



Glenorchy City Council Ordinary Council Meeting Monday, 24 November 2025

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'.

Emilio Reale

Chief Executive Officer

Monday, 24 November 2025

**Workshops held
since last Council
meeting:**

Date: Monday, 3 November 2025

Purpose: To present and discuss:

- Statement of Commitment on Gambling Harm Reduction
- Updates on the Granton Structure Plan Process by Form Planning on behalf of the applicant

Date: Monday, 10 November 2025

Purpose: To present and discuss:

- Statement of Commitment on Gambling Harm Reduction
- Glenorchy Parking Plan
- Suburb entry signage
- KGV Master Plans Update
- Glenorchy Cricket Club Indoor Training Facility Proposal

Date: Monday, 17 November 2025

Purpose: Site visit:

- Royal Agricultural Society of Tasmania (RAST) site visit at Hobart Showgrounds to meet the new RAST president



ELECTED MEMBER STATEMENT OF INTENT

November 2022

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



ELECTED MEMBER LEGACY

November 2022

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

We deliver

We're active and present

We put people first

We are inclusive

We are future focussed and brave

We improved communication and community engagement

We empowered our community

We rebuilt pride

We were accountable

We created a safe, clean, equitable city

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1 APOLOGIES

2 CONFIRMATION OF MINUTES (OPEN MEETING)

That the minutes of the Council meeting held on Monday, 27 October 2025 be confirmed.

3 ANNOUNCEMENTS BY THE CHAIR

4 PECUNIARY INTEREST NOTIFICATION

5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

None.

6 PUBLIC QUESTION TIME (15 MINUTES)

Please note:

The Council Meeting is a formal meeting of the Elected Members elected by the Glenorchy community. It is chaired by the Mayor. Public question time is an opportunity in the formal meeting for the public to ask questions of their elected Council representatives about the matters that affect ratepayers and citizens.

In accordance with regulation 31(2) and (3) (Public question time) Local Government (Meeting Procedures) Regulations 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 – Dr Patrick Mineely, Glenorchy**Received Tuesday, 21 October 2025**

Q1: With the proposed exclusive dealing sale to Housing Tasmania of the part of 318 Main Rd Glenorchy otherwise known as part of Eady Street Reserve, (the Land) Council has stated in its 28 July 2025 report recommending disposal, that in its dealings with Housing Tasmania, Housing Tasmania has indicated it would accept as a condition of sale the grant of a ‘right of footway’ easement to Council for public pedestrian access to be maintained to address any loss of public access through the Land to surrounding amenities.

Accordingly then :

- a. Will Council insist an easement be on any new title, or merely that the issue be dealt with by way of condition of sale without a registered easement? If not by registered easement , how would this sufficient to give certainty as to the potential loss of a public right that cannot be otherwise be replaced.**
- b. Has council defined what a ‘footway’ would consist of e.g., an all-weather path for pedestrians and/or bicycles,?**
- c. Would a ‘right of footway’ include the existing Bowden Street/Windsor Street bitumen laneway which residents currently use to traverse through Eady Street Reserve and have done so for many decades as a right of use?**
- d. Has Council commenced planning of how such a ‘footway’ would be incorporated into the balance of Eady Street Reserve to best promote and convey pedestrians to the Eady Street/Cooper Street retail precinct?**
- e. Has Council defined a possible budget cost for the construction of a ‘right of footway’ and in what time frame? If not, how then is this consistent with the community having certainty that a loss of a public right will be mitigated or protected that cannot other be replaced given Council has planned for a sale in some form for >10 years of the Land. It is recognised detail works cannot be put in stone until any Development Application by Housing Tasmania, but the community needs certainty that a footway will actually be constructed not left undeveloped or un-maintained by either party.**
- f. Would Housing Tasmania be expected by Council to contribute to the construction cost or maintenance cost of any right of way footway?**
- g. Has Housing Tasmania raised any restrictions that it would not accept either to the location of a right of footpath granted to Council or its use by the public eg times of use, manner of access ? If so what are those restrictions and how would they be dealt with by Council in the future?**

Response: Yes, a formal right of footway easement is what is proposed. This would be a sealed concrete path. Yes, this path would be to connect to the existing pathway to Bowden Street to allow for continued public access from Bowden Street to Eady Street Reserve. The exact alignment of the pathway and the subsequent costs will need to be determined during the design phase of the proposed development; however previous experience suggests a cost of approximately \$50,000 for the pathway works. Council will be responsible for the ongoing management and maintenance of the pathway. As part of Homes Tasmania's offer, they will directly contribute \$50,000 to the pathway costs, in addition to paying the valuation amount for the land. The pathway will likely be developed at the same time as the proposed housing development. If this proves impractical Council would undertake the works immediately after. No conditions or restrictions on the usage of the right of footway have been proposed nor are expected (other than being for non-motorised access).

Q2: Similarly in relation to the disposal of the Land, Council's report 28 July 2025 recommending disposal states that sufficient open space exists including nearby Windsor Street Reserve to offset any loss of green/open spaces.

Accordingly, how does Council propose to upgrade Windsor Street Reserve if this reserve is to be elevated to a higher standard by somehow being central to mitigate any loss of open/green space given that the 28 July 2025 report is inconsistent with the following:

a. The Open Spaces Strategy approved by Council in 2015 and which remains in force, specifically states at page 15 "Every suburb should have at least one social / family recreation open space to provide a range of social and physical recreation opportunities for a range of users locally"; Windsor Street Reserve serves several hundred residences, it is the only local open space for our community yet within the Open Spaces Strategy 2015, Windsor Street Reserve is not ranked as having any Social/Family Open Space characteristics consistent with the Strategy objectives of the Open Space Strategy 2015.

Specifically, then can Council please advise:

b. How is Windsor Street Reserve without further upgrades, to be an adequate adjacent compensatory open space were the Land to be disposed, when on its face Council has itself deemed Windsor Street Reserve to be secluded space with limited/old play space equipment and infrastructure in its own endorsed Open Space Strategy 2015?

c. Has Council any plans to improve the green /open space of Windsor Street Reserve from the present limited greenery and old infrastructure should the disposal the Land proceed in order to compensate for greener and open space loss, if so what improvements to open space amenity is proposed, when and what would be the source of any funding? If none is

proposed, why not and how is this consistent with mitigating loss of green/open space.

It is also noted that the land proposed for disposal includes no facilities or improvements and is simply a grassed hill with an informal footpad (which is to be upgraded to formal sealed path in this proposal).

Council's current endorsed playspace strategy is *Planning for Play 2041*. This strategy recommends that the small playspace at Windsor Street Reserve is not renewed at the end of its life however is to be retained as open space. Council intends to landscape this area with trees and seating when it does reach end of life.

Response: Council reports have not stated that nearby reserves would be elevated to higher standards to offset the potential loss of this space. Whilst the land is question is zoned as Inner Residential; it is acknowledged the land has been historically used as open space. Part of the reporting process for the proposed sale of land has been used for open space is to report on what other open spaces are nearby. As reported, in this instance there is alternative open space very nearby at three other locations: Windsor Street Reserve, Barry Street Reserve, and Eady Street Reserve. It is noted that Barry Street Reserve has had playground equipment, seating and landscaping upgraded recently. It is also noted that Eady Street has also had significant recent upgrades including new clubrooms and field lighting.

Q3: Similarly in relation to the disposal of the Land, despite Council 28 July 2025 report recommending disposal stating green /open space can be offset in part by Windsor Street Reserve. Councils own Play Spaces Strategy dated November 2021, specifically states that the future role of Windsor Street Reserve under the Play Spaces Strategy 2021 is to remove and not to replace in this location all existing playground equipment at page [58] of the Strategy.

Council's own stated public position has been play spaces must align with the Open Space Strategy and the Developer Contribution Policy with regard to play spaces within new proposed developments. The Play Spaces Strategy 2021 further states that it will satisfy the future needs of the municipality considering population growth along with changing demographics and future development requirements. It is on a "but for" the proposed development by Housing Tasmania facilitated by a disposal of public land by Council to Housing Tasmania that the future needs of Windsor Street Reserve are expected to be in higher demand.

Given, the Play Spaces Strategy 2021 is inconsistent with Council's 28 July 2025 report recommending disposal of the Land on the basis that Windsor Street Reserve is an adequate adjacent compensatory open space then:

a. How does Council now propose to improve and facilitate Play Spaces at Windsor Street Reserve? If yes, when and in what form and through what funding source?

b. If Council has no plans to improve play spaces at Windsor Street Reserve then how is no action consistent with community loss of open spaces being mitigated by any disposal of the Land given the future demands on Windsor Street Reserve from changing demographics such as higher density residential development and rezoning of lands to higher density use e.g., part of 318 Eady Street.

Response: Refer to earlier responses above.

Question with notice – Angela Strk

Received Sunday, 16 November 2025

My queries are regarding Glenorchy City Council's (GCC) partnership with Working it Out (WIO) and Pulse Health, to run the new, pilot Northern Suburbs After School LGBTQIA+ Group for 12-18 year olds, operating from the Glenorchy Health Centre.

As a follow up to my written questions and those answers given regarding this service (28/9/25 pp 13- 15)

<https://www.gcc.tas.gov.au/wp-content/uploads/2021/03/2025-09-29-OPEN-Council-Agenda.pdf>

and not taking away from the stated need for this group as a place for Glenorchy youth to find belonging and avoid bullying;

Q1: I'm asking, is it not a conflict of interest for GCC to be involved in facilitating such a group, given GCC has made a formal 'Statement of Commitment on Child Safe-Guarding Children and Young People' and when Working it Out's 'gender affirmation' approach to trans identifying youth is seen by many health professionals as harmful?

<https://www.gcc.tas.gov.au/statement-of-commitment-on-safeguarding-children-and-young-people/>

Response: No. (All GCC activities comply with the Child and Youth Safe Organisations Act 2023 and Glenorchy City Council policies)

Q2: Will GCC withdraw from its involvement with this pilot program, or request Working it Out be removed from the program, given Working it Out's ongoing controversial commitment to the social and medical transition of gender distressed children in Tasmania, an approach that would seem to be in direct conflict with GCC's safeguarding objectives described as “a legal and moral responsibility to enable children to be safe, thrive and be happy”?

<https://www.workingitout.org.au/forschools/>

Despite WIO's approach to gender distress in youth (coined as 'gender affirming care') currently under review and now no longer practiced by the countries which pioneered it (Sweden, Finland, Denmark, UK) and with our own Australian Government currently asking the Australian National Health and Medical Research Council (NHMRC) to review the 'Australian Standards of Care and Treatment Guidelines for Trans and Gender Diverse Children and Adolescents', - WIO continues to offer counselling and services to children and adolescents under this model. The Federal review of such practices and services will not be finalised until mid-2026.

[Federal government orders review of treatment guidelines for trans kids](#)
[The Albanese government has ordered a review of the Australian standards of care and treatment guidelines for tr...](#)

I add to my concerns by noting the 'after-school social club' requires no parental consent for children as young as 12 to attend because it's in actual fact, a health service. WIO currently uses its state government funding of \$900,000 (over 3 years) to provide an 'Affirmation Fund' to assist Tasmanian youth to access and pay for social and medical transition procedures which, as this WIO link shows, includes breast-binders, puberty blockers and hormones.

<https://www.workingitout.org.au/wp-content/uploads/2024/10/Affirmation-Fund-Guidelines-Service-users.pdf>

This is further concerning given Pulse and Glenorchy Health have stated they may refer children who attend the after-school group, for further follow-up services with WIO, if it deems appropriate.

Response: No. (This program responds to identified needs, as detailed in answers to your previous questions).

- Q3:** Thirdly, will GCC withdraw its resourcing of the Northern Suburbs LGBTQI+ Afterschool Group for 12 - 18 year old, given it is over resourced? Currently, council's 'Community Development Team' provides use of GCC staff time (approx. 3 hours/month) and use of shared equipment, when this is actually a state health service and WIO are already well equipped. Working it Out is listed on the Australian Charity and Not for Profit website as having a yearly revenue of \$1,535,212.00 [000d3ad244fd/profile](#)
This includes, WIO already receiving \$900,000 of state government funding over 3 years.

I ask these questions as a ratepayer who sees this situation as an instance of overfunding of a service, as it seems to stand in stark contrast to the plight of other services like Glenorchy's Aurora Learning Centre and its current plight, as outlined earlier this year in the Legislative Council.

<https://www.facebook.com/share/v/1Wc7hVVK72/>.

Aurora Disability Services has had continual refusals from both federal and state governments over many years for its meagre requests for a part-time teacher of literacy and numeracy. Despite operating over for 25 years, it still remains under-resourced.

Response: No. (This program aligns with GCC Annual Plan Actions 2.1.1.1 and 2.1.1.2 and GCC's Community Strategy, as detailed in the reply to your previous questions).

Q4: In answers to my previous question to council (28/9/25) it was stated the Northern Suburbs LGBTQ I+ After School Group for 12-18 year olds would seek feedback. What data will be sought and how will feedback be gleaned?

Are parents and guardians considered stakeholders in the feedback process?

Response: The program will be evaluated by partner services and participants, feedback will not be sought from people who are not directly involved.

7 PETITIONS/ADDRESSING COUNCIL MEETING

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 34 events and external meetings during the period from Monday, 13 October 2025 to Sunday, 9 November 2025.

Recommendation

That Council:

1. RECEIVE the report about the activities of Mayor Hickey during the period from Monday, 13 October 2025 to Sunday, 9 November 2025.

Proposal in Detail

These are the events and external meetings attended by Mayor Hickey during the period from Monday, 13 October 2025 to Sunday, 9 November 2025.

Monday, 13 October 2025

- Chaired the Glenorchy Planning Authority Meeting.
- Chaired the Council Workshop.

Tuesday, 14 October 2025

- Participated in the Glenorchy Jobs Hub Steering Committee meeting.
- Met with a student from Elizabeth College for a school media project.
- Met with a resident regarding the need for some road works in the Collinsvale area.

Friday, 17 October 2025

- Participated in a Cultural Celebration Grant Working Group meeting.
- Visited TasRecycle.
- Met with owner of Un-Racked Strength and Conditioning Gym to discuss issues affecting small businesses in Moonah.
- Assisted with judging the Lions Club Peace Poster competition.

Sunday, 19 October 2025

- Attended a promotional event for '*Plug In*' – *The Electrification Handbook*. The event took place at the Kingston Community Hub and featured Dr Saul Griffith and Hannah Moloney.

Monday, 20 October 2025

- Toured the Mill Lane precinct with Heather Kent, CEO of St Vincent de Paul Tasmania.
- Chaired the Council Workshop.

Wednesday, 22 October 2025

- Met with members of the Chinese Community Association of Tasmania (CCAT) to discuss potential collaboration between Glenorchy City Council and CCAT on events.
- Hosted the Glenorchy Citizens of the Year group for morning tea at Glenorchy City Council Chambers.
- Participated in a meeting with Anthony Edler, CEO of Tas Bike Collective.
- Participated in a meeting with the President of the Lions Club of Glenorchy.

Monday, 27 October 2025

- Participated in a Cultural Celebration Grant Working Group meeting.
- Participated in a meeting with The Honourable Kerry Vincent MLC, Minister for Infrastructure and Transport, Local Government, and Housing and Planning.
- Chaired the Council Meeting.

Tuesday, 28 October 2025

- Attended New Town Rivulet Restoration Project tour.
- Participated in a meeting with Dave Henderson and Pam Well regarding an upcoming commemorative event for the Forgotten Australians.

Wednesday, 29 October 2025

- Participated in a media event for the New Town Rivulet Restoration Project.
- Met with the President of the Tasmanian Nepalese Cricket Association.
- Attended the Glenorchy History Group meeting.

Thursday, 30 October 2025

- Attended the launch event for the Barossa Park Retirement Living Development.

Saturday, 1 November 2025

- Attended the Claremont RSL Annual Members Dinner.

Sunday, 2 November 2025

- Men's International T20 Australia v India cricket match at Ninja Stadium.

Monday, 3 November 2025

- Participated in a 7HOFM radio interview announcing the Variety Kids Carols event.
- Participated in a media event at Tolosa Park for the Variety Kids Carols.
- Chaired the Council Workshop.

Tuesday, 4 November

- Participated in the unveiling ceremony for a Rotary Peace Pole at Claremont College.
- Met with Adriana Taylor.

Thursday, 6 November 2025

- Attended the Guilford Young College 30 Year Celebration event.

Saturday, 8 November 2025

- Attended the Community Celebration Day event for the New Town Rivulet Restoration Project.

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

Attachments

Nil

8.2 DISPOSAL OF COUNCIL LAND AT PART OF 318 MAIN ROAD, GLENORCHY (ALSO KNOWN AS THE HILL BEHIND EADY STREET RESERVE)

Author: Property Coordinator (Renee Kapitzke)

Qualified Person: Director Environmental Services (Luke Chiu)

File Reference: Council Land - Disposal and Sale

Executive Summary

This report provides the results of the public notification and statutory advertising process carried out under section 178 of the *Local Government Act 1993* (the Act). During the public notification and statutory advertising period held between 11 August and 31 August 2025 three (3) objections were received in opposition to the disposal of part of 318 Main Road, Glenorchy, also known as the hill behind Eady Street Reserve (the Land).

Based on the results of the public notification and statutory advertising process it is recommend that Council resolves to dispose of the identified land at part of 318 Main Road, Glenorchy, also known as the hill behind Eady Street Reserve, by way of exclusive dealing with Homes Tasmania, with conditions of sale including: a requirement to grant a 'right of footway' easement to Council for public pedestrian access to be maintained; a requirement to pay the independent valuation amount for the land that is endorsed by the Office of the Valuer-General; and a requirement to pay an additional \$50,000 as a contribution towards the construction of the footway.

Recommendation

That Council:

1. Having considered the objections lodged following public notification of its intention to dispose of the land at part of 318 Main Road, Glenorchy (CT213876/1), RESOLVE under section 178 of the *Local Government Act 1993* to proceed with the disposal of the land after, either:
 - (a) no appeal is instituted during the period available to objectors for making appeals; or
 - (b) if an appeal is instituted, the discontinuation or dismissal of that appeal.
2. SERVE NOTICE in writing of its decision and the applicable appeal rights upon all objectors within 7 days after its decision.
3. REQUIRE a condition of sale to include granting a right of footway easement to Council for public pedestrian access to be maintained from Bowden Street to Eady Street Reserve.
4. REQUIRE the sale price to be in accordance with the independent valuation (**Attachment 1**) that has been endorsed by the Office of the Valuer-General (Attachment 2), in addition to a \$50,000 contribution towards the construction of a footway.

Community Plan Reference	Building Image and Pride We nurture and celebrate our proud and vibrant City with its strong sense of belonging. Making Lives Better We deliver services to meet our community's needs. We champion greater opportunities for our community. Open for Business We value our community by delivering positive experiences. We encourage responsible growth for our City. Leading Our Community We are a leader and partner that acts with integrity and upholds our community's best interests. We responsibly manage our community's resources to deliver what matters most.
Strategic Plan Reference	Work constructively with the development sector and our community to enable acceptable development opportunities. Communicate effectively with our community and stakeholders about what Council is doing. Champion and work together to address our community's needs and priorities. Make informed decisions that are open and transparent and in the best interests of our community Build and maintain productive relationships with all levels of government, other councils and peak bodies to achieve community outcomes for Glenorchy and Greater Hobart. Manage the City's assets responsibly for the long-term benefit and growth of our community.
Consultation/ Engagement	Two forms of public consultation have taken place: 1. A two-week advertisement on Council's website and Let's Talk Glenorchy page as part of a preliminary investigation into whether there were any significant concerns about the proposed disposal occurred between 29 May and 13 June 2025. 2. The 21-day consultation period required under Section 178 of the Act commenced 11 August and concluded 31 August 2025.

Resources	Council staff would facilitate the disposal processes as part of their normal duties.
Risk/Legal/ Legislative/ Reputational	1. There is an opportunity to acknowledge that the disposal is supporting Council's Statement of Commitment to Housing which states that Council will release surplus Council owned land to increase residential land supply for housing. 2. Reputational risks exist due to potential public reaction of Council's decision to dispose of land. 3. There is a risk of an appeal to TASCAT by any of the three (3) people that sent in a representation. It is noted however that an appeal can only be made on the grounds that the decision of the Council is not in the public interest in that: • the community may suffer undue hardship due to the loss of access to, and the use of, the public land, or • there is no similar facility available to the users of that facility. The current use of the land as an informal pedestrian walkway to Eady Street Reserve appears to present the greatest risk of an appeal under the above criteria, however as outlined earlier this is mitigated through a condition of sale that will be included requiring a 'right of footway' easement to Council for public pedestrian access to be maintained. It is also noted the land is zoned as Inner Residential. Overall, the risk of a successful appeal is considered very low.
25/26 Budget Allocation	Costs associated with the disposal process are funded by the proceeds of the sale. Part of the purchase offer from Homes Tasmania includes a \$50,000 contribution towards the construction of a public walkway. The exact alignment of the pathway and subsequent costs will be determined during the design phase of the proposed development, however previous experience suggests a cost of approximately \$50,000 for the pathway works, assuming a concrete path with a handrail on one side. Any additional costs associated with the construction of the public walkway will be funded by Council's Capital Budget.
Life of Project, Service, Initiative or (Expectancy of) Asset	If Council resolve to proceed with the disposal, Council must serve notice in writing of its decision and the applicable appeal rights upon all objectors within seven (7) days after its decision.

	Appeals must be made to TASCAT within fourteen (14) days after receiving written notification of Council's decision. Following the conclusion of that process, Council can then prepare the property for exclusive dealing and settlement.
25/26 Budget Reconsideration	Not applicable
Ongoing Costs (e.g. maintenance, operational)	Should Council dispose of the Land, Council's maintenance and operational costs will cease, other than for the public footway.
Other Funding Sources	In addition to purchasing the Land at market value, Homes Tasmania have committed to contributing \$50,000 (including GST) towards the construction of the public walkway.

Proposal in Detail

- At its meeting on 28 July 2025, Council made the following resolution:

That Council:

- (a) 1. *FORM an intention under section 178 of the Local Government Act 1993 to dispose of part of 318 Main Road, Glenorchy (CT 213876/1) by exclusive dealing to Homes Tasmania.*
 - (b) 2. *AUTHORISE the Chief Executive Officer to take all actions necessary to complete the public notification of Council's intent to sell the land in accordance with section 178 of the Local Government Act 1993 and Council's Disposal of Council Land Policy.*
 - (c) 3. *AUTHORISE the Chief Executive Officer to consider and acknowledge any objection received pursuant to section 178(6) of the Local Government Act 1993 and report to a future Council meeting.*
 - (d) *The motion was put.*
 - (e) *FOR: Aldermen Cockshutt, Hickey, King, Marks, Ridler, Slade, Stringer, Yaxley and Councillor Kendall*
 - (f) *AGAINST:*
 - (g) *ABSTAIN: Alderman Alderton*
 - (h) *The motion was CARRIED.*
- Section 178 of the *Local Government Act 1993* (the Act) sets out the process by which Council can sell, lease, donate, exchange or otherwise dispose of public land that Council owns.
 - This report recommends that Council considers all representations received and approves the disposal, by way of sale, of Council owned Land at part of 318 Main

Road, Glenorchy (also known as the hill behind Eady Street Reserve) in accordance with section 178 of the Act and Council's Disposal of Council Land Policy.

Process under section 178 of the *Local Government Act 1993* (the Act)

4. Section 178 of the Act sets out the process that must be followed by a Council which intends to dispose of public land. In addition, Council Policy deems all land owned by Council to be 'public land' for the purposes of the Act.
5. Council has completed the public notification of its intent to dispose of the parcel of land and the public's right to object, in accordance with the requirements of section 178 of the Act. Following the completion of the notification, Council is now required to consider any objections lodged and decide whether to take any action regarding the objection.
6. After making a decision, Council must then write to any objector within seven days to notify the objector of Council's decision and advise them of their right to appeal against the Council decision under section 178A.
7. A person's right to appeal a Council decision regarding an objection
 - (a) Under section 178A of the Act, a person who lodged an objection regarding Council's intention to sell public land can appeal to the Tasmanian Civil and Administrative Tribunal (TASCAT) against Council's decision.
 - (b) Appeals must be made to the TASCAT within 14 days after receiving written notification of the Council's decision and must be made in accordance with the *Tasmanian Civil and Administrative Tribunal Act 2020*.
 - (c) An appeal under section 178A can only be made on the grounds that the decision of the Council is not in the public interest in that:
 - (I) the community may suffer undue hardship due to the loss of access to, and the use of, the public land, or
 - (II) there is no similar facility available to the users of that facility.
8. Possible outcomes of TASCAT appeal
 - (a) Under section 178B of the Act, upon hearing an appeal against a decision of a Council regarding a public objection to a Council's intent to dispose of public land, TASCAT may:
 - (I) confirm the Council's decision
 - (II) set aside the Council's decision
 - (III) set aside the Council's decision, and
 - (a) substitute it for another decision, or
 - (b) remit the matter to the Council for reconsideration.
 - (b) Under subsection 178A(5), a decision of the TASCAT on hearing an appeal is final.

Compliance with Council's Disposal of Public Land Policy

9. Council's Disposal of Public Land Policy requires that, following the completion of the statutory twenty-one (21) day advertising period, a report is to be presented to Council which is to contain the following information provided in this report.

The current use and history of the Council Land

10. Part of 318 Main Road, Glenorchy (also known as the hill behind Eady Street Reserve) is zoned Inner Residential and is 6,598 square metres in area and shares a boundary with the existing Homes Tasmania Windsor Street residential development. The land is undeveloped and contains no public infrastructure. The land is largely underutilised other than an informal pedestrian access connection to Eady Street Reserve. Whilst zoned as Inner Residential, the land has historically been used as informal open space.
11. Homes Tasmania have committed to conditioning the sale with granting a 'right of footway' easement to Council for a public pedestrian access to be maintained. This provides public pedestrian access between Bowden Street and the public recreation grounds at Eady Street.
12. It is noted that the Land has access constraints and is effectively land locked from vehicle access that presents development challenges. Homes Tasmania however is able to provide potential vehicle access from the adjoining housing complex at 26 Windsor Street.
13. The large size of this block, the low utilisation, the existing developer interest, and the central Inner Residential zoned location provides scope for a Homes Tasmania housing development.

Details of the cultural heritage, environmental, recreation, landscape values of the Council Land.

14. The site is vacant, Inner Residential zoned land that is undeveloped and is underutilised. However, it is also acknowledged that some in the community still value this space as an informal open space area and as a pedestrian access route to Eady Street Reserve.
15. It is noted that formal open space located at the Eady Street, Barry Street and Windsor Street Reserves are all within very close proximity to this land.

The results of the valuation of the Council Land (obtained under 4.3)

16. The independent valuation report for this property has been obtained through Opteon Property Group (Opteon) and is endorsed by the Office of the Valuer-General and states that the property is valued at \$450,000 (**Attachments 1 and 2**).
17. Given that this is an exclusive dealing process, there is no commercial disadvantage to Council in publicly disclosing the valuation prior to a sale.

Any statutory or legal considerations

18. Any negotiations of a legal nature would be undertaken in-house by Council's legal services section. A review of the property title did not uncover any encumbrances that would interfere with Council's right to sell the Land.
-

The consultation process undertaken and consideration and response to objections lodged.

19. From 29 May 2025 through to close of business 13 June 2025, Council undertook initial informal consultation with the whole community regarding potential disposal by way of sale. The feedback was presented to Council at its open meeting on 28 July 2025. At that meeting, Council resolved to form an intention to dispose the Land and to commence the community consultation process set out in section 178 of the Act, together with the additional requirements set out in Council's Policy.
20. Council's intention to dispose of the land was advertised on two occasions: first on 11 August 2025 and the second notice was published on 23 August 2025, in the Mercury newspaper and a copy of the notice was displayed on the property boundary notifying the public that objection to the proposal could be made to the Chief Executive Officer within 21 days of the date of the first publication.
21. In accordance with the Policy, a plan, along with relevant property information was displayed on the community noticeboard in the Council Chambers (near the Chambers' rear public entrance). A notice was also placed on Council's website and Let's Talk Glenorchy engagement platform, along with updating the public on Glenorchy City Council's Facebook page.
22. Three (3) objections were received in response to the Section 178 public consultation and the matters raised have been considered by Council officers. A summary on the ground of objection and the Council officer's response is provided below:
23. Part of 318 Main Road, Glenorchy (also known as the hill behind Eady Street Reserve) – 3 Objections Received

Objection #	Ground of objection	Officer response
1	The representation is 15 pages long, so it is difficult to summarise succinctly, and Elected Members are encouraged to read the full representation that is provided at Attachment 3. The representor notes support for housing, however, is requesting commitments for improvements to the land proposed for disposal, or nearby land including park improvements, cycleways and playgrounds.	The specific project requests of the representor are taken on board for consideration (i.e. park improvements, cycleways and playgrounds). It is noted that the property proposed for disposal does not currently contain any of these features. Council strictly adheres to its <i>Proceeds of Property Disposals Policy</i> which directs how land disposal proceeds may be spent. As per that policy: - land that is zoned, or designated for use, as open space (such as the land in question) has 100% of the net proceeds apportioned to the Property Disposal Reserve Fund. - Funds in the Property Disposals Reserve Fund are to be used solely for the acquisition, development and/or improvement of sites for public open space in the municipality, or

Objection #	Ground of objection	Officer response
		purposes designed to increase the use of and access to open space by the community. The funds held in reserve are available to Council for consideration for public space improvements in accordance with this policy. A Council resolution is required to expend these funds. With regards to the current use as a pedestrian walkway, a condition of sale will be included requiring a 'right of footway' easement to Council for public pedestrian access to be maintained. Homes Tasmania have also committed to providing a \$50,000 contribution towards the construction of the footway.
2	This representation is submitted on the grounds of 3 areas of concern; however Elected Members are encouraged to read the full representation that is provided at Attachment 4: 1. The loss of access between the private residence and direct access to the reserve 2. The proposed density on the number of dwellings per square meterage of land available 3. The method of disposal, being by way of exclusive dealing with no independent valuation report.	1. The existing limited access, shown in red in Attachment 6, connects Bowden Street to the larger open area but does not extend into it. This access is also burdened by a Right of Way, in which at least nine (9) adjoining properties hold registered interests. A legal right of carriageway over the strip of land between number 5 and 3 Bowden Street. However, this right is limited to the strip of land noted on the folio plans as a "right of way" (as outlined in Attachment 6) and does not extend to the main parcel of land. There is otherwise no right of way easement noted on the remaining land, meaning that the representor does not have a clear legal right to access across the land to access the rear of their property. Should the sale proceed, and Homes Tasmania develop the land, it therefore appears to be under no obligation to keep this area to the rear of the properties clear and accessible for the proponent to use. Any access to the land, temporary or permanent, would require the proponent and Homes Tasmania managing this request via the appropriate legal channels, independently and at the conclusion of the disposal process. 2. The land is zoned as "Inner Residential" under the Planning Scheme. The proposed use of the land by Homes Tasmania is for

Objection #	Ground of objection	Officer response
		medium density residential housing. The potential disposal is being considered by Council as it is consistent with Council's Statement of Commitment on Housing, to release surplus Council owned land to increase residential land supply for housing. Should the disposal proceed, and Homes Tasmania subsequently submit a Planning Permit application, any development of the land will be regulated in accordance with Council's Planning Scheme and applicable planning laws, including density requirements. It is noted that there may be further opportunities for community to provide feedback or objections during those stages. 3. The proposed disposal is in line with the Disposal of Council Land Policy. In accordance with 4.3 of the Disposal of Council Land Policy, Council must obtain a valuation of any Council Land being recommended for disposal from the Valuer-General or a person who is qualified to practise as a land valuer under Section 4 of the <i>Land Valuers Act 2001</i>. This independent valuation and the Office of the Valuer-General's endorsement is provided in Attachments 1 and 2. The offer from Homes Tasmania is to pay the full valuation amount, in addition to a \$50,000 contribution towards the construction of a footway. As noted earlier the site has access constraints, however Homes Tasmania own the adjacent housing complex, which can potentially provide vehicle access to the Land. The proposal from Homes Tasmania is also in line with Council's Statement of Commitment to Housing which states that Council will release surplus Council owned land to increase residential land supply for housing.
3	This representation is submitted on the grounds	1. Council officers acknowledge the concern raised regarding potential traffic impacts on Windsor Street. It is noted, however, that no

Objection #	Ground of objection	Officer response
	of 3 areas of concern; however Elected Members are encouraged to read the full representation that is provided at Attachment 5:	development proposal has yet been lodged. Should the disposal proceed, and Homes Tasmania subsequently submit a Planning Permit application, any development of the land will be regulated in accordance with Council's Planning Scheme and applicable planning laws.
	1. Traffic Management concerns for Windsor Street	As part of that assessment, traffic generation, access, and safety will be considered and assessed, ensuring that any impacts on the local road network are appropriately managed.
	2. The loss of green space for the community, and the protected Lapwing Plovers that use the area to nest	
	3. The interpretation that Council has assumed that the land is unused.	2. The site is vacant, Inner Residential-zoned land that is currently undeveloped and underutilised. It is acknowledged, however, that some members of the community value this space as an informal open space area and as a pedestrian access route to Eady Street Reserve. To address this, a condition of sale will require the inclusion of a 'right of footway' easement in favour of Council to ensure public pedestrian access is maintained.
		It is also noted that formal open space is available in very close proximity to the Land, including at Eady Street Reserve, Barry Street Reserve, and Windsor Street Reserve.
		With respect to the objection concerning the Masked Lapwing (<i>Spur-winged Plover</i>) (<i>Vanellus miles</i>), plovers are known to inhabit open grassed areas across the municipality, including sporting fields, school ovals, vacant land, and roadside verges. While these birds are a protected native species under the <i>Nature Conservation Act 2002</i> and the <i>Nature Conservation (Wildlife) Regulations 2021</i> , they are not listed as threatened under the <i>Threatened Species Protection Act 1995</i> .
		Their nesting behaviour during breeding season is typically opportunistic, typically favouring nesting sites that are quiet, predictable, and have short grass.

