

Committee Members
Ald Philip Cocker (Chairman)
Deputy Lord Mayor Ald Ron Christie
Ald Marti Zucco
Ald Eva Ruzicka
Ald Peter Sexton
Aldermen
Lord Mayor Ald Sue Hickey
Ald Jeff Briscoe
Ald Helen Burnet
Ald Damon Thomas
Ald Suzy Cooper
Ald Anna Reynolds
Ald Tanya Denison

Meeting
Minutes
Reception
Public x2
Trolley
Total Distribution: 6



CITY OF HOBART

AGENDA

FINANCE COMMITTEE MEETING (OPEN PORTION OF THE MEETING)

TUESDAY 19 JANUARY 2016

AT 5.00 PM

THE MISSION

Our mission is to ensure good governance of our capital City.

THE VALUES

The Council is:

about people

We value people – our community, our customers and colleagues.

professional

We take pride in our work.

enterprising

We look for ways to create value.

responsive

We're accessible and focused on service.

inclusive

We respect diversity in people and ideas.

making a difference

We recognise that everything we do shapes Hobart's future.

HOBART 2025 VISION

In 2025 Hobart will be a city that:

- Offers opportunities for all ages and a city for life
 - Is recognised for its natural beauty and quality of environment
 - Is well governed at a regional and community level
 - Achieves good quality development and urban management
 - Is highly accessible through efficient transport options
 - Builds strong and healthy communities through diversity, participation and empathy
 - Is dynamic, vibrant and culturally expressive
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- 3. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST**
- 4. TRANSFER OF AGENDA ITEMS**
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 - 10.2 SULLIVANS COVE – USE OF ON STREET METER PARKING BY BUSINESS OPERATORS**
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- 11. QUESTIONS WITHOUT NOTICE – FILE REF: 13-1-10**
- 12. CLOSED PORTION OF THE FINANCE COMMITTEE MEETING**

**BUSINESS LISTED ON THE AGENDA IS TO BE CONDUCTED IN THE ORDER
IN WHICH IT IS SET OUT UNLESS THE COMMITTEE BY SIMPLE MAJORITY
DETERMINES OTHERWISE**

I, Heather Salisbury, Acting General Manager of the Hobart City Council, hereby certify that:

1. In accordance with Section 65 of the Local Government Act 1993, the reports in this agenda have been prepared by persons who have the qualifications or the experience necessary to give such advice, information or recommendations included therein.
2. No interests have been notified, pursuant to Section 55(1) of the Local Government Act 1993, other than those that have been advised to the Council.



ACTING GENERAL MANAGER

FINANCE COMMITTEE AGENDA (OPEN)

Committee Members

Cocker (Chairman)
Deputy Lord Mayor Christie
Zucco
Ruzicka
Sexton
Aldermen
Lord Mayor Hickey
Briscoe
Burnet
Thomas
Cooper
Reynolds
Denison

**Finance Committee (Open Portion of the Meeting) -
Tuesday, 19 January 2016 at 5.00 pm in the Lady
Osborne Room.**

PRESENT:

APOLOGIES:

LEAVE OF ABSENCE: Deputy Lord Mayor
Alderman R G Christie and
Alderman E R Ruzicka.

CO-OPTION OF COMMITTEE MEMBERS IN THE EVENT OF A VACANCY

Where a vacancy may exist from time to time on the Committee, the Local Government Act 1993 provides that the Council Committees may fill such a vacancy.

- 1. MINUTES OF THE OPEN PORTION OF THE MEETING OF THE FINANCE COMMITTEE HELD ON TUESDAY, 15 DECEMBER 2015 AND A SPECIAL MEETING HELD MONDAY, 21 DECEMBER 2015**
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2. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

In accordance with the requirements of Part 2 Regulation 8 (6) of the Local Government (Meeting Procedures) Regulations 2015, the Committee, by simple majority may approve the consideration of a matter not appearing on the agenda, where the General Manager has reported:

- (a) the reason it was not possible to include the matter on the agenda, and
- (b) that the matter is urgent, and
- (c) that advice has been provided under Section 65 of the Local Government Act 1993.

RECOMMENDATION

That the Committee resolve to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the Local Government (Meeting Procedures) Regulations 2015.

3. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

In accordance with Part 2 Regulation 8 (7) of the Local Government (Meeting Procedures) Regulations 2015, the chairman of a meeting is to request Aldermen to indicate whether they have, or are likely to have, a pecuniary interest in any item on the agenda.

In addition, in accordance with the Council's resolution of 14 April 2008, Aldermen are requested to indicate any conflicts of interest in accordance with the Aldermanic Code of Conduct adopted by the Council on 27 August 2007.

Accordingly, Aldermen are requested to advise of pecuniary or conflicts of interest they may have in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the committee has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the Local Government (Meeting Procedures) Regulations 2015.

4. TRANSFER OF AGENDA ITEMS

Are there any items which the meeting believes should be transferred from this agenda to the closed agenda or from the closed agenda to the open agenda, in accordance with the procedures allowed under Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015?

**5. INVESTMENT OF COUNCIL FUNDS – SOUTH HOBART COMMUNITY
BANK – FILE REF: 20-19-1**

15x's

Report of the Director Financial Services of 9 November 2015 and attachments.

DELEGATION: Council

TO : Finance Committee

FROM : Director Financial Services

DATE : 9 November, 2015

SUBJECT : **INVESTMENT OF COUNCIL FUNDS - SOUTH HOBART COMMUNITY BANK**

FILE : 20-19-1 PG:PG (o:\council & committee meetings reports\fc reports\2015 meetings\15 december\word version of report\fc report - investment of council funds - south hobart community bank.doc)

1. INTRODUCTION

1.1. A Notice of Motion from Alderman Cocker was approved by Council on 26 October 2015. The Notice of Motion called for a report to be prepared by the end of 2015 to advise whether the Council should pledge to purchase shares in the establishment of the South Hobart Community Bank (SHCB), and if so the size of an appropriate pledge.

1.1.1. This report provides advice on whether the Council should pledge to purchase shares and other options available to provide support.

2. BACKGROUND

2.1. Bendigo Bank developed the Community Bank[®] model in 1998 in response to the closure of bank branches across Australia. When it first started the Community Bank[®] model was sought by many rural communities to provide branch banking. The model has since expanded into many metropolitan communities.

2.2. The first Community Bank[®] branch opened in 1998 and at the end of 2014/15 there were 310 Community Bank[®] branches, located in rural and metropolitan areas.

2.3. Community Bank[®] local branches are locally owned companies which shares profits with the community while offering all services expected of a modern bank. The model allows for 50% of profits to be returned to the local community through shareholder dividends and local community funding.

2.3.1. There are currently 11 Community Bank[®] branches in Tasmania, including the Huon Valley (4 branches) and Sorell.

2.4. A Community Bank[®] is formed by a locally owned and operated company as a franchise of Bendigo Bank. A Community Bank[®] will only be established after an extensive period of engagement with the community by a local steering committee.

- 2.4.1. Engagement by the local steering committee includes a pledge for support process, a feasibility stage/survey, formation of a local company and finally raising capital via a prospectus. Bendigo Bank will only proceed to the final stage of raising capital if the feasibility survey shows that a Community Bank[®] branch is viable.
 - 2.4.2. Bendigo Bank provides the coverage of the Community Bank's[®] banking licence, a full range of banking products, staff training and ongoing support.
 - 2.4.3. Governance of the local company/Community Bank[®] branch is by a local board comprising of volunteers with a professional branch manager and staff employed to operate the branch.
 - 2.4.4. Revenue from the branch is split 50/50 between Bendigo Bank and the local company with the local company responsible for paying branch running costs.
 - 2.4.5. Cashflow for Community Bank[®] branches is usually positive within 3 years and any profits available are reinvested in the community through dividends to shareholders and investments into local community projects. Dividends to shareholders are limited to 20% of the profits.
 - 2.4.6. A key aim of the Community Bank[®] model is for local communities to share in revenue generated by the local branch. Such contributions can be in the form of donations, grants and sponsorship arrangements. The local board decides on the amount of contributions and how the funds are to be allocated.
- 2.5. The SHCB project began in February 2015. The steering committee for the project is at the public engagement stage and is seeking pledges of support (see **Attachment A**). Officers are advised that to date the SHCB has received \$200,000 worth of pledges from 80 people and is on target to raise a further \$200,000 in pledges by the steering committee's first anniversary in February 2016.
- 2.5.1. Bendigo Bank has indicated that the start up cost for the SHCB could be in the order of \$800,000 however this could change.
 - 2.5.2. The feasibility survey for the SHCB is approximately 12 months away with considerable public engagement continuing over summer at local community events to raise awareness and garner further support and pledges from the local community. The steering committee has also approached local businesses and schools for support.
 - 2.5.3. While support for the SHCB project can be shown by community members pledging to buy shares, support can also be

indicated by people moving their banking business to Bendigo Bank and linking their accounts to the SHCB project. Linking accounts to the project in this manner shows that the SHCB will have a revenue stream and the proposed branch will already have business on its books when it opens.

- 2.5.4. Residents from other suburbs, such as Fern Tree, West Hobart and Ridgewood have indicated interest in the SHCB project which implies that there will be a larger catchment area than South Hobart alone.
- 2.5.5. In addition there is a retirement village and aged care facility in close proximity to the South Hobart retail area whose residents could potentially be customers of the SHCB and would prefer to use a branch service rather than other less traditional banking methods.

While the majority of bank transactions are not processed by the customer visiting a branch, research has shown that the majority of people prefer to visit a branch when opening a bank account or getting a home loan. KPMG research has shown that 79% of Gen Y prefers to get a home loan by visiting a branch and 47% prefer to visit a branch when opening a bank account.

<http://www.kpmg.com/AU/en/IssuesAndInsights/ArticlesPublications/banking-on-the-future/Pages/banking-on-the-future-2015-infographic.aspx>

- 2.5.6. There are several branches of major banks in the CBD and Sandy Bay, including a branch of Bendigo Bank. However practice has shown in opening a Community Bank[®] in other metropolitan areas that new Bendigo Bank customers are attracted and proximity to other available banks is not a factor in establishing a customer base.
- 2.6. There are currently 11 Community Bank[®] branches in Tasmania with several more proposed branches currently undertaking local engagement.
 - 2.6.1. The Huon Valley Community Bank[®] has four branches located in Geeveston, Dover, Huonville and Cygnet. The branches were opened in response to the closure of bank branches in these communities. The first branches opened 12 years ago in Dover and Geeveston and have given back \$1.3 million to community groups, organisations, enterprises, sporting clubs and individuals in the Huon Valley.
 - 2.6.2. The Huon Valley Council was an early supporter of the Huon Valley Community Bank[®]. The Council and Huon Valley Community Bank[®] have worked in partnership on infrastructure projects which may not have been possible without contributions from the branch including construction of health centres and playgrounds which helped to revitalise the community.

