate	per day	Taxable	\$95.00	\$90.00	5.6%
			Arts Rate	per day	Taxable	\$84.00	\$80.00	5.0%
	Staff	Duty Technician - Monday to Friday (before 9pm)	per hour	Taxable	\$64.00	\$60.00	6.7%	
		Duty Technician - All day Saturday and Sunday, Monday to Friday (after 9pm)	per hour	Taxable	\$85.00	\$80.00	6.3%	
		Front of House - Monday to Friday (before 9pm)	per hour	Taxable	\$62.00	\$58.00	6.9%	

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)	2025/26 (includes GST & Rounding)	% Change Year to Year
		Front of House - All day Saturday and Sunday, Monday to Friday (after 9pm)	per hour	Taxable	\$82.00	\$73.00	12.3%
	Equipment Hire - DJ Table	Standard + Community Rate (included in Arts Activity bookings)	Per Day	Taxable	\$84.00	\$80.00	5.0%
	Equipment Hire - x4 Foldbacks and Band Mic-Kit	Standard + Community Rate (included in Arts Activity bookings)	Per Day	Taxable	\$525.00	\$500.00	5.0%
	Equipment Hire - Whiteboard	Standard + Community Rate (included in Arts Activity bookings)	Per Day	Taxable	\$32.00	\$30.00	6.7%
	Equipment Hire - Mobile Conference Unit	Standard + Community Rate (included in Arts Activity bookings)	Per Day	Taxable	\$79.00	\$75.00	5.3%
	Equipment Hire - Backline: basic drum kit	Standard + Community Rate + Arts Activity bookings	Per Day	Taxable	\$50.00	\$100.00	-50.0%
	Equipment Hire - Backline: Upright piano	Standard + Community Rate + Arts Activity bookings	Per Day	Taxable	\$50.00	\$0.00	New
	Equipment Hire - Tablecloths (Cabaret seating set up)	Standard + Community Rate (included in Arts Activity bookings)	Per Day	Taxable	\$88.00	\$10.00	780.0%
	Tea & Coffee, up to 30ppl (Cups, Urn, Spoons, tea and coffee supplies)	Standard + Community Rate (included in Arts Activity bookings)	Per Day	Taxable	\$120.00	\$50.00	140.0%
	Tea & Coffee, additional charge per person			Taxable	\$4.00	\$0.00	New
	Marketing & Promotional Services	Standard	Per Hour	Taxable	\$79.00	\$75.00	5.3%
Parking	Parking Permits		full fee	Exempt	\$43.00	\$41.00	4.9%
			disabled parking permit	Exempt	\$43.00	\$41.00	4.9%
Planning Services	Planning Application Fee	Estimated Development Cost < \$500,000	per \$1,000	Exempt	\$4.50	\$4.30	4.7%
			minimum	Exempt	\$435.00	\$415.00	4.8%
		Estimated Development Cost > \$500,000 ≤ \$50M	base fee PLUS	Exempt	\$2,295.00	\$2,185.00	5.0%
			per \$1,000 construction cost over \$500,000	Exempt	\$1.50	\$1.45	3.4%
		Estimated Development Cost > \$50M	base fee PLUS	Exempt	\$82,690.00	\$78,750.00	5.0%
			per \$1,000 construction cost over \$50M	Exempt	\$0.25	\$0.25	0.0%
		Estimated Development Cost < \$10,000 (Residential Only)		Exempt	\$180.00	\$170.00	5.9%
		Change of use only (no works)	no development involved	Exempt	\$435.00	\$0.00	New
	Review of application lodged as exempt/no permit required	Where review of documents and certification is required	flat fee for original request	Exempt	\$190.00	\$180.00	5.6%
	Cancellation / Withdrawal of Planning Applications	Charge for services provided up until determined processing stages. Percentage of application fee charged.	Initial application administrative processing completed: receipting, "file" creation, allocation, etc.	Exempt	25% of application fee	25% of application fee	25% of application fee
			Referrals sent, correspondence prepared, consultation occurred	Exempt	50% of application fee	50% of application fee	50% of application fee
			Internal referrals completed, additional information and/or amended plans received, advertising (when required) completed and/or draft report substantially commenced.	Exempt	75% of application fee	75% of application fee	75% of application fee
			Draft report (delegated or GPA) completed. Lapsed applications	Exempt	100% of application fee	100% of application fee	100% of application fee
	Permitted Visitor Accommodation	Statutory fee under Section 11 of the Land Use Planning and Approvals Regulations 2024. Capped at \$250	per application	Exempt	\$250.00	\$250.00	0.0%
	Advertising Fee	All applications	per application	Taxable	\$445.00	\$423.50	5.1%
	Subdivision Fee	Boundary Adjustments (no new lots created)		Exempt	\$520.00	\$495.00	5.1%
		New Lots Created	flat fee	Exempt	\$560.00	\$535.00	4.7%
			plus per additional lot	Exempt	\$140.00	\$130.00	7.7%
	Condition Endorsement.	Engineering drawings - Residential Dwellings. Assessment of engineering drawings submitted for the approval of Council's Development Engineer required as a condition of permit. Includes inspections during construction for future public assets, and a single inspection of all completed works.	per dwelling unit	Exempt	\$280.00	\$265.00	5.7%

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)	2025/26 (includes GST & Rounding)	% Change Year to Year
			Minimum fee	Exempt	\$830.00	\$790.00	5.1%
			Maximum fee	Exempt	\$11,025.00	\$10,500.00	5.0%
			Reinspection fee (for any inspection that must be repeated)	Exempt	\$170.00	\$160.00	6.3%
		Engineering drawings - all other development. Assessment of engineering drawings submitted for the approval of Council's Development Engineer required as a condition of permit. Includes inspections during construction for future public assets, and a single inspection of all completed works.	Per \$1,000 of the value of public civil works.	Exempt	\$23.00	\$22.00	4.5%
			Minimum fee	Exempt	\$1,105.00	\$1,050.00	5.2%
			Maximum fee	Exempt	\$22,050.00	\$21,000.00	5.0%
			Reinspection fee (for any inspection that must be repeated)	Exempt	\$170.00	\$160.00	6.3%
		Other documents. Assessment and approval of other documents or reports required to satisfy a condition of a planning permit (excluding Part 5 Agreements)	per document	Exempt	\$330.00	\$315.00	4.8%
	Driveway/crossover works (does not include road reserve permit)	Assessment of works including one pre and post pour inspection.	per application (1 crossover)	Exempt	\$280.00	\$265.00	5.7%
			application (2 or more crossovers)	Exempt	\$660.00	\$630.00	4.8%
			reinspection fee	Exempt	\$170.00	\$160.00	6.3%
	Planning Scheme Amendment	Minor	Technical corrections, changes to an existing Code list; rezoning if not affected by an overlay and matches the surrounding zoning	Exempt	\$7,720.00	\$7,350.00	5.0%
		Major	Any proposal not within the Minor category	Exempt	\$16,540.00	\$15,750.00	5.0%
		Amendment prepared	advertising	Exempt	\$3,490.00	\$3,320.00	5.1%
	Combined Planning Permit Application and Planning Scheme Amendment Request			Exempt	Planning permit application fee PLUS planning scheme amendment fee	Planning permit application fee PLUS planning scheme amendment fee	Planning permit application fee PLUS planning scheme amendment fee
	Amendment to Planning Permit	Residential Applications <\$10,000		Exempt	\$89.00	\$85.00	4.7%
		Original Application	permitted	Exempt	\$230.00	\$220.00	4.5%
			discretionary	Exempt	\$295.00	\$280.00	5.4%
	Request to seal final plan	Boundary Adjustments (no new lots created)		Exempt	\$240.00	\$230.00	4.3%
		New Lots Created	flat fee	Exempt	\$425.00	\$405.00	4.9%
			plus per additional lot	Exempt	\$70.00	\$65.00	7.7%
	Petition to amend a sealed plan			Exempt	\$650.00	\$625.00	4.0%
		PLUS if Hearing Required		Exempt	\$2,055.00	\$1,955.00	5.1%
	Adhesion Order or Discharge of Adhesion Order			Exempt	\$440.00	\$415.00	6.0%
	Part Five Agreements	Regardless of whether or not the Part 5 Agreement is required as a condition of approval	standard fee	Exempt	\$425.00	\$405.00	4.9%
		Non-standard Part 5 Agreements requiring legal drafting or perusal by Council's Solicitors will be invoiced for full cost of advice.		Exempt	\$475.00	\$450.00	5.6%
	Deed of Agreement (other than Part 5)	Preparation of Deed for security for uncompleted works	standard fee	Exempt	\$730.00	\$695.00	5.0%
		Inspection of works for release of security	standard fee	Exempt	\$190.00	\$180.00	5.6%
		Reinspection fee if works not satisfactorily completed	standard fee	Exempt	\$305.00	\$290.00	5.2%
	Extension of time on existing permit			Exempt	\$220.00	\$210.00	4.8%
	Subdivision Asset Data Collection - Council Prepared	Number of Blocks: 1 to 5	per block	Exempt	\$360.00	\$340.00	5.9%
		Number of Blocks: 6 to 20	per block	Exempt	\$310.00	\$295.00	5.1%
		Number of Blocks: 20 plus	per block	Exempt	\$285.00	\$270.00	5.6%
	Subdivision Asset Data Collection - Applicant Prepared	In accordance with Council specifications	per block	Exempt	\$100.00	\$0.00	New
	Cash in lieu of public open space	See Part 3, Division 8 of the Local Government (Building and Miscellaneous Provisions) Act 1993		Exempt	5% of improved value of the land	5% of improved value of the land	5% of improved value of the land
	Cash in lieu of car parking		per space	Taxable	\$5,775.00	\$22,753.50	-74.6%

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)	2025/26 (includes GST & Rounding)	% Change Year to Year	
Plumbing	Value of Building Work under \$10,000 - All classes	Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment and Certificate of Completion for all classes. Also includes additions, alterations and amendments	per application	Exempt	\$290.00	\$275.00	5.5%	
	Value of Building Works between \$10,000 and \$19,999 - All classes	Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations and amendments	per application	Exempt	\$430.00	\$410.00	4.9%	
	Value of Building Works \$20,000 and over (Classes 1, 10 and multi unit development)	Class 10 - Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations and amendments. Where work associated with a Class 10 development is commercial in nature or consists of civil hydraulic works assessment, plumbing fees will be aligned to the Classes 2 to 9 fee schedule	per application	Exempt	\$880.00	\$840.00	4.8%	
		Class 1 or Classes 1 and 10 - Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations and amendments	per application	Exempt	\$2,145.00	\$2,045.00	4.9%	
		Class 1 or Classes 1 and 10 with an Onsite Waste Water Management System - Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations and amendments	per application	Exempt	\$2,640.00	\$2,515.00	5.0%	
		Multi unit development	2 units	Exempt	\$3,925.00	\$3,740.00	4.9%	
			3rd and subsequent units / per unit	Exempt	\$1,805.00	\$1,720.00	4.9%	
		Minor Plumbing Work where value of Building Work is over \$20,000. Applies to all building classes and categories of work	Plumbing work minor in nature, could include additional fixtures in an existing building - Maximum of 3 fixtures	per application	\$745.00	\$710.00	4.9%	
		Value of Building Works \$20,000 and over (Classes 2 to 9 and demolition)	Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations and amendments	\$20,000 to \$50,000	Exempt	\$1,805.00	\$1,720.00	4.9%
				\$50,000 to under \$500,000	Exempt	\$3,790.00	\$3,610.00	5.0%
				\$500,000 to under \$5,000,000	Exempt	\$7,885.00	\$7,510.00	5.0%
				\$5,000,000 and above. ** Fee includes up to 10 plumbing inspections. Any additional inspections will be charged at \$200.00 each.	Exempt	\$17,315.00	\$16,490.00	5.0%
		Amended Plans	Notifiable work	Fee as per normal based on difference between cost of works or base fee of \$295 which ever is greater.	Exempt	Greater of: \$295 or difference in cost of works	Greater of: \$280 or difference in cost of works	Greater of: \$295 or difference in cost of works
			Permit work	Fee as per normal based on difference between cost of works or base fee of \$410 which ever is greater.	Exempt	Greater of: \$410 or difference in cost of works	Greater of: \$390 or difference in cost of works	Greater of: \$410 or difference in cost of works
		Staged Plumbing Permits	1st stage		Exempt	Normal application fees apply based on total project cost	Normal application fees apply based on total project cost	Normal application fees apply based on total project cost
			Each subsequent stage		Exempt	\$315.00	\$300.00	5.0%