Objection #	Ground of objection	Officer response
		Any future development of the land will be regulated in accordance with Council's Planning Scheme and applicable laws.
		3. Council officers note the objection regarding the interpretation that Council has assumed the land is unused. For clarity, Council has reported that the land is underutilised, rather than unused. It is acknowledged that some members of the community continue to value the site as an informal open space and as a pedestrian access route to Eady Street Reserve. However, it is also noted that the access route is to be retained and improved, and that formal open space is available in close proximity, including Eady Street Reserve, Barry Street Reserve, and Windsor Street Reserve.
24.	Copies of the objections received during the 21-day timeframe are provided in Attachments 3, 4 and 5 of this report. Officers reviewed the three (3) objections in accordance with section 178 and section 178A (3) of the Act, which provides:	
	(a) “(3) An appeal may only be made on the ground that the decision of the council is not in the public interest in that –	
	(I) the community may suffer undue hardship due to the loss of access to, and the use of, the public land; or	
	(II) there is no similar facility available to the users of that facility.”	
25.	With regards to potential appeal grounds, it is considered that no objections have demonstrated that the community would suffer undue hardship as a result of to the loss of access/use of the public land through the sale of the Land in term of section 178(3)(a) of the <i>Local Government Act 1993</i> .	
26.	The current use of the land as an informal pedestrian walkway to Eady Street Reserve appears to present the greatest risk of an appeal under the above criteria, however as outlined earlier this is mitigated through a condition of sale that will be included requiring a ‘right of footway’ easement to Council for public pedestrian access to be maintained.	
27.	It is also considered that as open space located at the Eady Street, Barry Street and Windsor Street Reserves are all within very close proximity to this land, the objections are unlikely to successfully demonstrate that there is no similar facility available to the users of that facility with regards to section 178A (3)(b) of the <i>Local Government Act 1993</i> , in this case.	

28. In conclusion, Council officers consider that the objections received on the sale of the Land do not warrant Council retaining part of 318 Main Road, Glenorchy (also known as the hill behind Eady Street Reserve).

The rationale for the recommended disposal, including details of any internal referrals

29. Council's Property and Legal areas were consulted during the process. Those consultations did not identify any issues with the potential sale of the land.
30. Operational staff have noted there will be a financial benefit in no longer maintaining the space that is underutilised and undeveloped inner residential zoned land.
31. The large size of this block, the low utilisation, the existing Homes Tasmania development access, and the central Inner Residential-zoned location provides scope for a proposed Homes Tasmania housing development. Council's Statement of Commitment to Housing states that Council will release surplus Council owned land to increase residential land supply for housing.

Any encumbrances on the Council Land (easements, mortgages etc)

32. The existing limited access, shown in red in **Attachment 6**, connects Bowden Street to the larger open area but does not extend into it. This access is burdened by a Right of Way, in which at least nine (9) adjoining properties hold registered interests.

Any other relevant matters in the circumstances

33. There are no other material matters for consideration by Council.

The estimated timeframe for the disposal

34. Depending on whether any appeals against the disposal under Section 178 of the Act are lodged, Council would aim to complete the sale of this property within a few months after a decision by Council is resolved, to dispose of the Land.
35. This timeframe takes into account any legal or statutory considerations, along with any contractual conditions that Homes Tasmania may require to complete the settlement of the Land, which could extend the timeframe.

The recommended course of action.

36. It is recommended that Council resolves to dispose of part of 318 Main Road, Glenorchy (also known as the hill behind Eady Street Reserve) by way of exclusive dealing to Homes Tasmania, and commence the sale and negotiation process for the Land. The conditions of sale include a requirement to grant a 'right of footway' easement to Council for public pedestrian access to be maintained; and a requirement to pay the independent valuation amount for the property in addition to a \$50,000 contribution towards the construction of the footway. The commencement of the process will only occur after the relevant appeal periods have lapsed, or in the event of appeal, if a favourable appeal outcome is achieved.

Attachments

1. Attachment 1 - Valuation (Opteon) part of 318 Main Road, Glenorchy [**8.2.1** - 39 pages]
2. Attachment 2 - Valuation Endorsement (Valuer General) part of 318 Main Road, Glenorchy [**8.2.2** - 1 page]
3. Attachment 3- Objection - 318 Main Road Glenorchy - Also known as the hill above Eady Street Reserve Redacted [**8.2.3** - 17 pages]
4. Attachment 4 - Objection - Disposal of 318 Main Road Glenorchy Redacted [**8.2.4** - 2 pages]
5. Attachment 5 - Objection - Part of 318 Main Road Glenorchy - Also known as the hill behind Eady Street Redacted [**8.2.5** - 2 pages]
6. Attachment 6 - Access Map [**8.2.6** - 1 page]
7. Attachment 7 - Disposal of Council Land Flowchart [**8.2.7** - 1 page]



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Valuation Report

318 Main Road
Glenorchy, Tasmania 7010

File Ref: 21092317



VALUATION REPORT



318 Main Road
Glenorchy, Tasmania 7010

Prepared For	Homes Tasmania
Valuation Purpose and Intended Use	Pre-purchase purposes
Valuation Date	31 October 2025
File Reference	21092317
Inspection Type	Full Inspection

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1.0 Executive Summary

1.1 Instructions

Instructing Party	Jeff Krafft and Pip Bilson, Homes Tasmania
Client and Intended User	Homes Tasmania
Other Intended Users/Additional Client Information	Nil
Property Address /Asset Valued	318 Main Road, Glenorchy, Tasmania 7010
Valuation Purpose and Intended Use	Pre-purchase purposes.
Restrictions on Use	This report has been prepared for the private and confidential use of our client, Homes Tasmania, for the specified purpose and it should not be relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. The report should not be reproduced in whole or part without the express written authority of Opteon Property Group Pty Ltd. Our warning is registered here, that any party, other than those specifically named in this report as our client or Intended User should obtain their own valuation before acting in any way in respect of the subject property.
Inspection	In order to complete the valuation a sufficiently comprehensive inspection of the property has been completed.

1.2 Property Details

Property Description	The property comprises a residential development site situated within the established residential suburb of Glenorchy, approximately 8 kms northwest of Hobart's CBD. The subject land, known as 318 Main Road, Glenorchy, forms a separately saleable title at the rear of the Eady Street Sports Complex. The land occupies a steep to moderately sloping internal site, accessed via an unformed road reserve adjoining Bowden Street. Anecdotally, the vendor (Glenorchy City Council) will not permit vehicular access from this road reserve and instead requires formed public pedestrian access to be extended and constructed, at the cost of the purchaser, from this road reserve to the northern corner of the land adjoining the Eady Street Sports Complex. As such, the property is landlocked in terms of vehicular access and therefore development potential, with additional costs for public access imposed upon the purchaser. Refer Section 8.0 for further comment.
Specific Instructions	In accordance with our specific instructions, we have valued the property on an 'as is' basis only, with an adjustment to the sale price for the cost for the construction of the public pedestrian access to be negotiated directly between the parties in good faith.
Title Reference	Volume 226145 Folio 1
Tenure Type	Freehold
Registered Proprietor	Glenorchy City Council
Encumbrances	Refer Section 5.0.
Zoning	Inner Residential.

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1.3 Property Profile

Occupancy/Cash Flow

Occupancy Status	Vacant.
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Market

Marketability	Below average, with marketability limited to adjoining owners only. Marketability is further impacted by the property's irregular shape and steeply sloping land, public pedestrian access throughfare bisecting the site, requirement for the purchaser to construct a footpath upon this throughfare, lower-socio economic location and soft market conditions in this market segment, together with elevated construction costs impacting the feasibility and resultant marketability and value for development sites.
Market Activity	We are aware of only one sale of a landlocked site. Landlocked sites are rarely transacted and are often negotiated off market between adjoining owners. Market activity for unencumbered residential development sites is characterised by low sales volumes and limited activity over the past 3 years approximately following successive rises in the cash rate, a declining residential market and elevated construction costs.
Recent Market Direction	Steady following a period of decline.
Other Factors	<i>Our market valuation is undertaken on an 'as is' basis only, subject to the information supplied by the client, and does not include any 'special value' which may be payable by an adjoining owner or deduction for construction costs associated with the public pedestrian access. Refer Section 10.0 for further comment.</i>
Prior Valuation	Our valuation remains equal to that of our prior valuation dated 9 September 2024 (file reference 18790728). More recent sales evidence in the Greater Hobart area indicates generally stable market conditions in this market segment over the past 12 months, following a decline from the 2022 peak of the market. To our knowledge, there have been no other sales of landlocked sites, and therefore the comparable landlocked sale of 23A Norman Circle, Glenorchy remains the primary comparable sale for the subject property. Please refer Section 13.0 for updated sales commentary.

Asset

Highest & Best Use	The highest and best use for the property is considered to be for residential development, in conjunction with one of the adjoining properties.
Other Factors	We have been advised by the client that it is a condition of the sale of the property by the vendor (Glenorchy City Council) that formed public pedestrian access (footpath) is to be provided through the site from the existing access adjoining Bowden Street down to the Eady St grounds. Refer Section 8.0.

Development

Approvals Status	The property does not hold Development Approval.
Site Suitability	The site is considered below average for residential development with regard to its irregular shape, steeply sloping topography, requirement for a pedestrian thoroughfare and lack of street/vehicular access.
Services Availability	Services infrastructure is available adjoining to the subject property.
Other Factors	The property is landlocked and will require access to be provided via one of the adjoining allotments to enable future development.

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1.4 Assumptions and Recommendations

Significant Assumptions	- The instructions and information supplied contain a full disclosure of all information that is relevant. - There are no planning approvals in place. - There have been no changes to the title details since our prior report dated 9 September 2024 (file reference 18790728). Refer Section 5.2.
Recommended Documents to Sight	- Formal cost estimates for the construction of the public pedestrian access. - Updated Certificate of Title and Title Plan (if considered necessary).

1.5 Valuation: As Is

Market Value with Vacant Possession:	\$450,000
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Notwithstanding our market valuation, there is a degree of subjectivity in sales in the property market, particularly for landlocked sites, due to the influence of the particular circumstances of purchasers and vendors and there is limited market evidence, which limits the ability of the valuer to be precise in determining value. Having regard to these circumstances, we consider an appropriate range of value for the subject property to be between **\$400,000** and **\$500,000**.

Interest Valued	Fee simple vacant possession, unencumbered by any mortgage or other charge.
Date of Inspection	31 October 2025
Valuation Date	31 October 2025
Date Issued	31 October 2025
Pecuniary Interest	The valuer does not have any pecuniary interest that would conflict with the proper valuation of the property.

Signatories

Ty Winduss
Director - Commercial
BApp Sc (Valuations) (Hons),
AAPI CPV
API No: 63346
Primary Valuer

Belinda Donaldson
Certified Practising Valuer
AAPI CPV, BBus(Prop)
API No: 86728
Supervising Member

Reliance on Whole Report	<i>This valuation should be read in its entirety, inclusive of any summary and annexures. The valuer and valuation firm does not accept any responsibility where part of this report has been relied upon without reference to the full context of the valuation report.</i>
Supervising Member Declaration	<i>The Supervising Member has reviewed the valuation report and working papers and based upon that review is satisfied that there is a reasonable basis for the valuation process undertaken and the methodology adopted by the Valuer. The Supervising Member did not inspect the subject property and may not have inspected comparable evidence. The opinion of value has been arrived at by the Valuer who undertook the inspection and prepared the valuation calculations. The Supervising Member confirms that the report is genuine and is endorsed by Opteon Property Group Pty Ltd.</i>

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2.0 Basis of Value & Definitions

Market Value	Market Value is defined in the International Valuation Standards as: <i>The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.</i>
Market Value As Is	"Market Value As Is" means the Market Value of the property as it existed at the valuation date.
Special Interest	No account has been taken of a higher price that may be paid by a purchaser with a 'special interest' in acquiring the property, such as an adjoining owner. In these circumstances the price paid by a special interest purchaser may not meet the definition of Market Value as the purchaser may be acting 'with compulsion'.
Forced Sale	The valuation reflects market conditions as at the Valuation Date but does not contemplate a "forced sale" of the property, reflecting circumstances where a seller is under compulsion to sell and/or a proper marketing period is not available. The price obtainable under a Forced Sale situation may not satisfy the definition of Market Value.

3.0 Valuation Date

Valuation Date	31 October 2025
Date of Inspection	31 October 2025
Expiry of Valuation	This valuation is current as at the Valuation Date only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Where the valuation is being relied upon for mortgage purposes, without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 90 days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. It is recommended the valuation be reviewed at regular intervals.

4.0 Location

The property is situated within an established residential area of Glenorchy, which is approximately 8 kms northwest of Hobart's CBD. Glenorchy is the administrative centre for the Municipality of Glenorchy. Shops, schools and other community facilities are provided within the immediate area. A public transport bus service to Hobart and surrounding suburbs is available.

Properties in the immediate vicinity include low density housing, a social housing apartment complex and the Eady Street Sports Complex. The Glenorchy commercial precinct, incorporating Northgate, Glenorchy Central and Glenorchy Plaza shopping centres, together with various office and retail properties is located 500 metres northeast.

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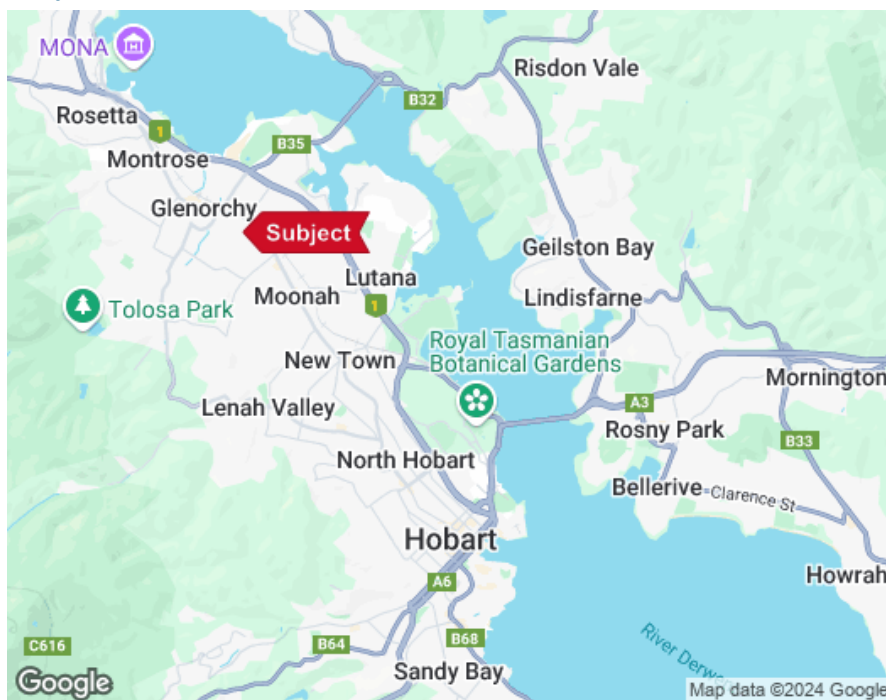
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Location Map



Sourced from maps.googleapis.com

Specific Location Map



Sourced from Land Information Systems Tasmania (LIST)

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5.0 Tenure

5.1 Title Particulars

Title Reference	Tenure	Registered Proprietor	Title Area
Volume 213876 Folio 1	Freehold	Glenorchy City Council	6,445 sqm

5.2 Easements, Encumbrances & Other Interests Noted on Title

Encumbrances

The title search indicates title to the property is subject to the following:

- Reservations and conditions in the Crown Grant if any.

The notations on the title search are not considered to have a material impact on the marketability or value of the property.

We have not undertaken an updated title search for the property, and have relived up those documents searched at the time of our prior valuation dated 9 September 2024 (file reference 18790728).

It is a key assumption of our valuation that there have been no changes to the title since our prior valuation. In the event that title details have changed, we reserve the right to review and amend our valuation if necessary.

6.0 Planning

Local Government Area	Glenorchy City.
Planning Scheme	Tasmanian Planning Scheme.
Current Zoning	Inner Residential.
Overlays	A review of the Local Planning Scheme indicates that the property is not subject to Planning Overlays.
Existing Use	Vacant residential land.
Zoning Effect	Various uses within the zoning are permissible subject to obtaining Council approvals. A copy of the table of land uses taken from the Planning Scheme is attached to this report.
Development Approvals	We are not aware of any Development Approvals associated with the property.
Heritage Issues	Not applicable.

7.0 Site

Frontage	6.09 metres to a Road Reserve providing access to Bowden Street (vehicular access is not permitted from this frontage).
Site Area	Approximately 6,445 sqm
Topography	The site comprises an irregular shaped internal allotment. The land has a steep to moderate slope from its Bowden Street (southern) boundary falling towards its rear (northern boundary).
View	The land provides a northerly aspect with elevated views over the Eady Street Sports Complex, Glenorchy commercial precinct and more distant views to the River Derwent and surrounding skyline reserve.

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Access	The site is accessed via a road reserve (not on title) from Bowden Street adjoining its southern boundary. Bowden Street is a dual lane roadway with constructed kerbs/gutters and footpath. <i>We have been advised by our client that the Glenorchy City Council does not support vehicular traffic access via the road reserve. As such, access to the property is limited to pedestrians only, or via an adjoining property.</i>
Other Factors	We have been advised by the client that it is a requirement of the Glenorchy City Council that a public pedestrian access throughfare, which bisects the site, must be provided in any future development of the land. Refer Section 8.0.
Identification	Title search, cadastral mapping and on site inspection.
7.1 Services	
Services	Electricity, town water, sewerage and telecommunication services are available.

8.0 Photography



Road Reserve Access/Footway



Road Reserve Access/Footway



Bowen Street Frontage



Northern Aspect

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Northeastern Aspect and Views



Northwestern Aspect



Southeastern Aspect



Southwestern Aspect



Sloping Gradient



Drainage Infrastructure

9.0 Development Proposal

The client has provided us with a 'Feasibility Option 4' report prepared by Terroir Architects, dated 2 December 2022. The proposal incorporates 25 two bedroom dwellings and 2 one bedroom dwellings, together with 56 car bays.

Under this proposal, the site would be accessed via the client's property at 26 Windsor Street, Glenorchy. An internal driveway from the property provides access to the dwellings which are positioned to either side of the central pedestrian way. An aerial view of the proposal is provided below:

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We highlight that this is a feasibility option/proposal only. Whilst it may provide some insight into the potential lot yield for the property is purchased by the client, it is not approved and assumed purchase by the client as adjoining owner. As such, we have not had regard to the lot yield in this feasibility option/proposal, with primary reliance upon our direct comparison \$ /sqm land area methodology.

10.0 Environmental, Social and Governance (ESG)

Current Use	Vacant land.
Past Use	Vacant land.
Site Contamination	A visual site inspection has not revealed any obvious pollution or contamination. Pursuant to valuation practice standards our valuation has been assessed assuming the property is free of any contamination. If contamination has been identified, is a risk, or is known to exist this could impact on the value and marketability of the property and an expert advice from an environmental consultant on requirements for remediation and possible costs is recommended if considered necessary. If any contamination or other environmental hazard is found to exist and an Environmental Site Assessment and remediation costs are provided, this valuation should be reviewed and if necessary amended or the property revalued.
API List of Potentially Contaminating Activities	The current and past uses are not listed on the API List of Potentially Contaminating Activities, Industries and Land Uses.
Contaminated Sites Register	A publicly available contaminated sites register does not exist in Tasmania. EPA Tasmania maintains a number of databases which record potentially contaminating activities and instances of site contamination. A manual Property Information Request search can be undertaken if required. This process typically takes 10-15 days and incurs a fee. It is recommended that information relating to contamination issues at a specific property only be requested if there is a reason to believe that contamination may have occurred on the site.

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Based upon our inspection and current and past uses we do not consider a search is necessary, however should you wish to conduct a search the link to request a search is [https://epa.tas.gov.au/regulation/contaminated-sites/identification-and-assessment-of-contaminated-land/property-information-request-\(pir\)](https://epa.tas.gov.au/regulation/contaminated-sites/identification-and-assessment-of-contaminated-land/property-information-request-(pir)).

Environmental Audit

We have not been provided with an environmental audit, nor are we aware of the property being affected by soil contamination. We have not investigated the site beneath the surface or undertaken vegetation or soil sampling.

11.0 General Comments

Access:

Information provided to us by the client at the time of our prior valuation dated 9 September 2024 (file reference 18790728) confirmed that the Glenorchy City Council do not support vehicular traffic access via the Road Reserve off Bowden Street. Therefore, vehicular access can only be provided via an existing property adjacent. There appears to be 18 adjoining properties, including the client's property, which could enable access to the subject property, however, in most cases the existing improvements would need to be demolished or altered to allow for legal access.

Our market valuation is undertaken on an 'as is' basis only, subject to the information supplied by the client, and does not include any 'special value' which may be payable by an adjoining owner. To this end, the property is landlocked, which we have reflected in our valuation herein. In the event the property is sold on the open market, an adjoining owner may pay an additional premium over and above that of the market value provided herein. Such premium will depend upon the individual circumstances of an adjoining owner purchaser and cannot be quantified by market evidence.

Subdivision/Development Potential:

The property would appear to have subdivision/development potential, subject to obtaining vehicular access and the required approvals.

The scope of our work is to complete a valuation of the property "as is". As there is no current planning approval, development costings or consultants reports available, we have not completed a project feasibility. If a development is proposed, we recommend a revaluation is undertaken.

Public Pedestrian Access:

We have been advised by the client that it is a condition of the sale of the property, by the vendor, that formed Public Pedestrian Access (footway) is constructed, at the purchasers expense, along the land market 'GCC Land' on the proposed development plan provided in Section 8.0. In accordance with our specific instructions, our valuation is provided on an 'as is' basis only, excluding a deduction for the cost of construction of this footway, which we recommend is negotiated between the parties in good faith, once further details surrounding that cost is known.

Highest and Best Use:

Having regard to the size, shape, topography and landlocked nature of the subject property, we consider its highest and best use is for a multi-unit residential development in conjunction with an adjoining owner.

The subject property has 18 adjoining properties which would appear to allow vehicular access to the subject property comprising:

- 17 privately owned dwellings;
- 'Oakley Court' apartment complex owned by The Director of Housing (client); and
- The Glenorchy City Council (current owner of the subject property and Eady Street Sports Complex)

The majority of the dwellings do not appear capable of providing access for development of the subject property without demolition or reconfiguration of their existing improvements, or the provision of a long driveway.

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Access to the subject would appear most feasible via the 'Oakley Court' apartment complex which has an existing internal driveway provided to the boundary of the subject property. Notwithstanding this comment, it is conceivable that a developer may seek to negotiate with any of the owners of the adjoining privately owned dwellings to purchase their property to enable access.

Such negotiations would likely require a developer to pay a 'special value' over and above market value to entice a vendor to sell their property and incur costs in demolishing or altering existing improvements. Such costs are implicit within our assessed market value of the subject property 'as is' which reflects the negative impacts associated with its lack of access and limited market segment.

Topography:

The market value of the property is negatively impacted upon by its steeply sloping topography which increases construction costs during development. We have attempted to reflect such factors in our adopted \$ /sqm site rate.

Sales Evidence:

There is only one recent sale of a land locked property which is comparable to the subject property. The balance of the sales evidence has legal, vehicular access. The shortage of recent directly comparable evidence restricts the ability of the valuer to make direct comparisons with recent sales evidence in this market segment. We have however had regard to available market evidence in assessing our valuation, making adjustments for points of difference and or changes in market conditions in the ensuing period, in the case of older sales.

12.0 Valuation Methodology

Primary Method	Comparable Transactions/Direct Comparison (Market Approach).
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13.0 Market Commentary

13.1 Economic Overview

Tasmania's economic performance remains subdued, with the state holding steady in fifth place in CommSec's State of the States July 2025 rankings. While Tasmania continues to lead the nation in relative unemployment, other key indicators reflect ongoing challenges.

Retail spending was 6.7% above the decade average, yet annual growth was minimal at 0.2%, amid cost-of-living pressures. Housing finance showed improvement, up 20.1% on the long-term average and 17.5% year-on-year, reflecting renewed interest in the residential market as a result of interest rate cuts by the Reserve Bank of Australia.

Equipment investment remained strong, ranking second nationally, at 22.4% above the decade average, though annual growth was modest at 1.1%. Construction activity, while 5.1% above the long-term average, declined 3.7% year-on-year, highlighting ongoing weakness in the sector, due to the current high build costs making many projects unfeasible.

Dwelling starts were down 16.1% compared to the decade average, but annual growth of 11.8% suggests a tentative recovery. However, population growth remains a significant concern, with Tasmania ranked last nationally. Annual growth was just 0.28%, a 75.8% decline relative to the decade average, continuing a three-year downward trend.

A vote of no confidence in the Liberal Government brought about by the Labor party in early June 2025, reportedly due to the declining fiscal position of the state, resulting in an early State Election. The election resulted in another hung parliament, with the Labour Party receiving its lowest ever primary vote. Jeremy Rockliff has remained Premier and will govern with a minority government. It is unclear how effect this will be and political uncertainty is likely to dampen business confidence and delay major infrastructure decisions, including the contentious Macquarie Point Stadium proposal, which is now expected to surpass \$1.5 billion in costs.

Tasmania faces a complex economic and political landscape. The state's fiscal challenges, population stagnation, and political instability are likely to weigh on investor sentiment and public sector planning in the near to medium term.

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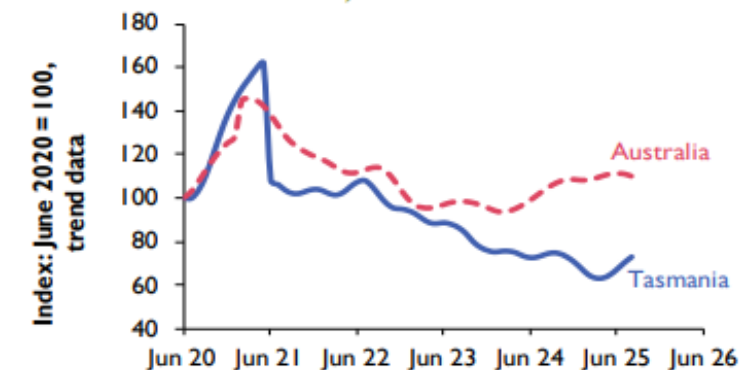


13.2 Residential Development Site Market

On 30 September 2025, The State Government (<https://www.treasury.tas.gov.au/Documents/Building-Approvals>) released building approvals statistics for the State, showing a strong decline in approval numbers since the stimulus driven peak in 2020/21 – which coincided with a slowdown in residential lot sales over the last 3 years approximately.

As displayed in the graph below, this trend has reversed from late 2024, with dwelling approvals increasing over the past 12 months approximately. The majority of this increase, however, is attributed to construction activity generated by the Tasmanian Government (Homes Tasmania) in attempting to achieve the State Governments housing policy target. Anecdotally, construction activity attributed to private development remains subdued.

Chart 1: Number of dwelling unit approvals, Tasmania and Australia, trend data



SOURCE: BUILDING APPROVALS, ABS CAT NO 8731.0: TABLES 6, 7

Sourced from: <https://www.treasury.tas.gov.au/Documents/Building-Approvals>

Based upon CoreLogic and LIST records, lot sales have fallen significantly during the past 2 years. This is consistent with our market observations across the State, with the rising cost of living, high building costs and increased cost of finance having impacted affordability.

Market activity in the englobo land market segment increased between 2022 and mid-2023, with sales indicating an increased \$ /ha of land. Since around mid-2023, sales activity has stalled, buyer demand has waned, and values have fallen with a notable increase in properties being sold Mortgagee In Possession (MIP) becoming listed for sale. Additionally, there are a number of approved or proposed land developments across that State that are not progressing due to feasibility issues.

Our most recent discussions with commercial agents have indicated that state and interstate developers remain active in the Tasmanian market, albeit in far lower numbers, with buyers now particularly conscious in accounting for construction cost, planning and market risks. The market is now steady following a period of decline between 2023 and 2024, exhibiting subdued market activity, a rise in Mortgagee In Possession sales and a reduction in land values. The decline in value for residential englobo sites was most recently shown by the sale of an englobo site in suburban Hobart in September 2024 which represented a 34% reduction on the previous sale price of \$3.2m in September 2022.