- 2.6.3. In a more urban location the Sorell & District Community Bank[®] branch opened 4 years ago and now has \$84 million in deposits and loans and has invested \$120,000 in local community initiatives. It should be noted that the Sorell & District Community Bank[®] branch is also located in close proximity to other bank branches.
- 2.7. New and existing Bendigo Bank customers are attracted to local Community Bank[®] branches as they are owned by local people with the profits being reinvested back into the community. There is also the security of knowing that the local branch is backed by the Bendigo Bank. Any investment on the SHCB by the Council is also consistent with Council's approach taken to ethical investments as included in the Council's Investment Policy.

3. PROPOSAL

- 3.1. The Council can show support for the SHCB in a number of ways and it is proposed that the following options be considered:

- 3.1.1. Pledge to purchase \$30,000 of shares in the SHCB.

During discussions with the Chair of the SHCB project steering committee it was suggested that Council pledge to purchase \$30,000 worth of shares in the SHCB. However, any pledge amount is entirely a matter for the Council.

- 3.1.2. Provide funding for the independent feasibility survey

The anticipated cost of the survey is \$10,000 to \$12,000; the cost of which can later be converted into shares in the SHCB. Officers are advised that this approach has been taken by other Councils. The Council can choose to provide full or partial funding for the survey.

- 3.1.3. Link investment accounts to the SHCB

It is open to the Council to link current and future cash investments such as term deposits with the Bendigo Bank to the SHCB. The Council currently has \$3M invested with Bendigo Bank. Linking the investments to the SHCB will show the Council's support at an early stage in the steering committees engagement campaign and will come at no cost or risk to the Council's current investments with Bendigo Bank.

- 3.1.4. Amend Investment of Funds Policy

Amend the Council's Investment of Funds policy to allow a higher quantum investment of funds with Bendigo Bank. Currently, a maximum limit of \$5M applies to 'A' rated

financial institutions - of which the Bendigo Bank is one. So any desire to invest more than \$5M with Bendigo and Adelaide would require a revision of the investment policy.

3.1.5. It is also possible that the City of Hobart's support be acknowledged in relevant promotional and marketing materials for the SHCB, as appropriate.

3.2. It should also be recognised that being a shareholder is not a pre-requisite to the SHCB and Council coming together for mutual benefit. Council could still have a productive relationship with SHCB irrespective of being a shareholder or not. However, the ability to influence projects and their priority may be higher if Council was a shareholder.

4. STRATEGIC PLANNING IMPLICATIONS

4.1. Investment in the SHCB is consistent with the Council's Strategic Objectives in the Strategic Plan:

- Priority Area of Activity 5 – 5.11 Develop and promote partnerships to achieve regional, city and community goals.

4.2. The investment is also consistent with the Policy on Investment of Council Funds in that the Bendigo Bank does not invest in the fossil fuel industry.

5. FINANCIAL IMPLICATIONS

5.1. Funding Source(s)

5.1.1. Not Applicable.

5.2. Impact on Current Year Operating Result

5.2.1. Not Applicable.

5.3. Impact on Future Years' Financial Result

5.3.1. Should the Council approve the proposal to fund the independent feasibility survey for the SHCB the cost will be \$10,000 to \$12,000. It is anticipated that the survey and will be undertaken in the next 12 months.

5.3.2. There is no cost to the Council in pledging to purchase shares however should the SHCB proceed \$30,000 will be required to invest in the entity.

5.4. Asset Related Implications

5.4.1. Not Applicable.

6. RISK MANAGEMENT IMPLICATIONS

- 6.1. There are a number of risks that may affect the Council's investment in the SHCB, these risks are listed below:
- 6.1.1. Insufficient revenue – if the SHCB does not achieve the volume of business required to generate sufficient revenue to make a profit this will result in an inability to make community contributions or pay dividends to shareholders.
 - 6.1.2. Changes to economic conditions – changes to economic conditions such as inflation and interest rates could affect the performance of the SHCB
 - 6.1.3. Increased competition – established bank branches in the Hobart CBD and Sandy Bay may impact adversely on the level of business the SHCB. It should also be noted that the franchise agreement between the Bendigo Bank and a Community Bank[®] is not exclusive so competition could be from a new Community Bank[®] branch.
 - 6.1.4. Sale of shares – due to the community based nature of Community Banks[®], restrictions on who can be a shareholder and the maximum number of ordinary shares that can be held there is little trading in the shares. Community Bank[®] branches are not listed on the securities exchange (ASX) but in the 'Low Volume Trading' market.
 - 6.1.5. There is no obligation on respondents to the feasibility survey to transfer their business to the Community Bank[®] as indicated. There is also no legal obligation on the members of the local community who have pledged to purchase shares to do so when the share prospectus is issued.
- 6.2. The Bendigo Bank has a robust framework which it follows before entering into a franchise agreement for a Community Bank[®]. An independent feasibility survey is undertaken following the pledge support stage and 5 year financial modelling undertaken before a share prospectus is issued. The share prospectus has to be approved by ASIC before publication.
- 6.3. The Bendigo Bank will not enter into a franchise agreement with a local board if insufficient capital is raised or if the survey and financial modelling indicate that there is insufficient business to generate revenue.
- 6.4. The Bendigo Bank wishes to protect the Community Bank[®] brand and is proud of the success of the program therefore they will only agree to proceed if viable.

- 6.5. As with all investments in shares there is no guarantee that the Council or other shareholders will receive dividends. However the motivation for most shareholders in the Community Bank[®] is to invest in a community enterprise which provides a service and deliver funding for community projects.

7. LEGAL IMPLICATIONS

- 7.1. There are a number of provisions in the Local Government Act 1993 (LGA) which govern the Council's investment of funds.

7.1.1. Section 73 (b) provides that *a council may raise funds by receiving interest and dividends on investments.*

7.1.2. Section 75 Investments provides that:

A council may invest any money –

- (a) in any manner in which a trustee is authorised by law to invest trust funds; and*
- (b) in any investment the Treasurer approves.*

7.1.3. Section 21(1)(b) Enterprise Powers provides:

In carrying out any of its functions, a council may:

(b) subscribe for, or otherwise acquire and dispose of, shares in or debentures or other securities of a corporation.

(1A) A motion by a council to exercise any of its powers under subsection(1) must be accompanied by a statement of the objectives of the exercise of that power.

(2) A council must obtain the approval of the Minister before exercising any of its powers under subsection (1) if the exercise of that power would –

(a) involve an expenditure of at least \$250 000 or 5% or more of its general rates revenue for the previous financial year, whichever is the greater; or

(b) extend the council's expenditure required to service its total borrowings to an amount in excess of 30% of its revenue other than grants made to the council for the previous financial year.

8. SOCIAL IMPLICATIONS

- 8.1. Shareholders and account holders in local Community Banks[®] are attracted to them because they are owned by and operated by local people with the profits being reinvested back into the community. They

allow the local community to become involved in decisions about investments in community projects from the Community Bank[®] and can encourage higher rates of participation in community related events and projects. To date Community Banks[®] have donated over \$137M to local projects.

- 8.2. Should it decide to invest in the SHCB the Council's investment would be a demonstration of support for the project rather than a financial investment.

9. DELEGATION

- 9.1. Council has delegation for this matter.

10. CONSULTATION

- 10.1. The State Manager and Relationship Banker from Bendigo Bank and the Chair of the SHCB steering committee were consulted during the writing of this report.

11. CONCLUSION

- 11.1. A Notice of Motion from Alderman Cocker was approved by Council on 26 October 2015. The Notice of Motion called for a report to be prepared by the end of 2015 to advise whether the Council should pledge to purchase shares in the establishment of the South Hobart Community Bank (SHCB), and if so the size of an appropriate pledge.
- 11.2. A Community Bank[®] is formed by a locally owned and operated company as a franchise of Bendigo Bank. A Community Bank[®] will only be established following an extensive period of engagement with the community by a local steering committee.
 - 11.2.1. The SHCB steering committee was established in February 2015 and is currently seeking pledges of support. Officers are advised that to date the SHCB has received \$200,000 worth of pledges from 80 people and residents from surrounding suburbs have indicated interest in the project.
 - 11.2.2. Bendigo Bank has indicated that the start up cost for a Community Bank[®] branch in South Hobart could be in the order \$800,000, however this could change.
 - 11.2.3. The Bendigo Bank will only proceed with a Community Bank[®] branch in South Hobart if an independent feasibility survey indicates the branch will be viable.
 - 11.2.4. The SHCB steering committee has indicated that it would expect the independent feasibility survey to be undertaken in the next 12 months.

12. RECOMMENDATION

That:

- 12.1. The report PG:PG(o:\council & committee meetings reports\fc reports\2015 meetings\15 december\word version of report\fc report - investment of council funds - south hobart community bank.doc) be received and noted.*
- 12.2. The Council pledges to purchase \$30,000 worth of shares in the South Hobart Community Bank[®] and authorises the General Manager to complete and submit the pledge form as shown at Attachment B.*
- 12.3. Funding be provided, to a maximum of \$12,000, to assist the South Hobart Community Bank to commission an independent feasibility survey in the next 12 months to determine the viability of opening a Community Bank[®] in South Hobart with the funding converted into shares in the branch should it proceed.*
- 12.4. Current and future cash investments with the Bendigo Bank be linked to the South Hobart Community Bank branch.*
- 12.5. The City of Hobart's support for the South Hobart Community Bank be acknowledged in relevant South Hobart Community Bank promotional and marketing material as appropriate.*
- 12.6. The value of the cash support provided to the South Hobart Community Bank[®] to commission an independent feasibility survey, up to a maximum of \$12,000, be recorded as a grant in the City of Hobart's Annual Report.*

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



(David Spinks)

DIRECTOR FINANCIAL SERVICES

Attachment(s)

Attachment A – South Hobart Community Bank Project correspondence – dated 19 November 2015

Attachment B – South Hobart Community Bank Project Pledge Form.