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)	2025/26 (includes GST & Rounding)	% Change Year to Year
	On-site wastewater management system	Stand alone assessment, permit and inspections	per application	Exempt	\$830.00	\$790.00	5.1%
	Extension of time for Plumbing Permit after 24 months from issue of Permit. Includes extension of CLC for notifiable work.	Administration	per year thereafter	Exempt	\$240.00	\$230.00	4.3%
	Automatic Control Device	Approval and registration. Includes Testable Backflow Prevention Devices Permit and registration. Administration of testable backflow prevention devices will be subject to this fee structure whether subject to an existing Special Plumbing Permit or future Plumbing Permit.	assessment and registration of 1 device	Exempt	\$165.00	\$155.00	6.5%
			assessment and registration of 2 - 5 devices	Exempt	\$250.00	\$240.00	4.2%
			assessment and registration of 6 - 10 devices	Exempt	\$565.00	\$540.00	4.6%
			assessment and registration of 11+ devices	Exempt	\$870.00	\$830.00	4.8%
	Finalising existing Plumbing Permits	Includes inspections and issue of documentation for works (applications) not completed within 2 years.	per permit	Exempt	\$275.00	\$260.00	5.8%
	Work without a Plumbing Permit	If work NOT undertaken by current owner (signed Statutory Declaration required)		Exempt	Refer to the above normal application fees for plumbing permits under each classes.	Refer to the above normal application fees for plumbing permits under each classes.	Refer to the above normal application fees for plumbing permits under each classes.
		Work undertaken by current owner		Exempt	Double of the above normal application fees for plumbing permits under each classes.	Double of the above normal application fees for plumbing permits under each classes.	Double of the above normal application fees for plumbing permits under each classes.
Property	Facilities Requiring Key Access	Replacement Keys	per key	Taxable	\$35.00	\$0.00	New
	Facilities Requiring Non-Standard Access to Power	Power Usage	per day / per outlet	Taxable	\$21.00	\$0.00	New
Reserves - Casual Hire Only	Abbotsfield Park		per hour	Taxable	\$48.00	\$46.10	4.1%
	Cadbury's 1 Ground		per hour	Taxable	\$48.00	\$46.10	4.1%
	Cadbury's 2 Ground		per hour	Taxable	\$42.00	\$40.40	4.0%
	Eady Street Reserve - No 1 Ground		per hour	Taxable	\$48.00	\$46.10	4.1%
	Eady Street Reserve - No 2 Ground		per hour	Taxable	\$42.00	\$40.40	4.0%
	KGV		per hour	Taxable	\$76.00	\$72.20	5.3%
	Prince of Wales Bay - No 1 and 2 Ground		per hour	Taxable	\$42.00	\$40.40	4.0%
	Prince of Wales Bay - No 3 Ground		per hour	Taxable	\$48.00	\$46.10	4.1%
	Shoobridge Park		per hour	Taxable	\$42.00	\$40.40	4.0%
	North Chigwell Oval - lower ground		per hour	Taxable	\$48.00	\$46.10	4.1%
	North Chigwell Oval - upper ground		per hour	Taxable	\$42.00	\$40.40	4.0%
	Collinsvale Oval		per hour	Taxable	\$42.00	\$40.40	4.0%
	Montrose Tennis courts	Daylight hours	per hour	Taxable	\$8.00	\$7.20	11.1%
		plus refundable key deposit		Exempt	\$70.00	\$70.00	0.0%
		All other hours requiring lighting	per hour	Taxable	\$12.00	\$11.90	0.8%
		plus refundable key deposit		Exempt	\$70.00	\$70.00	0.0%
	Cadbury Tennis courts	Daylight hours	per hour	Taxable	\$8.00	\$7.20	11.1%
		plus refundable key deposit		Exempt	\$70.00	\$70.00	0.0%
	Bootcamp / PT / Fitness Activities	Reserves	per hour	Taxable	\$16.00	\$15.50	3.2%
	Junior Casual Hire	50% of Applicable Full Amount	per hour	Taxable	50% of Applicable Full Amount	50% of Applicable Full Amount	50% of Applicable Full Amount
Revenue	Section 132 certificates (Set by legislation)	Per certificate	30 fee units	Exempt	\$58.80	\$57.30	2.6%
	Section 337 certificates (Set by legislation)	Per certificate - standard 10 day turnaround	132.5 fee units	Exempt	\$259.70	\$253.08	2.6%
	Payment Dishonour Fee	Cheques, Direct Debit		Exempt	\$30.00	\$30.00	0.0%
Road Assets	Road Reserve Permit	Long Term	Works requiring longer than 1 week	Exempt	\$496.00	\$472.45	5.0%
		Short Term	Works done within 1 week	Exempt	\$248.00	\$236.35	4.9%
Tolosa Park	Pre-Booked Paid in Advance Hire (subject to availability)	All hut bookings (excluding Hut 15)	per day	Taxable	\$74.00	\$70.90	4.4%
		Green Room (Hut 15)	per day	Taxable	\$106.00	\$100.50	5.5%
		Music Bowl electricity	per day	Taxable	\$21.00	\$20.20	4.0%

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)	2025/26 (includes GST & Rounding)	% Change Year to Year
		Criterion Circuit hire	per day	Taxable	\$139.00	\$132.40	5.0%
Waste Management Services	Standard Service						
	Garbage - 140L	Fortnightly Service	per bin	Exempt	\$142.00	\$123.60	14.9%
	Garbage - 240L	Fortnightly Service	per bin	Exempt	\$249.00	\$217.15	14.7%
	Recycling - 140L	Fortnightly Service	per bin	Exempt	\$132.00	\$121.30	8.8%
	Recycling - 240L	Fortnightly Service	per bin	Exempt	\$132.00	\$121.30	8.8%
	Residential FOGO - 140L & 240L	Fortnightly Service	per bin	Exempt	\$104.00	\$93.80	10.9%
	Shared Services						
	Garbage	Fortnightly Service	per bin	Exempt	\$142.00	\$123.60	14.9%
	Recycling	Fortnightly Service	per bin	Exempt	\$132.00	\$121.30	8.8%
	FOGO	Fortnightly Service	per bin	Exempt	\$104.00	\$93.80	10.9%
	Other Services						
	Commercial Garbage - 140L	Fortnightly Service	per bin	Exempt	\$247.00	\$214.85	15.0%
	Group Home Garbage - 140L (W140LCG)	Weekly Service	per bin	Exempt	\$430.00	\$375.40	14.5%
	Commercial Garbage - 240L	Fortnightly Service	per bin	Exempt	\$423.00	\$368.45	14.8%
	Group Home Garbage - 240L (W240LCG)	Weekly Service	per bin	Exempt	\$733.00	\$639.90	14.5%
	Commercial Recycling - 140L & 240L	Fortnightly Service	per bin	Exempt	\$132.00	\$121.30	8.8%
	Group Home Recycling 140L & 240L (WLCR)	Weekly Service	per bin	Exempt	\$261.00	\$240.35	8.6%
	Commercial FOGO - 140L & 240L	Fortnightly Service	per bin	Exempt	\$104.00	\$93.80	10.9%
	Special Garbage - 140L	Fortnightly Service	per bin	Exempt	\$284.00	\$247.20	14.9%
	Special Garbage - 240L	Fortnightly Service	per bin	Exempt	\$487.00	\$425.05	14.6%
	Special Recycling 140L & 240L	Fortnightly Service	per bin	Exempt	\$261.00	\$240.35	8.6%
	Special FOGO 140L & 240L	Fortnightly Service	per bin	Exempt	\$269.00	\$242.55	10.9%
	Change of Bin Size						
	Change bin size	No application fee but increased service charge may apply	per bin	Exempt	No Charge	No Charge	No Charge

Schedule of Fees and Charges 2026/27

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)
Animal Control	Dog Registration Fees	Non-Desexed	standard fee	Exempt	\$138.00
		Desexed	standard fee	Exempt	\$55.00
		Concession (Non-Desexed)	standard fee	Exempt	\$89.00
		Concession (Desexed)	standard fee	Exempt	\$42.00
		Working	full fee	Exempt	\$117.00
		Special Assistance Dogs	full fee	Exempt	No Charge
		Dangerous Dog - First year of declaration, up to that amount if registered as standard dog at the time	full fee	Exempt	\$525.00
		Dangerous Dog - Year 2 onwards after declaration	full fee	Exempt	\$210.00
	Late Dog Registration Payment Fee	New Fee (Late Registration Fee)		Exempt	\$32.00
	Kennel Licence		application fee	Exempt	\$127.00
			renewal fee	Exempt	\$79.00
	Greyhound Kennel Licence		up to 5 dogs	Exempt	\$437.00
			more than 5 dogs	Exempt	\$635.00
	Dog Impound Reclaim		per dog	Exempt	\$80.00
	Dog Impound Return Home Fee	Return dog home fee	per dog	Exempt	\$50.00
	Dog Waste Bags		per pack	Taxable	\$7.00
			per roll	Taxable	\$27.00
	Dogs Citronella Collars (antibarking collars)	Refill cans		Taxable	\$28.00
		Batteries		Taxable	\$10.00
		Citronella Collar Refill Cartridge		Taxable	\$21.00
	Stable Licence		renewal fee	Exempt	\$137.00
	Animal Impounding (excluding dogs)	Advertising		Exempt	Cost Recovery
		Boarding	per day	Exempt	Cost Recovery
Silicon Overhead Muzzle		all sizes	Taxable	\$54.00	
Dangerous Dog Sign			Taxable	\$61.00	
Dangerous Dog Collar		all sizes	Taxable	\$52.00	
Dog Tag Replacement Fee			Exempt	\$6.00	
Formal Notice of Dog Complaints		refundable upon proof	Exempt	\$48.00	
Assets	Service Location	One off	per each (100m), 1 man and vehicle for 3 hours(including travel time)	Taxable	\$337.00
	Investigate seepage complaints and refer to TAS Water where issue is related to water or sewer assets		each	Taxable	\$422.00
	Stormwater Connection Fee - Inspection	Inspection and GIS pickup of constructed stormwater connections		Taxable	\$289.00
	Hydraulic Modelling Fee	Charge for Council engineers to extract flood related information	each	Taxable	\$546.00
	Hydraulic Modelling Fee	Charge for Council to provide its flood model(s)	each	Taxable	\$3,410.00
Building	Building Works under \$20,000 - Class 1, 10, 1 & 10	Application for a Building Permit, Demolition Permit, Permit of Substantial Compliance and Certificate of Completion for all classes	per application	Exempt	\$435.00

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)
	Building Works \$20,000 and over for Class 1, 10, 1 & 10	Application, assessment and completion certificate for a Building Permit, Demolition Permit and Permit of Substantial Compliance for the following classes:	detailed below		
		Class 10	per application	Exempt	\$625.00
		Class 1 / Classes (1 and 10)	per application	Exempt	\$745.00
		Multi Unit Development (2 or more separate units)	base fee for 2 units	Exempt	\$880.00
			plus per unit > 2	Exempt	\$95.00
	Building Works (any value) for Class 2 - 9	Classes - (2 to 9)	\$0 - \$50,000	Exempt	\$520.00
			\$50,000 - \$500,000	Exempt	\$735.00
			\$500,000 - \$5,000,000	Exempt	\$1,170.00
			\$5,000,000 and above	Exempt	\$1,865.00
	Notifiable Building Works	Lodgement , assessment, associated correspondence and record keeping	Building Works under \$20,000 residential	Exempt	\$380.00
			Building Works \$20,000 and over residential	Exempt	\$500.00
			Multi unit / commercial	Exempt	\$770.00
	Amended Plans	Notifiable work	Fee as per normal based on difference between cost of works or base fee of \$295 which ever is greater.	Exempt	Greater of: \$295 or difference in cost of works
		Permit work	Fee as per normal based on difference between cost of works or base fee of \$410 which ever is greater.	Exempt	Greater of: \$410 or difference in cost of works
	Staged Building Permits	1st stage		Exempt	Normal application fees apply based on total project cost
		Each subsequent stage		Exempt	\$305.00
	Extension of time for Building Permit after 24 months from issue of Permit	Administration	per year thereafter	Exempt	\$240.00
	Refusal / Cancellation / Withdrawal of Building and Plumbing Applications	Charge for services provided up until determined milestones. Percentage of application fee charged.	after lodgement	Exempt	25% of application fee
			after assessment	Exempt	50% of application fee
			after permit issue	Exempt	75% of application fee
	Strata Title Application (New Or Amendment/s) Now includes planning assessment	Application fee including first tenancy		Exempt	\$1,030.00
		Each additional tenancy		Exempt	\$185.00
	Strata amendment (minor)	for minor amendments such as boundary adjustments/alignment		Exempt	\$190.00
	Work without a Building Permit	If work NOT undertaken by current owner (signed Statutory declaration required)		Exempt	Refer to the above normal application fees for building permits under each class