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14.0 Market Evidence

14.1 Sources and Selection

The market evidence has been selected having regard to its comparability to the subject property and contract dates relative to the Valuation Date. Additionally, some evidence may be included due to inferior or superior attributes, thereby establishing a defined valuation range.

Data, and hence inputs for the valuation, has been collated from various sources including (but not necessarily limited to) sale contracts, rental evidence (when applicable) from leases or tenancy schedules, property managers, real estate agents, online real estate platforms, property data services or government sources (such as Land Titles Offices, Offices of the Valuer General, etc).

14.2 Sales Evidence - As Is

Property	16 McGill Rise, Claremont, TAS		
Sale Price	\$600,000		
Contract Date	07-Jul-23		
Site Area	12,175 sqm		
Sale Status	Settled		
Zoning	General Residential.		
Property Description	The property comprises a residential development situated within an established residential area of Claremont, approximately 12 kilometres north of the Hobart CBD. The land incorporates a steeply sloping allotment which is predominantly covered in vegetation with a low lying watercourse along its southern boundary. The land is covered by Priority Vegetation Area, Waterway and Coastal Protection Area, Flood-prone Areas and Medium Landslip Hazard Code overlays. Several houses within the adjoining development, along 'McGill Rise', have required demolition or repairs as a result of structural failures, which may have impacted upon the marketability of the property.		
Analysis	Site Rate	\$49 /sqm	
Comparability	Larger site in a generally comparable location. Superior vehicular access, but otherwise inferior, steeply sloping topography impacted by various overlays and a creek. Inferior zoning. Overall superior based upon its vehicular access.		

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Property	52 Elderslie Road, Brighton, TAS		
Sale Price	\$725,000		
Contract Date	11-Dec-24		
Site Area	4,992 sqm		
Sale Status	Settled		
Zoning	General Residential.		
Living Area	130 sqm		
Property Description	The property comprises a dated, circa 1977 built, detached single storey conventional dwelling, of brick veneer construction, with a galvanised iron roof. Accommodation comprises 3 bedrooms, 1 bathroom, detached garage with workshop and carport for 2 vehicles. Features localised views. Ancillary items include workshop, covered entertaining area, garden shed, deck, basic landscaping, gravel driveway and gravel paths. Property appears capable of a 12 lot strata unit development based upon based upon recent developments along Elderslie Road. Existing improvements would appear to be of nominal added value.		
Analysis	Site Rate	\$145 /sqm	
Comparability	Smaller site in an inferior location. Inferior zoning, but otherwise has a superior shape, topography and access. Overall superior, based upon its access and topography.		

Property	7 Young Street, Glenorchy, TAS		
Sale Price	\$765,000		
Contract Date	31-Dec-24		
Site Area	1,237 sqm		
Sale Status	Settled		
Zoning	Inner Residential.		
Living Area	135 sqm		
Property Description	The property comprises a basic, 1952 built, detached single storey conventional dwelling, of weatherboard construction, with a galvanised iron roof. Accommodation comprises 3 bedrooms, 1 bathroom and detached garage for 2 vehicles. Features mountain views. Ancillary items include garden shed, covered entertaining area, basic lawns and gardens, timber paling fencing, concrete driveway and concrete paths. Sold with DA Approved Development Site - 2 x 3 Bedroom Villas - 1 x 2 Bedroom Villa plus existing dwelling.		
Analysis	Site Rate	\$618 /sqm	(including the value of the improvements)
	Site Rate	\$303 /sqm	(excluding the value of the improvements)
Comparability	Far smaller site with comparable zoning, in a comparable location. Superior improvements. Superior shape, topography and access. Superior planning status. Overall superior.		

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Property	43A Pirie Street, New Town, TAS	
Sale Price	\$840,000	
Contract Date	29-Aug-24	
Site Area	1,369 sqm	
Sale Status	Settled	
Zoning	Inner Residential.	
Property Description	The property comprises a residential development located within the inner city suburb of New Town, approximately 4.5 km northeast of Hobart's CBD. The site was sold with approval for 6, three storey townhouses each comprising 5 bedrooms, 4 bathrooms and a double garage. The property was previously operated for supported residential care with a 11 bedroom care facility building still remaining on site. The building is in fair condition and has been disused for a number of years. The improvements are not considered to be of any added value. The adjoining property is operated for crisis accommodation and is considered a detracting feature. The property was sold by a mortgagee in possession and was purchased by a developer.	
Analysis	Site Rate	\$614/sqm
Comparability	Smaller site in a superior location. Comparable zoning, but otherwise has a superior regular shape, level topography and access in comparison to the subject property. Overall superior, based upon its location and access.	



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Property	23A Norman Circle, Glenorchy, TAS		
Sale Price	\$850,000		
Contract Date	07-May-24		
Site Area	14,170 sqm		
Sale Status	Settled		
Zoning	General Residential.		
Property Description	The property comprises a residential development site, located within a residential area of Glenorchy, approximately 8 kilometres north of the Hobart CBD. The land is cleared and irregular in shape with a slight to moderate fall towards Humphry's Rivulet which runs along the rear boundary. The area adjoining the rivulet is covered by Waterway and Coastal Protection and Flood Prone Area overlays. The property comprises an internal allotment with the only access provided via a 3.0 metre wide path. Any intensive residential development would require the purchase of an adjoining property to create suitable access. The property formerly comprised parkland and was sold by the Glenorchy City Council. Purchased by an affordable housing provider which owns an adjoining property, enabling access.		
Analysis	Site Rate	\$60 /sqm	
Comparability	Comprises the most comparable sale based upon its lack of vehicular access/landlocked position. Larger site in a comparable location. Inferior zoning. Superior topography. Overall superior.		

Property	44 Bayfield Street, Bellerive, TAS		
Sale Price	\$1,500,000		
Contract Date	22-May-25		
Site Area	2,598 sqm		
Sale Status	Settled		
Zoning	General Residential.		
Property Description	The property comprises a development site, currently improved with a dated 1980s dwelling considered to hold no added value. The site is impacted by a narrow 8 metre street frontage and irregular shaped allotment with a moderate slope, however, features elevated westly views over the River Derwent and Mount Wellington. The property sold with concept plans (unapproved) for 6 double storey townhouses (3 bed, 2 bath, 2 car spaces).		
Analysis	Site Rate	\$577/sqm	
Comparability	Smaller site with a far potential lower lot yield. Inferior zoning. Superior location, views, topography and access. Overall superior.		

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Sales Analysis Summary

Address	Sale Price	Date	Land Area	\$ /sqm Land (ex. Improvements)
16 McGill Rise, Claremont	\$600,000	Jul-23	12,175 sqm	\$49
52 Elderslie Road, Brighton	\$725,000	Dec-24	4,992 sqm	\$145
7 Young Street, Glenorchy	\$765,000	Dec-24	1,237 sqm	\$303
43A Pirie Street, New Town	\$840,000	Aug-24	1,369 sqm	\$614
23A Norman Circle, Glenorchy	\$850,000	May-24	14,170 sqm	\$60
44 Bayfield Street, Bellerive	\$1,500,000	May-25	2,598 sqm	\$577
Subject Property (Valuation)	\$450,000	Oct-25	6,445 sqm	\$70

Sale Evidence Conclusions:

Sales reflect a broad range of site rates for comparable land, with variations attributable to location, aspect and views, access to services, zoning and planning/approvals status, land area, potential/approved lot yield and topography. The primary evidence reflects a \$ /sqm site area range of \$49 to \$614 /sqm.

As the subject property is unapproved and potential lot yields are not finalised, we have placed primary reliance upon the direct comparison \$ /sqm site rate and direct comparison overall quantum of value basis, and have not included a direct comparison \$ /lot approach which is considered too subjective without a development approval and no vehicular access.

The most comparable sale is 23A Norman Circle, Glenorchy sale (\$60 /sqm), which is also landlocked (with the exception of pedestrian access). This property is far larger than the subject property, with inferior zoning and a more limited market segment (fewer adjoining owners), however, has a superior, light to moderately sloping topography and, to our knowledge, does not include the requirement to provide a bisecting pedestrian thoroughfare. This sale indicates a marginally higher \$ /sqm site rate for the subject property with regard to its smaller size and higher number of adjoining owners (wide market segment).

Based upon this sale, we have adopted a site rate of \$70 /sqm for the subject property. Our adopted site rate is appropriately above the 16 McGill Rise, Claremont sale (\$49 /sqm) which, whilst having vehicular access, is far larger with inferior, steeply sloping topography impacted by various overlays and a creek.

On a quantum of value basis, the subject property is inferior to the sales evidence on the basis of its access, topography, requirement to accommodate a pedestrian thoroughfare.

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15.0 Valuation Rationale

The valuation has been completed using a market approach which relies on information on transactions involving properties that are similar to the subject property, the most relevant of which are summarised in the Sales Evidence section of this report. A comparable transactions method of valuation was adopted, and adjustments were made for any material differences between the comparable transactions and the subject property in the form of a value deduction or addition. Adjustments to account for any changes in property prices since the sale date were also completed where necessary.

15.1 Primary Valuation Method

Comparable Transactions Method/Direct Comparison

The comparable transactions method is a valuation method under the IVS Market Approach.

The method utilises information on transactions involving properties that are similar to the subject property and can use a variety of comparable evidence and units of comparison which form the basis of the comparison. A common unit of comparison used for real property interests is price on a rate per area. Adjustments are analysed and made for any material differences between the comparable transactions and the subject property. Examples of common differences may include but are not limited to: material characteristics (age, size, specifications), relevant restrictions, geographical location, unusual terms in the comparable transactions, prevailing market conditions, etc.

Comparable Transactions (Direct Comparison) - Land Area				Market Value
Lower Range:	6,445 sqm	@ \$60		\$386,700
Mid Range:	6,445 sqm	@ \$70		\$451,150
Upper Range:	6,445 sqm	@ \$80		\$515,600
Indicates Market Value:				\$450,000

16.0 Valuation Conclusion

Having regard to the market evidence and above calculations, and after taking into account the attributes of the property, from an objective and balanced point of view, we are of the opinion that the Market Value of the property with vacant possession is \$450,000.

Based on transactions of comparable property and sales conclusions as detailed earlier in this report, the Valuer is of the opinion the market value of the property is within the range of \$400,000 to \$500,000.

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17.0 Valuation

Subject to the assumptions, conditions and limitations contained within this report, we are of the opinion the Market Value of the interest in the property as at the Date of Valuation is as follows:

Market Value - Vacant Possession

\$450,000

(Four Hundred and Fifty Thousand Dollars)

Notwithstanding our market valuation, there is a degree of subjectivity in sales in the property market due to the influence of the particular circumstances of purchasers and vendors and there is limited market evidence, which limits the ability of the valuer to be precise in determining value. Having regard to these circumstances, we consider an appropriate range of value for the subject property to be between **\$400,000** and **\$500,000**.

Interest Valued	Fee simple vacant possession, unencumbered by any mortgage or other charge.
Date of Inspection	31 October 2025
Valuation Date	31 October 2025
Date Issued	31 October 2025

Signatories

Ty Winduss
Director - Commercial
BApp Sc (Valuations) (Hons),
AAPI CPV
API No: 63346
Valuer

Belinda Donaldson
Certified Practising Valuer
AAPI CPV, BBus(Prop)
API No: 86728
Supervising Member

Supervising Member Declaration	<i>The Supervising Member has reviewed the valuation report and working papers and based upon that review is satisfied that there is a reasonable basis for the valuation process undertaken and the methodology adopted by the Valuer. The Supervising Member did not inspect the subject property and may not have inspected comparable evidence. The opinion of value has been arrived at by the Valuer who undertook the inspection and prepared the valuation calculations. The Supervising Member confirms that the report is genuine and is endorsed by Opteon Property Group Pty Ltd.</i>
Important	<i>This valuation is subject to the definitions, qualifications and disclaimers and other comments contained within this report.</i>

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18.0 Scope of Work

Independence of Valuer/Disclosure	Unless otherwise disclosed, the valuer does not have any material connection or involvement with the subject property or the parties to the valuation that could limit the valuer's ability to provide an unbiased and objective valuation. The valuation has been assessed independently by the valuer without material assistance from others.
Valuation Currency	Australian dollars (\$AUD)
Restrictions on Use	This report has been prepared for the private and confidential use of our client, Homes Tasmania, for the specified purpose and it should not be relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. The report should not be reproduced in whole or part without the express written authority of Opteon Property Group Pty Ltd. Our warning is registered here, that any party, other than those specifically named in this report as our client or intended user should obtain their own valuation before acting in any way in respect of the subject property.
Extent of Valuers' Work and Limitations	The extent of investigation undertaken by the valuer in completing the valuation has included: • collation of information from relevant parties regarding the subject property; • undertaking our own research regarding the subject property; • an inspection of the property and measurement of buildings where required; • undertaking market research in terms of values and/or costs of similar properties; • preparation of valuation calculations; and • preparation of this report. This valuation has been based on information supplied which is assumed to have been provided in good faith and contain a full and frank disclosure of all information that is relevant to the valuation of the property. The valuer has not undertaken due diligence or verification of the information supplied.
Compliance/Departures with Valuation Standards	This valuation has been prepared in accordance with the International Valuation Standards (IVS), published by the International Valuation Standards Council (IVSC), and other applicable valuation standards, effective as of the date of this report.
Basis of Value	Market Value as defined in the International Valuation Standards

19.0 Assumptions, Conditions and Limitations

Digital Copies of Reports	<i>Where a report has been provided in digital copy and has not been received directly via our firm, the report contents, especially the valuations and critical assumptions, should be verified by contacting the issuing office to ensure the contents are bona fide. In particular if the reader of this report has suspicions that the report appears to be tampered or altered then we recommend the reader contact the issuing office.</i>
Environmental	<i>This report is not an environmental audit, and no advice is given in any way relating to environmental matters. Any comment given as to environmental factors in relation to the property are not given in the capacity as an expert. This assessment of value (unless specified otherwise) is made on the basis that the property is free of contamination or environmental issues affecting the property not made known to the valuer. In the event the property is found to contain contamination the matter should be referred to this office for comment. Given contamination issues can have a significant impact on the Market Value of the property, the right to review and if necessary, vary the valuation is reserved if any contamination or other environmental hazard is found to exist.</i>

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ESG	<i>The Valuer has had regard to reasonably observable or known environmental, social and governance (ESG) factors. The Valuer has considered whether any ESG factors impact Market Value of the subject property and made appropriate adjustments where there are significant ESG factors impacting Market Value. Any comments in relation to ESG are only provided in the Valuer's capacity as a property valuer. You may wish to seek further specific advice on ESG from specialists who have expertise and qualifications in ESG prior to reliance on this report.</i>
Full Disclosure	<i>Whilst an attempt has been made to confirm the veracity of information supplied, the scope of work did not extend to verification of all information supplied or due diligence. The valuation and report have been prepared on the assumption that the instructions and information supplied have been provided in good faith, are not in any way misleading or deceptive, contain a full disclosure of all relevant information, and that there are no undisclosed agreements in place that affect the property. The valuer and valuation firm do not accept any responsibility or liability whatsoever in the event of being provided with insufficient, false, or misleading information.</i>
Future Value	<i>Any comments made in relation to future values are based on general knowledge and information currently available. These comments should not be construed as a prediction of future value levels or a warranty of future performance as the property market is susceptible to potential rapid and unexpected change caused by multiple factors. Ultimately current expectations as to trends in property values may not prove to be accurate.</i>
Geotechnical	<i>A geotechnical engineer's survey of the property has not been sighted. The valuer is not expert in the field of civil or geotechnical engineering, and therefore, no comment can be made regarding the geotechnical integrity of the ground and soil conditions. It is specifically assumed that there are no adverse geotechnical conditions that compromise the utility of the property for the current or highest and best use. In the event adverse ground conditions are found, it is recommended that the matter be referred to the valuer for review.</i>
GST	<i>Unless otherwise stated, the valuation has been assessed at market value, inclusive of any GST if payable. GST does not apply to existing residential premises but may be payable for new residential premises. Residential rent is not subject to GST. If there is any uncertainty as to the treatment of GST we recommend you seek advice from a qualified accountant regarding the nature of any potential transaction or services supplied, the GST status of the parties involved, and confirmation of any potential GST liability.</i>

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Heritage	<i>Unless specified otherwise, this report does not assess the potential impacts of heritage and cultural issues, including Aboriginal and Torres Strait Islander cultural heritage, on the use and value of the property. While every effort has been made to provide accurate and comprehensive information, this report assumes that heritage and cultural issues do not have a discernible impact on the property's value or potential use, unless specified otherwise. You are advised to independently investigate and assess any heritage and cultural-related matters that might affect the property. This includes seeking guidance from appropriate authorities, heritage experts, and Aboriginal and Torres Strait Islander communities, where applicable. Any reliance on this report's findings should not negate the need for thorough due diligence on heritage and cultural-related aspects, which can have significant legal, cultural, and social implications. This report is not intended to provide professional advice on heritage or cultural heritage matters. The report does not replace or substitute for the need to engage with qualified professionals who specialise in heritage assessments and cultural considerations. By accepting and using this report, you acknowledge that heritage and cultural issues may have potential impacts on the property that are not addressed within the scope of this valuation. The right to review and, if necessary, amend the valuation is reserved if onerous heritage and/or cultural restrictions are identified through formal searches.</i>
Inconsistencies in Assumptions	<i>If there is found to be any variance, inconsistency or contradiction in any of the above assumptions then there may be a variation in the valuation assessed.</i>
Information Availability (Market Evidence)	<i>In preparing this report, investigations reasonably expected of a professional valuer, having regard to normal professional practice, have been undertaken to obtain the most relevant, available, comparable market evidence. Whilst the market evidence information and any other information provided are believed to be accurate, not all details can and have been formally verified. Due to privacy laws, confidentiality agreements, and other circumstances beyond control, the valuer may not have had access to: personal details of parties involved in transactions (including the relationship of the parties); information on recent transactions that are yet to become public knowledge; and copies of leases or contracts to confirm rents or prices and to ascertain whether rents or prices are inclusive or exclusive of GST.</i>
Land and Building Area	<i>In the event actual surveyed areas of the property are different to the areas adopted in this report the survey should be referred to the valuer for comment on any valuation implications. The right to amend the valuation is reserved if a formal survey of areas differs from those detailed in this report.</i>
Market Change	<i>This valuation is current as at the Valuation Date only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Where the valuation is being relied upon for mortgage purposes, without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 90 days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. It is recommended the valuation be reviewed at regular intervals.</i>
Planning and Building Approvals	<i>Town planning and zoning information was informally obtained from the relevant local and State Government authorities or online sources which should be verified if considered necessary. This valuation assumes all necessary and appropriate town planning and/or building, consents, approvals and certifications have been issued unless specified otherwise within the valuation report. If formal searches subsequently obtained contains additional or contrary information, the right to review and, if necessary, amend the valuation is reserved.</i>

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Publication of Report	<i>The publication of the valuation or report in whole or any part, or any reference thereto, or the names and professional affiliations of the valuers is prohibited without the prior written approval of the valuer as to the form and context in which it is to appear.</i>
Reliance on Whole Report	<i>This valuation should be read in its entirety, inclusive of any summary and annexures. The valuer and valuation firm does not accept any responsibility where part of this report has been relied upon without reference to the full context of the valuation report.</i>
Site Survey	<i>This report is not a site survey and any comments relating to survey matters are not given in the capacity as an expert surveyor. Unless specified otherwise, the valuation is made on the basis that there are no encroachments by or upon the property and this should be confirmed by a current survey report if considered necessary. The right to review and, if necessary, amend this valuation is reserved if any encroachments are noted by a survey.</i>
Third Parties	<i>This report has been prepared for the private and confidential use of our client, Homes Tasmania, for the specified purpose and it should not be relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. The report should not be reproduced in whole or part without the express written authority of Opteon Property Group Pty Ltd. Our warning is registered here, that any party, other than those specifically named in this report as our client or intended user should obtain their own valuation before acting in any way in respect of the subject property.</i>
Title and Encumbrances	<i>If there are errors or omissions in the Title information provided to us, the right to review the valuation is reserved. Any encumbrances, encroachments, restrictions, leases or covenants which are not noted on the Title may affect the value of the property. Unless specified otherwise, this valuation assumes there are no native title interests affecting the property. If the property is strata titled, this valuation assumes the property has an equitable unit entitlement. The valuation is assessed without the benefit of a search of the owner's corporation records and assumes there are no abnormal assets or liabilities within the owner's corporation.</i>
Photographs and Imagery	<i>The photos used in this report may not have been taken by Opteon (Third Party Photos). Where possible, a photo or other imagery that has been sourced from a third party (other than the property contact who has not been attributed) has been attributed in this report to the source from which Opteon obtained the photo or image. Opteon makes no warranties or representations in respect of, and is unable to assign to you, any intellectual property rights subsisting in the Third Party Photos.</i>

318 Main Road
Glenorchy, TAS 7010
Our Reference: 21092317



APPENDIX 1
INSTRUCTIONS

QUOTE



9 October 2025

Thank you for the opportunity to provide a quote for our services.

PROPERTY	318 Main Road, Glenorchy, Tasmania
PROFESSIONAL FEES	\$3,025.00 inclusive of GST.
PAYMENT OF FEES	We require payment of our professional fees within the terms as shown on the invoice but you agree that we retain the right to withhold any report or deliverable until payment is made.
TIMEFRAME	20 Business Days We estimate completing the valuation in 20 business days. If we are unable to meet the estimated timeframe, we will consult with you as to an updated time for delivery.
EXTENT OF THE PROFESSIONAL'S WORK AND LIMITATIONS	The scope of work is to complete a valuation of the property on an 'as is' basis only including: - collation of information and undertaking our own research regarding the property; - an inspection of the property and measurement of buildings where required; - undertaking research in terms of market transactions of comparable properties; - preparation of valuation calculations and a valuation report. The scope of work does not extend to due diligence and clients should make their own further investigations if considered necessary. Please note, as the contribution to the cost of the public walkway through the site is yet to be agreed to between the parties, our valuation will be provided on an 'as is' basis only. Deductions for such costs to be agreed upon between the parties once finalised.
OUR REFERENCE	21092317
CLIENT(S)	Homes Tasmania ABN: 83 625 432 188
CLIENT CONTACT	Jeff Krafft and Pip Bilson
CLIENT EMAIL	jeff.krafft@homes.tas.gov.au; pip.bilson1@homes.tas.gov.au
TYPE OF PROPERTY	Residential Development Site (4-10 dwellings)
VALUATION PURPOSE AND INTENDED USE	Pre-purchase purposes and should not be relied upon for any other purpose.
COMPLIANCE / DEPARTURES	The valuation will be prepared in compliance with the International Valuation Standards.
BASIS OF VALUE	Unless otherwise requested, the basis of value is Market Value and on the premise of highest and best use as defined in the International Valuation Standards as adopted by the Australian Property Institute.
DATE OF VALUATION	Unless otherwise specified the date of valuation will be the date of inspection.
REPORT FORMAT	Unless otherwise agreed, a written report will be prepared (PDF Format).
REQUIRED INFORMATION	If you have any information about the property or information which is relevant to the purpose of this advice please supply this information to us, preferably by email. Relevant documents should be provided with written instruction and may include the following (if available): - Updated development approvals. - Updated environmental reports. - Updated lot yield/scheme plan. - Costs for installation of the footway.
ADDRESS INVOICE TO	Homes Tasmania, 134 Macquarie Street, Hobart TAS 7000
EXPIRY OF QUOTE	30 days.
CURRENCY	Values assessed will be in Australian dollars.

Opteon Property Group Pty Ltd ABN 78 144 732 589
P 1300 40 50 60 E info@opteonsolutions.com
W www.opteonsolutions.com

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318 Main Road
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TERMS OF ENGAGEMENT	Our Services and report are provided subject to Opteon’s Standard Terms and Conditions* which are enclosed. (*Terms not applicable if an enforceable and current contract concerning the services which are the subject of this engagement is in place and binding on the parties as at the date of this quote.)
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This quote has been provided based on the information you have provided. If necessary, kindly provide your detailed or further instructions. If any of the details are ambiguous or incorrect, it may be necessary to vary this quote by a reasonable amount to account for any changes.

How to Proceed	You can accept the quote and engage Opteon via our online portal or return email. Kindly also refer to the instructions regarding the payment of fees.
----------------	--

If you have any questions or for assistance please feel free to contact us on 1300 40 50 60 or email quotes@opteonsolutions.com and quote the following reference number **21092317**. Thank you again for your business and we look forward to being of service to you.

QUOTE

318 Main Road
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Terms and Conditions – Valuation Services

These Terms and Conditions set out the terms on which we provide our Services to you.

1. Our Services

We will provide the Services to you with the degree of care, skill and diligence expected of a professional providing services of the same kind.

2. Who can use our Valuation

2.1 Our Valuation is prepared solely for you, and any other person expressly specified in the Quote or the Request (**Other Intended User**). We do not accept responsibility to any other parties.

2.2 You and each Other Intended User can only use or rely on the Valuation for the Permitted Purpose. We do not accept responsibility if you use or rely on the Valuation for any purpose other than the Permitted Purpose.

2.3 If you wish to provide the Valuation to any person other than an Other Intended User, or to publish any part of the Valuation in any document that will be provided to any person other than an Other Intended User, you must obtain our prior written consent, which we may withhold in our absolute discretion.

2.4 You acknowledge that any use or disclosure of, or reliance on, our Valuation in a manner that is not permitted by this Agreement may expose us to a Claim from someone with whom we have no relationship or whose interests we have not considered in preparing our Valuation. Accordingly, you agree to indemnify us for any Loss we may suffer or incur in respect of any Claim by a third party who has obtained the Valuation as a result of your unauthorised disclosure of the Valuation.

3. OUR LIABILITY IS LIMITED

3.1 We are subject to the Australian Property Institute Valuers Ltd Professional Standards Scheme (**Scheme**) – a limitation of liability scheme approved under Professional Standards Legislation. Our liability for our Services is limited in the manner provided by the Scheme. If you would like further information on the Scheme, please contact customer.success@opteonsolutions.com.

3.2 To the extent permitted by law and notwithstanding clause 3.1, our liability for any Loss suffered or incurred in connection with a Valuation, our Services or this Agreement whether arising out of negligence, breach of contract or otherwise (**Liability**), is limited in the following ways:

3.2.1 our total Liability to you is limited in the aggregate to the lesser of \$25,000 and three times the total of all fees paid or payable under this Agreement (excluding GST);

3.2.2 our Liability to you is limited to that proportion of the Loss caused or contributed to by us;

3.2.3 you release us from any Liability to the extent that any Loss relates to any inaccuracy, inconsistency or omission in Your Information or any instructions and approvals given by you or your Representatives;

3.2.4 we will not be liable to you for any Consequential Loss; and

3.2.5 as otherwise provided in this Agreement, including as provided in clauses 5.1, 6.1.4 and 6.3.

3.3 The limitation on our Liability in clause 3.2 does not apply where you suffer or incur Loss in connection with our Services or this Agreement that arose as a direct result of our fraud, wilful misconduct or gross negligence.

3.4 The limit of liability set out in clause 3.2.1 applies to you, your Representatives and your related bodies corporate (as defined by the *Corporations Act 2001* (Cth) and any Other Intended Users as a group and it is up to you to agree how the limit is allocated between you. You agree not to dispute the limit if you are unable to agree on how it will be allocated between you.

3.5 You acknowledge and agree that the Opteon entity named in the Quote is the only entity responsible for providing the Services and the only entity that may have any liability to you in connection with the Services or this Agreement.

3.6 You agree not to bring any claim relating to our Services or this Agreement against any:

3.6.1 Opteon entity other than the entity named in the Quote; or

3.6.2 against any of our employees, agents or officers in their personal capacity.

4. Australian Consumer Law and Your Rights

4.1 Under the Australian Consumer Law, consumers are protected by automatic guarantees for services they acquire. If we fail to live up to any of these consumer guarantees in respect of our Services, you may be entitled to remedies under the Australian Consumer Law.

4.2 We recommend that you refer to the ACCC website at <https://www.accc.gov.au/consumers/consumer-rights-guarantees> or obtain independent legal advice for further information.

4.3 To the extent permitted by law, our liability for breach of a consumer guarantee is limited at our option to the cost of supplying the Services again or paying to have the Services supplied again.

4.4 If you would like to talk to us about our Services or any aspect of this Agreement, you can contact us at:
customer.success@opteonsolutions.com.

5. Valuation Currency, Qualifications and Disclaimers

5.1 Our Valuation is current at the date of the Valuation only. The value of a property, premises or asset may change significantly and unexpectedly over a relatively short period of time (whether due to general market movements or factors specific to the particular property, premises or asset). As such, you release us from any Claim for any Loss arising from any subsequent changes in value. Without limiting the above, if the Valuation is for mortgage purposes, we do not assume any responsibility and you release us from liability for any Loss you may suffer where the Valuation is relied upon more than 90 days after the date of valuation, or earlier if you are aware of anything that may have an effect on the Valuation.

5.2 Our Valuation will contain, and be subject to, certain assumptions, qualifications, limitations and disclaimers (**Notices**). If you would like to see a copy of the types of Notices commonly contained in our Valuations, please contact us at customer.success@opteonsolutions.com. You agree that you will review the Notices upon acceptance of our Valuation, your use of our Valuation constitutes acceptance of the Notices and the Notices form part of this Agreement.

5.3 You acknowledge that in providing the Valuation we may rely on information, documents, photos and data provided by third parties (**Third Party Information**). While we will always take reasonable steps to verify the accuracy and completeness of Third Party Information, we make no warranties or representations about the accuracy or completeness of that Third Party Information.

5.4 You acknowledge and agree that the Valuation is not, and cannot be relied on as taxation, investment, accounting or legal advice and does not constitute a recommendation to take or not take any particular course or action in respect of a transaction or investment opportunity.

5.5 If we provide you with a draft or unsigned copy of our Valuation (**Draft Report**), we do so only on the basis that you may not rely on it. You agree that we will not be liable, and you will have no cause of action against us, for any Loss you may suffer or incur by relying on a Draft Report.

6. Additional Terms for Specific Valuations

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Page 3

QUOTE

318 Main Road
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6.1 If the Valuation is for the purpose of litigation, Family Law settlement or any other dispute or court proceedings:

6.1.1 any reference to the Valuation in this Agreement includes a reference to any deliverable prepared by us as part of our Services;

6.1.2 we may charge you additional fees for our time spent in providing our Services to you including preparing for, and attending, court appearances and conferences or preparing witness statements or reports. Any additional fees will be charged at a reasonable agreed hourly rate, or as otherwise agreed with you in advance;

6.1.3 when we act as single, jointly or court appointed expert witness, we do not act as your advocate. At all times, we will comply with the requirements of all relevant court rules and procedures and our paramount duty, which overrides any duty to you or any party to the proceedings, is to assist the court impartially on matters relevant to the area of our expertise; and

6.1.4 you release and hold us harmless from any liability for any Claim that you or anyone else may bring for any Loss arising out of or in any way connected with our Services provided for the purpose of, or arising due to the outcome of, the family law settlement, litigation, dispute or court proceeding.