Attachment A

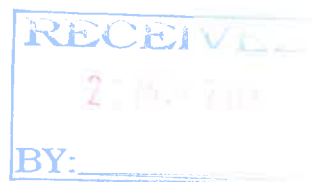
southhobartcbproject@gmail.com
PO Box 201 Hobart TAS 7000

South Hobart Community Bank® Project

South Hobart Community Bank® Project Steering Committee

19 November 2015

Mr David Spinks
Director Financial Services Division
Hobart City Council
Hobart TAS 7001



Dear Mr Spinks,

Thank you for meeting with Russell Carrick, Keridan Taylor and myself to discuss the South Hobart Community Bank® project. We were pleased that you could see the potential benefits of a Community Bank® in South Hobart and I just wanted to summarise the key points from our meeting to help you as you prepare your report to Council.

- There are now 310 Community Bank® branches around the country doing over \$25 billion in banking business. Communities benefit from their own bank, with over \$137 million in donations to local projects so far. To us, South Hobart seems a natural home for a Community Bank®.
- The South Hobart Community Bank® Project began in February 2015 and we need to raise \$800,000 worth of pledges to prove that we have sufficient local support. As a result of community events, social media campaigns, local publicity, and word of mouth, so far we're at just over \$200,000 in pledges. We aim to create the bank within the next 12-18 months. So far the support from the community has been fantastic and this has strengthened our commitment to the idea.
- The Community Bank® model started in 1998 when two small rural Victorian communities (Rupanyup and Minyip) were faced with bank closures in their towns and no banking available for miles around. Bendigo Bank said they could provide a bank if the communities showed sufficient support for the idea. The community got behind it and the Community Bank® model was born. The process has evolved since then into a carefully designed strategy that seeks to promote successful outcomes and only create branches where they are needed and supported. The process put in place by Bendigo Bank is designed to thoroughly (and independently) assess the feasibility of setting up a Community Bank®. This process, coupled with the genuine enthusiasm of our Steering Committee, should see the creation of a successful local company. Is it guaranteed? No, but no investment is. Supporters can rest assured we will not create a South Hobart Community Bank® with their investment without careful assessment and planning.
- For Bendigo Bank, this model makes perfect sense because the success of a local branch hinges 100% on the support of the locals. The end result is a locally owned company running a good old-fashioned bank, that shares profits with the community and offers all the banking services that we expect from a modern bank (such as an ATM in South Hobart). Money is not siphoned off to fund unethical fossil fuel projects or enrich foreign investors.
- Why create a Community Bank®? It's a question that everyone must ask when they consider pledging, shifting their banking, or in our case creating a steering committee and setting out to garner support for the idea. The goal of a Community Bank® is to generate sufficient profit to provide funding and support for community projects. For example, a play equipment upgrade in a local park, signage for a walking track, track works, art projects, bushland rehabilitation, community event support...the mind boggles. We hope to get this project off the ground and, if we are successful, we see opportunities to co-fund project with Council as this has been a successful approach elsewhere.

- Creating a Community Bank® is a communal effort. For a Community Bank® model to work in South Hobart, not only do we need money in the bank, we need shareholders. Once we meet the requirements set down by our underwriter, Bendigo Bank, we will create a company that is locally owned and operated. That means local shareholders and local directors. The shareholders will receive an annual dividend once we become profitable, and the local directors will decide how to spend the profits after paying those dividends and keeping a branch open (which is way better than where profits from the big banks end up).

We would love to create a South Hobart Community Bank® and provide a fund for local projects and initiatives. It just makes so much sense to keep banking local and spend profits locally. We hope that Hobart City Council agrees and that they agree to pledge support for our project. Thanks again for meeting with us and feel free to call any one of us if you would like any more information.

Sincerely,



Steve Harwin

Chair – South Hobart Community Bank Project Steering Committee

0415183424

pledge
stage

South Hobart **Community Bank**® Project

With your pledge of support community banking can start at South Hobart.

Community Bank® branches are making contributions to communities across Australia which go beyond simply banking.

Owned by local people and backed by Bendigo Bank, this national network of branches recently exceeded more than \$130 million in contributions to their communities.

These funds have helped lawn bowlers, budding artists, knitting groups, pre-schoolers, footballers, learner drivers, golfers, musicians, students, trainee medical professionals and many, many others to achieve great things.

And they've provided much-needed financial support to the community groups, clubs and not-for-profit groups that are the backbone of local communities.

A Steering Committee has now been formed to investigate the establishment of a **Community Bank**® branch in South Hobart.

There's a lot to look forward to.
Join us and pledge your support today.

Your questions answered.

What is a Community Bank® branch?

The **Community Bank®** initiative was developed by Bendigo Bank to assist communities to deliver their own quality banking service.

The capacity to retain local capital, or attract it to the communities where branches are located, is the most important part of the **Community Bank®** initiative – and the cornerstone on which Bendigo Bank continues to build its business strategy.

Bendigo Bank provides the banking infrastructure and licensing, while the community runs the branch operation and generates customer support in the area.

Together Bendigo Bank and the local community share the revenue, with local surpluses available for reinvestment in the community via grants, sponsorships and dividends to local shareholders.

What form of investment is a Community Bank® branch?

A local entity forms a public company to represent the local community, which raises investment funds locally and acquires the right to run a Bendigo Bank branch.

Does a Community Bank® branch offer full banking services?

Just like any branch of Bendigo Bank, **Community Bank®** branches offer a full range of banking and financial services, including:

- > Savings and transaction accounts
- > Home loans and personal loans
- > Credit cards
- > Financial planning
- > Insurance
- > Business banking
- > Mobile and Internet banking

How safe is my money and my privacy?

Customers of a **Community Bank®** branch hold products and services issued by Bendigo Bank. Bendigo Bank meets the prudential requirements of the Australian Prudential Regulation Authority and makes all credit decisions and protects individual customer privacy.

Community Bank® branch staff are bound by the Bank's confidentiality requirements, and local directors cannot obtain customer information.

Can I own shares in my Community Bank® branch?

If your community decides to establish a **Community Bank®** branch, you will be able to purchase shares in the local company formed to operate the **Community Bank®** branch of Bendigo Bank. These are shares in the locally-owned company, not Bendigo Bank.

How do I purchase my shares?

Before forming the company, your local banking committee seeks pledges of financial support from the community. By making a pledge, you will be indicating your interest in becoming a shareholder of the local company.

Once the committee decides to open a **Community Bank®** branch it will form a company which will issue a prospectus. Your application for shares will be made via this prospectus.

How else can I support the Project?

As well as pledging your support, you can also start moving your banking business to the South Hobart **Community Bank®** Project. The more accounts opened and loans completed, the closer we get to opening the doors to our own **Community Bank®** branch.

To do so, visit any Bendigo Bank branch or contact one of the following staff members:

Chris Davis	
Business Banking Manager	0439 063 516
Keri Taylor	
Relationship Banker	0409 793 406

Please quote code 72168 to ensure your accounts are linked to the South Hobart **Community Bank®** Project.

What happens next?

Please complete the pledge form. The level of community support received will determine the next steps.

Further information:

For further information about the project, please contact a member of the South Hobart **Community Bank®** Project Steering Committee.

Nic Goodwolf	0418 885 590
Steve Harwin	0415 183 424
Denbeigh Armstrong	0428 327 830
Keridan Taylor	0409 793 406

Pledge forms can be returned to:

South Hobart Capital Chemist – 360 Macquarie Street
Ginger Brown Cafe – 464 Macquarie Street
Macquarie Street Foodstore – 364 Macquarie Street
South Hobart Community Bank® Project –
 PO Box 201, Hobart TAS 7000



pledge
stage

South Hobart **Community Bank**[®] Project

With your pledge of support.

These big success stories could happen in South Hobart.

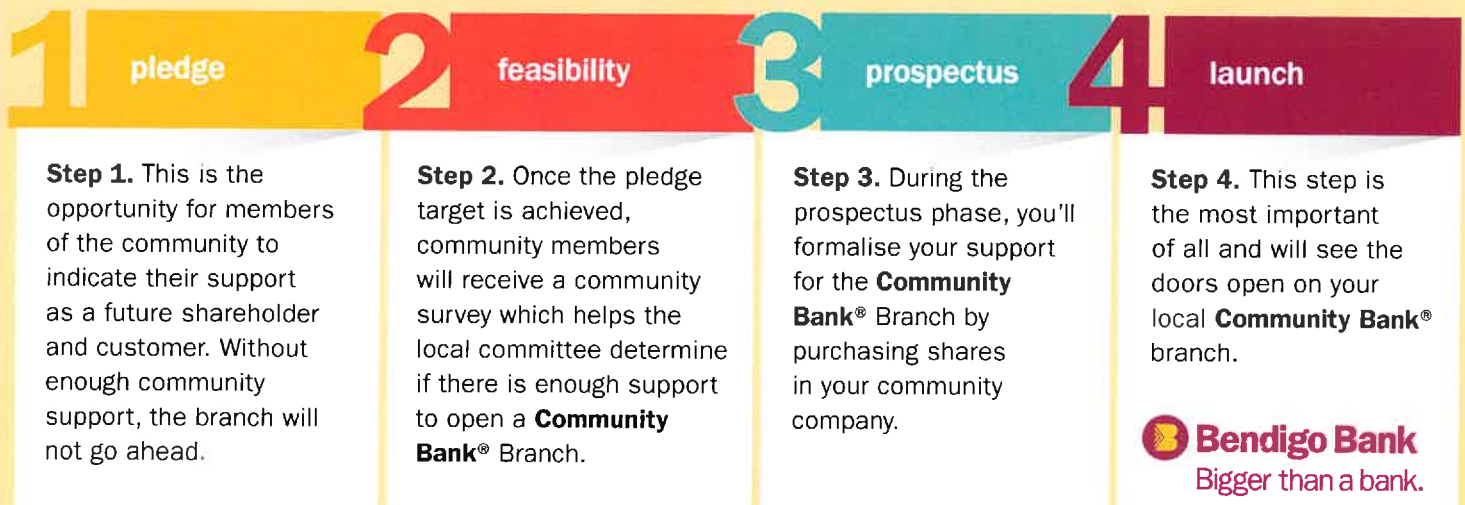
Geeveston/Dover

The local mother's group received a welcome helping hand when the local branches topped up the councils modest budget with a \$15,000 grant to help build an adventure playground for their infant school. The local primary school has also received a healthy \$10,000 to refurbish its existing play equipment and create a better playing space for its kids.