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)
		Work undertaken by current owner		Exempt	Double of the above normal application fees for building permits under each class
	Building Certificates	Part or whole building		Exempt	\$450.00
		If plumbing work involved		Exempt	\$880.00
	Finalising existing Building Permits	Prior to 2004 Permit in which Council was Building Surveyor (Introduction of Act 2000). Includes inspections and issue of documentation for works (applications) not completed within 2 years of permit being issued.	per permit (Council Building Surveyor)	Exempt	\$335.00
		After 2004 for which Council was not Building Surveyor (Introduction of Act 2000). Includes issue of documentation for works (applications) not completed within 2 years of permit being issued.	per permit (Private Building Surveyor)	Exempt	\$165.00
	Building and plumbing sundry services	Record retrieval	Building & Plumbing Records	Exempt	\$55.00
			Building Plans	Exempt	\$40.00
			Drainage Plans	Exempt	\$15.00
			all records commercial	Exempt	\$115.00
		Inspection (Building)	per inspection (minimum 1 hr)	Exempt	\$205.00
		Inspection (Plumbing)	per inspection (minimum 1 hr) - Classes (1 and 10)	Exempt	\$205.00
		Inspection (Building or Plumbing)	per inspection (minimum 1 hr) - Classes (2 to 9)	Exempt	\$300.00
		Research and technical advice	per hour	Exempt	\$205.00
	Statutory Levies	Building Permit levy	State Government imposed collection fee	Exempt	0.1% of total project cost
		Industry Training levy	State Government imposed collection fee	Exempt	0.2% of total project cost
	Building Surveying Work	Certification and administrative functions of a building surveyor including assessments, certifications, inspections, research, consultation, enforcement, advice and documentation issue	per hour (minimum 1/2 hour)	Exempt	\$210.00
Child Care Centres	Benjafield Child Care Centre	Parent Fees	per day	Exempt	\$157.50
			per week	Exempt	\$712.00
	Berriedale Child Care Centre	Parent Fees	per day	Exempt	\$157.50
			per week	Exempt	\$712.00
City Compliance	Administrative fee for failing to obey the directions of a fire risk abatement notice	In addition to any Penalty Infringement Notice	per hour or part thereof	Taxable	\$330.00

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)
	Administrative fee for the investigation and issuing of an abatement notice	In addition to any Penalty Infringement Notice	per hour or part thereof	Taxable	\$330.00
Customer Service	Glenorchy History Book Vol 2	Each		Taxable	\$49.00
Environmental Health Services	Environment Protection Notice Fee - issuing and ensuring compliance	Drafting, assessment, verification and compliance inspections	per hour or part thereof	Exempt	\$390.00
	Food Premises	Registration fee - Priority 1	per premises	Exempt	\$545.00
		Registration fee - Priority 2	per premises	Exempt	\$410.00
		Registration fee - Priority 3	per site	Exempt	\$280.00
		Registration fee - Priority - Charitable	per premises	Exempt	\$140.00
		Notification fee - P3N P4	per premises	Exempt	\$45.00
		New Food Business Application	per premises	Exempt	\$390.00
		Food Business Reinspection Fee	per inspection and report	per inspection and report	Exempt
	Pre-purchase inspection (food or other premises)	Pre-purchase food premises inspection and report	per inspection and report	Taxable	\$430.00
	New Premises Assessment (food or other premises)	Application / assessment / report	per hour or part thereof	Exempt	\$340.00
		Certificate of Occupancy compliance inspection fee	per hour or part thereof	Exempt	\$295.00
		Certificate of Occupancy report fee	each	Exempt	\$80.00
		Urgent Occupancy Report fee	2 working days or less from date of opening	Exempt	\$280.00
	Temporary Food Business - Market Applications and/or BBQ's	Assessment / licence fee / all applications	operating: 1 day	Exempt	\$26.00
	Public health risk activity	Registration of premises	per premises	Exempt	\$280.00
		Licence of operator	per licence	Exempt	\$130.00
	PHRA Event Application & Registration (1-3 Operators)	PHRA Event Application & Registration (1-3 Operators)	per application	Exempt	\$250.00
		PHRA Event Application & Registration (4+ Operators)	per application	Exempt	\$450.00
		PHRA Event Operator Licence	per licence	Exempt	\$80.00
	Place of Assembly - Mass Outdoor Event	New applications - lodgement / assessment / licence	per hour or part thereof	Exempt	\$315.00
		Compliance inspection - weekdays	per hour or part thereof	Exempt	\$280.00
		Compliance inspection - weekends/public holidays	per hour or part thereof	Exempt	\$370.00
		Late application fee penalty (applicable if received less than minimum required under Council Policy)	per application	Exempt	\$280.00
	Regulated Systems	Application / assessment / licence	1 - 5 systems per site	Exempt	\$280.00
			6 - 10 systems per site	Exempt	\$570.00
			11+ systems per site	Exempt	\$820.00
	Commercial Water Carrier	Application / assessment / licence	per annum	Exempt	\$140.00
	Private Water Supplier	Application / assessment / licence	per annum	Exempt	\$280.00
	Domestic Aerated Wastewater Treatment System (AWTS)	Maintenance charge for all systems that fail to arrange servicing.	per service	Exempt	\$400.00
	Caravan Licence Application	Application / assessment	per application	Exempt	\$130.00
	Caravan Licence for Temporary Accommodation	Maximum 26 weeks	per week	Exempt	\$35.00
	Private Burial Assessment	Application / assessment / approval	per hour or part thereof	Exempt	\$280.00
	Vaccines	Adult Diphtheria and Tetanus	per vaccine	Exempt	\$65.00
	Sharps Containers	1.4L	each	Taxable	\$10.00

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)	
		3.0L	each	Taxable	\$15.00	
	Sampling (Bacterial)	Potable water / water carters / swimming pool / spa	per sample	Exempt	\$300.00	
Events	Commercial Event	Major 1000+ People - Whole Park Hire	weekday/day	Taxable	\$3,820.00	
			weekend & public holiday/day	Taxable	\$6,367.00	
			bond	Exempt	\$3,150.00	
		deposit (non-refundable)	Taxable	10% of total fee		
		Other <1000 People - Whole Park Hire	weekday/day	Taxable	\$1,910.00	
			weekend & public holiday/day	Taxable	\$3,183.00	
	bond		Exempt	\$1,575.00		
	Community Event	Council staffing requirements for event	Whole Park Hire	weekday/day	Taxable	Quote
			weekend & public holiday/day	Taxable	\$1,528.00	
			bond	Exempt	\$3,183.00	
			deposit	Taxable	\$525.00	
	Event Application Fees	Minor (0-149 people)	Commercial	Taxable	10% of total fee	Quote
			Community	Taxable	Quote	
			Commercial	Taxable	\$166.00	
			Community	Taxable	\$83.00	
Commercial			Taxable	\$331.00		
Community			Taxable	\$166.00		
Hall Hire	Berriedale Centre, Chigwell Barn, Claremont Hall, Tolosa Street Hall	< 5 hours	per hour	Taxable	\$662.00	
			per booking over five hours	Taxable	\$32.00	
			per booking	Taxable	\$386.00	
		All day functions	per booking	Taxable	\$207.00	
			Volunteer and Charitable events	Taxable	\$207.00	
			Cleaning charge (if left unsatisfactory)	non refundable	Taxable	\$153.00
	Moonah Community Centre	< 5 hours	plus refundable bond	Exempt	\$500.00	
			plus refundable key deposit	Exempt	\$70.00	
			per hour	Taxable	\$42.00	
		All day functions	per booking	Taxable	\$483.00	
			Volunteer and Charitable events	per booking over four hours	Taxable	\$207.00
			Cleaning charge (if left unsatisfactory)	non refundable	Taxable	\$153.00
	Collinsvale Hall	< 5 hours	plus refundable bond	Exempt	\$500.00	
			plus refundable key deposit	Exempt	\$70.00	
			per hour	Taxable	\$21.00	
All day functions		per booking	Taxable	\$207.00		
		Meeting room	per hour	Taxable	Included	
		Dining room	per hour	Taxable	Included	
Creswell Beakley Function Room (KGV upstairs function room)	Kitchen	per function	Taxable	Included		
		Cleaning charge (if left unsatisfactory)	non refundable	Taxable	\$153.00	
		plus refundable bond	Exempt	\$500.00		
	< 5 hours	plus refundable key deposit	Exempt	\$70.00		
		per hour (Commercial)	Taxable	\$62.00		
		per hour (Not for Profit)	Taxable	\$48.00		
All day functions	Full day hire (Commercial)	Taxable	\$409.00			
	Volunteer and Charitable events	Full day hire (Not for Profit)	Taxable	\$304.00		
	Cleaning charge (if left unsatisfactory)	non refundable	Taxable	\$153.00		
		plus refundable bond	Exempt	\$500.00		

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)
			plus refundable key deposit	Exempt	\$70.00
	All Halls (including Moonah Community Centre)	Cancellation fee (if cancellation within 48 hrs of booking)		Taxable	50% of booking fee
Information Management	Right to Information Act	Application for Assessed Disclosure	25 fee units	Exempt	\$49.00
	Inspect copies of Council Agendas, Minutes and By-Laws		per inspection	Exempt	No Charge
Landfill Operations	State Government Landfill Levy (included in applicable landfill fees)	Waste and Resource Recovery Act 2022	36 fee units per tonne	Exempt	\$70.56
	Minimum gate Fee		per visit	Taxable	\$20.00
	General waste - GCC Residents	GCC Residents	per tonne	Taxable	\$189.00
	General waste - Non GCC Residents	NON- GCC Residents	per tonne	Taxable	\$239.00
	Green Waste / Vegetation	Residential	per tonne	Taxable	\$167.00
	Green Waste / Vegetation	Commercial	per tonne	Taxable	\$192.00
	Mixed Waste - Commercial/ Industrial/ Demolition/ Construction (by negotiation)		per tonne	Taxable	\$340.00
	Recycling	Cardboard Paper Aluminium Glass Containers	deposited prior to weighbridge	Exempt	\$0.00
	Metal / Car Body		per tonne	Taxable	\$153.00
	Passenger Vehicle Tyres		per tyre	Taxable	\$16.00
	Light Truck / 4wd Tyres		per tyre	Taxable	\$28.00
	Passenger Vehicle Tyres - With Rims		per wheel	Taxable	\$28.00
	Light Truck / 4wd Tyres - With Rims		per wheel	Taxable	\$55.00
	Clean Fill (condition apply)*		per tonne	Taxable	\$105.00
	Timber & Wood	Suitable for recovery and recycling	per tonne	Taxable	\$176.00
	Brick/ Concrete/ rubble		per tonne	Taxable	\$172.00
	Domestic quantity of double Wrapped asbestos	Commercial quantities not accepted	per boot load	Taxable	\$62.00
		Commercial quantities not accepted	per small trailer load	Taxable	\$122.00
	Bed mattress disposal	Charge pre bed mattress disposal	per mattress	Taxable	\$39.00
	Volume Based Charging Schedule for Vehicles 3 tonne GVM or greater (These charges will only apply when the Weighbridge is non-operational)	Boot Load (up to a maximum of 0.25m3)		Taxable	\$20.00
		Green Waste Boot Load		Taxable	\$20.00
		Trucks GVM > 3 tonne to 7 tonne		Taxable	\$126.00
		Trucks GVM > 7 tonne to 12 tonne		Taxable	\$253.00
		Trucks GVM >12 tonne Single Axle		Taxable	\$358.00
		Trucks GVM >12 tonne Dual Axle		Taxable	\$423.00
		Dual axle trailers (behind trucks)		Taxable	\$423.00
		Skip/Bin up to 4m3		Taxable	\$162.00
		Skip/Bin > 4m3 to 8m3		Taxable	\$288.00
		Skip/Bin > 8m3 to 12m3		Taxable	\$451.00
		Skip/Bin > 12m3 to 15m3		Taxable	\$561.00
		Skip/Bin > 15m3 to 20m3		Taxable	\$724.00
		Skip/Bin > 20m3 to 25m3		Taxable	\$851.00
		Skip/Bin > 25m3 to 30m3		Taxable	\$977.00
		Skip/Bin > 30m3		Taxable	\$1,231.00