6.2 You must not publish any part of our Valuation in any Investor Document unless you first obtain our written consent, which will be subject to the requirements that:

6.2.1 you comply with our directions in relation to the form and context in which any part of our Valuation is to appear and to the inclusion of specific notices and disclaimers of liability that you must obtain from us;

6.2.2 you agree to provide us with a final version of the Investor Document for our approval prior to publication; and

6.2.3 you acknowledge that any publication of any part of our Valuation in an Investor Document may expose us to a Claim from someone with whom we have no relationship or whose interests we have not considered in preparing our Valuation. Accordingly, you agree to indemnify us for any Loss we may suffer or incur in respect of any Claim by a third party who has obtained the Valuation or any summary or excerpt of it as a result of your disclosure.

6.3 If our Services comprise providing an Indicative Assessment, you acknowledge and agree that:

6.3.1 the Indicative Assessment has been completed undertaking a desktop process without a physical inspection of the property and therefore may not identify or consider certain features or risks of the property, premises or asset, including (but not limited to) environmental issues, state of repair, improvements, aesthetics or views, which may together or separately affect the value of the property, premises or asset;

6.3.2 an Indicative Assessment provides an indicative value only. It may not be as accurate as, and does not constitute, a "valuation" conducted in accordance with general principles of valuation practice, which requires a valuer to physically inspect the property, independently verify information supplied and carry out a range of enquiries, some or all of which may not have been done in providing an Indicative Assessment;

6.3.3 we disclaim any warranty or representation that the Indicative Assessment provides an accurate representation as to the market value of the property and you release and hold us harmless from any liability for any

Claim for any Loss you may suffer as a result of your use or reliance on the Indicative Assessment; and

6.3.4 all references to "Valuation" in this Agreement (other than in the definition of "Valuation") are to be read as references to "Indicative Assessment".

7. Our fee

7.1 You agree to pay us the fee for our Services as set out in the Quote.

7.2 If, after we have provided you with the Quote, we discover that our Services will be more complex or require more resources than accounted for at the time of the Quote or you request further Services, we may request a reasonable higher fee for our Services. In these circumstances, we will provide you with a revised Quote and seek your agreement before proceeding. In the event you do not agree with us proceeding on the basis of the revised Quote, you agree to pay us for any Services already provided.

7.3 Unless stated otherwise, all fees payable under this Agreement are expressed exclusive of GST. You agree to pay any GST imposed on us, now or in the future, in relation to this Agreement. Where GST is payable on any taxable supply made under this Agreement, you agree that the fees payable for this supply will be increased by an amount equal to the GST payable by us in respect of that supply.

8. Invoicing and Payment

8.1 You must prepay the fee for our Services unless we agree otherwise.

8.2 If we agree that you are not required to prepay the fee for our Services, you must pay our fee within 14 days of receiving an invoice for the fee (unless agreed otherwise). If you dispute an invoice, you must pay the undisputed amount and we will work together to resolve the dispute.

8.3 Where any portion of the fee remains due and unpaid, we may charge you a late payment fee of 2% per month (or part thereof). We reserve the right to recover from you any costs incurred in collecting unpaid monies, including collection agency fees, legal fees and bank fees.

8.4 If we have not received payment of our fee in full by its due date, we may suspend or terminate any part of our Services, pending payment in full.

9. Unexpected Delay

Neither party will be liable for any failure or delay in providing the Services to the extent such failure or delay is caused by an Unexpected Delay.

10. Confidentiality

10.1 We agree to protect and keep confidential any Confidential Information that you give to us and will only use or disclose your Confidential Information to provide our Services to you, unless otherwise permitted by you in writing or as set out in this Agreement.

10.2 Where relevant, we may use, disclose and transfer Your Information (even if Confidential Information) to our Representatives who will use and disclose it only to provide our Services to you. In addition, we may disclose Your Information to our professional advisers or insurers on a confidential basis.

10.3 We may disclose your Confidential Information where it is required to be disclosed by law. However, we will first, where practical and to the extent permitted by law, notify you of the requirement to disclose and will only disclose the minimum Confidential Information required to comply with the law or requirement.

10.4 You agree that we may aggregate Your Information and use and disclose that aggregated information in de-identified form as part of research and advice, including without limitation, benchmarking services or for valuation purposes.

10.5 At your request, we will return to you or destroy your Confidential Information. However, we will retain a copy of any Confidential

QUOTE

318 Main Road
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Information included in our working materials and documents relating to your Valuation for our lawful record keeping purposes, which we will continue to keep confidential in accordance with this Agreement.

11. Personal Information and Privacy

11.1 We will handle Personal Information in accordance with the Privacy Laws and our privacy policy available at www.opteonsolutions.com/au/privacy-policy/.

11.2 You agree to work with us to ensure that you and we meet any obligations that each of us may have under the Privacy Laws.

11.3 You represent and agree that any Personal Information you provide to us has been collected in accordance with the Privacy Laws, that you are entitled to provide that Personal Information to us and that we may collect, use and disclose the Personal Information for the purpose of providing our Services to you or as otherwise permitted by this Agreement.

12. Intellectual Property

12.1 Except as set out in clause 12.4, we own the Intellectual Property Rights in the Valuation and Our Data (**our IP**) and may commercialise or exploit our IP for any purpose whatsoever.

12.2 You grant us a non-exclusive, royalty-free licence to use any Intellectual Property Rights in Your Information for the purpose of providing our Services to you and as otherwise contemplated in this Agreement.

12.3 Subject to clause 12.4, we grant you a non-exclusive, royalty-free licence to use the Valuation for the Permitted Purpose, subject to the restrictions set out in this Agreement.

12.4 The photos used in a Valuation may not have been taken by us (**Third Party Photos**). Where possible, Third Party Photos (other than photos sourced from the property contact who has not been attributed) have been attributed to the source from which we obtained the photo. We make no warranties or representations in respect of, and are unable to assign to you, any Intellectual Property Rights subsisting in the Third Party Photos.

13. Conflict of Interest

If either you or we become aware of an actual or potential conflict of interest in respect of the Services at any time, you or we (as applicable) will notify the other party as soon as possible and in addition to anything else that we consider reasonably necessary to manage the issue, we may decline to provide our Services to you.

14. Termination

14.1 Either party may terminate this Agreement at any time by giving the other party at least 7 days' written notice.

14.2 If the Agreement is terminated by you for any reason, you must pay our fee for our Services performed and any other charges incurred, up to the time of termination.

14.3 If the Agreement is terminated by us without cause, we will refund any fee that you have paid us in respect of Services that we have not provided at the time of termination.

14.4 Any term in this Agreement that contemplates continuing beyond termination or expiry of this Agreement will survive termination or expiry of this Agreement and will continue in full force and effect, including provisions relating to use and reliance on our Valuation (clause 2), limitations on liability (clause 3), confidentiality (clause 10), personal information and privacy (clause 11) and intellectual property (clause 12).

15. General

15.1 This Agreement embodies the entire agreement between us for our Services and supersedes any prior communications and agreements we may have had, whether verbal or written in relation to its subject matter.

15.2 If there is an inconsistency between a provision of these Terms and Conditions and a provision in the Quote, then the provision in the Quote prevails to the extent of the inconsistency.

15.3 Neither of us may transfer, assign or novate this Agreement without the prior written consent of the other.

15.4 We may subcontract the performance of our Services (in whole or part) without giving notice to you, but at all times we remain liable to you, subject to clause 3, for the acts or omissions of our subcontractors.

15.5 Each of us agrees to use reasonable endeavours to resolve any dispute that arises in connection with this Agreement by mediation before bringing a legal claim or starting legal proceedings against the other.

15.6 If any term of this Agreement is not enforceable then that term will be severed, but in all other respects this Agreement will have full effect.

15.7 This Agreement is governed by the laws of Victoria and the parties submit to the non-exclusive jurisdiction of the courts of Victoria.

15.8 A waiver by either of us of a breach of, or failure to enforce compliance with, a term of this Agreement will not be a waiver of a continuing or subsequent breach or a waiver of any other term of this Agreement.

16. Reading this Agreement

In this Agreement:

16.1 headings are for convenience only and do not affect the interpretation of this Agreement;

16.2 the singular includes the plural and vice versa;

16.3 the word 'includes' in any form is not a word of limitation;

16.4 the word 'person' includes a firm, partnership, joint venture, association, corporation or other body corporate;

16.5 '\$' is a reference to Australian dollars; and

16.6 a reference to legislation is to that legislation as amended or replaced and includes any subordinate legislation issued under it.

17. Definitions

In this document, the following words have the following meanings:

Agreement means the agreement between us and you comprising these 'Terms and Conditions', the Request, the Quote and the Valuation.

API means the Australian Property Institute.

Claim means any claim made (whether in the form of an allegation, demand, suit, action or other proceeding of any kind) under or in connection with this Agreement, the Services or the Valuation, whether arising under contract (including under any warranty or indemnity or any other breach, actual or anticipatory), in equity, restitution, negligence or any other tort, strict liability under statute or otherwise at all.

Confidential Information means any Information relating to you and your transactions, operations and affairs and any Information obtained by us solely in connection with our Services that is either designated as confidential or that it would be reasonable to assume is confidential, but excludes any Information that is:

- (a) publicly available, not by breach of this Agreement;
- (b) obtained from a third party other than through a breach of confidence;
- (c) known to us at the time we received it from you; or
- (d) developed by us independently.

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Consequential Loss means any loss of actual or anticipated profit or revenue, extraordinary or unexpected financing costs, anticipated savings or business opportunity, loss or corruption of data or systems, or damage to goodwill whether arising at law as direct or indirect loss, and any indirect, consequential, special, punitive, exemplary or incidental loss or damages, whether foreseeable or not and whether we were advised of the possibility of such damages.

Franchisee means a partnership or company that has entered into a franchise agreement with our franchisor entity, Opteon Franchising Pty Ltd and includes any Representatives of a Franchisee.

GST has the meaning given to it under *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

Indicative Assessment means a report containing an indicative value in respect of a property, premises or asset undertaken pursuant to a Request and prepared using a desktop process without any physical inspection of the property, premises or asset as expressly instructed by you and includes the following products:

- (a) a "Residential Mortgage Desktop" – a residential mortgage lending product completed in accordance with the API Residential Desktop Assessment - Memorandum for first mortgage purposes, for which no physical inspection of the property has been undertaken;
- (b) a "Restricted Assessment Report" – a residential mortgage lending product completed in accordance with the API "Restricted Assessment Supporting Memorandum", for which only a partial physical inspection of the property has been undertaken; and
- (c) a "Desktop Assessment Report" – whose scope is set out in the Quote, for which no physical inspection of the property has been undertaken.

Information means any data, documents, photos and other material in whatever form.

Intellectual Property Rights means all intellectual property rights throughout the world and includes rights in respect of copyright, trademarks, designs, trade secrets and know-how.

Investor Document means a product disclosure statement, prospectus, information memorandum or other document prepared for investors or any other third party.

Loss means any loss, liability, Claim, damages, costs or expenses of whatsoever kind (including, where applicable, Consequential Loss).

Our Data means all data, photographs, field notes, sales data, reports, systems and other materials that we produce, collect, develop or otherwise bring into existence in the provision of our Services (other than Third Party Information, Third Party Photos and Your Information).

Permitted Purpose means the purpose set out in the Quote, Valuation or otherwise as set out in writing and accepted by us.

Personal Information has the meaning given in the Privacy Laws.

Privacy Laws means the *Privacy Act 1988* (Cth) and any other law that applies to either of us that relates to privacy or to the collection, use, disclosure or handling of information about individuals (including a law of a State or Territory relating to privacy).

Professional Standards Legislation means the professional standards legislation that exists in every Australian jurisdiction, that governs the operation of professional standards schemes.

Quote means the quote or engagement letter provided by us, or other written communication between you and us, in respect of our Services.

Representatives means any officer, employee, consultant, agent, adviser or contractor.

Request means the instructing information provided by you, in the form agreed by us, requesting Services under this Agreement, and includes your acceptance of a Quote.

Services means providing Valuations, Indicative Assessments and ancillary advisory or consultancy services in relation to property, premises or assets.

Third Party Information has the meaning given in clause 5.3.

Third Party Photos has the meaning given in clause 12.4.

Unexpected Delay means any delay in providing the Services that is caused or contributed to by an act or event (including the non-performance of either party's obligations) that is beyond a party's control or not reasonably foreseeable by that party at the time of a Request.

us and we means Opteon Property Group Pty Ltd ACN 144 732 589, our related bodies corporate (as defined by the *Corporations Act 2001* (Cth)), any Franchisee providing the Services and our respective Representatives.

Valuation means a report setting out an opinion of value of a property, premises or asset at a specified date prepared pursuant to a Request in accordance with general principles of valuation practice which includes undertaking a full or limited onsite, or limited off-site (i.e. kerbside) inspection. [Note: under clause 6.3, where the Service is to provide an Indicative Assessment, all references in this Agreement to "Valuation" (other than in this definition) will be read as references to "Indicative Assessment".]

Valuer means the valuation professional employed (or engaged) by us who is a current financial member of the API or the Royal Institute of Chartered Surveyors (or other equivalent or relevant professional body) with the skills, qualifications and experience necessary to provide our Services.

you means the client engaging us to provide our Services.

Your Information means any Information provided to us by you or your Representatives, agents or anyone else at your request or on your behalf.

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APPENDIX 2

CERTIFICATE OF TITLE

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 213876	FOLIO 1
EDITION 1	DATE OF ISSUE 21-Dec-1994

SEARCH DATE : 10-Jul-2024

SEARCH TIME : 12.23 PM

DESCRIPTION OF LAND

City of GLENORCHY

Lot 1 on Plan 213876

Derivation : Part of Lot 100 Acres Gtd to W H Bowden

Prior CT 2561/4

SCHEDULE 1

139325 GLENORCHY CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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APPENDIX 3

TITLE PLAN

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

R.P. 512

ANNEXURE TO CERTIFICATE OF TITLE VOL.

2561

4

FOL.

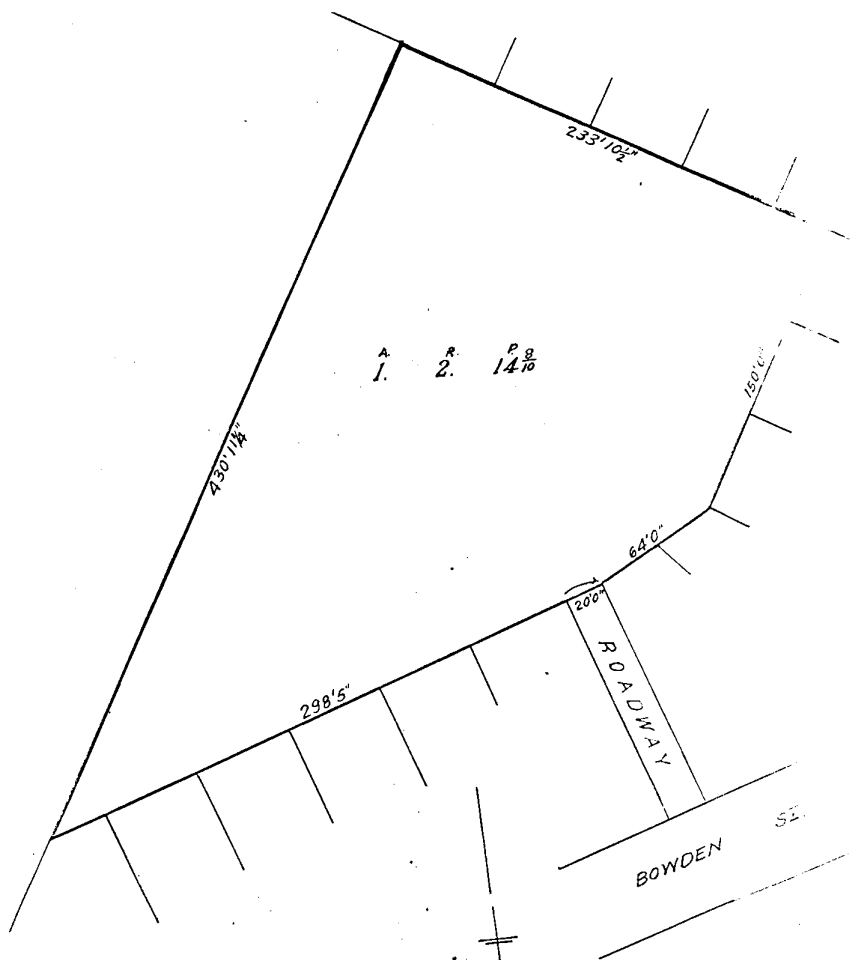
Mutthinsons
Recorder of Titles



REGISTERED NUMBER

213876

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.



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APPENDIX 4
TABLE OF USES

Tasmanian Planning Scheme – State Planning Provisions

9.0 Inner Residential Zone

9.1 Zone Purpose

The purpose of the Inner Residential Zone is:

- 9.1.1 To provide for a variety of residential use or development that accommodates a range of dwelling types at higher densities.
- 9.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 9.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity, through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 9.1.4 To provide for Visitor Accommodation that is compatible with residential character.

9.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.
Permitted	
Residential	If not listed as No Permit Required.
Visitor Accommodation	
Discretionary	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre, public hall, community centre or neighbourhood centre.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.

9.0 Inner Residential Zone: 1

Tasmanian Planning Scheme – State Planning Provisions

Use Class	Qualification
General Retail and Hire	
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

9.3 Use Standards

9.3.1 Discretionary uses

Objective:	That Discretionary uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.	
Acceptable Solutions		Performance Criteria
A1 Hours of operation of a use listed as Discretionary, excluding Emergency Services, must be within the hours of: (a) 7.00am to 7.00pm Monday to Friday; and (b) 8.00am to 6.00pm Saturday and Sunday.		P1 Hours of operation of a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.
A2 External lighting for a use listed as Discretionary: (a) must not operate within the hours of 8.00pm to 6.00am, excluding any security lighting; and (b) security lighting must be baffled so that direct light does not extend into the adjoining property.		P2 External lighting for a use listed as Discretionary, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the number of proposed light sources and their intensity; (b) the location of the proposed light sources; (c) the topography of the site; and (d) any existing light sources.

Department of Natural Resources and Environment Tasmania

HERITAGE AND LAND TASMANIA - OFFICE OF THE VALUER-GENERAL

Level 2, 134 Macquarie Street, HOBART TAS
GPO Box 44, Hobart, Tasmania, 7001
Ph 03 6165 4444
Web www.nre.tas.gov.au/land-tasmania/office-of-the-valuer-general



Pip Bilson
Manager
Asset Management and Planning
Homes Tasmania

Dear Ms Bilson

318 Main Road, Glenorchy – Valuation Endorsement

In accordance with your instructions dated 10 September 2025 and subsequently 31 October 2025 we have been requested to review and endorse the current market value of 318 Main Road, Glenorchy contained within the valuation report dated 31 October 2025 provided by Opteon Property Group - File Reference: 21092317.

We have reviewed the supplied valuation report in accordance with the instructions. We consider the process undertaken and the methodology adopted to be fair and reasonable and therefore endorse the valuation report.

These comments are not made in the capacity of an inspecting valuer undertaking the assessment. We highlight we have not inspected the property or market analysis provided and have not undertaken our own assessment of the site.

The valuation provided is subject to the comments, qualifications within the valuation report. It is essential that before the reader relies on the valuation, they read the report in its entirety, including any Annexures.

Yours sincerely

A handwritten signature in black ink, appearing to read "TQ", is placed above the printed name of the valuer.

Tamsin Quayle AAPI
Certified Practising Valuer
Office of the Valuer-General

07 November 2025

From: [REDACTED]
Sent: Wed, 27 Aug 2025 15:25:03 +1000
To: "GCC Corporate Mail" <gccmail@gcc.tas.gov.au>; "Ald Sue Hickey" <Sue.Hickey@gcc.tas.gov.au>; "Ald Russell Yaxley" <Russell.Yaxley@gcc.tas.gov.au>; "Ald Shane Alderton" <Shane.Alderton@gcc.tas.gov.au>; "Ald Josh Cockshutt" <Josh.Cockshutt@gcc.tas.gov.au>; "Cr Molly Kendall" <Molly.Kendall@gcc.tas.gov.au>; "Steven King" <Steven.King@gcc.tas.gov.au>; "Tim Marks" <Tim.Marks@gcc.tas.gov.au>; "Ald Peter Ridler" <Peter.Ridler@gcc.tas.gov.au>; "Ald Stuart Slade" <Stuart.Slade@gcc.tas.gov.au>; "Ald Justin Stringer" <Justin.Stringer@gcc.tas.gov.au>
Subject: Submission Sale of Part 318 Main Rd Notice of Disposal
Attachments: Disposal 318 Main Rd.pdf
Categories: [REDACTED]

CAUTION: External email.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear General Manager, and all Councillors/Alderman,

I attach my submission within time on the 11 August 2025 Notice to Dispose Part of 318 Main Rd otherwise known as the Hill above Eady Street to give exclusive dealings to Housing Tasmania to build 68 units.

I have included each Councillor/Alderman, primarily because you are the ultimate decision makers and I want you take ownership of this action and not have my submission paraphrased by someone else for you.

I realise that Council has tried for decades to dispose of this portion of Eady Street Reserve and the rezoning a couple of years ago just reinforced its determination despite a few community battles on attempting disposal in the past, so I am not revisiting those old wars, as Housing will be built its just when and how and by whom.

Having lived in the area for 33 years I well aware of the issues and goings on in my local area.

However, what made me write this submission was that I was particularly taken back by Council stating in its recommendations to dispose; that sufficient and adequate adjacent open spaces already existed in namely Barry Street and Windsor Street Reserves to mitigate any loss of space access.

Its my experience in seeking improvements in Windsor Street Reserve in particular over many years to be continuously knocked back. Secondly Windsor Street reserve has been documented in two current Key Strategies as having been endorsed by Council to be decommissioned as a neighborhood park and then have its infrastructure remove so one can see my amusement in the report recommendation, its comical I thought.

Councils property report contains no commentaries on several endorsed Key Strategy documents that cover the Land and adjacent Open Spaces which should have been made known to Councilors/Alderman to properly inform decision making as they impact potentially on the effectiveness of the key mitigation remedy on which the property report relies on to manage amenity impacts arising from any disposal.

Housing will happen anyway at some point in time on the Land but the opportunities are in my view being not taken to maximize community benefits that could be fast track from the sale, and ought be better decided than simply being seen as pool of unallocated money after sale costs deducted to a proceeds of disposal of land reserve fund for unspecified future expenditures that may or may not arise.

I note the reserve funds haven't been used since inception (Note I've not sighted last years report yet) 4 or 5 yrs ago except a \$525K purchase from the fund for a block of land in Peltro Street that remains vacant, this is a worrying practice never spending funds when every one knows costs are continually rising faster in the infrastructure space than inflation its pooir financial management funds fromm sale of public land were intended to be used to replace lost amenity not used as budget buffer which seems to be Councils moudus operandi .

The submission is long 15 odd pages, I do apologise but I have sub paragraphed sections to make it easy to follow.

I also want to be clear I am not opposed to the selling of the Land for housing just wanting to ensure the proceeds of any disposal go to the right areas not into the never never.

I believe my submission is balanced and addresses both sides or the coin sale and compensation to the community in exchange.

Thank you for your time and I hope the submission perhaps gives one or two of you to stop and reflect on what I have written.

■

■

Submission Objection of Disposal of Land 318 Main Rd Glenorchy

Submission Objection of Disposal of Land 318 Main Rd Glenorchy

Author [REDACTED]

To

General Manager Glenorchy Council

Wednesday, 27 August 2025

By Email gccmail@gcc.tas.gov.au and By Email each aldermen

Dear General Manager and Aldermen

I provide the following submission within time on the proposed disposal of Land specifically described by Council as Part of 318 Main Road, Glenorchy (also known as the hill behind Eady Street Reserve) (the Land) pursuant to a notice 11 August 2025 (the Notice) and also located on the Council website.

Background to the Representer's Concerns

What picked my attention was the sudden elevation by Councils Property Group that Windsor Street Reserve would be an important adjacent open space that would adequately compensate the 'lost open space' if the Land was sold for housing .

This hasn't been my experience of how Council has viewed my local open space.

I have lived 33 years at [REDACTED].

I still regularly walk and utilise the informal dirt walkway off Windsor/Bowden Street to access Glenorchy Shops via the Glenorchy Eady Street Recreational Reserve.

As some in Council will be aware I have made many representations on Open Spaces and in particular Barry and Windsor Street Reserves.

Submission Objection of Disposal of Land 318 Main Rd Glenorchy

In that time I have come across a few Council staff who didn't even Windsor Street Reserve existed.

I've managed to get the removal of the metal barricades to the entry of Windsor Street reserve which prevented cyclist, those with disabilities and with prams from entering/exiting the laneway to access the internal reserve.

I've tried to get more and more appropriate tree plantings in our small open spaces but with little success, yes I get a sympathetic hearing but little or no action usually its funding constraints or simply it seems all too hard our not on a priority.

In terms of Windsor Street Reserve other than a few straggly non native birch trees council has added nothing more since in terms of development of open space over 30 yrs.

It took me two (2) years of calling Council to put a sign up in Windsor Street directing were the access lane to Windsor Street Reserve as, as the old pine sign had fallen down years ago and not replaced by Council.

Windsor Street Reserve hasn't been prioritised by Council it's been a frustrating 33 years as a resident who lives [REDACTED] from this open space.

All this when the average house sales in this area are now between \$600 and 750K when I bought in 19912 I paid [REDACTED] Windsor Street House, heritage listed and one of the oldest houses in the municipality conjoining the reserve sold 12 months ago for \$1.6 Million.

People expect far more from open spaces than Council seems to appreciate ,especially when a land disposal report states Windsor Street Reserve is an adequate Open Space and then nwhen Council has in various strategies its published stated the long term intent for Windsor Street Reserve of the Council should be to effectively decommission as a Family/Social open space. (See later in this submission)!

The Land to be Disposed

The Notice purports to detail the intention consented to by Glenorchy City Council Aldermen (the Council) to dispose of under section 178 of the Local Government Act 1993 (the Act) or at least potentially sell a portion of the Land as depicted in the aerial photograph consented by Council 28 July 2025 at a meeting of Council.

Submission Objection of Disposal of Land 318 Main Rd Glenorchy



Key Reasons mentioned in the Council meeting 28 July 2025 and news forums to proceed with the Notice of intention to dispose of the Land

The Open space was variously described in some news releases by Council as a “waste “area of no or limited value.

Other issues raised included but not limited to:

Providing opportunities for residential development thru. Housing Tasmania in an otherwise internal slopping block that would be difficult to access.

The Writers Position on the Notice recommendations

• Errors in Property Report

It should be rather embarrassing that Council’s own property report in support of the Land disposal 28 July 2025 incorrectly inserts an aerial map listing showing as open space near the Land a reserve called Bowden Street Reserve there is no such reserve, the true name is Windsor Street Reserve I should know.

I note neither the Council or Councillors appears to have picked up on this error probably supports comments that Council hasn’t bothered with Windsor Street Reserve much and some do not know where its located.

Submission Objection of Disposal of Land 318 Main Rd Glenorchy

- **Failure to Recognise adequately, if at all the Glenorchy Open Spaces Strategy 2015 (Open Space Strategy)**

The disposal report when seeking to justify the Land disposal, does so by proceeding to an assumption that adjacent open space is sufficient to support any loss of open space from the proposed disposal of Land, and that this adjacent open space is adequate to compensate the loss of local amenity from the disposal of the Land.

The property report of 28 July 2025 refers to the relevant adjacent open spaces to be Barry Street Reserve and Windsor Street Reserve (corrected by me !).

It is relevant that the stated objectives of the Open Space Strategy approved by Council and in enforce , specifically are that:

“Every suburb should have at least one social / family recreation open space to provide a range of social and physical recreation opportunities for a range of users locally.” [page 15]

The Open Space Strategy 2015 then helpfully defines that social/family areas are:

those designed to provide opportunities for social and physical play activities of people from a wide range of age groups and abilities, typically catering for play, picnics, casual ball games, social sports activities, picnic and trail activities as well environmental elements.

- Barry Street Reserve

Within the body of the Open Space Strategy 2015 the Barry Street Reserve at page [16] is classified as Social/Family Open Space but the Strategy notes Barry Street Reserve does not provide all or some of the range of features required for this classification of an Open Space.

- Windsor Street Reserve

Windsor Street Reserve (incorrectly called Bowden Street Reserve) is not listed as having any Social/Family Open Space characteristics consistent with the Strategy objectives.

Submission Objection of Disposal of Land 318 Main Rd Glenorchy

Consequently the property report recommending disposal of the Land on the basis that adequate Open Space adjoining exists, needs to be questioned or at least be challenged by Councillors/Aldermen.

For example what are the actions intended to be performed by Council to achieve the required Social/Family Open Space standard of the Open Space Strategy 2015, **if** as the property report assumptions infer both Barry and Windsor Street Reserves provide an adequate open space to commensurate loss of open space from the disposal, when Council's own Strategy document states expressly they are not.

I realise Barry Street has had some new play spaces added, but Windsor Street has had nothing done for decades.

These improvements are not committed or identified in the property report recommendation and surely they ought be prior to any final vote on disposal and communicated to the public in specific terms and deliverables otherwise the assertion there re adequate adjacent open spaces is merely is mere puffery.

- **Failure to Implement Councils Own Precinct Plans Recommendations under the Open Space Strategy in Respect of Eady Street Reserve**

The Open Space Strategy refers to the need to create better access to Eady Street Reserve /Glenorchy Recreation Grounds through from Windsor and Bowden Street as well as create a formalised shared access from Main Rd [at page 30].

The Windsor /Bowden Street access upgrade has **not** occurred despite the Open Space Strategy signed off 10 years by Council.

The property disposal report makes a vague reference to Housing Tasmania will endeavour to keep open access but no more specifics as to the **how** this retained slither of open space will be upgraded to meet the Open Space Strategy objectives ie better access to Eady Street Recreational Reserve and Windsor/Bowden Streets or **by whom** and **when** as required by Councils own Open Spaces Strategy.

I acknowledge that there have been recent upgrades of the Rugby and Cricket facilities, but the Open Space Strategy is very specific in terms of any future land sale of adjacent areas as to what such a sales needs to be accompanied by.

Submission Objection of Disposal of Land 318 Main Rd Glenorchy

Whilst the Open Space Strategy did recommend selling of of non sporting land parcels at Eady Street Reserve [at page 27] **it did so only on the basis** of Council **upgrading** access to the sporting fields which would include residents in the Windsor Reserve catchment, which as discussed above, despite 10 years since the Strategy has **not** occurred see below

Enhance access to, and develop the support facilities for Glenorchy Recreation Reserve, following disposal of the non-sports parcel (see disposals) [page 27 Of Open Spaces Strategy]

The Property report recommending disposal does **not** reference this commitment specifically or if it does then it doesn't address the when and how and by whom as stated.