Swansea/Bicheno

The Bicheno Primary School received \$5,000 of funding towards their "Catch Up" Literacy Program. Students work with a Teacher Assistant to develop their reading and literacy skills to promote their attitude and ability to engage in their literacy and numeracy programs.

Four steps to South Hobart **Community Bank**[®] branch.



South Hobart **Community Bank**[®] Project

Pledge now. Our community. Our bank.

A pledge is an indication of the amount you intend to invest in shares in your local **Community Bank**[®] Company. No money is required now, we're simply gauging the level of community support for the project and will keep you up-to-date on our progress.

☐ **Yes**, I would like to contribute to the establishment of the South Hobart **Community Bank**[®] Branch of Bendigo Bank.

Pledge amount \$ _____ (between \$500 and \$20,000)

☐ **Yes**, I support the establishment of South Hobart **Community Bank**[®] Branch and would consider transferring my banking business to the branch.

Name: _____

Address: _____

Occupation: _____

Home phone: _____

Work phone: _____

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I would like to see the following projects funded in South Hobart:

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Show your support for South Hobart **Community Bank**[®] Branch. Transfer your banking business now.

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364 Macquarie Street

South Hobart Community Bank[®] Project –
PO Box 201, Hobart TAS 7000

Further information:

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Nic Goodwolf	0418 885 590
Steve Harwin	0415 183 424
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Keridan Taylor	0409 793 406

Product information

On the phone	Call 1300 BENDIGO
Online	bendigobank.com.au
In person	At your nearest Bendigo Bank branch

Privacy

Your personal information is collected by the South Hobart **Community Bank**[®] Branch Committee and will be used to contact you about the Project. It may be disclosed to Bendigo Bank and organisations that carry out functions on behalf of Bendigo Bank in establishing a **Community Bank**[®] branch. Bendigo Bank's full privacy policy is available online at www.bendigobank.com.au

**6. MARINERS' COTTAGES – LEASE – WOODEN BOAT GUILD OF
TASMANIA – FILE REF: 33-70-1**

15x's

Report of the Manager Legal and Governance of 4 January 2016 and attachments.

DELEGATION: Council

TO : Finance Committee

FROM : Manager Legal & Governance

DATE : 4 January 2016

SUBJECT : **MARINERS' COTTAGES - LEASE - WOODEN BOAT GUILD OF TASMANIA**

FILE : 33-70-1 SW:SW (document2)

1. INTRODUCTION

- 1.1. The purpose of this report is to seek Council approval for the lease of the Mariners' Cottages to the Wooden Boat Guild of Tasmania Inc. for a term of five years at a nominal rent.

2. BACKGROUND

- 2.1. The Mariners' Cottages are located at 42-44 Napoleon Street adjacent to the Battery Point slipyards. The Council previously leased the Cottages to the National Trust for an extensive period of time since the 1980s'. The National Trust lease of the Mariners' Cottages expired in August 2015.
- 2.2. At its meeting of 24 August 2015 the Council considered the future of the Battery Point slipyards together with the lease arrangements for the Mariners' Cottages. The Council resolved, *inter alia*, that:
 - 2.2.1. *An expression of interest process be developed for the use of the Mariners' Cottages, for the next 3-5 year period only, with the future tenanted use of the cottages to continue to be aligned to the heritage of the area with the proposed master plan to further inform the longer term use.*
- 2.3. At this meeting, the Council further resolved that a Master Plan for the Battery Point slipyards site be developed in 2016/2017 to further explore strategic options available to it as a means of facilitating movement in and around Battery Point and its foreshore.
- 2.4. In accordance with the Council's resolution an Expression of Interest process was advertised in *The Mercury* on 21 November 2015. Expressions of interest were able to be submitted until 14 December 2015. A copy of the EOI is at **Attachment A**.
 - 2.4.1. The information package provided a list of criteria to be addressed by the applicant including criteria to be addressed under the new Lease to Non Profit Organisations Policy.

- 2.4.2. The criteria also made reference to the uses available for the premises under the *Hobart Interim Planning Scheme 2015* Particular Purpose Zone 7-Battery Point slipyards. The applicant would need to have regard to the area as a site of local and national heritage significance.
- 2.4.3. The written response to the criteria would then provide the Council with the information to assess the applicants' suitability to lease the Mariners' Cottages and whether or not the applicant's use of the Cottages could be said to be aligned to the heritage of the slipyard area.
- 2.4.4. The information received would also provide some guidance as to whether a nominal rent was appropriate.
- 2.5. The Council received one response (**Attachment B**) which was submitted by the Wooden Boat Guild of Tasmania Inc. ("the Association"). The response addresses the criteria as required by the EOI process.
- 2.6. The Association has expressed an interest in leasing the Mariners' Cottages for a minimum of three years but preferably five years.
- 2.7. The application is made on the basis that the Association is a non profit organisation with all its financial resources going to educational activities and heritage wooden boats. The Association proposes paying a nominal rent per year of \$100 and that it would be responsible for all outgoings including electricity, telephone and excess water charges.
- 2.8. The Association offers to provide basic maintenance to the premises and to maintain the garden within the fenced area surrounding the Cottages. There is no structural change to the Cottages proposed. The Association in its application states that:
 - 2.8.1. *It focuses primarily on wooden boat building, an activity consistent with the traditional use of the slipyards and*
 - 2.8.2. *It is consistent with the desired primary use of the buildings and land being related to the small scale slipyard related activities i.e. boat building, repair and maintenance.*
- 2.9. The Association proposes to:
 - 2.9.1. *use the cottage at No. 44 Napoleon Street primarily as a meeting room and ante-room for its members. It may also be made available as a meeting room for other maritime or community groups; and*

2.9.2. *use the other cottage (42) as a maritime and local history library, local maritime heritage interpretive centre, store room and small boat building and model building craft workshop that will be open to the public as regularly as volunteer resources allow. (The Guild has unofficial support from the Maritime Museum of Tasmania for this activity.)*

2.10. Planning approval will be required and this will be obtained before any lease is executed.

2.11. The Association sub-leased one of the Cottages from the National Trust in the past but, has put forward in its application, how it proposes to fully utilise each of the Mariners' Cottages for a community purpose and to preserve cultural heritage.

3. PROPOSAL

3.1. It is proposed that the Council lease the Mariners' Cottages to the Association for a period of five years for a nominal rent with the Lessee to be responsible for the maintenance of the premises and payment of service charges.

3.2. It is also proposed that the General Manager is delegated the authority to finalise the terms of a lease agreement.

4. IMPLEMENTATION

4.1. The General Manager be authorised to prepare a lease agreement and negotiate with the Association as to the terms and conditions of the lease.

5. STRATEGIC PLANNING IMPLICATIONS

5.1. The City's Strategic Plan 2014-2019 promotes the following objectives:

Urban Management

5.1.1. Develop and manage the recreational, environmental and cultural values of the open space network of parks, bushland reserves and sporting facilities

5.1.2. Further identify, protect and promote heritage assets and values in Hobart

5.1.3. Develop and manage the City's urban spaces and infrastructure

5.2. The proposal to lease the Mariners' Cottages to the Association strongly aligns with these objectives.

6. FINANCIAL IMPLICATIONS

6.1. Funding Source(s) None are foreseen

6.1.1. There is no funding required for this matter.

6.2. Impact on Current Year Operating Result

6.2.1. No material impact is likely.

6.3. Impact on Future Years' Financial Result

6.3.1. No material impact is likely, although this proposal will result in the Council receiving a nominal rent for the term of the lease.

6.4. Asset Related Implications

6.4.1. This proposal will result in a building being tenanted and ensures that basic maintenance will be undertaken.

7. DELEGATION

7.1. This matter requires the consideration of Council.

7.2. It is proposed that the General Manager be authorised to finalise the terms of the lease on Council's behalf.

8. CONCLUSION

8.1. The Council resolved in August 2015 to seek a tenant for the Mariners' Cottages for an interim period through an expression of interest process and that a Master Plan for the whole site be undertaken in 2016/2017.

8.2. An Expression of Interest process was conducted in late 2015 for interested parties to express an interest in leasing the Mariners' Cottages at the Battery Point slipyards.

8.3. The Wooden Boat Guild of Tasmania Inc submitted the only proposal.

8.4. The Association requested a lease of three years but preferably five years of the Mariners' Cottages at a nominal rent on the basis that the Association is a non profit association.

8.5. It is proposed that a lease be granted for five years at a nominal rent.

9. **RECOMMENDATION**

That:

- 9.1. *The report SW:sw(document2) be received and noted.*
- 9.2. *The Wooden Boat Guild of Tasmania Inc. be granted a lease for the Mariners' Cottages at 42-44 Napoleon Street Battery Point for a term of five (5) years at a nominal rental of \$100 per annum.*
- 9.3. *The General Manager be authorised to finalise the terms and conditions of the agreement and to execute the agreement on Council's behalf.*

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



(Paul Jackson)

MANAGER LEGAL & GOVERNANCE



(Heather Salisbury)

DEPUTY GENERAL MANAGER

Attachment A: Expression of Interest – Mariners' Cottages, 42-44 Napoleon Street Battery Point, *The Mercury* 21 November 2015

Attachment B: Expression of Interest response – Wooden Boat Guild of Tasmania Inc.

CITY OF HOBART**EXPRESSIONS OF INTEREST****MARINERS' COTTAGES, 42-44 NAPOLEON STREET BATTERY POINT**

The Hobart City Council has called for expressions of interest for the lease of its building known as the Mariners' Cottages 42-44 Napoleon Street Battery Point.

Submissions close at 3.00pm, Monday 14th December 2015.

The following information is supplied to interested persons:

1. Lease Conditions

Applicants are informed that the following lease conditions have been determined by the Council:

The lease is for a three to five year period only as the Battery Point Slipyard is the subject of a proposed master plan which aims to set out the longer term use of the slipyard area.

The tenanted use of the cottages is to be aligned to the heritage of the area. The *Hobart Interim Planning Scheme 2015* provides that the Slipyards are covered by the Particular Purpose Zone 7- Battery Point Slipyards. The purpose of this zone is:

To conserve and enhance the Battery Point slipyards as a site of local and national heritage significance by:

- a) supporting its traditional use for boat building and slipyard activities
- b) providing for uses that maintain ongoing links with the area's industrial maritime past;
- c) providing for uses related to the history of the area and its relationship with the River Derwent; and
- d) maintaining the key elements of its physical heritage and character.