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)	
		Compactors < 7m3		Taxable	\$347.00	
		Compactors > 7m3 to 15m3		Taxable	\$710.00	
		Compactors < 15m3 half full		Taxable	\$536.00	
		Compactors > 15m3 full		Taxable	\$1,178.00	
		Compactors > 15m3 half full		Taxable	\$753.00	
	Controlled Waste / Special Burial (Tas Police & State Health Only)	Special Waste Handling - Fee		Taxable	\$183.00	
		Special Waste Handling - Tonne		Taxable	\$538.00	
Licences / Permits	Commercial Footpath Occupation	Café / Takeaway Dining or Signage	per square metre	Exempt	\$56.00	
			per sign	Exempt	\$37.00	
	Miscellaneous Applications			Exempt	\$50.00	
	Lease Preparation (if requested)	Charitable / Community organisations		Exempt	\$86.00	
		Other organisations		Exempt	\$170.00	
	Licence Preparation (if requested)	Charitable / Community organisations		Exempt	\$72.00	
		Other organisations		Exempt	\$143.00	
	Permit Preparation (if requested)	Charitable / Community organisations		Exempt	\$43.00	
		Other organisations		Exempt	\$114.00	
Miscellaneous	Photocopying Documents / Forms (to facilitate paper lodgement)	A4 Black	per sheet	Taxable	\$1.00	
		A4 Colour	per sheet	Taxable	\$3.00	
		A3 Black	per sheet	Taxable	\$1.00	
		A3 Colour	per sheet	Taxable	\$4.00	
	Scanning Documents / Forms (to facilitate electronic lodgement)	A4 and A3	per sheet	Taxable	\$2.00	
	Information research and release	Administrative costs of files review and research of historic approvals etc where time exceeds 30 minutes	per hour or part thereof	Taxable	\$87.00	
Moonah Arts Centre	Main Exhibition Space (combined)	Standard Rate	per week	Taxable	\$347.00	
	Exhibition Space 9.6m x 10.0m (96m ²)	Standard Rate	per week	Taxable	\$254.00	
	Project Gallery Space 9.6m x 3.3m (31m ²)	Standard Rate	per week	Taxable	\$144.00	
	Albert Hallway (Corridor) or Avago (window box)	Standard Rate	per week	Taxable	\$63.00	
	Performance / Screen Studio 9.6m x 17.6m (169m ²)	Standard Rate	per day	Taxable	\$504.00	
			up to 4 hrs (business hours)	Taxable	\$420.00	
		Community Rate	per day	Taxable	\$315.00	
			up to 4 hrs (business hours)	Taxable	\$263.00	
		Arts Rate	per day	Taxable	\$244.00	
			up to 4 hrs (business hours)	Taxable	\$176.00	
		Arts Organisations Weekly Rate (Monday - Sunday)	per week	Taxable	\$1,386.00	
		Touring/Live Event	includes Venue Manager 4hrs, Duty Technician 5hrs and Venue Hire for 5hrs, equipment (x4 Foldback and Band Mic-Kit)		Taxable	\$994.00
		Conference (Standard) - Monday - Friday	includes room set up in 1 of 3 standard configurations, Duty Technician 1hr, 1 wireless microphone, 1 lectern, projector, tea and coffee self-service (up to 30ppl).		Taxable	\$944.00
	Conference (Standard) - Saturday - Sunday	includes room set up in 1 of 3 standard configurations, Duty Technician 1hr, 1 wireless microphone, 1 lectern, projector, tea and coffee self-service (up to 30ppl).		Taxable	\$1,049.00	

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)
		Conference (Premium) - Monday - Friday	includes tailored room set up, Duty Technician 9hrs, multiple microphones, 1 lectern, projector, tea and coffee (up to 30ppl), catering support staff.	Taxable	\$2,208.00
		Conference (Premium) - Saturday - Sunday	includes tailored room set up, Duty Technician 9hrs, multiple microphones, 1 lectern, projector, tea and coffee (up to 30ppl), catering support staff.	Taxable	\$2,725.00
	Makers Workshop 6.8m x 9.8m (66m ²)	Standard Rate	per day	Taxable	\$445.00
			up to 4 hrs (business hours)	Taxable	\$315.00
		Community Rate	per day	Taxable	\$230.00
			up to 4 hrs (business hours)	Taxable	\$154.00
		Arts Rate	per day	Taxable	\$176.00
			up to 4 hrs (business hours)	Taxable	\$105.00
		Meeting/Training (Standard) - Monday - Friday	includes room set up in 1 of 3 standard configurations, Duty Technician 1hr, mobile conference unit, tea and coffee self-service (up to 30ppl).	Taxable	\$693.00
		Meeting/Training (Standard) - Saturday - Sunday	includes room set up in 1 of 3 standard configurations, Duty Technician 1hr, mobile conference unit, tea and coffee self-service (up to 30ppl).	Taxable	\$735.00
	Kitchen (Subject to additional costs)	Standard Rate	per day	Taxable	\$116.00
		Community Rate	per day	Taxable	\$95.00
		Arts Rate	per day	Taxable	\$84.00
Staff		Duty Technician - Monday to Friday (before 9pm)	per hour	Taxable	\$64.00
		Duty Technician - All day Saturday and Sunday, Monday to Friday (after 9pm)	per hour	Taxable	\$85.00
		Front of House - Monday to Friday (before 9pm)	per hour	Taxable	\$62.00
		Front of House - All day Saturday and Sunday, Monday to Friday (after 9pm)	per hour	Taxable	\$82.00
	Equipment Hire - DJ Table	Standard + Community Rate (included in Arts Activity bookings)	Per Day	Taxable	\$84.00
	Equipment Hire - x4 Foldbacks and Band Mic-Kit	Standard + Community Rate (included in Arts Activity bookings)	Per Day	Taxable	\$525.00
	Equipment Hire - Whiteboard	Standard + Community Rate (included in Arts Activity bookings)	Per Day	Taxable	\$32.00
	Equipment Hire - Mobile Conference Unit	Standard + Community Rate (included in Arts Activity bookings)	Per Day	Taxable	\$79.00
	Equipment Hire - Backline: basic drum kit	Standard + Community Rate + Arts Activity bookings	Per Day	Taxable	\$50.00
	Equipment Hire - Backline: Upright piano	Standard + Community Rate + Arts Activity bookings	Per Day	Taxable	\$50.00
	Equipment Hire - Tablecloths (Cabaret seating set up)	Standard + Community Rate (included in Arts Activity bookings)	Per Day	Taxable	\$88.00
	Tea & Coffee, up to 30ppl (Cups, Urn, Spoons, tea and coffee supplies)	Standard + Community Rate (included in Arts Activity bookings)	Per Day	Taxable	\$120.00
	Tea & Coffee, additional charge per person			Taxable	\$4.00

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)	
	Marketing & Promotional Services	Standard	Per Hour	Taxable	\$79.00	
Parking	Parking Permits		full fee	Exempt	\$43.00	
			disabled parking permit	Exempt	\$43.00	
Planning Services	Planning Application Fee	Estimated Development Cost < \$500,000	per \$1,000	Exempt	\$4.50	
			minimum	Exempt	\$435.00	
		Estimated Development Cost > \$500,000 ≤ \$50M	base fee PLUS	Exempt	\$2,295.00	
			per \$1,000 construction cost over \$500,000	Exempt	\$1.50	
		Estimated Development Cost > \$50M	base fee PLUS	Exempt	\$82,690.00	
			per \$1,000 construction cost over \$50M	Exempt	\$0.25	
		Estimated Development Cost < \$10,000 (Residential Only)			Exempt	\$180.00
		Change of use only (no works)	no development involved		Exempt	\$435.00
		Review of application lodged as exempt/no permit required	Where review of documents and certification is required	flat fee for original request	Exempt	\$190.00
		Cancellation / Withdrawal of Planning Applications	Charge for services provided up until determined processing stages. Percentage of application fee charged.	Initial application administrative processing completed: receipting, "file" creation, allocation, etc.	Exempt	25% of application fee
				Referrals sent, correspondence prepared, consultation occurred	Exempt	50% of application fee
				Internal referrals completed, additional information and/or amended plans received, advertising (when required) completed and/or draft report substantially commenced.	Exempt	75% of application fee
				Draft report (delegated or GPA) completed. Lapsed applications	Exempt	100% of application fee
		Permitted Visitor Accommodation	Statutory fee under Section 11 of the Land Use Planning and Approvals Regulations 2024. Capped at \$250	per application	Exempt	\$250.00
		Advertising Fee	All applications	per application	Taxable	\$445.00
		Subdivision Fee	Boundary Adjustments (no new lots created)		Exempt	\$520.00
		New Lots Created	flat fee	Exempt	\$560.00	
			plus per additional lot	Exempt	\$140.00	
	Condition Endorsement.	Engineering drawings - Residential Dwellings. Assessment of engineering drawings submitted for the approval of Council's Development Engineer required as a condition of permit. Includes inspections during construction for future public assets, and a single inspection of all completed works.	per dwelling unit	Exempt	\$280.00	
			Minimum fee	Exempt	\$830.00	
			Maximum fee	Exempt	\$11,025.00	
			Reinspection fee (for any inspection that must be repeated)	Exempt	\$170.00	

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)
		Engineering drawings - all other development. Assessment of engineering drawings submitted for the approval of Council's Development Engineer required as a condition of permit. Includes inspections during construction for future public assets, and a single inspection of all completed works.	Per \$1,000 of the value of public civil works.	Exempt	\$23.00
			Minimum fee	Exempt	\$1,105.00
			Maximum fee	Exempt	\$22,050.00
			Reinspection fee (for any inspection that must be repeated)	Exempt	\$170.00
		Other documents. Assessment and approval of other documents or reports required to satisfy a condition of a planning permit (excluding Part 5 Agreements)	per document	Exempt	\$330.00
	Driveway/crossover works (does not include road reserve permit)	Assessment of works including one pre and post pour inspection.	per application (1 crossover)	Exempt	\$280.00
			application (2 or more crossovers)	Exempt	\$660.00
			reinspection fee	Exempt	\$170.00
	Planning Scheme Amendment	Minor	Technical corrections, changes to an existing Code list; rezoning if not affected by an overlay and matches the surrounding zoning	Exempt	\$7,720.00
		Major	Any proposal not within the Minor category	Exempt	\$16,540.00
		Amendment prepared	advertising	Exempt	\$3,490.00
	Combined Planning Permit Application and Planning Scheme Amendment Request			Exempt	Planning permit application fee PLUS planning scheme amendment fee
	Amendment to Planning Permit	Residential Applications <\$10,000		Exempt	\$89.00
		Original Application	permitted	Exempt	\$230.00
			discretionary	Exempt	\$295.00
	Request to seal final plan	Boundary Adjustments (no new lots created)		Exempt	\$240.00
		New Lots Created	flat fee	Exempt	\$425.00
			plus per additional lot	Exempt	\$70.00
	Petition to amend a sealed plan			Exempt	\$650.00
		PLUS if Hearing Required		Exempt	\$2,055.00
	Adhesion Order or Discharge of Adhesion Order			Exempt	\$440.00
	Part Five Agreements	Regardless of whether or not the Part 5 Agreement is required as a condition of approval	standard fee	Exempt	\$425.00
		Non-standard Part 5 Agreements requiring legal drafting or perusal by Council's Solicitors will be invoiced for full cost of advice.		Exempt	\$475.00
	Deed of Agreement (other than Part 5)	Preparation of Deed for security for uncompleted works	standard fee	Exempt	\$730.00
		Inspection of works for release of security	standard fee	Exempt	\$190.00
		Reinspection fee if works not satisfactorily completed	standard fee	Exempt	\$305.00
	Extension of time on existing permit			Exempt	\$220.00
	Subdivision Asset Data Collection - Council Prepared	Number of Blocks: 1 to 5	per block	Exempt	\$360.00

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)
		Number of Blocks: 6 to 20	per block	Exempt	\$310.00
		Number of Blocks: 20 plus	per block	Exempt	\$285.00
	Subdivision Asset Data Collection - Applicant Prepared	In accordance with Council specifications	per block	Exempt	\$100.00
	Cash in lieu of public open space	See Part 3, Division 8 of the Local Government (Building and Miscellaneous Provisions) Act 1993		Exempt	5% of improved value of the land
	Cash in lieu of car parking		per space	Taxable	\$5,775.00
Plumbing	Value of Building Work under \$10,000 - All classes	Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment and Certificate of Completion for all classes. Also includes additions, alterations and amendments	per application	Exempt	\$290.00
	Value of Building Works between \$10,000 and \$19,999 - All classes	Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations and amendments	per application	Exempt	\$430.00
	Value of Building Works \$20,000 and over (Classes 1, 10 and multi unit development)	Class 10 - Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations and amendments. Where work associated with a Class 10 development is commercial in nature or consists of civil hydraulic works assessment, plumbing fees will be aligned to the Classes 2 to 9 fee schedule	per application	Exempt	\$880.00
		Class 1 or Classes 1 and 10 - Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations and amendments	per application	Exempt	\$2,145.00
		Class 1 or Classes 1 and 10 with an Onsite Waste Water Management System - Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations and amendments	per application	Exempt	\$2,640.00
		Multi unit development	2 units	Exempt	\$3,925.00
			3rd and subsequent units / per unit	Exempt	\$1,805.00
	Minor Plumbing Work where value of Building Work is over \$20,000. Applies to all building classes and categories of work	Plumbing work minor in nature, could include additional fixtures in an existing building - Maximum of 3 fixtures	per application	Exempt	\$745.00