Access outcomes post sale as discussed above must be and communicated to residents **prior** to any sale decision **not** simply waived away as a promise **without** any legal/contractual enforcement in sale terms.

To summarise for clarity, Councils own approved Open Space Strategy 2015 states that a key community benefit ie access, that must accompany the selling of the non. sporting land at Eady Street as a continuing and on going community benefit of access to and from Windsor/Bowden Streets.

The Property Report recommending disposal has not outlined in sufficient detail as to how a decision to dispose would be consistent with the Open Space Strategy and it was required to do so in my opinion both morally and legally.

- **Playspaces Strategy (Playspaces Strategy)**

Similar to the Open Space Strategy this strategy purports to link to Council's strategic framework and its commitments made in its 'Healthy Communities Plan and its Health and Wellbeing Objectives.

It states the Playspaces Strategy will also align with the Open Space Strategy and the Developer Contribution Policy with regard to playspaces within new or proposed developments.

The Playspaces Strategy further states that it will satisfy the future needs of the municipality considering population growth along with changing demographics and future development requirements.

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It purports to achieve these linkages by classification of play spaces into three categories

Play spaces generally have a classification which aligns with national approaches to open space to include:

Local: Normally small in size (approximately 0.1 – 0.2 ha) and offering passive and low-key recreation opportunities such as seating and landscaping, local play spaces would be small in nature and would target infants and toddlers (0-3- and 3-6-year-olds). Equipment would normally include basic swing and slide aspects and minor landscaping.

Neighbourhood: Targeting a broader demographic catchment and therefore (normally) located on larger parcels of land, neighbourhood playspaces would include equipment for toddlers to juniors and may include assets such as seating, shade bins and picnic tables.

District: Usually attracting a wider catchment and located on larger parcels of land also used for other activities such as sport or other forms of recreation, these playgrounds offer a wider variety of play ‘choice’ from toddler – senior and in some instance’s youth. District level facilities normally include seating, shading, shelter, and end of trip facilities such as water fountains and bicycle racks for example. Accessible playgrounds and play spaces are often considered in District level classifications or higher.

The relevant adjacent Open Spaces relied upon to justify the reduction in Open Space by the disposal are as stated in the recommendation report to Councillors/ Aldermen as follows:

- Barry Street Reserve

Barry Street Reserve is classified by Council as a Neighbourhood Play Space.

At page [30-31] of the Play Spaces Strategy Barry Street Reserve was recorded as

a thoroughfare reserve from Barry Street to Bowden Street comprising swing see saw, monkey bars, rocker, double swing set and carousel. This is a low neighbourhood playspace.

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I acknowledge that Council has recently upgraded this park which is welcome and consistent with an improved Family/Social Open Space.

- Windsor Street Reserve

Windsor Street Reserve was classified as Neighbourhood Play Space.

This reserve was described at page [31-32] of the Play Spaces Strategy Windsor Street Reserve was recorded as follows:

a Secluded toddler playspace with 2 x rockers, small net frame, spinning poles x 2 and toddler / infant swing set.

However the future role of Windsor Street Reserve under the Playspaces Strategy **was to remove and do not replace** in this location all existing play ground equipment at page [58] of the Strategy, this is inconsistent with what the property report prepared for the 28 July 2025 council decision , namely that Windsor Street Reserve is an adequate adjacent compensatory open space , when its deemed **secluded** and has limited/old play space equipment and infrastructure.

Importantly the Playspaces Strategy says that for Family/Social Spaces where adults are likely to accompany children to play these areas **require** a comfortable area where they can passively monitor children whilst socialising with other carers or parents.

The Playspaces Strategy says inclusion of items such as seating, shading, BBQ's, shelters, water etc., all of which may result in longer periods of use by families and increased presence increasing passive surveillance and safety.

Windsor Street Reserve under the approved Playspaces Strategy **has had** its Neighbourhood classification **removed** and inserted a recommendation to **remove all** such infrastructure and **not to replace**.

I have had discussions with the Council and been told they had **no** intention of upgrading anything at Windsor Street Reserve its not a priority open space. So how can the same department now claim it meets the criteria to be an adequate Open Space.

It seems very convenient for Windsor Street Reserve to be suddenly an Family/Social Open Space in Councils Property report recommendations to dispose of

Submission Objection of Disposal of Land 318 Main Rd Glenorchy
the Land on the basis that it is a sufficient adjacent open space despite it clearly lacking nearly all of the features of a Family Social Playspace.

This **inconsistency** in the Property report is not explained, and should give a concern to Councillors/Alderman that the recommendation that the community space namely open space lost by the disposal of Land is adequately preserved by Windsor Street reserve. cannot be achieved without dedicated funding.

But as the Council outlines in its own working documents Windsor Street Reserve has no priority for any future upgrades or in funding, simply it seems the approach to Windsor Street Reserve is to wither and die in Councils own documents!

The conclusions reached by the property report on Open Space being adequately maintained by adjacent areas of Barry Street and Windsor Street Reserves are to any reasonable person upon analysis simply unbelievable.

In other words its your roles as Councillors/Alderman before you approve any sale is to have sought from Council funding guarantees that some of the proceeds of the disposal of the Land will actually be budgeted to upgrade Windsor Street Reserve to a Open Space Family/Social standard and seek that the Property and Parks Department reverses its long held views that Windsor Street Reserve not have further development priority and not remove all playground equipment and infrastructure but actually upgrade.

I've spent hrs on this matter with Council its just so unbelievable what they are now saying about Windsor Street Reserve being an adequate open space for Family/Social activities .

- **Dog Park commentary**

I note that in Councils Property Report 28 July 2025 it has publicly stated in response to one survey responder, that any request for a dog park at Windsor Street could be accommodated were the Land disposed, as a possible dog exercise area replacement.

This thought bubble in the Property Report does **not** accord with the Playspace strategy , if Windsor Street Reserve we are to believe is presumably to be suddenly become a form hybrid Family/ Social open space or similar without any upgrades.

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Council's possible use of this reserve as a dog park, would be an inconsistent use as a play space that is inferred to be critical now as open space post any sale of the Land, if its use is to primarily cater for younger children's needs (infants and toddlers and may also be used incidentally i.e., en-route to or from a destination such as shops, schools, or from public transport and in some instances as physical links to other open space systems. Alternatively, such playspaces may be used deliberately as a need for low impact play and exploration for young children under the guidance of adult supervision.

A Dog park or off lead area is hardly consistent with a local park where toddlers or young children would congregate or pedestrians are to traverse en route to shops etc .

How an open space could be used for a dog park specifically in respect of Windsor Street Reserve without any acknowledgment that it has previously decided to decommission existing equipment and not upgrade the reserve at all and in the same breath say this is an adequate adjacent open space to offset a loss of open space by the Land disposal is just bewildering, if not illogical reasoning.

- **Bicycle Strategy 2025-30 (Bicycle Strategy)**

Glenorchy Council has approved a Cycling Strategy 2025–30 for the city which focuses on safer crossings and paths to get residents to schools, parks and shopping centres and identifies routes that will provide safe, connected access for as many residents as possible.

The Executive Introduction states:

This document identifies a vision for a future cycling network to serve residents throughout Glenorchy. The future network builds on existing infrastructure and previous plans and identifies routes that will provide safe, connected access for as many residents as possible.

The Bicycle Strategy purports to support what are called Neighbourhood Routes to allow people to comfortably ride from their homes and connect to at least one higher-order route or a local destination

Submission Objection of Disposal of Land 318 Main Rd Glenorchy

The Leonard Avenue Route detailed in the Bicycle Strategy is proposed as an essential link between Springfield/Clydesdale Avenue via Windsor Street to the Glenorchy Bicycle Way identified as Route 36 in the Bicycle Strategy. As follows:

Route 36 Leonard Avenue Neighbourhood Windsor Street and Leonard Avenue from Intercity Cycleway (Glenorchy) to Springfield Avenue 2.08 km [Page 16]

A Neighbourhood Route is defined in the Bicycle Strategy as being:

Fine-grained network of local routes connect residential areas to the primary and secondary routes, so residents have a door-to-door connection for their everyday travel within Glenorchy

I've cycled up Windsor Street for most of past 33 years to my home, which is at the very top of Windsor Street.

From the cycle way you climb almost 100 metres in altitude very quickly it's steep Windsor Street.

The Leonard Route under the Bicycle Strategy was never really discussed with locals, an online survey is not consultation no one monitors a website.

The Leonard Route has a number of fundamental problems (detailed below), which an improved access to Eady Street Recreational Reserve from Windsor Street directly arising from the sale of the Land could eliminate and give a better community benefit..

- Firstly every local knows the lower end of Windsor Street is taken up by parking all day either side by the Glenview retirement home staff/visitors so a bicycle lane is not practical.

Submission Objection of Disposal of Land 318 Main Rd Glenorchy

- Secondly, you end up at an uncontrolled give way intersection at Main Rd turning right is impossible on a bicycle most of the time. Then if you turn left you have to hang a right to get to the cycle way which can be difficult at peak hours from heavy traffic and buses.
- Thirdly, cars ascending or descending Windsor Street due to parking either side have to continuously give way as the road isn't wide enough its a game sometimes of Russian Roulette who gives way and when at times.
- Fourthly, Windsor Street doesn't conform to any Australian Standard, it kinks in places then intersection at the old Video shop is off set when you have a car turning left and a car turning right at the same time, cars have to cross each other's path unsafe.

If as is highly likely the Land is sold to Housing Tasmania then why wouldn't Council upgrade the current dirt access track used by residents via an easement to form a walkway/cycleway to provide a better more logical access to the CBD and the newly constructed Terry Street bicycle path?

Such a route would then direct to the Inter City Bike way via traffic lights, a safer option to avoid the above mentioned lower Windsor Street problems.

It's so obvious what the opportunities are but again the Councils Property Report to Councillors simply ignores the Bicycle Strategy integration benefit potential in its report why?

A dual walkway/cycleway would also service the proposed 68 units that Housing Tasmania proposes on the Land, a win win clearly for everyone from the sale, but no consideration of this which is not proper planning for the future, again why?

Submission Objection of Disposal of Land 318 Main Rd Glenorchy

Better Community Amenity Solutions

There is an opportunity to create and resolve several issues through the sale of the Land and utilise the sale proceeds to achieve a good community benefits outcome but not in the manner proposed by Councils property report which appears to adopt a tick and flick financial transaction approach with absolutely no strategic thought process given or at best very limited strategic thinking other than an opportunity to rid itself of a difficult site it doesn't want to deal with..

But no doubt the response to my submission will be the standard Council defensive strategy response its either too difficult, sorry no funds or we have other plans but can't tell you. This has to stop this blocking of community suggestions how is this community to advance if it continues to put barriers in front of its ratepayers all too often .

Way Forward

Can I humbly suggest before Councillors/Aldermen vote on this disposal you actually take time to

1. Visit Barry Street Reserve and compare to Windsor Street Reserve the facilities
2. Visit Windsor Street Reserve and see for yourselves how this open space has been under funded for years and why a portion of any sale proceeds from the Land ought be directed to this open space as a community benefit to extend tree plantings, put in lighting, upgrade the laneway to be a dual walkway /cycle way by a re surface into Windsor Street and improve shelter and ancillary facilities for family use.
3. Please walk from Eady Street Reserve up to Windsor Street up the informal dirt track thats been the means to connect locals to Glenorchy for 50 plus years and think how there is the opportunity

Submission Objection of Disposal of Land 318 Main Rd Glenorchy
 were a sale to proceed to create a dual cycle/walkway thru the Eady recreational reserve to Windsor Street to create a better walk way and at the same time provide a better neighbour cycle way than the Leonard Avenue proposal and which gives a better and broader community benefit from the disposal of the Land.

4. Challenge Council Property Staff more on their assumptions in future disposal reports which seem to be viewed in terms of mere financial transactions and not the community benefits .
5. If you are as it seems likely going to vote for the disposal and give exclusive purchase options to Housing Tasmania then please formalise the current community direct walkway via an easement on title to legally protect access from Windsor/Bowden Streets and ensure that a proper dual walkway/cycleway is built with accessibility for all; and landscaped and with path lighting so that there is a community benefit from the sale and seek a review of Windsor Street reserve funding and upgrading as the recommendations that its acceptable Open Space fit for Social/Family use for current and future needs is simply wrong and as represented in the property report.
6. To be very clear I am not against housing, but it has to be accompanied with conditions on Housing Tasmania with strict by dates for the path/cycle way to be constructed by Housing Tasmania or better still seek it contribute the \$ and the whole construction is done by Council build so that the same standards as Glenorchy intercity cycle way are followed.

The Councils property report on the sale of the Land doesn't deal with community benefits that ought arise from the sale proceeds and in many aspects its recommendations and mitigation are inconsistent with a number of Councils own endorsed Strategies which have not been addressed.

The Property disposal report you have been given does not address the opportunity from disposal of the Land to further three (3) key Council Strategic documents namely

- Play spaces

Submission Objection of Disposal of Land 318 Main Rd Glenorchy

- Open Spaces
- Bicycle Infrastructure

I reserve all my rights in this matter.

I am very happy to meet up with any Councillor or Alderman and walk through the issues raised and suggested solutions to protect community or strengthen amenity opportunities that could be better delivered through the sale of the Land .

I care for my community and recognise the need for better utilisation of land but I am growing very tired of Council preparing all these Strategies and master plans etc then ignoring the recommendations or pointing to a particular strategy when it suits to not do an action, we are not idiots as some in Council think ratepayers are, we expect decisions to sell public land to be thorough and strategic not tick and flick and this current process has that feel very much so.

Lets get more housing but also lets ensure we get delivered better access from Windsor/Bowden Street and a better standard of Open Space for Windsor Street Reserve and actually deliver a neighbour cycle connection incorporating both Windsor Street Reserve and thru Eady Street Recreational Reserve not just have these remain as ideas.

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Sat, 30 Aug 2025 09:16:27 +1000
To: "GCC Corporate Mail" <gccmail@gcc.tas.gov.au>
Subject: Disposal of 318 Main Road, Glenorchy
Categories: [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Chief Executive Officer

I write in relation to the disposal of Part of 318 Main Road, Glenorchy.

I would like my views to be taken into consideration by council as part of the disposal process. Whilst there is merit in the land being sold and used for social/affordable housing, as a neighbouring property owner, this will impact all surrounding property owners. Recognising that any development will be subject to a future planning process, some of these concerns are not directly related to the planning scheme, and are more related to the historical use of this public land.

Loss of access

[REDACTED] access the reserve [REDACTED]
[REDACTED] I use this access several times per week to access the shops and facilities and recreation grounds in Glenorchy. The previous owners [REDACTED] used this access, which has been in place since the [REDACTED] 1950's. Development of the reserve will likely cut off this access. I propose that council, in recognition of this longstanding use, impose a condition on the developer to provide a footway alongside the property boundary, that will allow [REDACTED] to be connected to the public pedestrian thoroughfare, which location has not yet been determined.

Proposed Density

Whilst Homes Tasmania have provided concept plans to council, outlining a potential development of 56 dwellings, this information was not forwarded to stakeholders in the community consultation. 56 dwellings on a land area of 6,598m² represents a site area of approx. 117m² per dwelling, which far exceeds the acceptable solution of 200m² per dwelling for the inner residential zone, and is a much greater density than the surrounding houses, which are mostly single, detached homes. I expect that there will be more opposition to the development when this number becomes more widely known, and the neighbouring property owners will be disproportionately negatively impacted by a development of this scale. Concerns include loss of privacy, loss of sunlight, increased traffic, noise, impact on views. I've received independent advice [REDACTED] value has been negatively affected by 10-15% due to this proposed development. The government valuation, on which my council rates are calculated, far

exceeds the appraised value. Comments made at the July council meeting such as 'the more houses the better' indicate a bias towards a denser development.

Exclusive dealing

Recognising that council has been approached by Homes Tasmania, the proposed disposal method does not represent a competitive process. With 15 neighbouring property owners, I am sure someone would be willing to sell their property to a developer for access, particularly given the scale of development that is proposed. To ensure council gets the best price for this land, I suggest that council seek a valuation from an independent valuer and not one that is part of the state government.

Thank you for the opportunity to participate in the process, and I appreciate the discussions I have had with Renee on this matter. I agree that we need housing to address the housing affordability crisis, and if this land is to be developed, I request that it be developed at appropriate design and scale for the property, with some consideration to the neighbouring property owners.

Kind regards,

A black rectangular redaction box covering the signature of the speaker.

From: [REDACTED]
Sent: Tue, 12 Aug 2025 07:27:50 +1000
To: "GCC Corporate Mail" <gccmail@gcc.tas.gov.au>
Subject: Part of 318 Main Road, Glenorchy (also known as the hill behind Eady Street Reserve)
Categories: [REDACTED]

CAUTION: External email.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Chief Executive Officer,

I wish to express my concerns around the development of the hill behind Eady Street Reserve at 318 Main Road, Glenorchy. I am particularly concerned around traffic management, the loss of green space for the community and the protected of the Lapwing Plovers that use the area to nest.

It is unclear how the property proposed for development will be accessed. If it is via Windsor Street then I fail to see how this is safe. There is already a large bottleneck at the bottom of Windsor Street where it meets Main Road. This is resulting in unsafe conditions. For example, cars wanting to turn onto Windsor Street are often unable to proceed up the road because there is traffic coming down. This means that they turn off Main Road and then are at risk of being rear-ended by any other cars turning off Main Road while they wait for the road to be clear so they can proceed.

If the property is to be accessed off Main Road then I fear having a road along Eady Street reserve will not be safe for people utilising the Reserve.

The loss of green space is also tragic. [REDACTED] I know that my family, as well as [REDACTED], frequently use it. I often [REDACTED] marvel at the multiple people utilising the space for different purposes. During certain evenings of the week we also see people exercising and sports group training by using the hill. We love that they use [REDACTED] before they repeat running down and back up the hill. It is a beautiful thing to live in an area with a space that is so well utilised by the community. Eady Street Reserve isn't always available for these purposes, for example if there are sports games going on, so it is extra special to have another space to use for the general population. While I understand the need to increase housing within the Greater Hobart area, we should not do it at the cost of the community's well being. There is no point building more housing if there are no green spaces with which to decompress and ensure the mental health of residents is preserved.

My daughter learned to ride her bike at the proposed area of development. Today we love kicking a ball on it. We love running down it. I watch [REDACTED] running down that hill, arms outstretched as they feel the wind in their face. It is integral to our community here in this part of Glenorchy.

Finally, that hill is utilised by Lapwing Plovers for nesting. I know this because every year there is a brief period of time in which you must do so at your own risk lest you be dive bombed by one of the protective parents! Masked lapwings are protected under the *Nature Conservation Act 2002* and *Nature Conservation (Wildlife) Regulations 2021*.

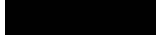
As you may be aware, the Masked Lapwing is an iconic and vulnerable species whose nests are highly sensitive to disturbance, particularly during the breeding season (spring and summer). Disturbing their habitat or nesting sites not only threatens the local bird population but also violates legal protections intended to ensure the survival of these birds in our community.

Given the legal protections afforded to these birds, I urge the developers to conduct a comprehensive environmental impact assessment on the potential impact on these birds. Protecting local wildlife is essential for maintaining the health and vibrancy of our community, and I hope that you will give serious consideration to this matter.

I am also curious to know when this land was rezoned. I moved in two years ago and checked the zoning and it was recreational. Council assured us at the time that there was no plans to develop the land. Sometime in the past two years it was rezoned but it feels as if there was no community consultation until now we hear about a plan to develop on it.

In conclusion, Glenorchy City Council has wrongly assumed that the land is unused. This is false. It is used every day, at all hours of the day, by multiple community members and not just those living adjacent to the area. While there is a housing crisis in Tasmania, we should not be building houses without any consideration of the broader mental health of residents. The loss of land cannot be taken back, if we build up all of our green spaces we will be worse off as communities. Children need unstructured places to be free. Finally, the housing crisis can be addressed by good government policies and more stringent rules surrounding utilising housing for purposes such as AirBnB.

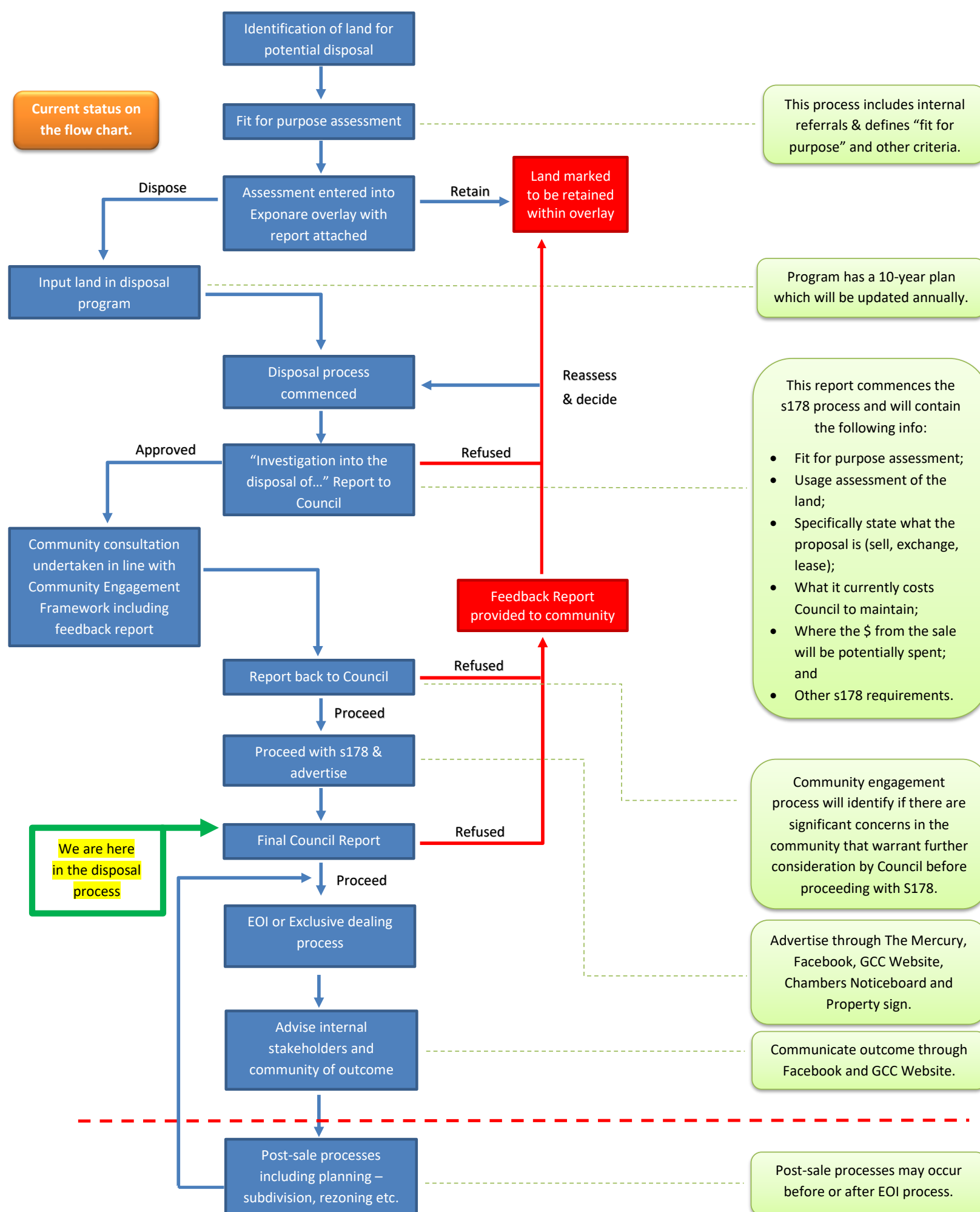
Kind Regards,





Attachment 6 - Access Map

Disposal of Council Land Workflow



8.3 STATEMENT OF COMMITMENT ON GAMBLING HARM REDUCTION

Author: Manager Community (Warren Yates)
Qualified Person: Director Community and Corporate Services (Tracey Ehrlich)
File Reference: Statement of Commitment on Gambling Harm Reduction

Executive Summary

Glenorchy City Council has a long-standing commitment to fostering a safe, healthy and resilient community. Reducing gambling related harm remains an important focus given the significant social, financial and health impacts gambling can have on individuals, families and the broader community. As gambling trends continue to evolve, particularly with the rapid growth of online gambling, Council has a key leadership role in advocating for stronger consumer protections, supporting local services, and promoting community wellbeing.

This report recommends adoption of an updated Council Statement of Commitment on Gambling Harm Reduction, replacing the original statement adopted in 2020. The updated commitment reflects current evidence, changing community expectations, and the broader shifts in gambling behaviour. It articulates a clearer and more contemporary approach to harm reduction, with strengthened advocacy positions and an expanded focus on collaboration across government, service providers, community organisations and research partners.

The updated Statement aligns with the Glenorchy Community Strategy 2021–2030, particularly its goal of building a Safe, Healthy and Connected Community. It supports Council's ongoing work in social planning, community wellbeing initiatives, community safety, and partnerships with local organisations that assist people experiencing harm.

Council has already taken meaningful steps to address gambling harm, including collaboration with community services, advocacy for state and national harm-reduction measures, and participation in broader community wellbeing initiatives. The revised Statement formalises these efforts and provides a robust framework for future activity.

Key commitments within the updated Statement include:

- advocating for strengthened national and state gambling harm-reduction and consumer protection policies
- supporting measures that reduce gambling related risk and improve the safety and wellbeing of the community
- advocating against online gambling inducements and inducement advertising, and for modernised consumer protections such as mandatory pre-commitment systems
- working with community organisations, gambling reform advocates and service providers to ensure local support services are accessible, visible and adequately resourced, and

- sharing information and resources about gambling harm and available support pathways in collaboration with local and state partners.

Adopting this updated Statement will enable Council to continue demonstrating strong civic leadership, support vulnerable community members, and help build a safer and more resilient Glenorchy.

Recommendation

That Council:

1. APPROVE and ADOPT the Statement of Commitment on Gambling Harm Reduction as presented in this report.

Community Plan Reference	Leading Our Community We are a leader and partner that acts with integrity and upholds our community's best interests. Education and lifelong learning opportunities. Family friendly city and community.
Strategic Plan Reference	Identify and engage in partnerships that provide services effectively to our community. Build and maintain productive relationships with all levels of government, other councils and peak bodies to achieve community outcomes for Glenorchy and Greater Hobart.
Consultation/Engagement	Engagement has involved internal teams and ongoing dialogue with community service providers, researchers and sector partners who support individuals experiencing gambling harm. Future engagement will continue through partnerships, advocacy networks and information-sharing initiatives.
Resources	Implementation will be delivered within existing staff capacity across Social Planning, Community Development and Communications. No additional staffing resources are required.
Risk/Legal/Legislative/Reputational	• Reputational: Adopting the Statement mitigates reputational risk by demonstrating Council's leadership and commitment to community wellbeing. • Legislative: The Statement aligns with state and national policy directions on gambling reform and does not create legal obligations. • Operational risk: Low; actions are advocacy- and partnership-based. • Community risk: Supports mitigation of gambling-related harm by promoting safer, healthier community outcomes.
25/26 Budget Allocation	No specific allocation is required. Activities associated with the Statement will be delivered within existing operational budgets.
Life of Project, Service, Initiative or (Expectancy of) Asset	Ongoing initiative. The Statement provides a framework for continuous advocacy, partnership and community support activities, with no fixed end date.

25/26 Budget Reconsideration	Any future program expansions or partnership initiatives arising from the Statement would be considered through standard annual budget processes.
Ongoing Costs (e.g. maintenance, operational)	Minimal ongoing operational requirements, limited to staff time for advocacy, partnership engagement, and public communication—accommodated within existing budgets.
Other Funding Sources	If external funding opportunities arise (e.g., grants for harm-reduction programs, community wellbeing initiatives), they may complement the Statement’s objectives but are not required for its adoption.

Proposal in Detail

1. The purpose of this proposal is to seek Council’s endorsement of the updated Statement of Commitment on Gambling Harm Reduction (**Attachment 1**), replacing the current Statement adopted in 2020.
2. The updated Statement reflects contemporary evidence, community expectations, and the increasing impacts of both electronic and online gambling on the Glenorchy community. It provides strengthened advocacy positions and a modernised framework for Council’s continued leadership in reducing gambling harm.

Background

3. Glenorchy City Council has a long-standing history of advocating for safer gambling environments and supporting community wellbeing. The existing 2020 Statement primarily focused on electronic gaming machines (EGMs) and the known harms associated with their use.
4. Since the adoption of that Statement, the gambling landscape has changed significantly:
 - Online gambling has increased sharply, particularly among young adults.
 - National inquiries, state reforms and sector-wide research have highlighted the pervasive and growing harms caused by gambling.
 - Local service providers report rising demand for support relating to financial stress, relationship issues, mental health impacts and family instability linked to gambling.
 - Community expectations for proactive leadership and public sector accountability in harm reduction have increased.
5. Council’s new Statement broadens its focus to gambling harm generally, incorporates updated evidence, strengthens advocacy for both state and national reforms, and prioritises partnerships that support community wellbeing.

Overview of the Updated Statement of Commitment

6. The updated Statement of Commitment on Gambling Harm Reduction sets out Council's intent to work collaboratively with residents, service providers, government and advocacy bodies to reduce gambling-related harm in the community. The Statement articulates a number of actions that Council can progress as outlined below.

Advocacy Commitments

7. Council will advocate for:
- strengthened national and state gambling harm reduction and consumer protection frameworks
 - removal of online gambling inducements and inducement advertising
 - implementation of a mandatory pre-commitment gaming card system
 - measures that reduce gambling-related risk and improve safety and wellbeing in the community, and
 - improved targeting of social and community programs that support people at risk of harm.

Partnerships and Service Support

8. Council will work with:
- community services, gambling reform organisations and support providers to ensure that services are visible, accessible and adequately funded
 - researchers, government and social service networks to share data, insights and resources related to gambling harm and community impacts

Community Education and Information

9. Council will:
- provide and promote information about gambling risks and available support pathways
 - contribute to community awareness, prevention and early-intervention initiatives
 - support local engagement activities that enhance wellbeing and reduce vulnerability.
10. This approach positions Council as a visible, responsible and proactive civic leader on gambling harm, aligned with its commitment to a safe, healthy and resilient community.

Alignment with Council Strategies and Plans

11. The updated Statement directly aligns with the Glenorchy Community Strategy 2021–2030:

- Safe and Healthy: supporting initiatives that prevent harm and promote wellbeing.
- Connected and Inclusive: engaging residents, families and community organisations on critical social issues.
- Prosperous and Resilient: strengthening protective factors that contribute to stronger community outcomes.

12. The updated Statement also aligns with Council’s Strategic Plan Objectives:

- identifying and engaging in partnerships that deliver effective services
- maintaining productive relationships with government, peak bodies and service networks
- leading with integrity and acting in the community’s best interests.

13. The updated Statement complements existing community development, social planning, youth, family and wellbeing initiatives.

Consultation and Engagement

14. While formal community consultation is not required for adoption of the Statement, internal and external engagement has occurred through:

- ongoing discussions with local service providers
- meetings with community-based organisations working in family support, mental health and financial counselling
- review of national and jurisdictional inquiries and recommendations, and
- sector feedback from gambling harm reduction networks.