The three to five year lease may be offered at a commercial or at a subsidised rental.

2. The Mariners' Cottages

A copy of Council Plan which indicates the location of the cottages is attached. The floor area of each of the two cottages is approximately 70 square metres respectively.

The cottages are entered in the Tasmanian Heritage Register.

The cottages are within Zone 7-Battery Point Slipyards in the *Hobart Interim Planning Scheme 2015* referred to above. The Scheme also includes the Desired Future Character Statements for the area at section 38.1.3 and the Use Table at 38.2.

3. Statutory Considerations

There is no current planning permit in existence for the Mariners' Cottages, any proposed use is likely to require a planning permit from the Council.

Applicants are advised to contact Council's Senior Statutory Planner, Mr Rohan Probert, on 6238 2874 or probertr@hobartcity.com.au in relation to any enquiries relating to planning requirements for the site.

Should any statutory approvals be necessary for the proposed use, the Council is prepared to negotiate with the successful party in relation to the level of assistance the Council is able to provide in obtaining necessary approvals.

It should be noted that nothing in this document fetters the Council's powers as the planning authority pursuant to the provisions of the *Land Use Planning and Approvals Act 1993*.

4. Information required from applicants

Applicants are requested to provide the following information in support of their Expression of Interest:

- (i) Applicant details including the name(s), address and contact details of the person, business or company (including ACN and ABN).
- (ii) The detailed description of the proposed use of the Mariners' Cottages.
- (iii) A description of any interior up-grading required for the proposed use.
- (iv) Ability for the public to access and view the facility during use.

In addition, Expressions of Interest are expected to demonstrate cognisance of, and sensitivity toward, the significant cultural and heritage status of the Mariners' Cottages.

Rent to be applied

Applicants are to provide details of the amount of rent they propose to pay to lease the Mariners' Cottages.

Assessment for Granting a Lease and Providing Subsidised Rental

The following criteria will be considered in order for the Council to determine whether it will grant a lease, and in the event that less than commercial rental is sought, provide subsidised rental and the level of subsidy.

- (i) Use, or proposed use of the property;
- (ii) Alignment with the Council Strategic Plan and other relevant Council strategic documents;
- (iii) Level of community benefit proposed or provided, which could include one or more of the following:
 - Health and wellbeing;
 - Lifelong learning;
 - Arts and culture;
 - Social inclusion;

- Heritage and history;
 - Economic;
 - Environment/ environment management;
 - Welfare.
- (iv) Value of land and buildings
- (v) Potential for alternative use;
- (vi) Viability and capability of the organisation;
- (vii) Capacity to pay, after all income and expenditure is taken into account;
- (viii) Capacity to invest in and maintain the asset, or degree of capital investment undertaken;
- (ix) Type of facility;
- (x) Capacity to invest in the community, or level of community investment provided, through disbursement of surplus funds to local community groups, organisations or activities;
- (xi) Length of tenure sought

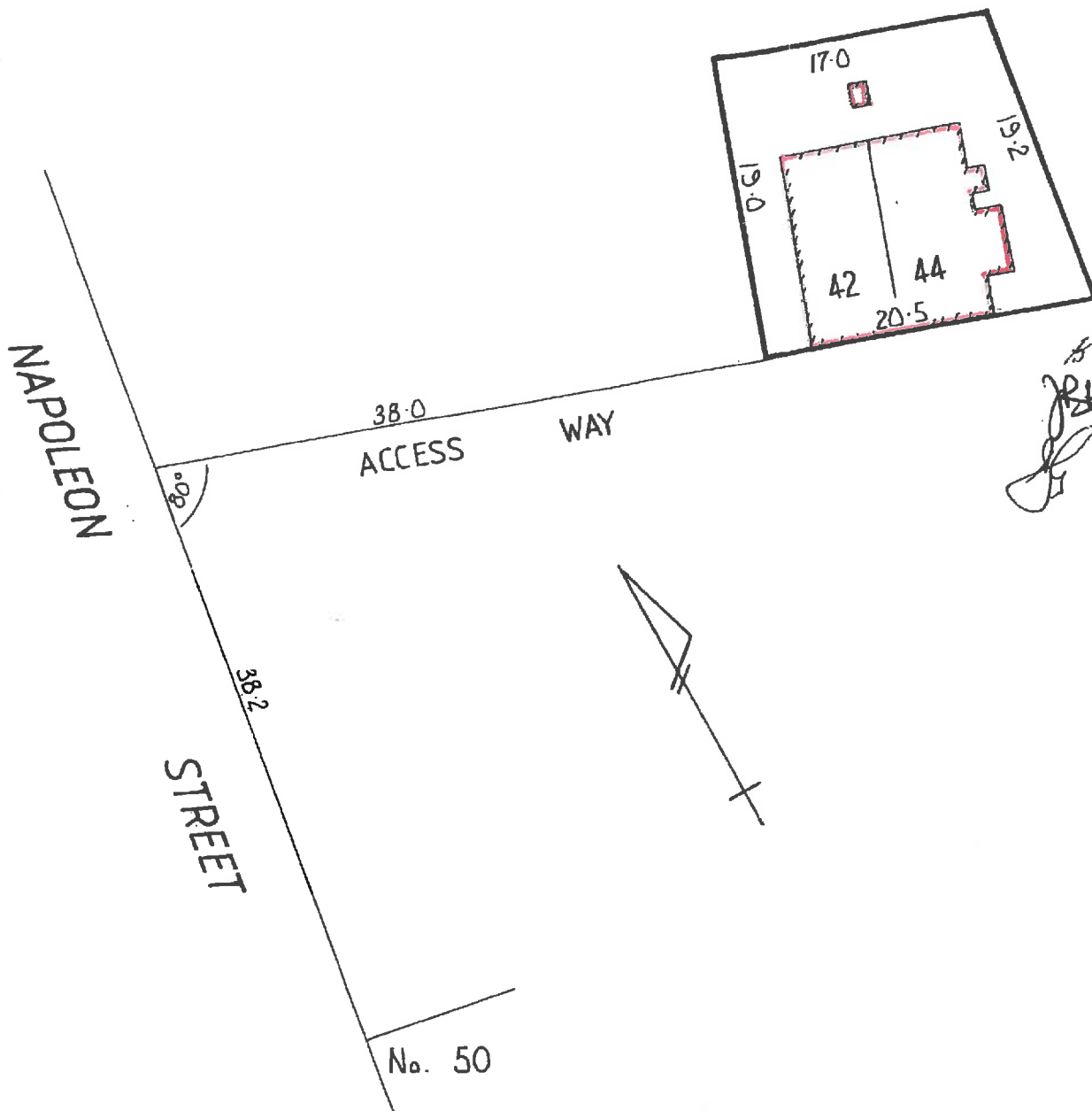
Eligibility

Organisations deemed to be eligible to apply for a rental subsidy must satisfy the definition of a Not For Profit Organisation.

5. Assessment of expressions of interest

No expression of interest necessarily accepted.

No.



Wooden Boat Guild of Tasmania Inc.

PO Box 28, Battery Point, Tas 7004

www.woodenboatguildtas.org.au

ABN: 86 565 998 371



The Wooden Boat Guild of Tasmania Inc. (the Guild) lodges this expression of interest for the lease of the Mariners' Cottages at 42-44 Napoleon Street Battery Point.

The Guild submits the following in support of this expression of interest.

1. Lease Conditions

Lease period

The Guild seeks a lease for a minimum of 3 years with a preference for a 5 year lease.

The Guild would be happy to participate in the proposed master plan for the Battery Point Slipyard, particularly towards realising the described purpose of the Particular Purpose Zone 7 of the Hobart Interim Planning Scheme 2015. The Guild could be part of an active maritime precinct that not only keeps the buildings and other cultural artefacts and settings but also related maritime use. The Guild would take on the role of "caretaker" of the cottages until the next stage of this important precinct is implemented.

Alignment with the Hobart Interim Planning Scheme 2015.

In this submission we will demonstrate that the Guild's activities align strongly with, and will promote the zone purpose statements and desired future character statements. In summary, the Guild's objects and activities inter alia:

- Focuses primarily on wooden boat building, an activity consistent with the traditional use of the slipyards.
- Furthers the retention of the physical heritage and character of the slipyards.
- Are consistent with the desired primary use of the buildings and land being related to the small scale slipyard-related activities i.e. boat building, repair and maintenance.
- Would reuse the Mariner's cottages consistent with their classification as 'Highly Significant' (Fig. 38.1 of the planning scheme).

The 'best fit' use class for the Guild is '**Education and occasional care**' as a use relating directly to boat building. The Guild's activities include monthly meetings that focus on skill development and sharing, together with the maintenance of a library dedicated to Maritime Heritage and boating.

The use 'Education and occasional care' is discretionary in the zone. The Guild's use of the Mariners' cottages would not trigger any of the use standards or development standards. The Guild's activities will be entirely consistent with the heritage significance of the site including maintaining the external setting, being the garden within the fenced area of the site.

The Guild proposes to:

- (i) use the cottage at No. 44 Napoleon Street primarily as a meeting room and ante-room for its members. It may also be made available as a meeting room for other maritime or community groups,

and

- (ii) use the other cottage (42) as a maritime and local history library, local maritime heritage interpretive centre, store room and small boat building and model building craft workshop that will be open to the public as regularly as volunteer resources allow. (The Guild has unofficial support from the Maritime Museum of Tasmania for this activity.)

Rental

A nominal subsidised peppercorn rental of \$100 pa is proposed.

The Guild's finances primarily come from member subscriptions and sales of model boat kits and other goods at festivals, mainly the Australian Wooden Boat Festival. The Guild applies all its financial resources to its education activities and heritage wooden boats. The Guild therefore seeks a subsidised rental being in-kind payment in the form of the basic maintenance of the buildings and garden and offers the opportunity for a return of maritime related activities to the slipyards.

The Guild will pay service charges, electricity and water supply.

2. The Mariners' Cottages

As noted above the Guild's activities align closely with the planning scheme and the heritage standing of the cottages.

The Guild seeks to lease both cottages. No structural alterations would be required.

The Guild previously used both cottages with the Cruising Yacht Club under a sub-lease (to the CYCT) from the National Trust. The Guild's occupation was cramped when only No. 44 was able to be used.