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)
	Value of Building Works \$20,000 and over (Classes 2 to 9 and demolition)	Application for Certificate of Likely Compliance - Notice of Work, Application for Permit - Plumbing Work, assessment, and Certificate of Completion for all classes. Also includes additions, alterations and amendments	\$20,000 to \$50,000	Exempt	\$1,805.00
			\$50,000 to under \$500,000	Exempt	\$3,790.00
			\$500,000 to under \$5,000,000	Exempt	\$7,885.00
			\$5,000,000 and above. ** Fee includes up to 10 plumbing inspections. Any additional inspections will be charged at \$200.00 each.	Exempt	\$17,315.00
	Amended Plans	Notifiable work	Fee as per normal based on difference between cost of works or base fee of \$295 which ever is greater.	Exempt	Greater of: \$295 or difference in cost of works
		Permit work	Fee as per normal based on difference between cost of works or base fee of \$410 which ever is greater.	Exempt	Greater of: \$410 or difference in cost of works
	Staged Plumbing Permits	1st stage		Exempt	Normal application fees apply based on total project cost
		Each subsequent stage		Exempt	\$315.00
	On-site wastewater management system	Stand alone assessment, permit and inspections	per application	Exempt	\$830.00
	Extension of time for Plumbing Permit after 24 months from issue of Permit. Includes extension of CLC for notifiable work.	Administration	per year thereafter	Exempt	\$240.00
	Automatic Control Device	Approval and registration. Includes Testable Backflow Prevention Devices Permit and registration. Administration of testable backflow prevention devices will be subject to this fee structure whether subject to an existing Special Plumbing Permit or future Plumbing Permit.	assessment and registration of 1 device	Exempt	\$165.00
			assessment and registration of 2 - 5 devices	Exempt	\$250.00
			assessment and registration of 6 - 10 devices	Exempt	\$565.00
			assessment and registration of 11+ devices	Exempt	\$870.00
	Finalising existing Plumbing Permits	Includes inspections and issue of documentation for works (applications) not completed within 2 years.	per permit	Exempt	\$275.00

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)
	Work without a Plumbing Permit	If work NOT undertaken by current owner (signed Statutory Declaration required)		Exempt	Refer to the above normal application fees for plumbing permits under each classes.
		Work undertaken by current owner		Exempt	Double of the above normal application fees for plumbing permits under each classes.
Property	Facilities Requiring Key Access	Replacement Keys	per key	Taxable	\$35.00
	Facilities Requiring Non-Standard Access to Power	Power Usage	per day / per outlet	Taxable	\$21.00
Reserves - Casual Hire Only	Abbotsfield Park		per hour	Taxable	\$48.00
	Cadbury's 1 Ground		per hour	Taxable	\$48.00
	Cadbury's 2 Ground		per hour	Taxable	\$42.00
	Eady Street Reserve - No 1 Ground		per hour	Taxable	\$48.00
	Eady Street Reserve - No 2 Ground		per hour	Taxable	\$42.00
	KGV		per hour	Taxable	\$76.00
	Prince of Wales Bay - No 1 and 2 Ground		per hour	Taxable	\$42.00
	Prince of Wales Bay - No 3 Ground		per hour	Taxable	\$48.00
	Shoobridge Park		per hour	Taxable	\$42.00
	North Chigwell Oval - lower ground		per hour	Taxable	\$48.00
	North Chigwell Oval - upper ground		per hour	Taxable	\$42.00
	Collinsvale Oval		per hour	Taxable	\$42.00
	Montrose Tennis courts	Daylight hours	per hour	Taxable	\$8.00
		plus refundable key deposit		Exempt	\$70.00
		All other hours requiring lighting	per hour	Taxable	\$12.00
		plus refundable key deposit		Exempt	\$70.00
	Cadbury Tennis courts	Daylight hours	per hour	Taxable	\$8.00
		plus refundable key deposit		Exempt	\$70.00
	Bootcamp / PT / Fitness Activities	Reserves	per hour	Taxable	\$16.00
	Junior Casual Hire	50% of Applicable Full Amount	per hour	Taxable	50% of Applicable Full Amount
Revenue	Section 132 certificates (Set by legislation)	Per certificate	30 fee units	Exempt	\$58.80
	Section 337 certificates (Set by legislation)	Per certificate - standard 10 day turnaround	132.5 fee units	Exempt	\$259.70
	Payment Dishonour Fee	Cheques, Direct Debit		Exempt	\$30.00
Road Assets	Road Reserve Permit	Long Term	Works requiring longer than 1 week	Exempt	\$496.00
		Short Term	Works done within 1 week	Exempt	\$248.00
Tolosa Park	Pre-Booked Paid in Advance Hire (subject to availability)	All hut bookings (excluding Hut 15)	per day	Taxable	\$74.00
		Green Room (Hut 15)	per day	Taxable	\$106.00
		Music Bowl electricity	per day	Taxable	\$21.00
		Criterion Circuit hire	per day	Taxable	\$139.00
Waste Management Services	Standard Service				
	Garbage - 140L	Fortnightly Service	per bin	Exempt	\$142.00
	Garbage - 240L	Fortnightly Service	per bin	Exempt	\$249.00
	Recycling - 140L	Fortnightly Service	per bin	Exempt	\$132.00
	Recycling - 240L	Fortnightly Service	per bin	Exempt	\$132.00
	Residential FOGO - 140L & 240L	Fortnightly Service	per bin	Exempt	\$104.00
	Shared Services				
	Garbage	Fortnightly Service	per bin	Exempt	\$142.00
	Recycling	Fortnightly Service	per bin	Exempt	\$132.00
	FOGO	Fortnightly Service	per bin	Exempt	\$104.00
	Other Services				

Service Category	Description	Additional Info	Definition	GST Treatment (Taxable or Exempt)	2026/27 (includes GST & Rounding)
	Commercial Garbage - 140L	Fortnightly Service	per bin	Exempt	\$247.00
	Group Home Garbage – 140L (W140LCG)	Weekly Service	per bin	Exempt	\$430.00
	Commercial Garbage - 240L	Fortnightly Service	per bin	Exempt	\$423.00
	Group Home Garbage – 240L (W240LCG)	Weekly Service	per bin	Exempt	\$733.00
	Commercial Recycling - 140L & 240L	Fortnightly Service	per bin	Exempt	\$132.00
	Group Home Recycling 140L & 240L (WLCR)	Weekly Service	per bin	Exempt	\$261.00
	Commercial FOGO - 140L & 240L	Fortnightly Service	per bin	Exempt	\$104.00
	Special Garbage - 140L	Fortnightly Service	per bin	Exempt	\$284.00
	Special Garbage - 240L	Fortnightly Service	per bin	Exempt	\$487.00
	Special Recycling 140L & 240L	Fortnightly Service	per bin	Exempt	\$261.00
	Special FOGO 140L & 240L	Fortnightly Service	per bin	Exempt	\$269.00
	Change of Bin Size				
	Change bin size	No application fee but increased service charge may apply	per bin	Exempt	No Charge

11.4 FINANCIAL PERFORMANCE REPORT TO 30 APRIL 2026

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

Executive Summary

This report provides an overview of Council's financial performance for the year to date ending 30 April 2026. The reported operational result indicates a favourable position of \$58,000 or 0.50% better than budgeted.

The reported financial position can be influenced by several factors. This includes timing between the budget expectation and the actual occurrence of financial transaction, as well as more permanent variations.

This month the overall variance to budget is minimal and no revision of the budget is required. Revenue and expenditure continue to be well-controlled and monitored meaning no budget repair action is required as we move closer to the end of the financial year.

Operational revenue is \$78.254 million recording a minimal \$24,000 unfavourable variation to budget at 30 April 2026.

Operational expenditure is \$65.940 million recording a minimal \$82,000 favourable variation to budget at 30 April 2026.

Non-operating items are tracking within expected ranges. Capital grant revenue is ahead of budget at \$6.466 million, non-monetary asset contributions are \$1.413 million and there have been no monetary contributions received to date. Disposal of assets currently reflect an expense of \$723,000, noting that gains (revenue) and losses (expense) are not necessarily cash related but rather 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 \$1.113 million of the residual value of obsolete or replaced assets being written off to date.

Year-to-date expenditure on the capital works program totals \$19.677 million compared to budget expectations of \$19.513 million.

Significant progress continues to be made on the Glenorchy War Memorial Pool upgrade, with approximately 82% of physical works completed under the head contract, representing 70% of the budgeted expenditure completed as of 30 April 2026. Works remain on schedule for completion within this financial year, with \$4.529 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.

Recommendation

That Council:

1. RECEIVE and NOTE the attached report on Council's financial performance to 30 April 2026.

Community Plan Reference	<p>Leading Our Community</p> <p>We are a leader and partner that acts with integrity and upholds our community's best interests.</p> <p>We responsibly manage our community's resources to deliver what matters most.</p>
Strategic Plan Reference	<p>Make informed decisions that are open and transparent and in the best interests of our community.</p> <p>Deploy the Council's resources effectively to deliver value while being financially responsible.</p>
Consultation/Engagement	<p>Executive Leadership Team</p> <p>All Managers</p> <p>Community consultation was not required due to the regular and operational nature of this report.</p>
Resources	Not applicable
Risk/Legal/Legislative/Reputational	<p>1. Financial Risk</p> <p>There is an ongoing risk of revenue or expenditure variations arising later in the financial year due to economic conditions, timing of grant receipts, inflationary pressures, or unplanned maintenance requirements. Continuous monitoring and quarterly reviews mitigate this risk.</p> <p>2. Budget Management Risk</p> <p>If budget variations are not appropriately approved or reflected in future reporting, Council may lose visibility over true financial performance. Regular review and alignment of budget estimates, as proposed in this report, reduces this risk.</p> <p>3. Capital Delivery Risk</p> <p>Delays in the delivery of capital works or the use of carried forward grant funds may result in project underspend or deferred community benefits. This risk is mitigated through project monitoring and separate Capital Works reporting.</p> <p>4. Compliance Risk</p> <p>Failure to report or approve budget adjustments in accordance with Section 82(4) of the Local Government Act 1993 could lead to non-compliance with legislative requirements. This is mitigated by ensuring Council approval of all budget variations.</p> <p>5. Operational Risk</p> <p>Timing differences in expenditure recognition, staff vacancies, and supplier delays can create short-term fluctuations in</p>

	<p>reported results. These are managed through monthly reviews and adjustments to ensure reports reflect the true financial position.</p> <p>6. Reputational Risk</p> <p>Inaccurate or inconsistent financial reporting may undermine public confidence in Council's financial management. Transparent financial reporting and the inclusion of explanatory notes help maintain community trust and accountability.</p>
25/26 Budget Allocation	The Financial Performance Report details actual results against budget.
Life of Project, Service, Initiative or (Expectancy of) Asset	Not applicable
25/26 Budget Reconsideration	There is no budget reconsiderations proposed in this report.
Ongoing Costs (e.g. maintenance, operational)	Not applicable
Other Funding Sources	Not applicable

Report in Detail

Financial Performance Report

1. Details of Council's Financial Performance Report (Report) for the year-to-date ending 30 April 2026 is included in **Attachment 1**.
2. The Report highlights Council's operating result as at the end of April is \$58,000 favourable to budget.
3. This month the overall variance to budget is minimal and no revision of the budget is required. Revenue and expenditure continue to be well-controlled and monitored meaning no budget repair action is required as we move closer to the end of the financial year.

Revenue

4. Year-to-date operational revenue is \$78.254 million compared to budgeted revenue of \$78.278 million. This represents a marginally unfavourable result of \$24,000.

5. The revenue budget is tracking closely to forecast expectations across the majority of revenue streams.
6. The outlier variations include continued growth in planning and building application fees, however recent increases to interest rates may dampen this activity moving forward.

Expenditure

7. Year-to-date operational expenditure is \$65.940 million compared to budgeted expenditure of \$66.022 million. This represents a favourable result of \$82,000 or 0.10% against budget.
8. The expense budget is generally tracking in line with forecast expectations across the majority of programs.
9. The outlier variations mainly involve timing issues with supplier invoices not being submitted in the budgeted month. There are also software licence renewals that cross into the next financial year which will be recorded as prepayments at the end of the year.

Non-operating – Capital Grant Revenue

10. Capital grant revenue is \$6.466 million against the annual \$5.966 million budget.
11. The main capital grant is for repairs and upgrade of the Glenorchy War Memorial Pool. An update on the progress of pool works is detailed later in this report.