15. Implementation of the Statement will involve continued engagement with community partners and stakeholders.

- The Statement may support future grant applications or partnerships, but no external funding is required for adoption.
- Ongoing costs are minimal and relate primarily to staff time for advocacy, partnership activity and communication.

Implementation Approach

16. Upon adoption, the following actions will occur:

- Publication of the Statement on Council’s website and relevant communication channels.
- Internal briefing for relevant Council departments to ensure alignment with existing community wellbeing activities.
- Engagement with local service providers and partners to inform them of the updated Statement and identify opportunities for collaboration.
- Integration of the Statement into strategic advocacy priorities and annual operational planning.
- Promotion of available support services through Council’s communication platforms.
- Ongoing monitoring of gambling policy reforms, community harm indicators and partnership opportunities.

Attachments

1. GCC Statement of Commitment DRAFT 121125 (002) [**8.3.1** - 1 page]



STATEMENT OF COMMITMENT ON Gambling Harm Reduction

Recognising that gambling can cause significant harm to individuals, families and the broader community, including breakdown of relationships, financial losses, family violence, physical and mental health problems, criminal activity and cultural harm, Glenorchy City Council will work closely with our residents, government, community organisations and businesses to implement the following commitment:

Glenorchy City Council will:

Advocate for gambling harm reduction and consumer protection measures including national and state strategies for harm reduction, relevant legislation, reduced operating hours of gaming rooms, a national ban on all forms of online gambling inducements and inducement advertising, implementation of a mandatory pre-commitment gaming card, the removal of and to limit transfer or introduction of electronic gaming machines in hotels and clubs in the City, and for greater targeting of social programs for the community.

Partner with community, gambling reform organisations and service providers to ensure support services are adequately funded, visible and accessible in our City.

Engage with community, community organisations, service providers, businesses, government and social researchers to gather and share information and resources about gambling, gambling-related harm and relevant support services.



Gamblers Helpline

☎ 1800 858 858 ✉ gamblershelp.com.au

Anglicare Tas Gambler's Help

☎ 1800 243 232 ✉ www.anglicare-tas.org.au

Lifeline

☎ 13 11 44 ✉ www.lifelinetasmania.org.au

Find out more at
GCC.TAS.GOV.AU

☎ (03) 6216 6800 ✉ gccmail@gcc.tas.gov.au



ECONOMIC

Community Goal – Open for Business

9.1 GLENORCHY JOBS HUB 2025 - 2027 STRATEGIC PLAN

Author: Manager Stakeholder and Executive (Christine Lane)

Qualified Person: Chief Executive Officer (Emilio Reale)

File Reference: Glenorchy Jobs Hub

Executive Summary

The Glenorchy Jobs Hub (GJH) was established in 2021 under the Tasmanian Government's Statewide Jobs Hubs Network to strengthen local employment outcomes and support industry workforce needs. Operated by Glenorchy City Council in partnership with Jobs Tasmania, the GJH provides place-based employment services that complement existing providers and respond to local labour market demands.

Since establishment, the GJH has achieved strong outcomes, including 1,770 job placements, 2,280 registered participants, 52 Jobs Champions inducted, and 20 Jobs Pledges signed. The program is funded under a five-year, \$3.6 million Grant Deed with the Tasmanian Government, with future instalments contingent on meeting governance and reporting obligations.

To secure the upcoming funding tranche (Instalment 9 totalling \$300,000), Council is required to approve and submit three key documents to Jobs Tasmania by mid-December 2025:

1. A two-year Strategic Plan
2. A detailed Project Plan
3. Updated Steering Committee Terms of Reference and membership

These documents have been developed collaboratively by Council officers, industry representatives, and the Steering Committee with support from an external facilitator. The Steering Committee has endorsed all documents and now seeks Council approval as the final decision-making body for the program. Approval will enable the timely release of funding and support the ongoing delivery and growth of the Glenorchy Jobs Hub.

Recommendation

That Council:

1. APPROVE the Glenorchy Jobs Hub Two-Year Strategic Plan (2025–2027).
2. APPROVE the Glenorchy Jobs Hub Project Plan (2025–2027).
3. APPROVE the updated Steering Committee Terms of Reference and membership.
4. AUTHORISE the General Manager to submit these documents to Jobs Tasmania in accordance with the requirements of the Grant Deed for the release of Instalment 9.

Community Plan Reference	Making Lives Better We deliver services to meet our community's needs. We champion greater opportunities for our community. Open for Business We value our community by delivering positive experiences. We encourage responsible growth for our City.
Strategic Plan Reference	Deliver services to our community at defined levels. Identify and engage in partnerships that provide services effectively to our community. Build and maintain relationships with government and the private sector that create job opportunities and help our City to prosper. Maintain a progressive approach that encourages investment and jobs.
Consultation/ Engagement	GJH Steering Committee Executive Leadership Team Elected Members GJH Staff
Resources	The GJH is fully funded by the Tasmanian Government and operated by Council. The staffing profile includes a Coordinator, a Business Relationship Partner and three Jobs Coaches.
Risk/Legal/ Legislative/ Reputational	Risk: Steering Committee not aligning with Council's governance and delegation frameworks, potentially invalidating decisions. Mitigation: Ensure Council's risk management framework is aligned with Council's governance standards and regularly review the Terms of Reference for clarity and compliance. Risk: Failure to meet Jobs Tasmania reporting obligations resulting in funding withdrawal or audit findings. Mitigation: Create a compliance schedule aligned with all grant milestones and reporting deadlines and nominate the coordinator to monitor and submit reports.
25/26 Budget Allocation	The Glenorchy Jobs Hub is funded by the Tasmanian Government through a Jobs Tasmania grant. The amount of the grant is \$3.6 million over five years.

Life of Project, Service, Initiative or (Expectancy of) Asset	The Strategic Plan is for a period of two years 2025-27 and the Project Plan is for a period of 12 months.
25/26 Budget Reconsideration	Not applicable
Ongoing Costs (e.g. maintenance, operational)	Not applicable
Other Funding Sources	The GJH continue to monitor relevant funding sources to fund applicable training and employment opportunities that will complement existing services and operations.

Proposal in Detail

1. The Glenorchy Jobs Hub (GJH) was established in 2021 as part of the Tasmanian Government's Statewide Jobs Hubs Network, an initiative aimed at strengthening local labour markets by connecting local workers with local industry. The initiative recognises the diverse and evolving employment needs across regions and seeks to ensure that more Tasmanians can secure meaningful employment close to where they live.
2. Glenorchy City Council (Council) operates the GJH in partnership with Jobs Tasmania, the division of the Department of State Growth responsible for supporting workforce participation and development. Through this partnership, the GJH delivers place-based, community-focused employment support that complements and enhances the work of existing Commonwealth-funded employment services. The GJH specifically targets service gaps, assists jobseekers facing complex barriers, and responds flexibly to the needs of local employers.

Program Performance and Achievements

3. Since opening, the GJH has become an important part of Glenorchy's economic and social support infrastructure. Key achievements between 2021 and 2025 include:
 - 1,770 job placements, connecting local people with sustainable employment across multiple industries, including retail, hospitality, transport, construction, and community services
 - 2,280 registered participants, with a growing proportion of clients facing complex or multiple barriers to work
 - 52 Jobs Champions inducted, representing local employers who actively support inclusive hiring practices
 - 20 Jobs Pledges signed, strengthening commitments from industry to employ local jobseekers and collaborate closely with the Hub

4. These outcomes demonstrate the value of a localised employment support model that provides tailored assistance, employer engagement, and real-time responsiveness to emerging labour market trends.

Governance and Funding Framework

5. The GJH is overseen by a Steering Committee, chaired by the Mayor, which provides strategic guidance, monitors performance, and ensures alignment with Council's broader economic and community development objectives. The Steering Committee operates under the auspices of Council, which acts as the final decision-making authority for the program.
6. In 2022, Council entered into a five-year Grant Deed valued at \$3,600,000, funded by the Tasmanian Government and payable in 13 instalments through to 15 October 2027. Each instalment is subject to performance requirements and the satisfactory completion of specified governance and reporting obligations.
7. The next funding tranche—Instalment 9, valued at \$300,000—is anticipated by 30 November 2025. To secure this instalment, the Grant Deed includes conditions precedent that require the submission of three key documents to Jobs Tasmania by mid-December 2025:
 - a. A Two-Year Strategic Plan outlining the future direction, priority actions, service model, and performance goals for the period 2025–2027
 - b. A detailed Project Plan establishing operational activities, timelines, risk management strategies, and resourcing arrangements
 - c. Updated Steering Committee Terms of Reference and Membership, reflecting contemporary governance expectations and the program's evolving scope

Development of Strategic Documents

8. In preparation for this requirement, Council staff and the GJH Steering Committee engaged a professional facilitator to undertake a comprehensive strategic planning process. This process involved:
 - A review of current service delivery and performance trends
 - Analysis of Glenorchy's labour market data, including key industries, workforce shortages, and demographic changes
 - Consultation with employers, community stakeholders, and participants
 - Assessment of emerging opportunities, including major projects, regional economic shifts, and new workforce initiatives
9. The resulting documents present a clear and cohesive plan for the next stage of the GJH, ensuring continued alignment with community needs and Government priorities. The Steering Committee has formally endorsed all documents and now refers them to Council for approval, consistent with Council's governance requirements.

Steering Committee Membership Review

10. As part of the strategic planning process, the Steering Committee undertook a review of its membership structure to ensure strong representation across Glenorchy's industry sectors and employment ecosystem. Broadening membership was identified as essential to strengthening connections with key employers and improving the Hub's capacity to respond to evolving workforce demands.

11. During this review:

- Two existing members concluded their two-year terms and stepped down
- One new industry representative was appointed following an expression-of-interest process
- Two additional industry representatives have recently been invited to join the Committee, with their membership incorporated into the revised Terms of Reference

12. The updated Terms of Reference establish clearer expectations regarding governance, decision-making processes, meeting conduct, and member responsibilities, ensuring greater accountability and improved oversight.

Next Steps

13. Once Council approval is obtained, the Two-Year Strategic Plan, Project Plan, and updated Steering Committee Terms of Reference will be submitted to Jobs Tasmania in accordance with the Grant Deed. This will ensure the timely release of Instalment 9 and provide a strong foundation for the continued success and expansion of the Glenorchy Jobs Hub.

Attachments

1. GJH Strategic Plan 25-27 - Draft **[9.1.1 - 1 page]**
2. GJH Steering Committee To R - Draft **[9.1.2 - 4 pages]**
3. GJH - 25-26 Project Plan **[9.1.3 - 12 pages]**

GLENORCHY JOBS HUB 2025-27

OUR VISION

Our diverse community works, plays and thrives with no one left behind.

OUR PURPOSE

We connect with and empower Jobs Hub participants on their career journey; partner with and meet employers' recruitment and training needs; and collaborate with community and stakeholders to create a network of opportunities and support.

SERVICE VALUES

INTEGRITY

We do what we say we will do in all our dealings and are accountable for delivering results.

KINDNESS

We approach our work with empathy and compassion for the dignity of all.

INNOVATION

We find new ways to meet challenges and continuously learn from research, experience and collaboration.

COURAGE

We stand up for what's right for our community.

KEY FOCUS AREAS

EMPOWER

GOAL

Tailored, individualised services & support enable meaningful jobs & careers

- Design individual employment pathways for all participants
- Grow youth outreach services
- Engage in culturally inclusive employment practices

PARTNER

GOAL

We are the trusted go-to partner for employers' recruitment & training needs

- Develop a comprehensive understanding and collaborate with employers to address current and future labour market needs
- Identify employer training needs and facilitate local training
- Advocate for and assist with developing employer best practice to future-proof their workforce (HR, recruitment, cultural, intergenerational)

COLLABORATE

GOAL

Our community is connected & supported by a network of organisations & services

- Connect with community groups and training providers through multiple points to ensure continuation of relationships
- Develop stronger partnerships with non-government and community organisations
- Create and maintain a referral database to ensure knowledge of available supports and programs
- Pursue opportunities to work with others to deliver GJH programs/projects

SUSTAIN

GOAL

Our highly skilled & connected organisation has a secure, long-term future

- Advocate to Government for secure long-term funding
- Pursue funding for GJH programs/projects
- Explore and capitalise on growth opportunities
- Continue to build staff capability and capacity
- Build brand awareness
- Improve internal processes and capture corporate knowledge
- Continuously deliver good governance



Glenorchy Jobs Hub Steering Committee Terms of Reference 2025 – 2027

1. Background to Glenorchy Jobs Hub

The Tasmanian Government supports the Glenorchy Jobs Hub (GJH) as part of a network of Jobs Hubs to give more Tasmanians the opportunity to work near where they live.

Jobs Hubs aim to bring local industry and local workers together, and work with job seekers to address barriers to work.

The Jobs Hubs Network is supported by Jobs Tasmania (Department of State Growth) with common overhead support, workforce analysis and data mapping.

The Jobs Hubs work alongside other employment services to bridge the gap that exists and to meet demand for services outside current offerings.

2. Objectives

- a. The objectives of the GJH are to:
 - i. Increase local employment for Glenorchy residents.
 - ii. Increase workforce participation of Glenorchy residents.
 - iii. Increase engagement by Glenorchy residents in formal education and training.
 - iv. Meet local employer needs for a local workforce with relevant skills.
- b. The specific objectives of the GJH Steering Committee are to:
 - i. Understand the employment, jobs, education, and training ecosystem in Glenorchy to strategically influence increased local employment and deliver benefits to local employers via the GJH.
 - ii. Maximise effectiveness of Government investment by providing strategic oversight and ensure sound governance of the GJH operations.



3. Purpose and Role of the Steering Committee

- a. Represent the views of local employers, industry, workforce training providers, schools, and local job seekers from different population groups to Glenorchy City Council (GCC) and the GJH team relating to local employment, workforce participation, and education and training. This includes, but is not limited to, consideration of job seeker and employer needs.
- b. Oversee performance of the GJH operations in collaboration with GCC officers to ensure it meets its contracted responsibilities in accordance with the Jobs Tasmania (Department of State Growth) Grant Deed.
- c. Harness the capacity of Steering Committee members to actively promote the work of the GJH across the Glenorchy education, employment, jobs, and training ecosystem.
- d. Stay informed of information provided by the Jobs Tasmania's Regional Jobs Hubs Community of Policy and Practice to assist in the development and implementation of Jobs Hub programs and services.
- e. Define and endorse Strategic and Project Plans developed with the support of GCC officers for submission to GCC for approval.
- f. Review and endorse GJH progress reports (including financial statements of grant expenditure) to Jobs Tasmania for submission to GCC for approval.
- g. Advocate to State and Federal Governments for ongoing and increased program support and funding to ensure capacity to meet program objectives and ongoing sustainability of GJH operations.

4. Member Responsibilities

- a. Represent community perspectives and act in the best interests of the Glenorchy Jobs Hub to improve access to employment for all people in the Glenorchy community and help meet the skills and workforce needs of local employers.
- b. Advocate for the work of the Glenorchy Jobs Hub and its objectives.
- c. Use individual skills, knowledge, and networks to contribute strategic advice and assist in developing and implementing strategies consistent with the Steering Committee's objectives and purpose.
- d. Transparently share information with the Steering Committee and relevant stakeholders on activities related, and of interest to, the Steering Committee.
- e. Reconcile differences and resolve disputes in a professional and respectful manner.
- f. Commit to attending all meetings in person where possible, with absence by exception.



5. Reporting and Accountability

- a. The Steering Committee operates under the auspices of the GCC which is the decision-making body.
- b. This Terms of Reference, and all future additions or amendments, are to be approved unanimously by the Steering Committee and submitted to GCC for approval, before being endorsed by Jobs Tasmania.
- c. The Steering Committee will submit the Strategic Plan and Annual Financial Statements to GCC for approval.
- d. GCC will evaluate the performance of the Steering Committee every two years in alignment with the development of the new Strategic Plan, review of this Terms of Reference, and appointment of members.

6. Steering Committee Membership

- a. The Steering Committee will consist of a minimum of six (6) and a maximum of eight (8) members at any time.
- b. The membership should be drawn from:
 - i. GCC Mayor or their nominee (Chair of Steering Committee)
 - ii. At least three local employers/representatives of industry
 - iii. Education and training representatives
 - iv. Representatives from specific population cohorts (e.g Aboriginal, migrant, youth) and community sector providers (for example, the Migrant Resource Centre)
 - v. The GJH Coordinator and GCC Manager Stakeholder and Executive as a non-voting, ex officio members.
- c. Members are invited by the Steering Committee Chair to join the Steering Committee
- d. Members are appointed for a two-year term, and membership will be reviewed as part of the two-year review of this Terms of Reference.

6. Steering Committee Chair

- a. The Chair will be appointed by GCC through its approval of this Terms of Reference.
- b. The Chair's role is to be impartial and ensure the views of all members are canvassed and meetings are conducted in good order.
- c. The Chair (or proxy) is required to participate in Regional Jobs Hub Community of Policy and Practice as established by Jobs Tasmania.



7. Steering Committee Meetings

- a. Fifty per cent plus one of the Steering Committee constitute a quorum. For example, if there are eight members, five constitutes a quorum.
- b. If the Chair is not present, a member of the Steering Committee may be elected by the members present to preside over that meeting.
- c. The Chair will at all times endeavour to achieve agreement by consensus. If consensus cannot be reached, this will be documented in the minutes and the matter will be put to a vote.
- d. The Steering Committee will meet no less than quarterly or as agreed. Business can be conducted out of session.
- e. The Steering Committee can form sub-committees as required.
- f. The Steering Committee will be supported by a Secretariat to be provide by the GCC.
- g. An agenda and minutes will be provided for all meetings by the GCC Secretariat.
- h. All meetings are conducted in confidence unless agreed otherwise.

8. Disclosure and conflicts of interests

- a. GCC will provide Steering Committee members with full information about the Jobs Tasmania (Department of State Growth) Grant Deed and any associated information about the GJH to facilitate transparent and informed decision-making.
- b. If a member of the Steering Committee has a direct or indirect pecuniary or non-pecuniary interest in a matter being considered, or about to be considered, the member must, as soon as practicable, disclose the nature of the interest to the Steering Committee. Members with a conflict may be asked to leave the meeting during the discussion and/or abstain from any vote.
- c. Where a matter directly relating to the performance of the operations of the GJH is being considered, the GJH Coordinator may be requested by the Chair to leave the meeting for the period the matter is under consideration.
- d. Pecuniary interest declarations will be included as the first agenda item at all meetings.
- e. Disclosures must be recorded and monitored by the Secretariat.

Strategies	Actions	Deliverables	Outcomes	Measure	Responsible Officers	Schedule Activities	Reporting
1.1 Design individual employment pathways for all participants	1.1.1 Connect participants with training	Refer participants to enrolled in accredited training or short courses / tickets	Increase participants skills levels and job readiness	40% of participants referred to accredited training tickets and short courses or Uni career pathways / coaches book three participants per week 39 people per quarter.	All Jobs Coaches	Q4 2025, Q1 - Q4 2026	Quarterly
	1.1.2 Refer participants to services as required	Referral data base maintained: participants linked with community supports .	Holistic supports improves employment sustainability	Potentially 40% of participants to be referred to support services four referrals per week 52 referrals per quarter - Housing , mental health, counseling, family services etc	All Jobs Hub staff	Q4 2025, Q1 - Q4 2026	Quarterly
	1.1.3 Provide coaching, mentoring and career mapping	Career plans completed for each active participant. Plans upload in CRM	Participants demonstrate improved confidence and clearer employment goals	Ongoing action and career plans for participants 80% satisfaction rate from participant surveys moving them from where they are now to what they want to achieve through coaching and mentoring with action plans.	All Jobs Coaches	Q4 2025, Q1 - Q4 2026	Bi-annually
	1.1.4 Develop pre-employment pathways	New pre employment workshops delivered and new employer partnerships established	Participants transition smoothly into job placements or apprenticeships	Four programs per year with approximately 32 new employer relationships engaged with employment outcomes from programs.	Business Relationship Partner and Coordinator	One per quarter - Q1, Q3, Q4 2026	Quarterly
1.2 Grow youth outreach services	1.2.1 Participate in outreach mental health and wellbeing events	Represent at local youth and wellbeing expos	Enhance visibility of youth employment programs and improve referral pathways	Attend four youth events each year and gather new youth referrals	All Jobs Coaches	One per quarter in Q1 - Q 4 2026	Quarterly
	1.2.2 Connect with schools to promote and deliver services	Presentations delivered to local schools one on one with job coach to facilitate coaching and on going support through the GJH	Increased awareness of youth employment pathways	Attend six visits to school per quarter for presentations, work with students to increase engagement - two visits per month.	Jobs Coaches and Business Relationship Partner	Two visits per quarter in Q1 - Q 4 2026	Quarterly
	1.2.3 Deliver pop-up events, i.e. industry experience days	Pop up career events conducted with partnerships with RTOs	Youth engagement increase and participants gain real world exposure	Collaborate and attend one event per quarter.	Business Relationship Partner and Jobs Coaches	One in Q1, Q3, Q4 2026	Quarterly

	1.2.4 Connect youth participants with employer programs	Youth participants matched to employer or work experience programs or tour days	Provide youth with improved occupation awareness through tours and work experience and potential employment outcomes	Deliver one tour per quarter for students and disadvantaged youth	Business Relationship Partner/ Jobs Coaches	One tour in Q3 and Q4	Quarterly
1.3 Engage in culturally inclusive employment practices	1.3.1 Strengthen partnership with Migrant Resource Centre	Schedule regular meetings and joint planning sessions Collaborate on community engagement and inclusion programs	Improved collaboration and access to services for migrant communities	Provide numbers of joint planning sessions and programs for participants. Feedback from participants and stakeholders.	Business Relationship Partner and Coordinator	Q4 2025 Q1 - Q4 2026	Quarterly
	1.3.2 Strengthen partnership with Indigenous groups	Participation in Indigenous-led events	Enhanced cultural understanding and respect Stronger community relationships	Provide numbers of engagement for inclusion of Indigenous access to job opportunities, traineeships and programs.	Coordinator in collaboration with GCC Coordinator Community Development	Q4 2025 Q1 and Q2 2026	Quarterly
	1.3.3 Participate in staff development – cultural days	Annual calendar of cultural events Training attendance record	Increased staff cultural competence and inclusion awareness	Provide number of staff trained in inclusion training Staff feedback surveys	Coordinator in collaboration with GCC Training and Development Officer	Q4 2025, Q1 and Q2 2026	Quarterly
	1.3.4 Connect with cultural associations.	Identify and contact key associations. Invite collaboration on events and outreach initiatives	Broader representation in programs Stronger engagement	Provide numbers of associations engaged and Event participation levels.	Business Relationship Partner, Coordinator in collaboration with GCC Community Development	Q4 2025, Q1 - Q4 2026	Quarterly

Strategies	Actions	Deliverables	Outcomes	Measure	Responsible Officers	Schedule Activities	Reporting
2.1 Develop a comprehensive understanding and collaborate with employers to address current and future labour market needs	2.1.1 Establish relationships with industry bodies, Local, State and Federal Governments and research organisations	List of industry contacts, MOUs or partnership agreements, regular communication updates. Engagement plan, scheduled meetings, joint initiatives.	Strong industry engagement, collaboration opportunities, input into workforce planning and Improved government support, alignment with funding and policy programs	Report on active industry partnerships and collaborative initiatives, meetings with government representatives, level of government funding/support Five industry association events attended per year	Business Relationship Partner, Coordinator and Manager Stakeholder and Engagement	Q4 2025, Q1-Q4 2026	Quarterly
	2.1.2 Compile and analyse data for local area needs	Research reports, labor market studies from ATLAS, ABS, SEEK	Evidence-based understanding of local workforce needs, informed decision-making	Provide results from research outcomes for labor insights	Coordinator and Manager Stakeholder and Engagement	Q2 2026	Bi-annually
	2.1.3 Develop business support practices	Business support toolkit, guidelines, training sessions, advisory services engaging with Home Affairs, Fairwork and TCCI	Businesses better equipped to recruit, retain, and develop workforce	Report on activities with TCCI, Home affairs, Fairwork on sessions, workshops and tools.	Business Relationship Partner and Coordinator	Q2 2026	Quarterly
	2.1.4 Update CRM and reporting to support employer engagement	Enhance CRM system to capture key employer engagement data and integrate data with quarterly reporting and performance.	Employer engagement activities recorded in CRM. Monthly and quarterly reports generated accurately from CRM.	All interactions with employers are systematically recorded, enabling a clear view of engagement levels. Better responsiveness and tailored engagement based on up-to-date information, strengthening relationships. Streamlined CRM processes reduce duplication, errors, and time spent on manual record-keeping.	Coordinator	Q4 2025	Ongoing

2.2 Identify employer training needs and facilitate local training	2.2.1 Develop and deliver round-table industry-specific discussions	Connect with industry to provide industry discussions on job outcome confidence, labor confidence, and workforce planning in collaboration with the TCCI	Enhanced industry collaboration, sharing of best practices, identification of workforce or sector needs or concerns	Four per year of industry-specific round-table discussions conducted within a defined period (e.g., quarterly or annually). Number of employers, industry representatives, or stakeholders attending each session	Business Relationship Partner and Coordinator	Q2 2026	Bi-annually
	2.2.2 Engage with and build a productive relationship with the TCCI	Engagement plan, regular meetings, joint initiatives, communications log	Strengthened collaboration with TCCI, alignment on regional workforce and industry priorities and provide a localised industry group.	Record Number of meetings with TCCI, joint projects or initiatives, measurable outcomes from collaborations, stakeholder satisfaction	Business Relationship Partner Coordinator	Q2 2026	Bi-annually
	2.2.3 Continue and build collaboration with industry bodies	Research and provide industry information to connect with associations and provide advocacy for support for workforce needs projects	More industry consultation with local employers to provide funded programs to support labour market training programs or policy	Record number of meetings with associations and employers to provide more transparency of concerns and needs for their industries and to lobby government for support.	Business Relationship Partner and Coordinator	Q4 2025, Q1 - Q4 2026	Quarterly
2.3 Advocate for and assist with developing employer best practice to future-proof their workplaces (HR, recruitment, cultural, inter-generational)	2.3.1 Deliver employer training and development workshops (HR, recruitment, cultural, intergenerational)	Collaborate with Fair work and TCCI to provide a resource kit for employers and to conduct training workshop.	Improved employer capability in HR, recruitment, workplace culture, and intergenerational management	Report on number of workshops delivered, participant attendance, employer satisfaction/feedback scores.	Business Relationship Partner and Coordinator	Q1 2026	Bi-annually
	2.3.1 Provide employers with HR and recruitment assistance, templates and advice	Collaborate with Fair work and TCCI to develop templates and refer them to available training	Improved employer capability in HR, recruitment, workplace culture, and intergenerational management	Report on number of businesses assisted	Business Relationship Partner and Coordinator	Q1-Q4 2026	Quarterly
	2.3.3 Design and map referral pathways for employers	Referral pathway maps, process documentation, communication plan	Clear and accessible referral routes for businesses based on needs.	Report on Number of referral pathways provided, usage rate of resources by businesses, stakeholder feedback on clarity/effectiveness.	Business Relationship Partner	Q2 2026	Bi-annually

	2.3.4 Partner to establish a local business industry group	Provide support and assistance to GCC in partnering with TCCI to establish a business industry group in Glenorchy	Local businesses have a central support group	Support group established	Business Relationship Partner and Coordinator in collaboration with Manager Stakeholder and Executive	Q3 2026	Quarterly
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Strategies	Actions	Deliverables	Outcomes	Measure	Responsible Officers	Schedule Activities	Reporting
3.1 Connect with community groups and training providers through multiple points to ensure continuation of relationships	3.1.1 Plan, develop and deliver the 2026 and 2027 Hobart and Southern Tasmania Employment Expos	Event plans, marketing materials, vendor/partner agreements, schedules, post-event reports.	Successful delivery of employment expos, increased engagement between employers and job seekers, promotion of local employment opportunities	Provide reporting of number of expos number of attendees (employers and job seekers), participant satisfaction scores, number of job connections made	Business Relationship Partner	Q1 2026	Quarterly
	3.1.2 Participate in industry association meetings and events	Attendance records, meeting notes, action items, follow-up communications	Stronger industry relationships, up-to-date understanding of sector trends, identification of collaboration opportunities	Report on number of meetings attended, number of actionable items generated, level of influence or engagement reported Attend five per year	All Jobs Hub staff	Q4 2025, Q1 - Q4 2026	Quarterly
	3.1.3 Participate in and organise industry events with community partners	Event participation logs, and promoted	Increased visibility and presence in industry, enhanced collaboration, opportunities for employer engagement	Report on number of events participated in, number of events organised, attendance/engagement levels, stakeholder feedback	All Jobs Hub staff	Q1 - Q4 2026	Quarterly
3.2 Develop stronger partnerships with non-government and community organisations	3.2.1 Participate in community engagement activity events and expos	GJH staff actively participate in relevant events and expos	Stronger partnerships with non-government and community organisations developed. Opportunity to reach potential participants	Events and expos attended as relevant	All Jobs Hub staff	Q1 - Q4 2026	Quarterly
	3.2.2 Identify, reach out and partner with relevant organisations	Identify relevant organisations. Further develop, or initiate partnerships	Stronger partnerships developed.	Regular interactions with non-government and community organisations recorded	Business Relationship Partner and Coordinator	Q1 - Q4 2026	Quarterly
	3.2.3 Work with GCC's Community Development Team to develop productive relationships with community organisations	List of community contacts, engagement plan, partnership agreements, joint initiatives, meeting records with community organisations	Stronger collaboration with community organisations, increased community engagement, alignment of programs with participants needs	Report number of joint initiatives or projects, quality of relationships (stakeholder feedback), level of participation in collaborative activities. Two collaborations a year	All Jobs Hub staff	Q1 - Q4 2026	Quarterly
3.3 Create and maintain update a referral database to ensure knowledge of available supports and programs	3.3.1 Ensure CRM remains current and relevant	Updated CRM records, data quality checks, system updates, documentation of processes and notetaking	Accurate, up-to-date employer and participant information, improved relationship management with staff	Monitor monthly 10% of CRM records number of errors identified/corrections, notetaking, data input.	Coordinator	Q4 2025, Q1 - Q4 2026	Quarterly

	3.3.2 Create a Shared Living data base	Database structure,in Teams HUBs working folders to populated data, access documentation	Centralised information on Shared Living opportunities, streamlined access for staff	number of records / data entred , usage by staff, data accuracy rate and shred documets for imporvement of processes	Coordinator	Q4 2025, Q1 - Q4 2026	Quarterly
	3.3.3 Provide CRM and data base support and training to All Jobs Hub Staff	Training materials, sessions conducted, user guides, follow-up support	Staff able to efficiently use CRM and databases, consistent data entry practices, improved reporting	Report training material developed and implemented , number of training sessions delivered, in staff meetings staff attendance, post-training feedback, reduction in data errors and continuous improvements.	Coordinator	Q4 2025, Q1 - Q4 2026	Quarterly
3.4 Pursue opportunities to work with others to deliver GJH programs/projects	3.4.1 Identify programs and projects that can be delivered in collaboration with other organisations	Comprehensive list of collaboration programs and projects prepared	GJH service and support offering is expanded through collaboration	Progress reported jointly under Empower Strategies – Collaboration KPI	Business Relationship Partner	Q4 2025, Q1 - Q4 2026	Quarterly
	3.4.2 Deliver relevant programs and projects	Relationships with collaborative partners are made and programs delivered	GJH service and support offering is expanded through collaboration	Included in Empower Strategies quarterly report on cross-functional initiatives	Business Relationship Partner	Q4 2025, Q1 - Q4 2026	Quarterly