3. Statutory considerations

As the use class for the Guild is Education and Occasional Care, which is discretionary in the zone, planning approval is required. The use standards and development standards would not be triggered. The only applicable code is assessed as being E6.0 Parking and Access Code. This code should be able to be satisfied in consideration of existing parking provision and that Guild activities are predominately at night and weekends. As the Guild previously used the cottage at 44 Napoleon Street under the Cruising Yacht Club's occupancy, there was no incident where parking exceeded available spaces or relied on parking in Napoleon Street.

The Guild would seek guidance and perhaps assistance in meeting application requirements for statutory approvals.

4. Applicant information

Name: Wooden Boat Guild of Tasmania Inc.
Address: PO Box 28, Battery Point 7004
Contact: Graeme Hunt, President phone 0408 146 752
ABN: 86 565 998 371

Proposed use of the cottages: To further the objects of the Guild as found in our Articles of Association which can be found [here](#). The primary use of the cottages will be meetings of members and guests that have an educational focus and to offer information to the public on local maritime heritage.

It is not proposed to carry out any internal upgrading of the cottages. The emphasis would be on maintaining the fabric including the interiors.

The Guild encourages interaction with the public particularly on matters of wooden boat design, construction, use and maintenance.

The Guild is fully cognisance of the cultural and heritage status of the cottages.

Rent to be applied

See above under 'Rental'

Assessment for granting a lease and providing subsidised rental

To facilitate Council's assessment of the Guild's expression of interest to occupy the cottages, information additional to that provided above follows:

(ii) *Alignment to Council's strategic documents.*

As far as can be assessed the Guild's occupancy of the cottages will be consistent with Council's community development policies and policies related to cultural heritage. The unique offer of the Guild is the heritage interpretation

and contemporary learning about wooden boats, the conservation of wooden boats, the strong linkage to the use values of the Battery Point Slipways and the economic value of wooden boats, mostly evident in the Australian wooden Boat Festival, with which the Guild maintains strong links.

(iii) *Community benefit*

Health and wellbeing, life-long learning, social inclusion and arts and culture:

The Guild's activities provide a social network of people interested in wooden boats, from perspectives of their cultural heritage through to construction and maintenance to their use and relevance to contemporary times. In addition the Guild promotes physical activity through its monthly rowing days and sailing days to various waterways around the State. The Guild has a state-wide membership.

The WBGT's membership is primarily of middle and retired age. The Guild actively promotes learning on the history, design, construction, maintenance and use of wooden boats. It would be expected that access to a centrally located facility would allow these activities to be significantly enhanced. During our previous tenancy we were restricted in what we could offer by being the junior tenant (to the Cruising Yacht Club of Tasmania) in just one of the cottages.

Membership of the Guild is open to any person and to some extent parallels a community shed. Members come from all walks of life, have all sorts of skills and needs. The Guild offers a safe community-focussed organisation.

Cultural awareness is inextricably linked with the preservation and promotion of heritage and history as discussed below. There may be opportunity to partner with local arts and cultural groups with displays and other cultural activities with the cottages.

Heritage and History:

The Guild's proposed usage will be primarily directed towards preserving and promoting the heritage and history of the slipways precinct as well as those of the cottages themselves. The WBGT is well equipped to achieve this not only from the resources of its own members but also from related organisations like the Maritime Museum of Tasmania.

Economic:

The Guild has a close association with Australian Wooden Boat Festival. Key members of the Guild are on the Festival's Board. The Guild assists in retaining the momentum on wooden boats between the staging of the biennial Festival and co-promotes the Kettering Wooden Boat Rally in the off-festival years. The economic benefit of the hugely successful Festival cannot be over

stated. A closer relationship within the City of Hobart may assist this relationship

(v) Potential for alternative use:

The Guild submits that it offers the highest and best use of the cottages in terms of a use appropriate of the cottages and promoting and maintaining their heritage values and the significance of the Battery Point slipways.

(vi) Viability and capability of the organisation:

The Guild was established in 1993, principally by the originators of the Australian Wooden Boat Festival. For the level of activity the Guild is viable so long as costs, including rent are kept low. As far as possible all people inputs to the Guild is as volunteers. For many years it was a co-tenant of 44 Napoleon Street and has since maintained a meeting and storage facility at the former Bellerive Regatta Pavilion. In addition to a small maritime library and a stock of merchandise for sale, the WBGT's main assets are a small fleet of Tasmanian unique vessels that it has either restored or built, the most valuable being:

Terra Linna, a 28-foot racing yacht built in 1880 and restored and rebuilt by the Guild 2009-2012 through Australian National Maritime Museum and Tasmania Community funds as well as funds raised by the Guild..

Teepookana, a replica West Coast pinner's punt built by the Guild in the late 1990s.

Damar, a restored 12ft Tamar Class racing dinghy.

Official valuation of these assets is about \$40,000, in addition to which we have approximately \$10,000 cash on hand.

(vii) Capacity to pay, after all income and expenditure is taken into account;

The Guild has remained solvent for some 22 years through careful management of its finances that are generated mostly from membership fees and running stalls with merchandise sales and raffles at such events as the Australian Wooden Boat Festival and the Seafarer's Festival at Bellerive. Its largest ongoing commitment is public liability insurance and the cost of physically maintaining its assets (i.e. its boats). Its ongoing viability is however dependent on avoiding paying excessive rent.

(viii) Capacity to invest in and maintain the asset, or degree of capital investment undertaken;

The WBGT anticipates that little expense will be required to fit the Mariner's Cottages to our proposed use. The WBGTs members are fully capable of carrying out general maintenance, painting, gardening and other minor repairs.

(ix) *Type of facility;*

Maritime Heritage Meeting Rooms
Educational and Occasional Care

(x) *Revenue;*

It is unlikely that the proposed activity will generate revenue additional to the costs of running the Guild activities and minor maintenance the building.

(xi) *Length of tenure sought.*

The Guild seeks a lease for a minimum of 3 years with a preference for a 5 year lease.

(x) *Capacity to invest in the community.*

The Guild can readily claim it has invested in the community and intends to continue this investment, but only made possible when there is access to suitable quarters to hold meetings and to conduct the 'indoor' business of the Guild. Membership of the Guild is unrestricted and available to all persons.

Eligibility for rental subsidy

The Guild is a Not for Profit Organisation.

The Guild is happy to provide any additional information to assist this expression of interest.

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**7. SANDY BAY REGATTA PAVILION – LEASE RENEWAL REQUEST –
SANDY BAY REGATTA ASSOCIATION – FILE REF: 72-37-51**

6x's

Report of the Director Parks and City Amenity and the Manager Parks and Recreation of 10 December 2015 and attachment.

DELEGATION: Committee

This matter was also considered at the Parks and Recreation Committee meeting held 14 January 2016.

TO : Parks and Recreation Committee
Finance Committee

FROM : Director Parks and City Amenity
Manager Parks and Recreation

DATE : 10 December 2015

SUBJECT : **SANDY BAY REGATTA PAVILION - LEASE RENEWAL REQUEST – SANDY BAY REGATTA ASSOCIATION**

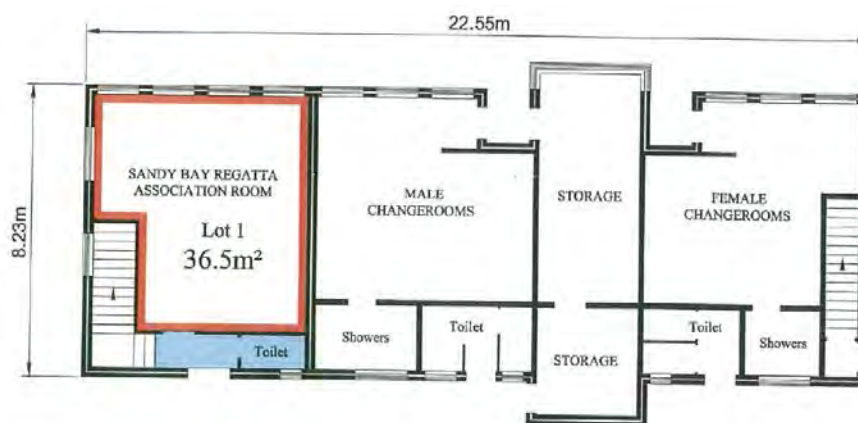
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1. INTRODUCTION

- 1.1. The purpose of this report is to seek approval for the renewal of a lease held by the Sandy Bay Regatta Association over a section of the building known as the Sandy Bay Regatta Pavilion located at Long Beach Reserve, Sandy Bay.

2. BACKGROUND

- 2.1. The lease agreement over the premises has recently expired and the Association has written to Council requesting a new five (5) year lease over a section of the ground floor of the Pavilion.



GROUND FLOOR PLAN

- 2.2. The Council policy 7.06.13 'Leases to Non-Profit Organisations (NFPO)' was approved at its meeting held on 21 September 2015. The policy detailed a number of requirements to be considered when assessing lease requests to NFPO's.
- 2.3. The request for lease renewal has been assessed against the criteria in the policy and comments relating to the lease are attached (**Attachment A**).

2.4. The Sandy Bay Regatta Association has proven to be a good tenant and has complied with all conditions of the previous lease.

2.5. Currently the lease incurs a nominal rental of \$50 per annum.

3. PROPOSAL

3.1. It is proposed that a new five (5) year lease agreement be granted to the Sandy Bay Regatta Association for a lease of a section of the Sandy Bay Regatta Pavilion at Long Beach Reserve at a nominal rental of \$50 per annum.

3.2. The agreement will require the lessees to meet the cost of all outgoings, including electricity and water costs, as well as maintenance and upkeep of the leased space.

4. IMPLEMENTATION

4.1. Upon approval, new lease agreements will be prepared.

5. STRATEGIC PLANNING IMPLICATIONS

5.1. This proposal is consistent with the Capital City Strategic Plan 2015 - 2025, particularly:

Strategic Objective – *Community diversity is encouraged and celebrated*
Strategy 4.4.1 - Facilitate and support local community groups to provide activities and programs that enhance community diversity

6. FINANCIAL IMPLICATIONS

6.1. Funding Source(s)

6.1.1. There is no funding required as a result of the recommendations within this report.

6.2. Impact on Current Year Operating Result

6.2.1. There are no financial impacts on the current operating budget.

6.3. Impact on Future Years' Financial Result

6.3.1. There will be no financial impact on future operating budgets.

6.4. Asset Related Implications

6.4.1. The lease agreement will require the lessees to maintain the assets located within the leased areas. Regular monitoring will be undertaken to ensure the lease obligations are adhered to.