Non-operating – Monetary Contributions

12. No monetary contributions have been received, and no budget is provided due to the ad-hoc nature of this revenue.
13. Typically, this revenue is held in reserve to fund future capital works where current developments will impose capital upgrades on Council earlier than anticipated.

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

14. Disposal of assets currently records a loss of \$723,000 against an annual budget loss of \$1.375 million.
15. Activities in this area are related to physical disposal of obsolete computer equipment, minor plant, vehicle changeovers, surplus land and residual infrastructure assets.
16. 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 when the physical asset is redundant.

Non-operating – Contributions Non-Monetary Assets

17. Non-monetary assets to the value of \$1.413 million have been received to date against an annual budget of \$3.675 million.
18. Typically, these are donated/gifted assets received from subdivisions and like developments, as well as assets found not to be currently recorded in the asset register.

Non-operating – Assets Written Off

19. Assets to the value of \$1.113 million have been written off to date against an annual budget of \$700,000.
20. Typically, this relates to the value of assets that have reached the end of their useful lives early and have been replaced.

Capital Works

21. Year-to-date capital works expenditure is \$19.677 million against the expected budgeted year to date expenditure of \$19.513 million.
22. Separate quarterly capital update reports will continue to be provided to Council and will include recommendations for variations to the capital program or budget where necessary.

Glenorchy War Memorial Pool Update

23. Approximately 82% of the head contract works have been completed.
24. Works remain on track for completion of the head contract within this financial year. It is noted that Council will continue to undertake works after this including landscaping, painting and entrance works in readiness for the pool to open at the start of the season on 1 October.
25. Project expenditure also remains on track, with approved variations totalling \$60,765 incurred to date (0.9% of contract value).
26. Total project expenditure of \$4.529 million has been incurred to date and progress claim 9 for \$626,000 has been approved for payment. Approved variations total \$60,765 or 0.9% of contract value.
27. The overall project budget is \$6.5 million.
28. Works on the repairs and upgrade of the pool to date include:
 - Change room building:
 - Plastering completed.
 - Floor drainage works completed.
 - Epoxy floor finish completed.
 - Vinyl sheet flooring, shower partitions and wall linings completed.
 - Glazing works completed, including installation of translucent film.
 - External painting completed.
 - Roof sheeting to be painted.
 - Final tiling to changeroom benches nearing completion.
 - Hydraulic and electrical works completed.
 - Joinery installation completed.
 - The Building Surveyor will undertake the final Certificate of Occupancy inspection as soon as possible.

- Pool Structure:
 - Accessible ramp works ongoing, with base and first wall pours completed.
 - Handrail shop drawings approved for fabrication.
 - Grinding and water blasting preparation of the existing pool base completed in preparation for painting.
 - Hydrostatic testing underway and nearing completion.
 - Construction and expansion joint repairs and resealing being finalised.
 - Pool contractor preparing test panels for pool painting and slip-resistance approval.
- Site works:
 - Grandstand stair works completed.
 - Installation of the new pool water heating system underway.
 - Services tunnel roof between the plant room and pool slab removed, with maintenance works underway.
 - Formwork for tunnel roof reconstruction underway.
 - New filtered water supply pipe installed to the toddlers' pool.
 - Installation of solar hot water systems to various roofs underway
- Plant room:
 - Screed to plant room floor completed.
 - Sewer tank installation completed.
 - Rising main connection completed.
 - Existing main switchboard removed and new switchboard installed.
 - Mechanical ventilation installed.
 - Chemical bund spill tank excavation completed.
 - Installation of new pool pumps underway.
- Changing Places POD:
 - Deed received.
 - Temporary Occupancy Permit approved.
 - POD delivery completed, with construction of access ramps and pathways currently underway.
 - Construction of accessible car parking adjacent to the POD commencing.

Budget Variations

29. No budget variations are proposed in this report.

Further Information

30. Further details on revenue, expenditure and capital works figures are provided in **Attachment 1** to this report.

Attachments

1. Attachment 1 Financial Performance Report [**11.4.1** - 10 pages]



**Monthly Financial Performance
Report for the year-to-date ending 30
April 2026**

Statement of Comprehensive Income

Statement of Comprehensive Income to 30 April 2026					
Year-to-Date (YTD)	Note	FY2026 Budget \$'000	FY2026 Actual \$'000	FY2025 Actual \$'000	FY2026 Variance Actual to Budget
Operating Revenue					
Rates	1	55,022	54,885	52,153	↓
User charges and licences	2	14,795	14,787	13,899	↓
Interest	3	1,133	1,144	1,273	↑
Grants	4	5,021	5,054	3,415	↑
Contributions - cash	5	38	4	53	↓
Investment income from Tas Water	6	1,792	1,792	1,629	↔
Other income	7	478	587	374	↑
Total Operating Revenue		78,278	78,254	72,795	↓
Operating Expenditure					
Employment costs	8	27,126	27,109	23,575	↓
Materials and services	9	16,779	16,502	15,587	↓
Depreciation and amortisation	10	15,268	15,324	14,359	↑
Finance costs	11	13	78	100	↑
Bad and doubtful debts	13	-	-	-	↔
Other expenses	14	6,837	6,927	6,779	↑
Total Operating Expenditure		66,022	65,940	60,401	↓
Total Operating Surplus/(Deficit)		12,256	12,314	12,396	↑
Non-Operating Revenue					
Contributions – non-monetary assets	15	-	1,413	7,897	↑
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	16	(8)	(723)	(2,921)	↓
Capital grants received specifically for new or upgraded assets	17	5,758	6,466	7,110	↑
Contributions –monetary	18	-	-	-	↔
Total Non-Operating Revenue		5,750	7,156	12,086	↑
Non-Operating Expenses					
Assets written off	12	-	1,113	292	↑
Total Non-Operating Expense		-	1,113	292	
Total Surplus/(Deficit)		18,006	18,357	24,482	↑

Operating Revenue

Year-to-date operational revenue is \$78.254m compared to budgeted operational revenue of \$78.278m. This represents a marginally unfavourable result of \$24k against budget.

All noted amounts are reported as variance to budget as of 30 April 2026.

Note 1 – Rates Revenue

Unfavourable against the year-to-date \$55.022m budget by \$136k, noting higher general rate remissions due to redevelopment of several eligible properties (\$145k), offset by increased late payment penalties (\$32k).

Note 2 – User Charges and Licences Revenue

Unfavourable against the year-to-date \$14.795m budget by \$8k, noting increased revenue from planning application fees (\$154k) and building permit fees (\$143k), offset by lower revenue from landfill gate fees (\$280k).

Note 3 – Interest on Investments

Interest on cash and investments is \$1.144 against an annual budget of \$1.133m. Interest received from at-call accounts / redeemed term deposits is \$328k. Interest received from reserve accounts is \$73k. Interest reinvested on term deposits is \$819k. Pro-rata interest on term deposits invested in 2025/26 but maturing in 2026/27 is \$77k.

Note 4 – Operating Grants

Favourable against the year-to-date \$5.021m budget by \$33k, noting actual variations include lower than forecast childcare subsidies (\$322k), Jackson Street landfill infrastructure operational grant reclassified as a capital grant (\$50k) and waste minimisation education sponsorship fulfilled by in-kind services (\$12k), offset by grants received for childcare working together program (\$244k). There are two grants received that will be carried forward for expenditure next year, Northern Suburbs Transport Corridor (\$250k balance) and Jobs Hub (\$350k instalment 9).

Note 5 – Contributions - Cash

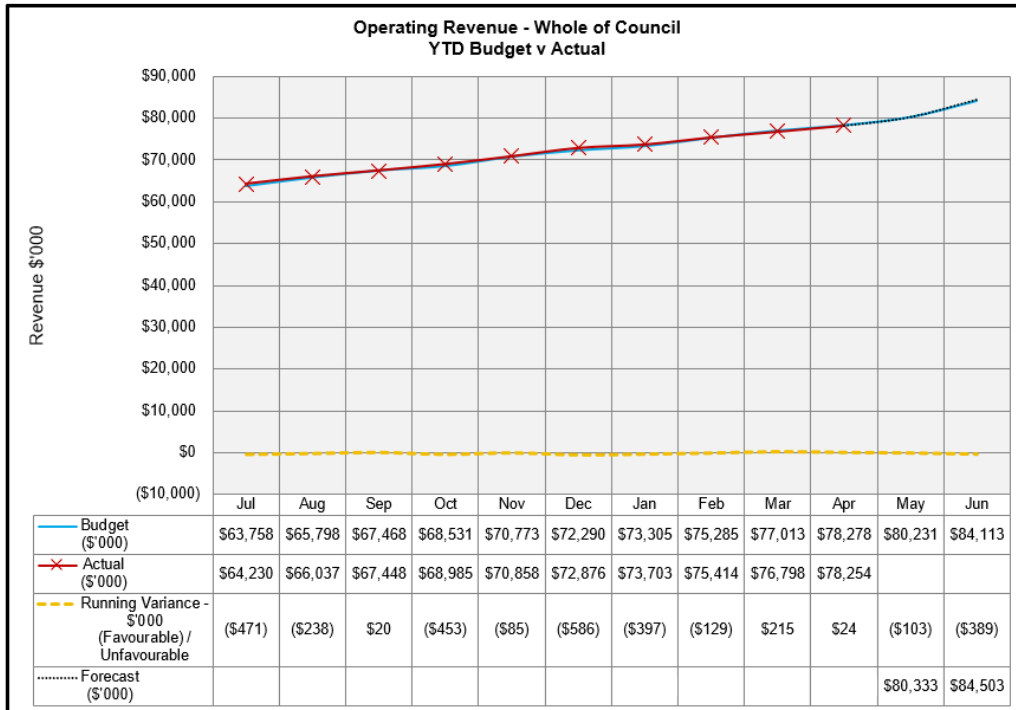
Unfavourable against the year-to-date \$38k budget by \$33k, noting this budget covers planning cash-in-lieu (\$14k budget \$0 received) and private stormwater connection permits (\$23k budget \$4k received). These are reactive and rely on customer initiated activity to generate revenue.

Note 6 – Tas Water Income

Dividends to the value of \$1.792m have been received year-to-date against an annual budget of \$2.389m.

Note 7 – Other Income

Favourable against the year-to-date \$478k budget by \$110k, noting landfill gas royalties (\$99k), insurance claim reimbursements (\$35k) and miscellaneous revenue (\$23k), offset by heavy duty motor vehicle tax refund yet to receive (\$34k).



Operating Expenditure

Year-to-date operational expenditure is \$65.940m compared to budgeted expenditure of \$66.022m. This represents a favourable result of \$82k or 0.10% against budget.

Note: All noted amounts are reported as variance to budget as at 30 April 2026.

Note 8 – Employment Costs

Favourable against the year-to-date \$27.126m budget by \$17k, noting new appointments to the updated organisational structure have commenced employment which has the effect of offsetting previously reported vacancy savings.

Note 9 – Materials and Services Expenditure

Favourable against the year-to-date \$16.779m budget by \$277k, noting invoice timing differences in waste management (\$385k), offset by information technology timing of software licence payments crossing financial years (\$648k).

Note 10 – Depreciation and Amortisation

Unfavourable against the year-to-date \$15.268m budget by \$56k, noting a reforecast of the depreciation budget was approved in the mid-year review to bring the budget and forecast amounts into alignment.

Note 11 – Finance Costs

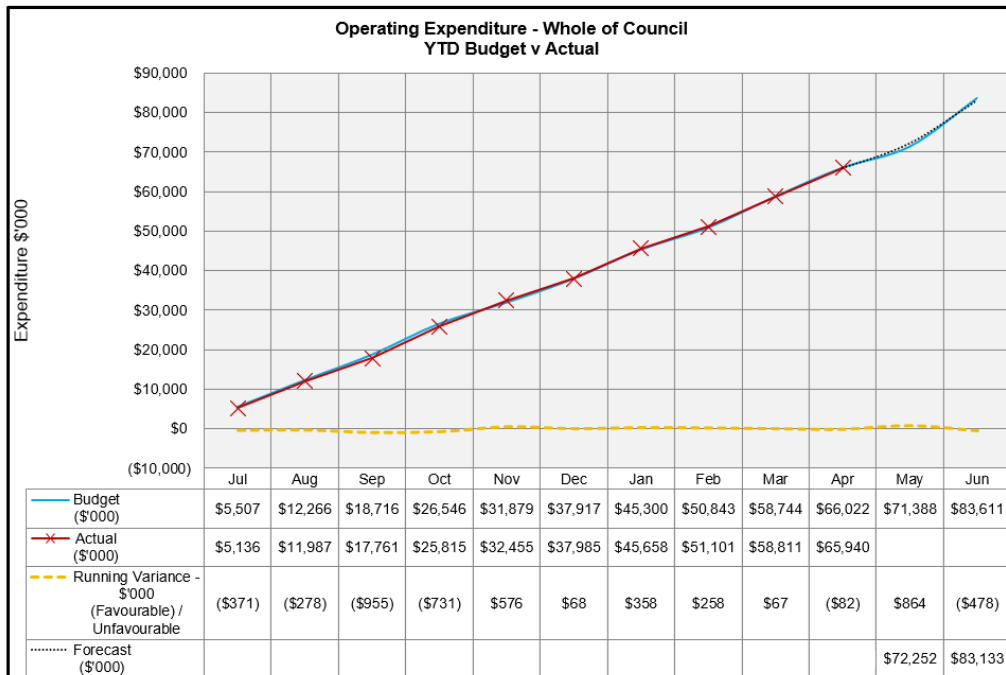
Unfavourable against the year-to-date \$13k budget by \$65k, noting lease amortisation expenses has been calculated.