Strategies	Actions	Deliverables	Outcomes	Measure	Responsible Officers	Schedule Activities	Reporting
4.1 Advocate to Government for secure, long-term funding	4.1.1 Support the Mayor and Elected Members to advocate for long-term GJH funding	Briefing papers, funding submissions, advocacy materials, meeting summaries	Increased awareness and political support for ongoing GJH funding	Number of advocacy activities conducted, level of engagement with government representatives, success in securing or extending funding	Manager Stakeholder and Executive	AS NEEDED	Quarterly
	4.1.2 Explore opportunity to expand GJH service delivery model to Hobart	Feasibility study, stakeholder consultations, business case or proposal	Identified pathways for service expansion, potential partnerships, broader community impact	Completion of feasibility report, number of stakeholders consulted, decisions or approvals for expansion	Manager Stakeholder and Executive, Coordinator, Business Relationship Partner	AS NEEDED	Quarterly
	4.1.3 Continued reporting of job placements, employer partnerships, youth engagement, training completions	Monthly/quarterly reports, data dashboards, outcome summaries	Transparent performance reporting, evidence of program success and community impact	frequency and accuracy of reports, number of placements recorded, number of partnerships maintained, youth engagement metrics, training completion rates	All Jobs Hub Staff	Q4 2025, Q1 - Q4 2026	Quarterly
	4.1.4 Highlight local employment needs and impacts	Local labour market summaries, briefing notes, presentations, communication materials	Transparent performance reporting, evidence of program success and community impact	Data-informed reporting to Government and Council	Business Relationship Partner and Coordinator	Q4 2025, Q1 - Q4 2026	Quarterly
	4.1.5 Attend government forums relating to Jobs and Skills ensure alignment with Government priorities	Relevant forums identified and attended	Informal advocacy for sustained funding through promotion of GJH successes undertaken.	Number of forums attended, level of engagement undertaken.	Business Relationship Partner and Coordinator	Q4 2025, Q1 - Q4 2026	Quarterly
4.2 Pursue funding for GJH programs and projects	4.2.1 Identify available funding sources including, but not limited to: •Community •Skills Tas •DEWR •Workforce	Source summary of grant opportunities	Clear understanding of available funding streams, improved readiness for funding applications	Report on number of funding opportunities identified, frequency of funding updates, diversity of funding sources explored	Manager Stakeholder and Executive, Coordinator, Business Relationship Partner	AS NEEDED	Quarterly

	4.2.2 Prepare and submit funding requests	Completed funding applications, supporting documentation, project proposals, submission records	Secured funding to support programs, projects, and strategic initiatives	Report on number of applications submitted, success rate of funding applications, total value of funding secured, timeliness of submissionsLocal labour market summaries, briefing notes, presentations, communication materials	Manager Stakeholder and Executive, Coordinator, Business Relationship Partner	AS NEEDED	Quarterly
4.3 Explore and capitalise on growth opportunities	4.3.1 Identify regional development plans or infrastructure projects that may create jobs	Data base of plans and projects developed and maintained	Jobs Hub staff have indepth knowledge of upcoming and potential job opportunities	Identified jobs from regional development plans and infrastructure projects entered into the database within 30 days of announcement	All Jobs Hub staff	Q1 - Q4 2026	Quarterly
	4.3.2 Collaborate with Industry bodies for new projects	Data base of plans and projects developed and maintained	Jobs Hub staff have indepth knowledge of upcoming and potential job opportunities	Number of formal partnerships or collaboration agreements established with industry bodies per year.	Coordinator and Business Relationship Partner	Q1 - Q4 2026	Quarterly
	4.3.3 Design or engage specialised employment and training programs	Need for specialised programs identified and programs designed or developed	Participants have a broader range of training opportunities in growth and specialised areas	Number of specialised employment and training programs developed or delivered annually based on identified industry needs.	Coordinator and Business Relationship Partner	Q1 - Q4 2026	Quarterly
	4.3.4 Identify Sector-specific initiatives – under skill shortage childcare, trades, aged care etc	Sector analysis reports, stakeholder consultation summaries, list of current and emerging initiatives, opportunity mapping	Improved understanding of sector-specific workforce needs and opportunities, targeted engagement and program development	Report number of sectors analysed, number of initiatives identified, stakeholder participation in consultations, number of new or enhanced programs developed in response. - alignes with pre employment strategy.	Business Relationship Partner and Coordinator	One in each quarter - Q1 - Q4 2026	Quarterly
4.4 Continue to build staff capability and capacity	4.4.1 Undertake continuous professional development	Individual professional development plans, training records, attendance certificates, learning reflections	Enhanced staff capability, up-to-date knowledge and skills, improved service delivery	Number of professional development activities completed, percentage of staff with current PD plans, staff self-assessment or feedback scores. 3 x per year alining with Preformance PDPs	Coordinator and Manager Stakeholder and Engagement	Q1 - Q4 2026	Quarterly

	4.4.2 Support staff to undertake formal qualification and upskilling opportunities	Funding or study support plans, training agreements, qualification completion records	Increased staff qualifications, improved workforce capacity, higher retention and engagement	Number of staff enrolled in qualifications, completion rate, staff satisfaction with support provided. 3 x per year alining with Preformance PDPs	All Jobs Hub staff	Q1 - Q4 2026	Quarterly
	4.4.3 Participate in and support cross-department training	Cross-department training schedules, attendance lists, shared learning resources, evaluation reports	Improved collaboration across departments, greater organisational cohesion and knowledge sharing	Number of cross-department sessions held, attendance rates, post-training evaluation results, examples of cross-team collaboration outcomes. 3 x per year alining with Preformance PDPs	All Jobs Hub staff	Q1 - Q4 2026	Quarterly
4.5 Build brand awareness	4.5.1 Maintain and continually update GJH website	Regularly updated website content, every month with new event listings, news articles,	Accurate and current online information, increased engagement from employers, job seekers, and community members	Frequency of website updates, website traffic and engagement metrics, user feedback, content accuracy rate	Business Relationship Partner, Coordinator, GCC Comms Team	Q4 2025, Q1 - Q4 2026	Quarterly
	4.5.2 Maintain social media presence (Facebook, Instagram, LinkedIn)	Regularly updated website content, every month with new event listings, news articles,	Strengthened online presence, improved community awareness, and higher engagement with target audiences	Posting frequency, follower growth, engagement rate (likes, shares, comments), reach and impressions, sentiment analysis	Business Relationship PartnerGCC Comms Team	Q4 2025, Q1 - Q4 2026	Quarterly
	4.5.3 Pursue and capitalise on traditional media opportunities – good news stories for local media, Glenorchy Gazette, GJH Newsletter	Media releases, feature articles, interviews, communication plans	Increased public awareness of GJH activities and successes, positive media coverage, enhanced reputation and trust	Number of media stories published, number of media mentions, audience reach, tone of coverage (positive/neutral/negative), stakeholder feedback	Business Relationship Partner, GCC Comms Team	Q4 2025, Q1 - Q4 2026	Quarterly
	4.5.4 Promote and support work of mouth and public awareness opportunities	All promotional and communications collateral is up to date and distributed accordingly. Messaging amplified through engagement activites and partnerships.	Increased community awareness, higher participating rates, strengthened community networks and enhanced visability of growth opportunities and job pathways.	Number of social media shares, comments and reach. Attendance numbers at events and forums. Percentage of new participants citing word of mouth as source of information.	Business Relationship Partner	Q4 2025, Q1 - Q4 2026	Quarterly

Strategy 4.6 Improve internal processes and capture corporate knowledge	4.6.1 Map and standardise internal processes – document corporate knowledge	Service Delivery Model designed and implemented. CRM updated and consistently utilised.	Consistent and efficient internal processes. Reduced risk of knowledge loss. Improved decision-making and onboarding and training for new employees	30% of the Service Delivery Model developed by Dec 30. Slow roll out of calendar referencing, three participants booked in each day. Evaluating case load for active participants. monthly reporting.	Coordinator and Jobs Coaches	Q4 2025	Quarterly
	4.6.2 Develop and implement Knowledge Management Systems (KMS) -guides and templates and standards of operations	KMS implemented. Guides and Templates for documenting processes and capturing knowledge. Standard Operating Procedures (SOPs) uploaded and accessible in the KMS. Training Sessions for staff on using the KMS and applying templates.	Centralised and easily accessible corporate knowledge. Consistent documentation practices across the organisation. Improved efficiency and reduced duplication of effort. Enhanced staff capability to maintain and share knowledge.	KMS fully operational by target date. Number of guides, templates, and SOPs uploaded to the system. Percentage of staff trained on KMS usage (Target: 90%+). Number of logins or documents accessed monthly. Staff feedback on ease of finding and using knowledge resources.	Coordinator	Q3 2026	Quarterly
	4.6.3 Encourage peer mentoring and knowledge sharing	Mentoring framework or guidelines, peer pairing list, internal workshops, shared learning documentation	Improved staff collaboration, stronger internal capability, and enhanced knowledge transfer	Evaluate mentoring sessions held, qualitative and qualitative feedback evidence of improved performance or confidence- PDPs	All Jobs Hub staff	AS NEEDED	Quarterly
	4.6.4 Foster a culture of continuous improvement – team chats	Regular team meeting schedule, discussion notes, action logs, improvement implementation tracker	Increased staff engagement, proactive problem-solving, and ongoing process enhancements	Report on frequency of team meetings held, number of improvement ideas generated and implemented, staff satisfaction/engagement scores, measurable efficiency or service improvements - through PDPs and one on ones	Coordinator	AS NEEDED	Quarterly
Strategy 4.7 Continuously deliver good governance	4.7.1 Grow collaboration with Council	Training Sessions for staff on using the KMS and applying templates.	Stronger alignment between GJH and Council priorities, improved internal collaboration, and unified community outcomes	Number of collaborative projects/meetings, level of cross-department participation, evidence of integrated outcomes.	All Jobs Hub staff	Q4 2025, Q1 - Q4 2026	Quarterly

	4.7.2 Define role of and empower Steering Committee	Updated Terms of Reference, role clarity documents, meeting schedules, decision-making framework	Clear governance and direction for GJH, empowered leadership, and improved strategic decision-making for workforce needs, training needs and shortage areas within the Municipality	Completion and adoption of updated Terms of Reference, frequency of meetings, attendance rate, number of decisions/action items implemented	Manager Stakeholder and Executive and Coordinator	Q1 - Q4 2026	Quarterly
	4.7.3 Increase communications with Jobs Tasmania	Communication plan, meeting records, collaboration summaries, shared reporting	Strengthened partnerships with state-level economic and employment agencies, better alignment with workforce strategies	Number of communications/meetings, number of collaborative projects initiated-reporting and findings, stakeholder feedback.	All Jobs Hub staff	AS NEEDED	Quarterly
	4.7.4 Continuous improvement within systems and internal processes	Review reporting monthly, quarterly /updated procedures, where needed.	More efficient and consistent internal operations, reduced duplication, improved service quality	report on processes reviewed and improved, staff feedback on efficiency, measurable time/cost savings, reduction in process errors and participant and employer feedback.	All Jobs Hub staff	AS NEEDED	Quarterly
	4.7.5 Increase Communication with the greater Jobs Hub Network	Communication Plan for engaging with the Jobs Hub Network (channels, frequency, key messages). Regular Updates shared via email newsletters, online forums, or meetings. Participation in Network Events (webinars, workshops, conferences). Dedicated Contact Point for Jobs Hub Network inquiries and collaboration.	Stronger relationships and collaboration within the Jobs Hub Network. Increased sharing of job opportunities, best practices, and resources. Improved visibility of local initiatives across the broader network. Enhanced capacity to respond to regional employment trends.	Number of communications sent to the Jobs Hub Network per quarter. Participation rate in Jobs Hub Network meetings/events (Target: 80% attendance). Number of collaborative projects or initiatives launched through network engagement. Growth in shared job opportunities or referrals through the network.	Manager Stakeholder and Executive, Coordinator, Business Relationship Partner	Q4 2025, Q1 - Q4 2026	Quarterly

9.2 TASMANIAN GOVERNMENT PRE-BUDGET CONSULTATION 2026-27 - GCC SUBMISSION

Author: Manager Stakeholder and Executive (Christine Lane)

Qualified Person: Chief Executive Officer (Emilio Reale)

File Reference: Executive Office

Executive Summary

The Tasmanian Government has commenced early engagement to inform the development of the 2026–27 State Budget, inviting input from councils and the broader community to help shape priorities and decisions.

The Government faces significant challenges:

- rising costs in service delivery, particularly in health and education
- broader economic pressures requiring difficult trade-offs
- the need to maintain flexibility for future shocks, such as a COVID-type event

The Government’s focus is on budgeting to protect future generations, ensuring essential services are maintained while identifying practical savings, opportunities to reprioritise, and smarter ways to invest public resources.

Council’s engagement in this process is critical to advocate for community priorities, highlight opportunities for efficiency, and ensure Glenorchy’s needs are represented in decisions that will shape Tasmania’s future.

Closing on 7 December, this engagement is being conducted through the official “Have Your Say – Pre-Budget Consultation 2026–27” process that involves responding to five key questions designed to guide feedback on budget priorities and savings opportunities, ensuring submissions are focused and consistent across contributors.

All projects for which Council is seeking funding are identified as priority initiatives as outlined in the attached Priority Project Prospectus, and each issue addressed is of strategic importance to Council’s operations and long-term objectives.

It should be noted that grant programs and other funding opportunities are managed separately. This process is specifically about shaping how Government prioritises services, projects, and initiatives.

Recommendation

That Council:

1. ENDORSE the responses to the five questions posed in Tasmanian Government's Pre-Budget Consultation 2026-27.
2. MAKE a submission to the Tasmanian Government Pre-Budget Consultation 2026-27 by 7 December 2025.

Community Plan Reference	Making Lives Better We champion greater opportunities for our community.
Strategic Plan Reference	Identify and engage in partnerships that provide services effectively to our community.
Consultation/Engagement	Executive Leadership Team
Resources	Council is seeking consideration of part-funding a number of priority projects including, Youth Hub, Tolosa Park Stage B, Humphrey's Rivulet Path and endorsing a collaborative submission by the Regional Jobs Hub Network for ongoing funding of the Jobs Hubs.
Risk/Legal/Legislative/Reputational	Risk: The proposed funding requests and suggested initiatives may not align with State Government policy or legislative priorities. Mitigation: Cross-check submission content against current State strategies and legislation. Risk: Perception that Council is seeking excessive or unrealistic funding. Mitigation: Present evidence-based, costed proposals with clear community benefit and include Council's own contributions and efficiency measures.
25/26 Budget Allocation	Not applicable
Life of Project, Service, Initiative or (Expectancy of) Asset	The submission is due by 7 December 2025 for consideration in the 2026-27 State Budget process
25/26 Budget Reconsideration	Not applicable
Ongoing Costs (e.g. maintenance, operational)	Not applicable
Other Funding Sources	Not applicable

Proposal in Detail

1. The proposed consultation submission includes responses to each of the five questions posed in the submission form and include:

Q1. Which programs/projects could be refocused to deliver core outcomes with more streamlined resources or refined focus?

2. Glenorchy City Council has actively reviewed its priority projects and programs to ensure alignment with core outcomes while optimising resources. Several initiatives have been refined to deliver maximum impact with streamlined funding.

Glenorchy Youth Hub

3. Originally seeking \$500K for establishment and \$400K annually for operations, Council has secured \$750K through a bequest (\$250K) and Tasmanian Government one-off funding (\$500K). To guarantee the ongoing viability of this vital youth engagement facility, Council now requests \$100K per year for five years in recurrent operational funding.

Council Chambers Forecourt Youth Engagement Space

4. Previously budgeted at \$300K, Council will now fund this flexible outdoor space as part of its Capital Works Program.

Regional Jobs Hub

5. Council continues to support a Regional Jobs Hub Network submission for recurrent funding beyond 2027. Additionally, Council is expanding services in a new fit-for-purpose space at no extra cost to the Jobs Hub program, ensuring efficiency and sustainability.

Tolosa Park Stage B Redevelopment

6. The original \$9M proposal has been restructured into priority tranches focused on high-value elements. Council has committed \$1.5M for a Regional Multicultural Playground and \$175K for a boardwalk. The revised ask targets specific components that deliver regional social and recreational benefits:
 - Pump Track – \$500K
 - Community Facilities – \$1.2M
 - Environmental Enhancements – \$250K
 - Accessible Walking Tracks – \$1.5M
 - Multi-use Games Arena – \$500K
 - Cycling Infrastructure – \$1.5M
 - Wellington Park Access & Visitor Centre – \$1.875M

Humphreys Rivulet Path

7. From an initial \$17.5M proposal, Council has adopted a staged, risk-managed approach. \$1.78M has already been secured through an Australian Government grant for regenerative works and picnic facilities. The updated ask from the Tasmanian Government is \$250K for a detailed design plan, ensuring future delivery is strategic and cost-effective.

Q2. Are there initiatives or investments that could be reconsidered helping balance the budget now, without losing sight of long-term goals?

8. Glenorchy City Council has actively reviewed major initiatives to balance near-term budget pressures while safeguarding long-term strategic goals. Two significant projects have been rescaled and reprioritised as follows:

Glenorchy War Memorial Pool

9. Originally planned as an \$83.8M full redevelopment, Council has adopted a staged approach. A \$5M repair program, supported by a Tasmanian Government grant, will reopen the pool for 5–7 years in 2026, ensuring community access while deferring the major capital investment. This approach reduces immediate financial pressure and preserves the vision for a future redevelopment, for which Council will seek state and federal funding at the appropriate time.

Tolosa Park Stage B Redevelopment

10. The original \$9M proposal has been refined into priority tranches, focusing on high-value elements that deliver regional social and recreational benefits. Council has already committed \$1.675M for a Regional Multicultural Playground and boardwalk. The revised ask invites State Government support for one or more of the following components:

- Pump Track – \$500K
- Community Facilities – \$1.2M
- Environmental Enhancements – \$250K
- Accessible Walking Tracks – \$1.5M
- Multi-use Games Arena – \$500K
- Cycling Infrastructure – \$1.5M
- Wellington Park Access & Visitor Centre – \$1.875M

11. By deferring large-scale capital commitments and adopting staged delivery, Council is balancing fiscal responsibility with its long-term vision. These adjustments ensure essential community services and infrastructure progress without compromising future ambitions.

Q3. Are there programs or services that could be transitioned out as the needs of Tasmanians evolve and priorities shift?

12. As the needs of Tasmanians evolve, Glenorchy City Council recognises the importance of transitioning from siloed service delivery to integrated, collaborative models that maximise impact and efficiency. Council considers that one key area for transformation is youth services.
13. Currently, youth issues—spanning education, mental health, employment, and community engagement—are addressed through fragmented programs. Council proposes and is working towards an integrated approach between local and state governments, ensuring resources and expertise are pooled to deliver a holistic response to the complex challenges faced by young people in Glenorchy.
14. Councils Youth Hub funding model exemplifies this shift with State Government provides ongoing operational funding \$100K per year for five years and Council contributing through provision of a dedicated building and staff.
-

15. This shared responsibility model reduces duplication, strengthens accountability, and ensures long-term sustainability. By consolidating efforts, we can transition away from multiple standalone programs toward a unified, strategic framework that better meets the evolving needs of young Tasmanians.
16. Council is committed to modernising service delivery by embracing integrated partnerships. This approach not only balances resources but also delivers stronger outcomes for young people—ensuring every dollar invested achieves maximum community benefit.

Q4. Where could government activities be re-calibrated to operate more effectively, while still meeting essential needs?

17. Glenorchy City Council has identified several opportunities to recalibrate government activities for greater efficiency while continuing to meet essential community needs:

Fund Regional Jobs Hubs Beyond 2027

18. Extending funding for Regional Jobs Hubs is a cost-effective strategy that strengthens Tasmania's workforce and reduces long-term government expenditure. These hubs deliver tailored, place-based employment solutions that connect job seekers with local employers, improve workforce participation, and prevent the social and economic costs of long-term unemployment.
19. Each successful placement reduces reliance on welfare and mitigates downstream costs in health, housing, and justice, while boosting regional economies and tax revenue.
20. Maintaining this program secures a high return on investment compared to centralized models and supports Tasmania's 2030 workforce strategy. Council strongly supports the Regional Jobs Hub Network submission for recurrent funding.

Move Away from One-Off Capital Funding

21. Transitioning to ongoing operational and depreciation funding models will relieve the financial burden on councils and protect government investment. This approach ensures assets are maintained and services remain sustainable without repeated large-scale capital injections.

Shared Services Efficiencies

22. Recalibrating operating models to share services across local and state projects—such as Jobs and Youth Hubs—will reduce duplication, lower costs, and enhance delivery outcomes. Collaboration ensures resources are pooled and expertise leveraged for maximum impact.

Reduce Red Tape

23. Streamlining processes within the Tasmanian Planning Scheme will accelerate development, reduce administrative overhead, and unlock economic opportunities. Cutting unnecessary roadblocks enables faster project delivery and supports growth

Q5. For any new funding ideas (specifying whether operational or capital), what savings or offsets could be identified elsewhere to ensure the overall budget remains balanced?

24. Council is committed to introducing new funding ideas responsibly by identifying savings and offsets that maintain a balanced budget while improving service delivery. Key opportunities include:

Integrated Approach to Youth Services

25. By coordinating efforts between local and state governments, youth services can be managed more efficiently. Pooling resources reduces duplication and ensures funding is directed toward programs that deliver the greatest impact.

Property Indexation Improvements

26. Enhancing Valuer-General indexation accuracy will stabilize rate modelling, reduce volatility, and improve tax administration efficiency for both councils and the state. This integrity measure creates long-term savings and predictability.

Consolidate Small Grants and Programs

27. Folding multiple small youth and community grants into larger, outcome-focused programs will streamline administration and deliver more substantial benefits for the community.

Reduce and Streamline Grants Processes

28. Simplifying application and reporting requirements—and working collaboratively to align them with grantee organisations' existing processes—will cut administrative costs for both government and recipients, freeing resources for frontline services.

Attachments

Nil

ENVIRONMENT

Community Goal – Valuing our Environment

No reports for this topic are on the agenda for this meeting.

GOVERNANCE

Community Goal – Leading our Community

11.1 FINANCIAL PERFORMANCE REPORT TO 31 OCTOBER 2025

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 31 October 2025. Overall, Council is tracking favourably against the 2025/26 Budget, with the year-to-date operating result performing \$1.615 million better than budget. Both revenue and expenditure are exhibiting positive variances, and no material issues have been identified that require corrective action prior to the mid-year budget review.

Operational revenue is currently \$0.556 million (0.80%) above budget, with all major revenue sources performing consistently and in line with expectations. Apart from a recommended variation relating to a newly received State Government grant, no further revenue amendments are required at this stage.

Operational expenditure is \$1.059 million (3.9%) below budget, largely reflecting timing differences in the payment of materials and services. These variances are considered temporary and will be monitored through to the mid-year review. Overall expenditure remains well-controlled, and no remedial action is required.

Non-operating items are tracking within expected ranges. Capital grant revenue is on target at \$4.720 million, while monetary and non-monetary contributions remain at zero, consistent with their ad-hoc nature. Asset disposals currently reflect a small net gain of \$89,000, noting that gains and losses depend on the relationship between sale price, book value, and derecognition of assets. No assets have been written off year-to-date.

Year-to-date expenditure on the capital works program totals \$6.522 million, slightly ahead of the phased budget. A detailed quarterly capital works update will continue to be provided to Council.

Significant progress has been made on the Glenorchy War Memorial Pool upgrade, with approximately 35% of contract works completed as of 31 October 2025. Works remain on schedule for completion within the financial year, with \$1.181 million spent against a total project budget of \$6.500 million.

Council has also received a \$500,000 grant from the Department of State Growth to prepare a Corridor Plan under the Northern Suburbs Transit Growth Strategy. A budget variation is proposed to recognise the grant revenue and establish corresponding expenditure allocations.

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 Councils financial performance to 31 October 2025.
2. APPROVE an alteration to the 2025/26 Budget Estimates pursuant to section 82(4) of the *Local Government Act 1993* by increasing operational Grant revenue by \$500,000 to \$8.259 million.
3. APPROVE an alteration to the 2025/26 Budget Estimates pursuant to section 82(4) of the *Local Government Act 1993* by increasing operational Materials & Services expenditure by \$500,000 to \$22.853 million.

Community Plan Reference	Leading Our Community We are a leader and partner that acts with integrity and upholds our community's best interests. We responsibly manage our community's resources to deliver what matters most.
Strategic Plan Reference	Make informed decisions that are open and transparent and in the best interests of our community. Deploy the Council's resources effectively to deliver value while being financially responsible.
Consultation/Engagement	Executive Leadership Team All Managers Community consultation was not required due to the regular and operational nature of this report.
Resources	Not applicable.
Risk/Legal/Legislative/Reputational	1. Financial Risk 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. 2. Budget Management Risk 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. 3. Capital Delivery Risk 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. 4. Compliance Risk 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. 5. Operational Risk

	Timing differences in expenditure recognition, staff vacancies, and supplier delays can create short-term fluctuations in reported results. These are managed through monthly reviews and adjustments to ensure reports reflect the true financial position. 6. Reputational Risk 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.
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 are two 2025/26 budget reconsiderations recommended in this report.
Ongoing Costs (e.g. maintenance, operational)	Not applicable
Other Funding Sources	Not applicable

Proposal in Detail

Financial Performance Report

1. Details of Council's Financial Performance Report (Report) for the year-to-date ending 31 October 2025 is included in **Attachment 1**.
2. The Report highlights Council's operating result as at the end of October is \$1.615 million better than budget.
3. The Report details overall revenue is ahead of budget and expenditure is less than budget. An analysis of material budget variations does not indicate the need for any adjustments prior to the mid-year budget review.

Revenue

4. Year-to-date operational revenue is \$69.245 million compared to budgeted revenue of \$68.690 million. This represents a favourable result of \$0.556 million or 0.80% against budget.

5. Key revenue sources are showing consistent results with no variations requiring immediate remedial or corrective action prior to the mid-year budget review.
6. Revenue variances are usually permanent in nature. Budgets will be amended via the monthly / quarterly financial reports or in the mid-year review. This month there is a budget variation recommendation for a new grant that has been received.

Expenditure

7. Year-to-date operational expenditure is \$25.815 million compared to budgeted expenditure of \$26.874 million. This represents a favourable result of \$1.059 million or 3.9% against budget.
8. Key expenditure sources are showing consistent results with no variations requiring immediate remedial or corrective action prior to the mid-year budget review.
9. The budgeted month for the payment of materials and services can contribute to variances if the timing of the actual payment differs. These are usually temporary in nature and are allowed for in forecasted expenditure.

Non-operating – Capital Grant Revenue

10. Capital grant revenue is \$4.720 million against the annual \$4.720 million budget.
11. The main capital grant is for repairs and upgrade of the Glenorchy War Memorial Pool. An update on the progress of works is detailed in this agenda 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.

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

15. Disposal of assets currently records a minimal gain of \$89,000 against an annual budget loss of \$1.375 million.
16. Activities in this area are related to disposal of obsolete computer equipment, minor plant and vehicle changeovers. Land sales also contribute to the monthly result.
17. The sale price of all disposed assets is tempered by the expense in writing down the book value of those assets. There is also an allowance for derecognised assets where it is found the physical asset is no longer in accordance with the asset register.

Non-Operating – Contributions Non-Monetary Assets

18. No non-monetary assets have been received to date against an annual budget of \$3.675 million.
19. 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

20. No assets have been written off to date against an annual budget of \$700,000.
21. Typically, this relates to the residual value of assets that have reached the end of their useful lives and have been replaced.

Capital Works

22. Year-to-date capital works expenditure is \$6.522 million against the budgeted October expenditure of \$5.489 million.
23. 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

24. Works on the repairs and upgrade of the pool are making good progress.

Change room building:

- Flashing/patches to the roof completed
- New skylights installed
- Block infill works completed
- Hydraulic and electrical rough in completed
- Bench seat recladding underway
- Plastering underway

Pool Structure:

- Pool accessible ramp works significantly progressed including excavations, slab preparation, base, reo and formwork
- First concrete pour 12 November pending suitable weather

Plant room:

- Excavation of rising main underway
- Installation of drain in plant room completed
- Pipe work remediation underway
- Block installation to the bunded area completed, ready for core filling

Site works:

- Demolition and removal of the old building near the toddler pool completed, in preparation for the installation of a Changing Places facility
- Removal of slide completed

25. Works remain on track with the program to complete this financial year. Approximately 30% of the contract works completed as of 31st October 2025. Spend of \$1.181 million has been incurred against a budget of \$6.500 million.

Budget Variation (Grant Revenue)

26. The Department of State Growth has provided Council with a \$500,000 grant to prepare a Corridor Plan consistent with the Northern Suburbs Transit Growth Strategy.
27. The grant provides funding to cover internal staffing costs and / or the engagement of external consultants or service providers as required, in consultation with the Department and the Hobart City Council.
28. A variation to the 2025/26 budget is required to recognise the grant revenue and to provide an expenditure budget, as follows:
 - Increasing operational Grant revenue by \$500,000 to \$8.259 million
 - Increasing operational Materials & Services expenditure by \$500,000 to \$22.853 million

Further Information

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

Attachments

1. Financial Performance Report October 2025 [**11.1.1** - 9 pages]



Monthly Financial Performance Report for the year-to-date ending 31 October 2025



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Statement of Comprehensive Income

Statement of Comprehensive Income to 31 October 2025					
Year-to-Date (YTD)	Note	FY2026 Budget \$'000	FY2026 Actual \$'000	FY2025 Actual \$'000	FY2026 Variance Actual to Budget
Operating Revenue					
Rates	1	54,670	54,769	51,970	↑
User charges and licences	2	10,822	10,932	10,222	↑
Interest	3	278	482	126	↑
Grants	4	2,248	2,232	1,590	↓
Contributions - cash	5	15	2	50	↓
Investment income from Tas Water	6	543	597	543	↑
Other income	7	113	231	149	↑
Total Operating Revenue		68,690	69,245	64,651	↑
Operating Expenditure					
Employment costs	8	10,795	10,239	9,377	↓
Materials and services	9	7,923	6,984	7,372	↓
Depreciation and amortisation	10	5,657	5,942	5,753	↑
Finance costs	11	4	-	23	↓
Bad and doubtful debts	13	-	-	-	↔
Other expenses	14	2,495	2,650	2,291	↑
Total Operating Expenditure		26,874	25,815	24,817	↓
Total Operating Surplus/(Deficit)		41,816	43,430	39,835	↑
Non-Operating Revenue					
Contributions – non-monetary assets	15	-	-	-	↔
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	16	(3)	89	530	↑
Capital grants received specifically for new or upgraded assets	17	4,720	4,720	1,892	↔
Contributions –monetary	18	-	-	-	↔
Total Non-Operating Revenue		4,717	4,809	2,422	↑
Non-Operating Expenses					
Assets written off	12	-	-	-	↔
Total Non-Operating Expense		-	-	-	
Total Surplus/(Deficit)		46,533	48,239	42,257	↑

Operating Revenue

Year-to-date operational revenue is \$69.245m compared to budgeted operational revenue of \$68.690m. This represents a favourable result of \$556k or 0.80% against budget.