7. RISK MANAGEMENT IMPLICATIONS

- 7.1. The lease agreement will require the lessee to hold public liability insurance for the full term of the lease.

8. DELEGATION

- 8.1. Finance Committee.

9. CONCLUSION

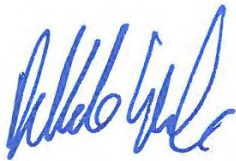
- 9.1. A lease over a section of the Sandy Bay Regatta Pavilion to the Sandy Bay Regatta Association has recently expired.
- 9.2. The lease renewal request has been assessed against the criteria within the relevant policy and the report recommends a new lease agreement be granted.

10. RECOMMENDATION

That:

- 10.1. The report SMA:DW (o:\council & committee meetings reports\prc reports\2016 meetings\14 january\word version of reports\lease renewal requests.docx) be received and noted.*
- 10.2. A new five (5) year lease agreement be granted to the Sandy Bay Regatta Association for a lease over a section of the Sandy Bay Regatta Pavilion at Long Beach Reserve, Sandy Bay at a nominal rental of \$50 per annum.*
- 10.3. The General Manager be authorised to negotiate the content of the lease which will include a requirement that the lessee is to meet the cost of all outgoings, including electricity and water costs, as well as maintenance and upkeep of the facilities.*

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



(Debbie Wood)
**MANAGER
PARKS AND RECREATION**



(Glenn Doyle)
**DIRECTOR
PARKS AND CITY AMENITY**

Attachment A

Leases to Non-Profit Organisations

Area to be Leased:	Sandy Bay Regatta Pavilion (Prossers Building) section of the lower level.
Address of Leased Area:	Long Beach Reserve, Long Point Road, Sandy Bay
Use of leased area:	Clubroom
Lessee:	Sandy Bay Regatta Association
Not for Profit Organisation ? :	Yes
Commercial Valuation (Annual):	\$3,780 per annum
Proposed lease term:	Five (5) years
Leased Since:	Unknown
Proposed Rental Charge:	\$50.00 per annum

Below is an assessment of the request for a lease extension against the assessment criteria in the recently endorsed policy 7.06.13 - Leases to Non-Profit Organisations.

Criteria	Comments
Use, or proposed use of property	The current leased area is used as a clubroom/meeting room, office space and storage. There will be no change with the new lease agreement.
Alignment with the Council's Strategic Plan	<p>The proposal is in alignment with a number initiatives in the Strategic Plan – including:</p> <p>STRATEGIC OBJECTIVE 4.4 - Community diversity is encouraged and celebrated</p> <p>4.4.1 Facilitate and support local community groups to provide activities and programs that enhance community diversity</p>
Level of Community Benefit	The leased area provides for the site headquarters for the annual running of the Sandy Bay Regatta. The room is also utilised for the Associations meetings throughout the year as well as storage for the event. The direct community benefit from the lease is minor at this stage, however the event would not be able to run effectively without this space and the Association is working to have more public use of the space.
Value of land buildings	Valuers have determined an annual commercial valuation of \$3,780 to be appropriate.

Potential for Alternative Use	The leased area in its current form has little potential alternative use.
Viability and Capacity of the Organisation	The leased area is small in size (36.5 sqm) and it is considered the Association have the capacity to continue the lease.
Capacity to pay	The Association have a demonstrated capacity to cover the maintenance costs for the site.
Capacity to Invest and Maintain the Asset	The Association have maintained the facility adequately to date.
Type of Facility	Recreational facility - clubroom and office
Capacity to Invest in the Community	The Association run the annual Sandy Bay Regatta. They are also proactive with other events on the site including the Hobart Twilight Market and other charitable events.
Length of Tenure	Five (5 years)
Level of Compliance	The Association is satisfying the terms and conditions of the current lease agreement.

**8. THEATRE COUNCIL OF TASMANIA – REQUEST FOR CIVIC RECEPTION
– FILE REF: 13-20-4**

4x's

Report of the Acting General Manager and the Manager City Government of
14 January 2016.

DELEGATION: Council

TO : Finance Committee

FROM : Acting General Manager/Manager City Government

DATE : 14 January 2016

SUBJECT : **THEATRE COUNCIL OF TASMANIA - REQUEST FOR CIVIC RECEPTION**

FILE : S13-20-4 :RE:E(o:\council & committee meetings reports\fc reports\19 january\word version of report\open 8 theatre council of tasmania-15dec15.doc)

1. INTRODUCTION

- 1.1. The purpose of this report is to submit a request from the Theatre Council of Tasmania for the Council to host a civic reception.

2. BACKGROUND

- 2.1. The Theatre Council of Tasmania, which was established in 2011 aims to make the performing arts a vital part of the City and the State.
- 2.2. The Theatre Council has initiated a number of successful programs which have strengthened and connected the theatre industry in Tasmania. Projects have included professional development, guest speakers, mentoring opportunities, state-wide forums and the Tasmanian Theatre Awards.
- 2.3. Following a request for support from the Theatre Council in 2014, the Council approved the following package on 3 December 2014 which included the following:

- That:*
- 1. A Civic Reception be hosted by the Lord Mayor in the Lord Mayor's Court Room prior to the inaugural Tasmanian Theatre Awards, to honour the sponsors and judges of the Awards.*
 - 2. The Council provide support for production and installation of street banners to be installed in the central City for two weeks leading up to the event.*
 - 3. The cost of \$1,150 associated with the installation and removal of the banners be attributed to the City Marketing Function of the 2014/2015 Annual Plan.*
 - 4. The Council not provide \$5,000 cash sponsorship to the Theatre Council of Tasmania, due to the lack of alignment with the City's cultural strategy, Creative Hobart.*

5. *The value of any support provided to the Theatre Council of Tasmania be recorded in the 2014/2015 Annual Report in accordance with the Council's policy in relation to the disclosure of grants and benefits.*

3. PROPOSAL

- 3.1. The Theatre Council has requested the City of Hobart to host a civic reception on 4 March 2016, between 6 and 7 pm. The Theatre Council would treat the reception as its signature event, prior to the Tasmanian Theatre Awards (The Errols) which will be held on 5 March 2016.
- 3.2. The reception would be hosted for nominees of the awards, involving approximately 160 invitees; approximately half of whom would be local individuals and stakeholder representatives with the remaining guests from around Tasmania who will be arriving in Hobart for the awards weekend.
- 3.3. The Theatre Council would recognise the City as a sponsor of the Awards Ceremony with the Council's logo located on their website, in their program for the event and shown on screens throughout the Awards evening.
- 3.4. The City's support would also be appropriately noted in media activity promoting the Errols.

4. STRATEGIC PLANNING IMPLICATIONS

- 4.1. The provision of support for the Theatre Council of Tasmania through a Civic Reception is consistent with the Council's Hobart 2025 - A Strategic Framework, specifically:
Future Direction 7: "Hobart will be a city that is a destination of choice and a place for business. Clever thinking and support for creativity will help build a strong economic foundation, and entertainment, arts and cultural activities promote the distinctive character of the city."
Strategy 7.3.1 - the city of Hobart will "involve the community in arts and cultural development and support the arts and cultural sector."
- 4.2. Support for the Civic Reception also aligns with two of the Creative Hobart objectives:
"2.3: Celebrating excellence and diversity"; and
"3.1: Connecting creative people".

5. FINANCIAL IMPLICATIONS

- 5.1. The cost of a civic reception is approximately \$30 per head, making the total estimated cost \$6,000 based on 160 Theatre Council and 25 Council guests.

- 5.2. The annual budget allocation of \$15,000 for Council approved Civic Receptions has been expended for 2015/2016.
- 5.3. In the event that the Council wish to support the request, a reallocation of funding could be made available from operational savings within the Civic and Ceremonial Activity .

6. COMMUNICATION AND MEDIA IMPLICATIONS

- 6.1. If the request is approved, the Tasmanian Theatre Council will acknowledge the City of Hobart as a sponsor of the Errols by way of promotion of the City's logo in advertising, promotional and media collateral as well as in visual media at the Awards Ceremony.
- 6.2. The assistance of Council's marketing team would be engaged to ensure maximum exposure for the City.
- 6.3. Additionally the Council's support would be noted in the Annual Report in line with the policy on disclosure of grants and benefits.

7. DELEGATION

- 7.1. This matter is delegated to the Council for determination.

8. RECOMMENDATION

That:

- 8.1. *The report (o:\council & committee meetings reports\cdc reports\2014 meetings\3 december\theatre council of tasmania-dec14 (closed).doc) be received and noted.*
- 8.2. *The Council consider the request from the Tasmanian Theatre Council for the City of Hobart to host a civic reception in support of the Tasmanian Theatre Awards (the Errols) on 4 March 2016, at an estimated cost of \$6,000.*
- 8.3. *In the event that the Council approves the request, funding for the event be met from operational savings within the civic and ceremonial activity within the 2015/16 Annual Plan.*
 - 8.3.1. *The Council's support be conditional upon the Tasmanian Theatre Council acknowledging the City of Hobart as a sponsor of the Theatre Awards event by way of promotion of the City's logo in advertising, promotional and media collateral as well as in visual media at the Awards Ceremony, and in this regard, the assistance of Council's marketing team be engaged to ensure maximum exposure for the City.*

8.3.2. *Additionally the Council's support would be noted in the Annual Report in line with the policy on disclosure of grants and benefits.*

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

A handwritten signature in black ink, appearing to read 'H Salisbury', written in a cursive style.

(Heather Salisbury)
ACTING GENERAL MANAGER

A handwritten signature in black ink, appearing to read 'M Johns', written in a cursive style.

(Margaret Johns)
MANAGER CITY GOVERNMENT

9. FINANCE COMMITTEE – STATUS REPORT

7x's

A report indicating the status of current decisions is attached for the information of Aldermen.

DELEGATION: Committee

Recommendation:

That the information be received and noted.