Note 13 – Bad and Doubtful Debts

No bad or doubtful debts identified to date.

Note 14 – Other Expenses

Unfavourable against the year-to-date \$6.837m budget by \$91k, noting new month-to-month fleet converted from leases (\$197k), offset by land tax savings (\$69k) and Lutana waste transfer station rent payment share yet to be paid to HCC (\$57k).



Non-Operating Revenue

Note 15 – Contributions – Non-Monetary Assets

Non-monetary assets to the value of \$1.413m have been received against an annual budget of \$3.675m.

Note 16 – Gain or Loss on Disposal of Assets / Derecognition of Assets



Loss on disposal of assets is \$723k against the annual loss of \$1.375m budget, noting derecognition of infrastructure assets not to be replaced (\$734k) and land sale preparation expenses (\$5k), offset by net gain received from the public auction of changeover fleet and obsolete plant / equipment (\$17k).

Note 17 – Capital Grants

Capital grant revenue is \$6.466m against the annual \$5.966m budget, noting:

Project	Grant
401884 - Glenorchy War Memorial Pool	4,698,146
401400 - Roads 2 Recovery Grant	886,248
401654 - Local Roads & Community Infrastructure Phase 4	365,130
401916 - Glenorchy Pool Changing Places Facility	130,463
401945 - Abbotsfield Park Sports Lighting Upgrade	111,364
401903 - Infrastructure Grant Program Jackson Street	90,000
401924 - Cricket Infrastructure Fund	72,000
401651 - Intercity Cycleway Sunderland Street Crossing	34,500
401946 - Upgrade of Bayswater Road Netball Court Lighting	25,000
401867 - Abbotsfield Road VRUP R1-09	21,843
401934 - Central Ave Ped Crossing at Garden Rd VRUP-2025-02	16,000
401910 - Brent St East of Chapel St Roundabout Blackspot	15,000
	6,465,693

Note 18 – Contributions - Monetary

No contributions-monetary capital revenue has been received, and no budget is provided.

Non-Operating Expenditure

Note 12 – Assets Written Off

Assets to the value of \$1.113m have been written off against an annual budget of \$700k.

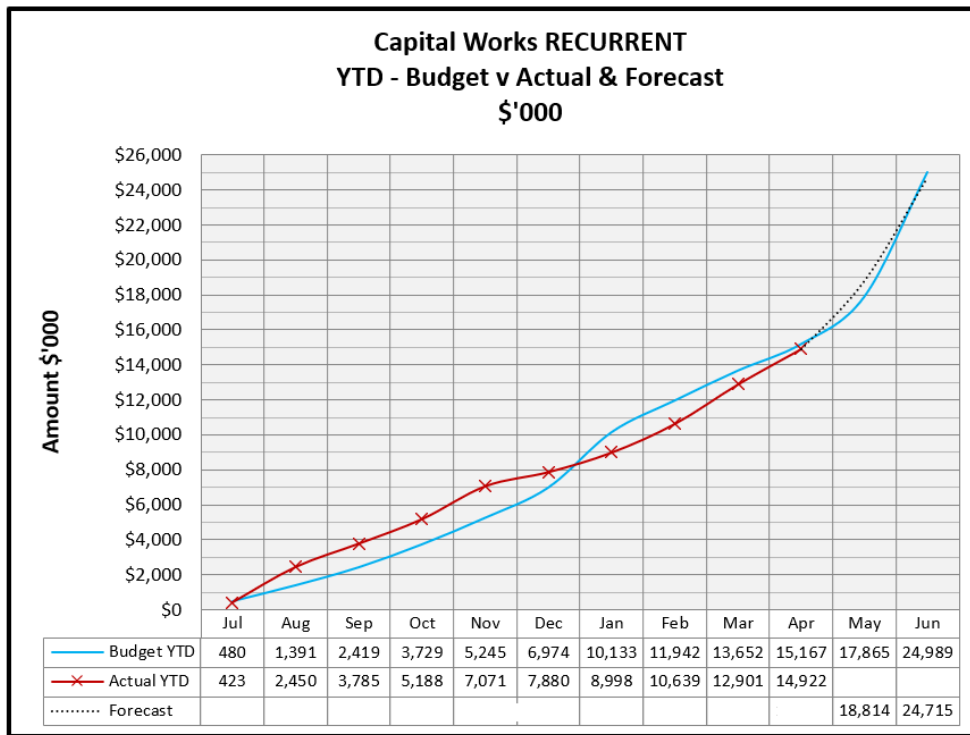
Capital Works

Year-to-date Capital Works expenditure is \$19.677m against the nominated year-to-date budget of \$19.513m with the expenditure split between Recurrent and Major projects being:

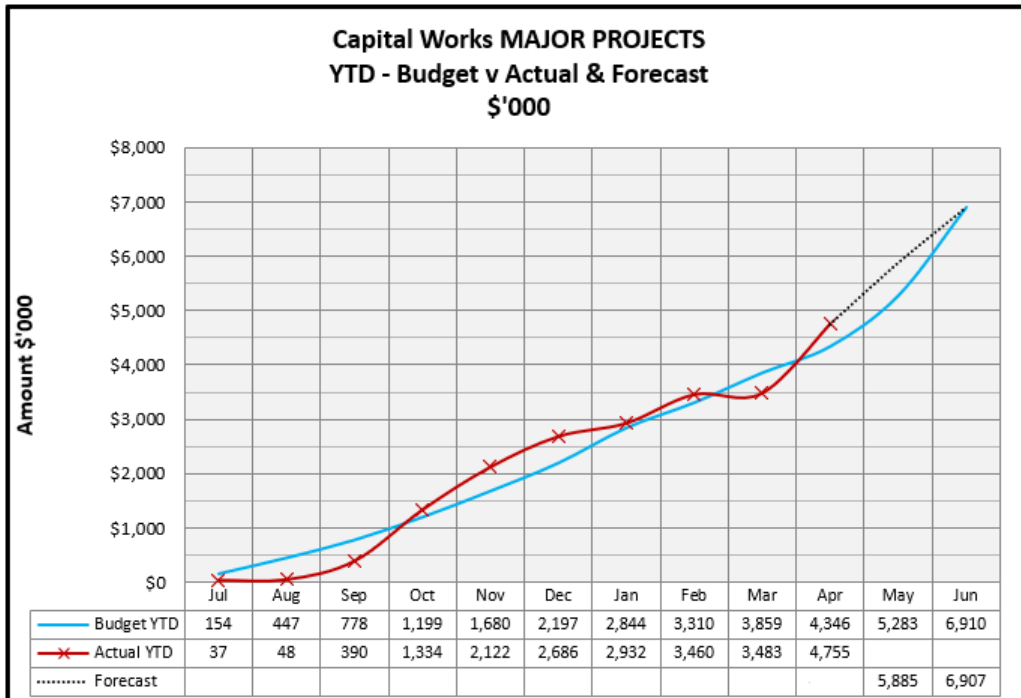
- RECURRENT: \$14.922m has been expended against a budget of \$15.167m
- MAJOR PROJECTS: \$4.755m has been expended against a budget of \$4.346m

Forward forecasts indicate the recurrent capital works program may not expend all funding by 30 June 2026. However, the Infrastructure Management Group (IMG) actively monitors project progress and expenditure. In the event forecast trends suggest budget might not be achieved, funds will be redirected to other capital projects that are able to be completed by 30 June and will be reported to Council in the Q4 Capital Status Update Report.

Capital Program – Recurrent



Capital Program – Major Projects*

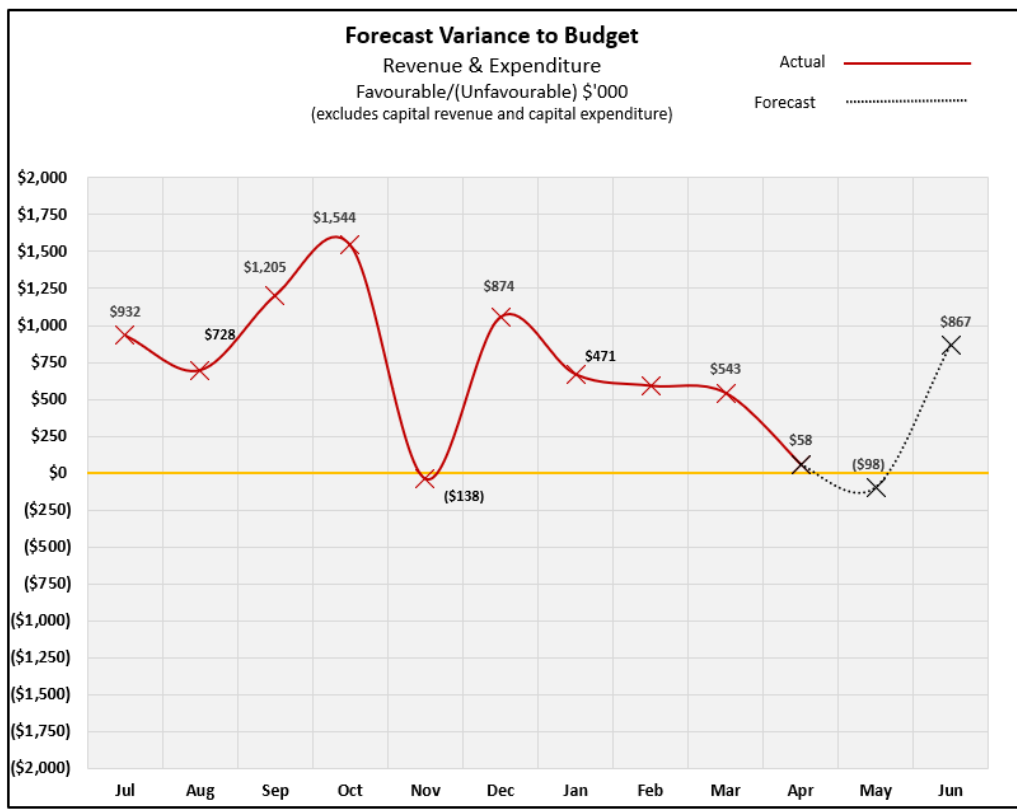


*The following projects form the Major Projects capital works program:

Project	YTD Actual	ANNUAL Budget	ANNUAL Forecast
102231 - Glenorchy Pool Reopening Repairs	\$4,528,513	\$6,500,000	\$6,500,001
102312 - Glenorchy Pool Changing Places Facility	\$105,032	\$105,032	\$105,032
102489 - Humphreys Rivulet Rehabilitation	\$10,605	\$104,620	\$60,605
102522 - Youth Hub Fitout	\$66,533	\$200,000	\$196,533
Various Unbudgeted Expenditure on Carryover Projects	\$44,443	\$0	\$44,443
TOTALS	\$4,755,126	\$6,909,652	\$6,906,614

Operating Forecast to 30 June 2026

The forecast through to 30 June 2026 is currently showing a favourable end of year result of \$867k based upon (a) the actual variation reported year to date to 30 April 2026 and (b) all remaining months achieving forecast.