All noted amounts are reported as variance to budget.

Note 1 – Rates Revenue

Favourable against the year-to-date \$54.670m budget by \$99k, noting higher starting general rate revenue from supplementary valuations (\$231k) less new charitable remissions (\$141k).

Note 2 – User Charges and Licences Revenue

Favourable against the year-to-date \$10.822m budget by \$110k, noting higher development application fees (\$176k), kerbside waste management revenue above original forecasts (\$140k) and food licence renewals (\$41k) offset by lower landfill fees (\$126k), childcare parent fees (\$82k) and property services (\$54k).

Note 3 – Interest on Investments

Interest on cash and investments is \$482k against a budget of \$1.750m. Interest on at-call accounts is \$64k. Interest received from redeemed term deposits is \$76k. Interest reinvested on term deposits is \$158k. Accrued interest on term deposits from 1 July is \$184k.

Note 4 – Operating Grants

Unfavourable against the year-to-date \$2.248m budget by \$17k, noting variations include grants received for Jackson street landfill (\$40k), cricket nets (\$72k), full gear (\$56k), kitchen kickstart (\$35k) and childcare working together (\$94k) offset by reduced federal government childcare subsidy (\$280k) and multicultural operating grant yet to receive (\$37k).

Note 5 – Contributions - Cash

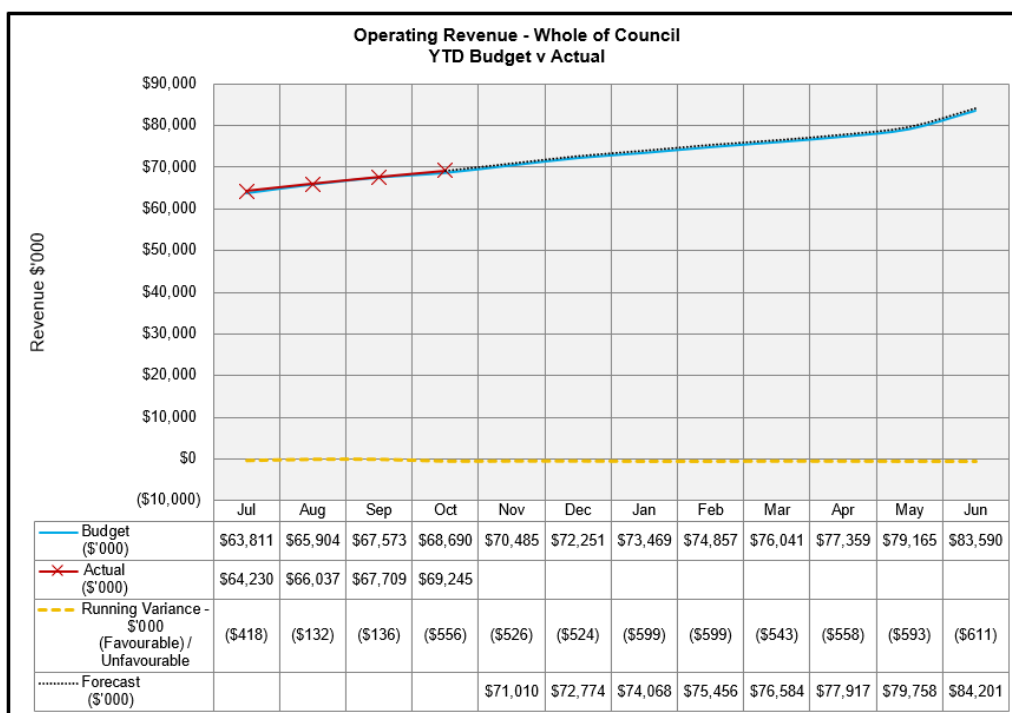
Unfavourable against the year-to-date \$15k budget by \$13k, noting this budget covers planning cash-in-lieu and private stormwater connection permits which are customer driven.

Note 6 – Tas Water Income

Favourable against the year-to-date \$543k budget by \$54k, noting the first interim dividend received was an increased amount of \$597k.

Note 7 – Other Income

Favourable against the year-to-date \$113k budget by \$118k, noting multi-year recovery of gas royalties from the Jackson street landfill (\$85k) and insurance claim reimbursements (\$30k).



Operating Expenditure

Year-to-date operational expenditure is \$25.815m compared to budgeted expenditure of \$26.874m. This represents a favourable result of \$1.059m or 3.9% against budget.

Note: All noted amounts are reported as variance to budget.

Note 8 – Employment Costs

Favourable against the year-to-date \$10.795m budget by \$555k, noting position vacancies and lead-times in recruitment will result in reduced employee expenses across the organisation. To cover essential vacancies, labour hire personnel have been engaged to the value of \$181k.

Note 9 – Materials and Services Expenditure

Favourable against the year-to-date \$7.923m budget by \$940k, noting invoice timing contributes to underspend variances in waste management (\$427k) and landfill (\$286k). The works department currently reports an overspend of \$367k. There is a longer-term underspend for the information technology project (\$583k).

Note 10 – Depreciation and Amortisation

Unfavourable against the year-to-date \$5.657m budget by \$285k, noting a reforecast of the depreciation budget will be undertaken in the mid-year budget review.

Note 11 – Finance Costs

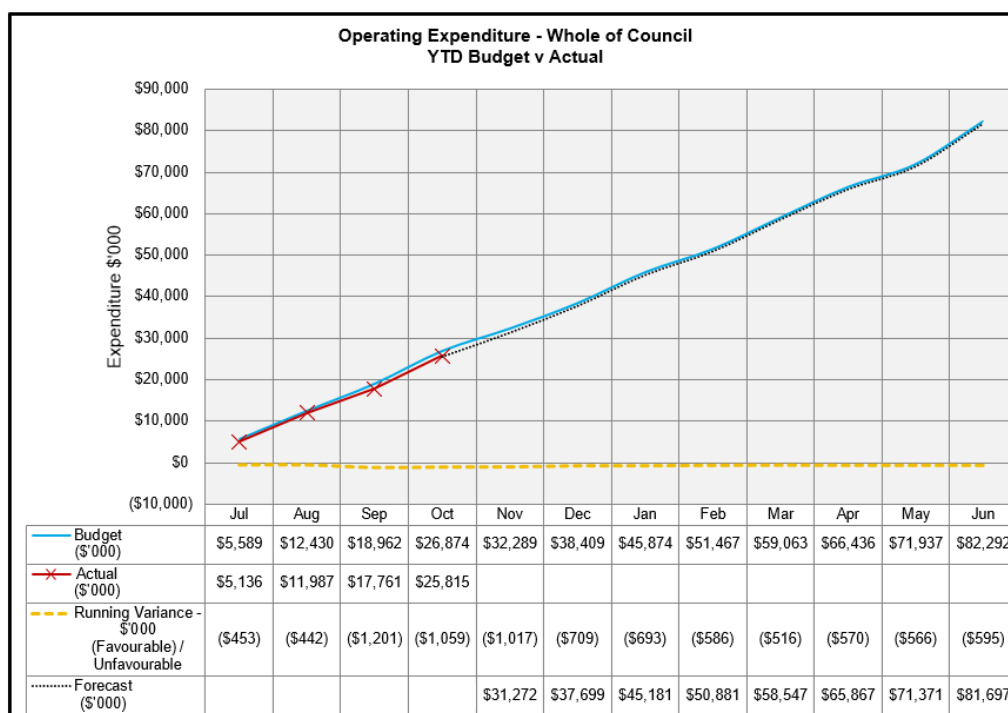
Materially in line with budget with no expenditure against the \$4k budget.

Note 13 – Bad and Doubtful Debts

No bad or doubtful debts identified to date.

Note 14 – Other Expenses

Unfavourable against the year-to-date \$2.495m budget by \$156k, noting community sponsorships / cultural grants (\$45k) and fleet amortisation awaiting reconciliation (\$152k) offset by land tax reduction (\$34k).

**Non-Operating Revenue****Note 15 – Contributions – Non-Monetary Assets**

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

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

Gain on disposal of assets is \$89k against the annual loss of \$1.375m budget, noting proceeds received from the public auction of changeover fleet and obsolete plant / equipment (\$148k) offset by disposal costs and book value write offs (\$59k).

Note 17 – Capital Grants

Capital grant revenue is \$4.720m against the annual \$4.720m budget, noting \$4.698m of the Glenorchy Pool grant and \$22k for Abbotsfield Road VRUP have been carried forward to this year.

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**

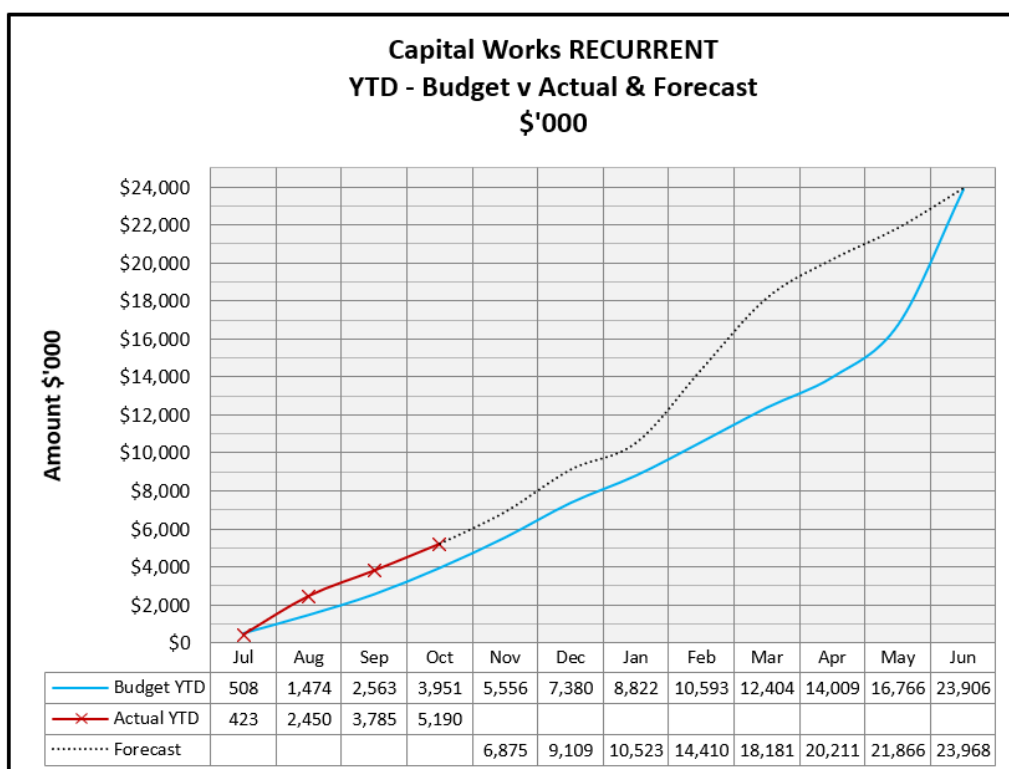
No assets have been written off against an annual budget of \$700k.

Capital Works

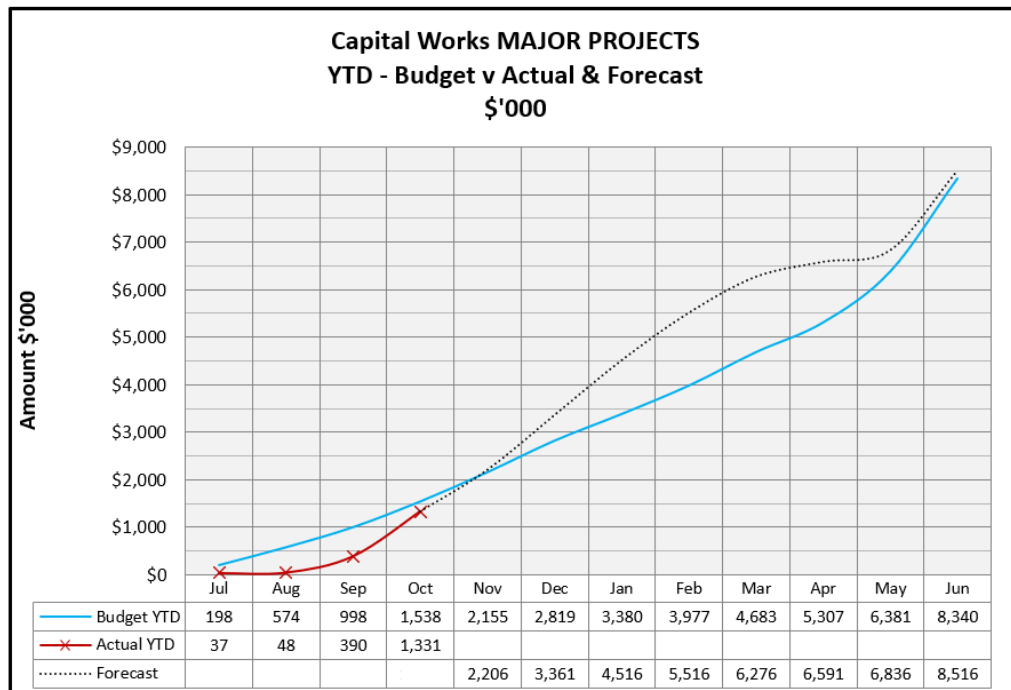
Year-to-date Capital Works expenditure is \$6.522m against the year-to-date budget of \$5.489m with the expenditure split between Recurrent and Major projects being:

- RECURRENT: \$5.190m has been expended against a budget of \$3.951m
- MAJOR PROJECTS: \$1.331m has been expended against a budget of \$1.538m

Forward forecasts indicate the capital works program will achieve budget by 30 June 2026. 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.

Capital Program – Recurrent

Capital Program – Major Projects*

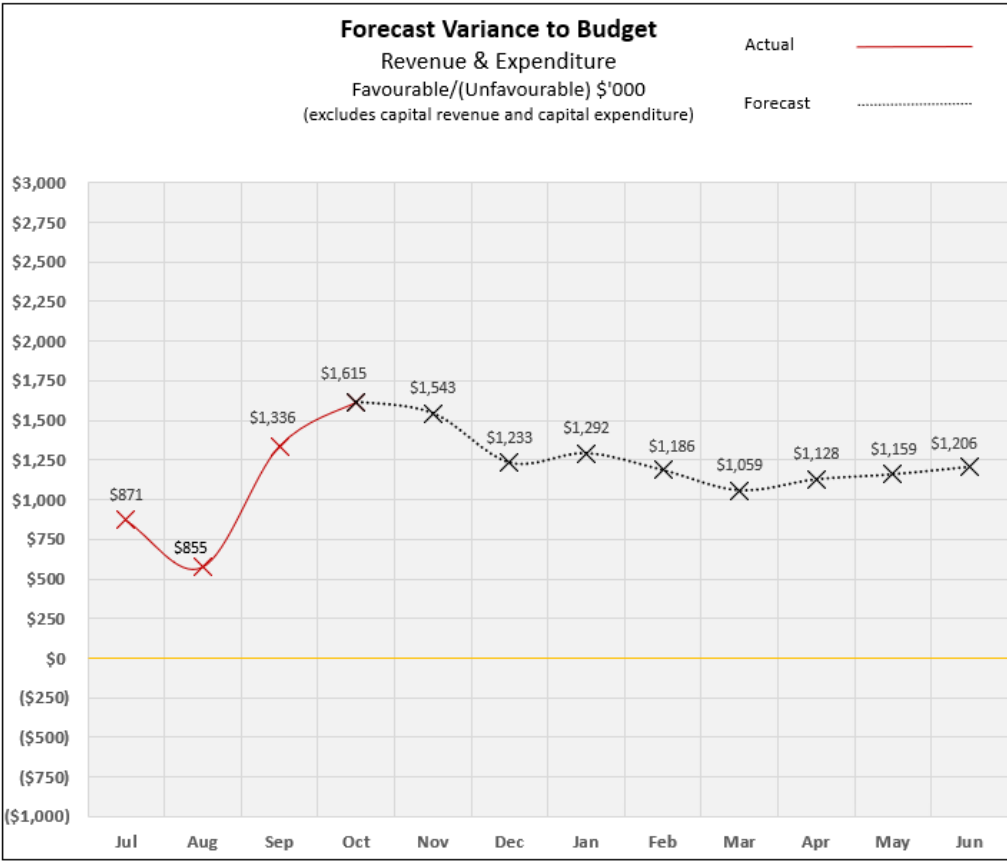


*The following projects form the Major Projects capital works program:

Project	YTD Actual	ANNUAL Budget	ANNUAL Forecast
102231 - Glenorchy Pool Reopening Repairs	\$1,181,708	\$6,500,000	\$6,501,708
102489 - Humphreys Rivulet Rehabilitation	\$260	\$1,689,500	\$1,689,760
102490 - International Food Garden	\$0	\$150,000	\$150,000
Various Unbudgeted Expenditure on Carryover Projects	\$149,475	\$0	\$174,475
TOTALS	\$1,331,443	\$8,339,500	\$8,515,943

Operating Forecast to 30 June 2026

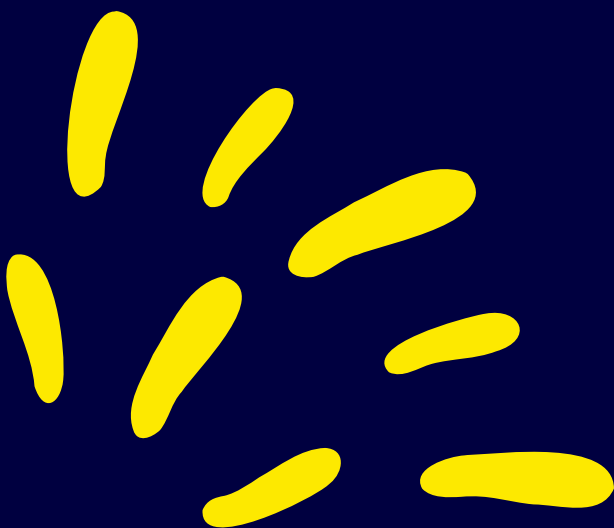
The forecast through to 30 June 2026 is currently showing a favourable end of year result of \$1.206m based upon (a) the actual variation reported year to date to 31 October 2025 and (b) all remaining months achieving forecast. As future months are reported and budget owners vary their forecasts, the forecast result may vary accordingly.



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.



11.2 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 procurement exemptions that were approved during the October/November period.

Recommendation

That Council:

1. RECEIVE and NOTE the exemption for the supply of body worn camera products and services.

Community Plan Reference	Leading Our Community We are a leader and partner that acts with integrity and upholds our community's best interests. We responsibly manage our community's resources to deliver what matters most. Transparent and accountable government.
Strategic Plan Reference	Make informed decisions that are open and transparent and in the best interests of our community. Deploy the Council's resources effectively to deliver value while being financially responsible. Manage compliance and risk in Council and our community through effective systems and processes.
Consultation/Engagement	• Director Community and Corporate Services • Manager Contact and Guidance • Procurement and Contracts Coordinator
Resources	There are no human resources implications.
Risk/Legal/Legislative/Reputational	As this report is recommended for receiving and noting only, no risk management issues arise. Risks around procurement are monitored and reported on a continuous basis as part of standard processes and procedures.
25/26 Budget Allocation	The budget for body worn camera products and services (excluding the cost of replacement cameras) is provided for in the 2025/26 budget.
Life of Project, Service, Initiative or (Expectancy of) Asset	The total anticipated duration of the service engagement is eleven (11) years, spanning from 2019 to 2030. This period comprises: • Six (6) years of services already delivered (2019-2025); • An approved extension for a further three (3) years (2025-2028); and • An optional extension of two (2) additional years (2028-2030).
25/26 Budget Reconsideration	It is anticipated that the 2025/26 budget will be updated during the mid-year review to account for the cost of replacement cameras.
Ongoing Costs (e.g. maintenance, operational)	The total estimated cost of the service engagement (from 2019 to 2030) is \$46,000.00 (excluding GST). There are no other ongoing costs.

Other Funding Sources	Not applicable.
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Proposal in Detail

1. In 2019, Council purchased products and services from Axon Public Safety Australia Pty Ltd (Axon), including body-worn cameras, secure data storage and software licences, to support its compliance and enforcement functions.
2. These products have proven reliable, secure, and efficient, at a cost of approximately \$3,000.00 per year.
3. On 22 October 2025, the Director Community and Corporate Services approved an exemption to continue engagement with Axon for a further three (3) years, with an option to extend for an additional two (2) years.
4. The total estimated cost for the entire duration of the engagement (from 2019 to 2030) is \$46,000.00 (excluding GST), which includes the purchase of replacement cameras as required.
5. Under the Code, an exemption from the usual public tender or quotation process may be approved for purchases or contracts valued less than \$250,000.00, 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.”
6. This procurement meets the above criteria for exemption. The continued engagement of Axon services will ensure full interoperability with Council’s existing systems, and avoids unnecessary risk, cost and operational complexity that may result from changing providers.

Attachments

Nil

11.3 COUNCIL AND COUNCIL COMMITTEE MEETING DATES AND TIMES 2026

Author: Acting Coordinator Strategy and Executive (Tim Douglass)

Qualified Person: Chief Executive Officer (Emilio Reale)

File Reference: Council Meetings

Executive Summary

This report presents the proposed schedule of Council, Glenorchy Planning Authority (GPA), Annual General Meeting (AGM), and Chief Executive Officer's Performance Review Committee (CEOPRC) meetings for 2026, in accordance with the requirements of the Local Government (Meeting Procedures) Regulations 2015. The Regulations require Council to determine the commencement times of its meetings, review those times following each ordinary election, and publish the times and places of ordinary meetings for the next 12 months.

The meeting schedule for 2026 maintains Council's established practice of holding ordinary meetings on the last Monday of each month at 3.30pm, a format that continues to be well received by the community, particularly with the availability of live streaming and recorded meeting content. Two variations to the standard schedule are proposed to accommodate the Australia Day public holiday in January and the end-of-year shutdown period in December.

The proposed dates for GPA meetings follow the Committee's current monthly schedule and reflect its requirement to commence meetings at or after 3.30pm, except for January where an adjusted time is required. The 2026 AGM is proposed for Monday, 7 December 2026 at 6.00pm, allowing adequate separation from the preceding GPA meeting. The CEOPRC meeting is also scheduled for 2026, consistent with its annual review obligations.

The rationale for retaining the current meeting commencement times reflects three key considerations: accessibility for the community, the need to support effective and timely decision-making, and the importance of maintaining an appropriate work-life balance for Elected Members and staff. The proposed schedule provides continuity, supports operational efficiency, and aligns with community expectations.

Subject to Council approval, the Chief Executive Officer will publish the meeting schedule in The Mercury and on Council's website in accordance with regulatory requirements.

Recommendation

That Council:

1. ADOPT the dates and times for Ordinary Council meetings, the Annual General Meeting, Glenorchy Planning Authority meetings, and the Chief Executive Officer's Performance Review Committee meeting for the 2026 calendar year as set out in Tables 1, 2, 3 and 4 of this report.
2. NOTE that a public notice containing the times and places of the Ordinary Council meetings and Glenorchy Planning Authority meetings will be published in accordance with regulation 7(2) of the Local Government (Meeting Procedures) Regulations 2015.

Community Plan Reference	Leading Our Community We are a leader and partner that acts with integrity and upholds our community's best interests.
Strategic Plan Reference	Communicate effectively with our community and stakeholders about what Council is doing. Make informed decisions that are open and transparent and in the best interests of our community.
Consultation/Engagement	Elected Members Executive Leadership Team Manager Development Coordinator Planning Services Executive Office Officers
Resources	Not applicable
Risk/Legal/Legislative/Reputational	The adoption of the 2026 meeting schedule presents minimal organisational or governance risk. The primary risks relate to regulatory non-compliance, community accessibility, and operational continuity. These risks are mitigated through adherence to the Local Government (Meeting Procedures) Regulations 2015, maintaining consistent and predictable meeting times, and ensuring early publication of the annual schedule. Minor scheduling variations in January and December have been carefully designed to avoid public holidays and end-of-year shutdown periods, reducing the likelihood of quorum issues, meeting clashes, or reduced community engagement. Overall, the recommended meeting schedule provides a low-risk, stable, and transparent framework for Council decision-making throughout 2026.
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 *Local Government (Meeting Procedures) Regulations 2015* (the Regulations) set out the requirements for setting the dates and times for Council meetings:
 - Regulation 6(1):
A meeting is not to start before 5:00pm, unless otherwise determined by the Council by absolute majority or by the council committee by simple majority.
 - Regulation 6(2):
After each ordinary election, a council and a council committee are to review the times of commencement of their meetings.
 - Regulation 7(2)
Council is required to publish the times and places of ordinary meetings of Council and Council Committees (as known) for the next 12 months.
2. This report seeks Council's adoption of 2026 meeting dates and times for publication in The Mercury newspaper and on Council's website.
3. Council Workshops are not governed by the Regulations and are therefore not included in this report. Generally, Council Workshops are scheduled for the remaining Monday afternoons at 3.30pm, and after GPA meetings at 4.30pm. However, they may also be scheduled at other times to accommodate specific topics.

Proposed Council Ordinary Meeting Dates and Times

4. Table 1 — The proposed Council meeting dates for 2026 are:

Meeting	Day	Date	Start time
Council	Tuesday	27 January 2026	3.30 pm
Council	Monday	23 February 2026	3.30 pm
Council	Monday	30 March 2026	3.30 pm
Council	Monday	27 April 2026	3.30 pm
Council	Monday	25 May 2026	3.30 pm
Council	Monday	29 June 2026	3.30 pm
Council	Monday	27 July 2026	3.30 pm
Council	Monday	31 August 2026	3.30 pm
Council	Monday	28 September 2026	3.30 pm
Council	Monday	26 October 2026	3.30 pm
Council	Monday	30 November 2026	3.30 pm

Meeting	Day	Date	Start time
Council	Monday	14 December 2026	3.30 pm

5. Meeting dates for 2026 Council meetings are proposed for the last Monday of each month. This is consistent with the previous year and facilitates regular monthly financial status reporting to Council.
6. There are two exceptions:
 - Tuesday 27 January (in lieu of Monday 26 January being the observed day for the Australia Day public holiday).
 - Monday 14 December (in lieu of Monday 28 December which falls during Council's end of year shutdown period).

Proposed Annual General Meeting (AGM) Meeting Date and Time

7. Table 2 — The proposed Council AGM meeting date and time for 2026 is:

Meeting	Day	Date	Start Time
AGM	Monday	7 December 2026	6.00 pm

8. A 6.00pm start time has been proposed to accommodate a 3.30pm GPA Meeting beforehand.
9. Council has received feedback that its practice of holding Council meetings on the last Monday of each month, and the process of live streaming meetings has been well received by the community.
10. Meetings will continue to be live streamed to the public during 2026. Notice of meetings in the form adopted by Council will be advertised in accordance with the regulations.

Proposed Glenorchy Planning Authority (GPA) Meeting Dates and Times

11. The GPA is a council committee established under section 23 of the *Local Government Act 1993*.
12. At the December 2022 Council meeting, Council resolved to commence its ordinary GPA meetings at 3:30 pm as required. Under the current Terms of Reference, GPA meetings are held monthly.
13. Table 3 — The proposed GPA meeting dates for 2026 are:

Meeting	Day	Date	Start Time
Glenorchy Planning Authority	Tuesday	27 January 2026	2.00 pm
Glenorchy Planning Authority	Monday	16 February 2026	3.30 pm
Glenorchy Planning Authority	Monday	16 March 2026	3.30 pm
Glenorchy Planning Authority	Monday	13 April 2026	3.30 pm
Glenorchy Planning Authority	Monday	11 May 2026	3.30 pm

Meeting	Day	Date	Start Time
Glenorchy Planning Authority	Monday	15 June 2026	3.30 pm
Glenorchy Planning Authority	Monday	13 July 2026	3.30 pm
Glenorchy Planning Authority	Monday	17 August 2026	3.30 pm
Glenorchy Planning Authority	Monday	14 September 2026	3.30 pm
Glenorchy Planning Authority	Monday	12 October 2026	3.30 pm
Glenorchy Planning Authority	Monday	16 November 2026	3.30 pm
Glenorchy Planning Authority	Monday	7 December 2026	3.30 pm

Proposed Chief Executive Officer's Performance Review Committee (CEOPRC) Meeting Date and Time

14. Table 4 — The proposed Chief Executive Officer's Performance Review Committee meeting date and time for 2025 is:

Meeting	Day	Date	Start Time
CEOPRC	Tuesday	22 September 2026	4.00 pm

15. The Chief Executive Officer's Performance Review Committee meetings are closed to the public.

Rationale for Proposed Meeting Start Times

16. At the Council Workshop on 14 November 2022, Elected Members were asked to consider meeting days/times. The majority confirmed that the existing arrangements of Monday meetings were suitable and what the community was accustomed to.
17. At its 9 December 2022 meeting, Council determined to commence 2023 Council meetings at 3.30pm.
18. Council meeting start time needs to balance needs of a variety of stakeholders.
19. There are three key considerations when determining the start time for Council and Council committee meetings. These are:
- Does the community have access to view Council meetings and ask questions of its elected members?
 - Is the meeting time conducive to good decision making?
 - Does the meeting time help to strike responsible work life balance for Elected Members, members of the community, and staff who attend and support meetings?
20. Continuing with a 3.30pm start time for 2026 Council meetings is proposed based on the following:

- Livestreaming and recording of Council meetings is available for members of the community to view.
- There is generally a low level of physical attendance by community members at Council meetings, and this has not drastically changed since commencing with a 3.30pm start time.
- Community members can continue to ask questions on notice without the need to attend the meeting in person.
- Productivity is enhanced by reducing the risk of Council meetings extending late into the evening, when fatigue impairs efficiency and good decision making.
- Work life balance is better maintained for Elected Members and staff.

Public Notice of 2026 Meeting Dates

21. If the proposed meeting dates and times are adopted by Council, the Chief Executive Officer will ensure that a public notice containing the times and places of the ordinary Council meetings and GPA meetings is published in The Mercury in accordance with the Regulations.
22. Meeting dates will also be published on Council's website and through other channels, as appropriate.

Attachments

Nil

11.4 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.

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 RATIFICATION OF NEW CHAIR APPOINTMENT

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

15(2)(a) (Personnel matters, including complaints against an employee of the Council and industrial relations matters)

12.4 NOTICES OF MOTION - QUESTIONS ON NOTICE/ WITHOUT NOTICE

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