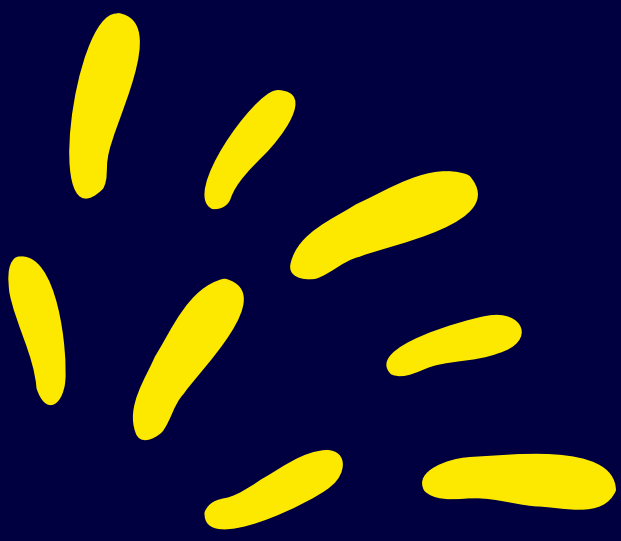
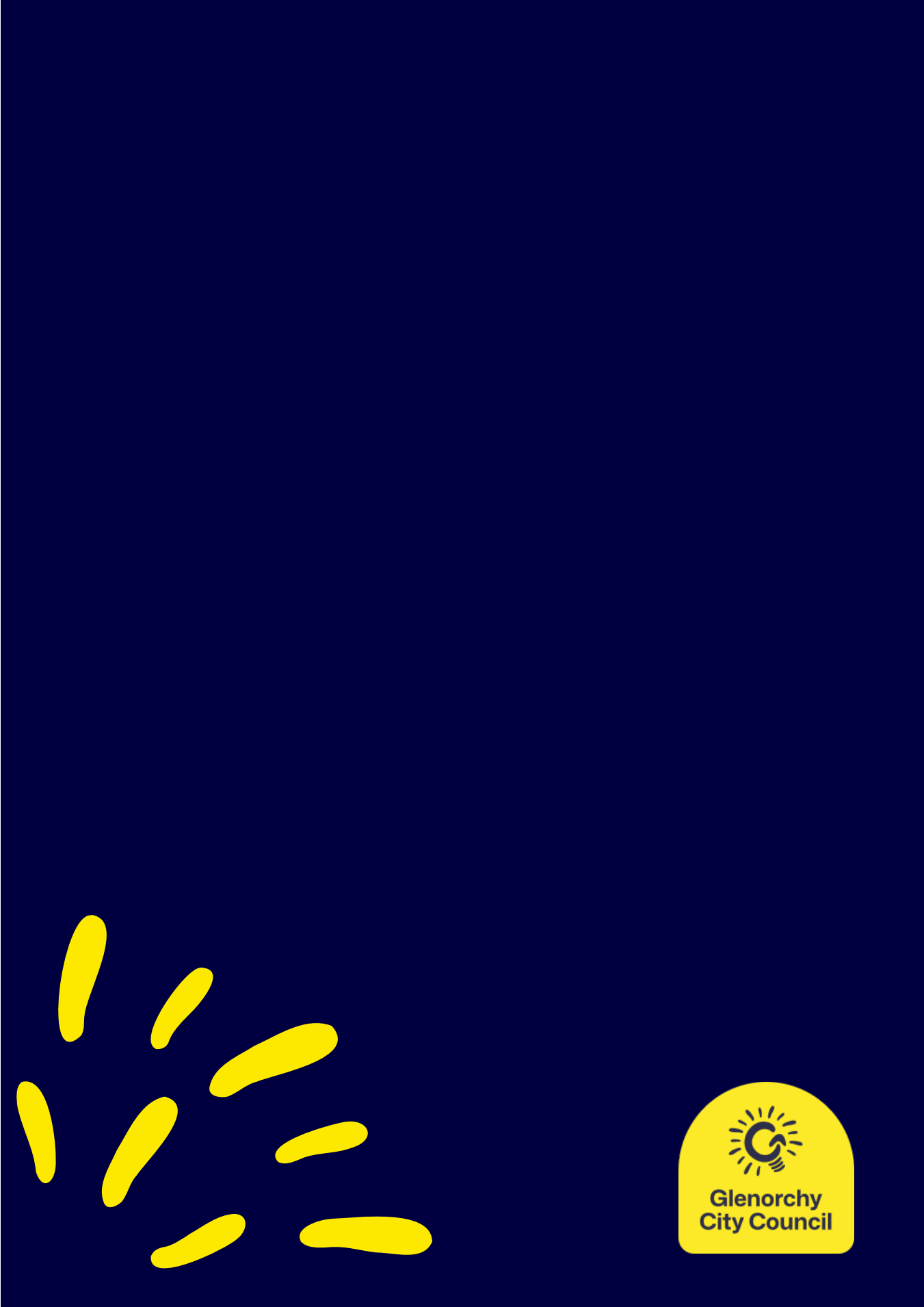


Note 1: The data in this chart is a compilation of actual, budget and forecast revenue / expenditure. It is recalculated each month to ensure it represents the most up-to-date analysis of Councils financial position which may result in differences to previously reported charts.

Adjustments to amounts previously reported

There are instances where ledger adjustments are required in respect of amounts reported in prior periods. These adjustments will be visible when comparing this report against previously presented Financial Performance Report.





11.5 PROCUREMENT EXEMPTIONS

Author: Legal Officer (Stella Edwards)
Qualified Person: Director Community and Corporate Services (Tracey Ehrlich)
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 two (2) approved procurement exemptions:

1. The continued engagement of Benchmark Estimating Software to provide project cost estimating software for a further period of three (3) years, at an estimated value of \$8,750 per year (excluding GST).
2. The continued engagement of Experian Australia Operations Pty Ltd to provide its e-tendering platform, TenderLink, for a further period of one (1) year. The total estimated value of the purchase is \$33,694 (excluding GST), comprising the further one-year term and a preceding three-year extension.

These exemptions were approved in accordance with the Code by the Director Infrastructure and Development on 7 May 2026, and by the Director Community and Corporate Services on 1 May 2026, respectively.

Approval was granted on the basis that the purchases are for additional supplies by the original service provider, or its authorised representative, which were not included in the initial procurement, and where a change of service provider cannot practicably be made.

On a particular note, a change cannot be made for technical reasons, including interchangeability or interoperability with existing software, services or installations, or because a change would cause significant disruption to business continuity or substantial duplication of costs for Council.

Recommendation

That Council:

1. RECEIVE and NOTE the exemption for the supply of project cost estimating software from Benchmark Estimating Software for a further period of three (3) years, at an estimated value of \$8,750 per year (excluding GST).
2. RECEIVE and NOTE the exemption for the supply of the e-tendering platform, TenderLink, from Experian Australia Operations Pty Ltd for an estimated value of \$33,694 (excluding GST), comprising a further one-year term and a preceding three-year extension.

Community Plan Reference	<p>Leading Our Community</p> <p>We are a leader and partner that acts with integrity and upholds our community's best interests.</p> <p>We responsibly manage our community's resources to deliver what matters most.</p> <p>Transparent and accountable government.</p>
Strategic Plan Reference	<p>Make informed decisions that are open and transparent and in the best interests of our community.</p> <p>Deploy the Council's resources effectively to deliver value while being financially responsible.</p> <p>Manage compliance and risk in Council and our community through effective systems and processes.</p>
Consultation/Engagement	<ul style="list-style-type: none"> • Director Community and Corporate Services • Director Infrastructure and Development • Manager Assets, Engineering and Design • Procurement and Contracts Coordinator
Resources	<p>There are no human resources implications.</p>
Risk/Legal/Legislative/Reputational	<p>As this report is recommended for receiving and noting only, no risk management issues arise.</p> <p>Risks around procurement are monitored and reported on a continuous basis as part of standard processes and procedures.</p>
25/26 Budget Allocation	<p>Benchmark Estimating Software – An estimated value of \$8,750 per year (excluding GST).</p> <p>Experian Australia Operations Pty Ltd (formerly Illion) - An estimated value of \$33,694 (excluding GST), comprising a further one-year term and a preceding three-year extension.</p>
Life of Project, Service, Initiative or (Expectancy of) Asset	<p>Benchmark Estimating Software - An additional three (3) years, following approximately 18 years of engagement.</p> <p>Experian Australia Operations Pty Ltd (formerly Illion) - An additional one (1) year, following approximately 14 years of engagement.</p>
25/26 Budget Reconsideration	<p>Not applicable</p>

Ongoing Costs (e.g. maintenance, operational)	Not applicable
Other Funding Sources	Not applicable

Proposal in Detail

Project Cost Estimating Software (Benchmark Estimating Software)

1. The exemption relates to the continued engagement of Benchmark Estimating Software (ABN 18 167 294 028) (Benchmark) under its existing standalone (on premises) licence arrangement for a further period of three (3) years, at an estimated cost of \$8,750 per year (excluding GST).
2. Benchmark has been used by Council since at least 2008 to prepare reliable project cost estimates. Since 2018, recurrent expenditure on Benchmark has totalled \$33,873 (excluding GST), representing a relatively minor ongoing cost.
3. Under the Code, an exemption from the usual public tender or quotation process may be approved for purchases or contracts valued less than \$250,000 where:

The purchase is for additional supplies by the original Service Provider, or its authorised representative, which were not included in the initial Procurement and where a change of Service Providers:

 - *cannot be made for technical reasons, such as requirements of interchangeability or interoperability with existing software, services or installations procured under the initial Procurement, or due to conditions under original licensing requirements or supplier warranties; or*
 - *a change in Service Provider would cause significant disruption to business continuity or substantial duplication of costs for Council.*
4. A change in service provider at this time would present significant technical and business continuity risks, particularly while Council's enterprise systems are undergoing an upgrade.
5. The existing Benchmark database contains a substantial volume of Council-specific estimating data developed over many years, which may not be fully migratable to an alternative system. Re-creating the database would require a significant investment of staff resources and could compromise the consistency, reliability and quality of the data. A change in estimating software would also require staff retraining and may disrupt the delivery of Council services during this period.
6. Separately, migrating Benchmark from its current standalone arrangement to a cloud-based environment presents material financial and operational risks. Advice provided by Benchmark indicates that migration to the cloud-based system would involve substantial upfront and ongoing costs (approximately \$63,000 upfront and

\$57,000 per year ongoing), representing a significant increase in expenditure for Council.

7. At this stage, it is also unclear whether the cloud-based version of Benchmark, or alternative estimating software, can or will need to integrate with Council's TechnologyOne enterprise system, adding further uncertainty and risk during the upgrade.
8. On this basis, an exemption from the standard procurement process was requested by the Manager Assets, Engineering and Design, and approved by the Director Infrastructure and Development on 7 May 2026.

TenderLink E-Tendering Platform (Experian Australia Operations Pty Ltd)

9. The exemption relates to the continued engagement of Experian Australia Operations Pty Ltd (ABN 95 006 399 677) (Experian) for a further period of one (1) year.
10. Experian (formerly Illion prior to acquisition by Experian) has been engaged by Council since 2012 to provide its e-tendering platform, TenderLink. TenderLink is used by Council to facilitate tendering and procurement activities and is widely adopted across Tasmanian local government.
11. Council's previous contract with Illion expired on 23 June 2023. A three-year extension was approved by the then Director Corporate Services to enable continued engagement until 30 June 2026.
12. The total estimated value of the purchase is \$33,694 (excluding GST), comprising the further one-year term and the preceding three-year extension.
13. Under the Code, an exemption from the usual public tender or quotation process may be approved for purchases or contracts valued less than \$250,000 where:
The purchase is for additional supplies by the original Service Provider, or its authorised representative, which were not included in the initial Procurement and where a change of Service Providers:
 - *cannot be made for technical reasons, such as requirements of interchangeability or interoperability with existing software, services or installations procured under the initial Procurement, or due to conditions under original licensing requirements or supplier warranties; or*
 - *a change in Service Provider would cause significant disruption to business continuity or substantial duplication of costs for Council.*
14. A change in service provider at this time would present significant technical and business continuity risks.
15. TenderLink captures and retains Council's historic tendering records, supplier information and procurement data, and would require significant resources to retrieve, reorganise and make compatible that data for migration to any alternative system. Council's current financial management and enterprise systems are also not interoperable with other second or third-party e-tendering platforms currently available on the market.

16. A change in platform would also create a risk of confusion for tenderers, particularly given the widespread and longstanding use of TenderLink across local government in Tasmania. Transitioning to an alternative system without broad market consultation and substantial pre- and post-cutover support may adversely impact supplier engagement, participation and the effective conduct of Council's procurement activities.
17. On this basis, an exemption from the standard procurement process was requested by the Procurement and Contracts Coordinator and approved by the Director Community and Corporate Services on 1 May 2026.

Attachments

Nil

11.6 NOTICES OF MOTION - QUESTIONS ON NOTICE / WITHOUT NOTICE

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 meeting was closed to members of the public and the live stream was terminated at [TIME]

The Chair adjourned the meeting for a 5-minute recess.

12. CLOSED TO MEMBERS OF THE PUBLIC

The closed session commenced at [TIME]

12.1 CONFIRMATION OF MINUTES (CLOSED MEETING)

12.2 APPLICATIONS FOR LEAVE OF ABSENCE

12.3 NOTICES OF MOTION - QUESTIONS ON NOTICE / WITHOUT NOTICE