FINANCE COMMITTEE - STATUS REPORT

OPEN PORTION OF THE MEETING

November 2014 to December 2015

Ref.	Title	Report / Action	Action Officer	Comments
1	<p>SANDY BAY BATHING PAVILION – PROPOSED EXPRESSION OF INTEREST PROCESS</p> <p>FCSC, 19/11/2013, Open Item 13</p> <p>FCSC, 19/8/2014, Open Item 8</p> <p>Council, 24/8/2015, Item 22</p> <p>Council, 21/12/2015, Item 13</p>	<ol style="list-style-type: none"> 1. The Council authorise the General Manager to progress an expansion of use of the Sandy Bay Bathing Pavilion by developing and submitting a development application for a generic restaurant facility, on a second floor, at an estimated cost of up to \$20,000. 2. Subject to the development approval, a further report be provided detailing the proposed tender process for the Sandy Bay Bathing Pavilion facility use. 	Nick Heath General Manager	<p>(Current Business Arising item)</p> <p>Advice has been received from the private sector as to suitable commercial models for potential development.</p> <p>Officers are currently progressing the submission of a development application for a generic restaurant facility.</p>
2	<p>MUNICIPAL RATING STRATEGY – DIFFERENTIAL RATING VACANT LAND</p> <p>Council, 19/5/2015, Item 21</p>	<ol style="list-style-type: none"> 1. The Council not introduce a differential general rate for vacant land classified as Vacant Residential, Vacant Commercial and Vacant Industrial pursuant to Section 107 of the LGA 1993, from 1 July 2015. 2. The matter be further considered as part of the Council's rating and valuation strategy for 2016/2017 and future years. 	David Spinks Director Financial Services	<p>(Current Business Arising item)</p> <p>A workshop was held on 17 November 2015 prior to the Finance Committee meeting. A further workshop is to be arranged for February 2016.</p>

Ref.	Title	Report / Action	Action Officer	Comments
3	CITY PARKING REQUIREMENTS Council, 22/9/2014, Item 20	<ol style="list-style-type: none"> 1. An economic impact study be carried out to determine the feasibility of creating a park and ride service in an appropriate location such as the Kingborough municipality. 2. Investigations be undertaken on the use of sensors for on-street parking, with a report to be provided to the Council. 	David Spinks Director Financial Services	<p>(Current Business Arising item)</p> <ol style="list-style-type: none"> 1. Consultation in relation to Clause 1 is taking place with the Department of State Growth and a report will be provided early in 2016. 2. A report will be provided to the February 2016 Finance Committee meeting, which will include a response to Action 18 below on cashless parking meters and also the potential use of GIS mapping to assess occupancy rates for on-street parking.
4	BATTERY POINT PARKING METER INSTALLATION Council, 24/11/2014, Item 15	Consultation with trades and residents on Hampden Road with a view to increasing availability of short term parking.	Mark Painter Director City Infrastructure	Consideration will be given to this issue during development of the Battery Point Local Retail Precinct Plan.
5	SALAMANCA SQUARE TOILET REFURBISHMENT – USE OF PROPOSED MULTI PURPOSE DECK – LANDLORD APPROVAL Council, 24/11/2014, Item 22	<p>That the Council provide landlord approval for the use of the proposed multipurpose deck on the roof of the upgraded public toilet facility.</p> <p>The Council's Marketing Unit be responsible for bookings and access to the deck, in consultation with the Salamanca Market administration for those times that Salamanca Market is operating.</p>	Philip Holliday Director Community Development	<p>The Salamanca Square toilets were opened to the general public on 23 December 2015.</p> <p>The adult change facility hoist will be fully operational in February once installation is complete and testing and procedure development has been undertaken with relevant stakeholders.</p>
6	FUTURE OF GIBLIN STREET QUARRY Council, 15/12/2014, Item 22	A detailed report be prepared seeking innovative engineering and architectural solutions to enable the sale of portions of the Quarry site near Giblin Street for residential development along with impacts on potential future uses of the balance of the site.	Mark Painter Director City Infrastructure	<p>(Current Business Arising item)</p> <p>A geotechnical engineer has provided a technical report. The rezoning of a section of land to residential use has been proposed as part of the Tasmanian Planning Commission's consideration of the Hobart Interim Planning Scheme.</p> <p>A report will be provided to the Committee when the Planning Commission's decision is known.</p>

Ref.	Title	Report / Action	Action Officer	Comments
7	CITY HALL – DEVELOPMENT OPPORTUNITIES – VENUES Council, 23/2/15, Item 12	<ol style="list-style-type: none"> 1. A report be prepared that scopes the opportunity to develop the City Hall into a contemporary, flexible concert venue. 2. A further report also be prepared that provides details of all Council physical building assets and their current uses including options for maximising community usage for buildings that are underutilised. 	Philip Holliday Director Community Development	A workshop with key stakeholders was held on Thursday 8 October. An initial report to the Committee is expected to the February 2016 meeting.
8	INVESTMENT OF COUNCIL FUNDS – AMENDMENT TO COUNCIL POLICY Council, 27/4/2015, Item 18 FC, 15/12/2015 Item 5	<ol style="list-style-type: none"> 1. A further report be prepared investigating the financial impacts and risks of Council investing its capital into direct property investment and home grown rural and community financial institutions. 	David Spinks Director Financial Services	<p>A report investigating the financial impacts and risks of direct investment in property and investment in home grown rural and community financial institutions was included on the Finance Committee agenda on 15/12/2015.</p> <p>In accordance with the Finance Committee's resolution of 15/12/2015 a further report will be provided detailing external professional advice and research in relation to the possible risks, benefits, and governance arrangements of the Council moving into direct property and other investment opportunities in due course.</p>
9	ACOUSTICS FOR THE HOBART TOWN HALL BALLROOM Council, 22/6/2015, Item 13	That a report be prepared documenting the quality of acoustics for the Hobart Town Hall Ballroom and addressing the costs associated with the recommendations made.	Heather Salisbury Deputy General Manager	A consultant has been engaged to provide technical expertise, including the provision of double glazing.

Ref.	Title	Report / Action	Action Officer	Comments
10	MAJOR WORKS PROJECTS Council, 22/6/2015, Item 20	<ol style="list-style-type: none"> 1. The Council endorse the draft Capital Works Program, shown at Attachment C to item 6 of the Open Finance Committee agenda, as a guide for officers in prioritising project development work for the next four financial years. 2. Officers report back to Council on opportunities for external funding from both public and private sources. 3. The Council approve the development of a feasibility study into possible options to link the CBD to the waterfront, and resolving pedestrian issues with crossing Macquarie and Davey Streets, in the 2015/2016 financial year. 	Neil Noye Director City Planning	<ol style="list-style-type: none"> 1. ELT determined that all major works programs identified would be placed into a prioritised program of projects. That work has commenced. 2. The report on external funding opportunities to be prepared. 3. Tenders are to be called for a consultant to undertake the feasibility study.
11	MARKETING STRATEGY FOR HOBART CITY CENTRE Council, 24/8/2015, Item 23	<p>A new marketing strategy be adopted for the city centre including development of a social media strategy, a rebranding of the One City Centre Shop Hobart campaign and promotion of entertainment in the City Centre.</p> <p>Further research and concept design work be undertaken on increasing the functionality of the Elizabeth Mall Information Booth, and this be the subject of a further report to the Council.</p>	Philip Holliday Director Community Development	The new Marketing Strategy for the City Centre is being progressed.
12	POLICY – SALE OF LAND FOR NON –PAYMENT OF RATES Council, 24/8/2015, Item 24	A report be prepared on properties identified as having outstanding rates as at 30 June 2015 with arrears representing more than 3 years.	David Spinks Director Financial Services	<p>A report in relation to this matter was provided to the Committee on 17 November. Committee noted a solicitor's letter will be sent to two properties advising of Council's ability to sell unless payment (or payment arrangements) is made.</p> <p>A further report is being prepared for the January Finance Committee meeting.</p>

Ref.	Title	Report / Action	Action Officer	Comments
13	TOWN HALL UNDERGROUND REFURBISHMENT Council, 24/8/2015, Item 21	<ol style="list-style-type: none"> 1. The Council approve the following works being undertaken in the Town Hall Underground, to the value of between \$37,000 and \$41,000. 2. An appropriate fee structure for the hiring of the Town Hall Underground be determined The Town Hall Underground be actively marketed as a venue for hire 3. Council officers undertake further investigation with a view to providing further clarification in respect to appropriate nomenclature for the site. 	Heather Salisbury Deputy General Manager	The works associated with Clause 1 are progressing. The other items contained in the resolution are being considered and will be addressed prior to the works being completed.
14	TOWN HALL ANNIVERSARY COMMITTEE – FUNDING Council, 24/08/2015, Item 25	That the Council approve a budget allocation of an estimated \$150,000 for the Town Hall Anniversary Committee, subject to a report back on proposed events, to be funded from General Reserves within the 2015/2016 and 2016/2017 financial years.	Nick Heath General Manager	A status report will be provided to the Committee in February 2016.
15	ANTARCTIC CITIES PROJECT – UTAS FUNDING REQUEST Council, 21/9/2015, Item 23	\$40,000 total cash and in-kind funding per annum be provided to the Antarctic Cities project for the financial years 2016/2017, 2017/2018 and 2018/2019, subject to the successful funding bid by the Antarctic Cities project to the Antarctic Research Council.	Nick Heath General Manager	News of the funding application to the Antarctic Research Council is expected in June / July 2016. If the funding bid is successful then the \$40,000 contributions will be actioned.

Ref.	Title	Report / Action	Action Officer	Comments
16	SUNDAY PARKING – SHOPPER INCENTIVES Council, 21/09/2015, Item 24	<ol style="list-style-type: none"> 1. As an incentive for shoppers to visit the city centre on Sundays the free parking threshold in multi-storey car parks be raised to three hours free parking every Sunday. 2. A report be prepared for a marketing strategy for parking options/incentives for Sunday shoppers from the first Sunday following the Christmas Pageant until 31 December each year, with feedback from traders considered. The report to also include other forms of transport being considered and promoted as a means of accessing the City, such as public transport and bicycles. 3. A report be provided on enhanced car parking hours which might better support traders in the city centre, particularly in multi-storey car parks and consider fully automated models which can provide 24/7 hours access. 	<p>David Spinks Director Financial Services</p> <p>Philip Holliday Director Community Development</p>	<p>Three hours free parking in Council's multi-storey car parks on Sundays has been actioned.</p> <p>Complete.</p> <p>A report addressing clause 2 was presented to the Finance Committee on 17 November 2015.</p> <p>Complete.</p> <p>A report addressing clause 3 was included on the Finance Committee agenda on 15/12/2015.</p> <p>All actions completed.</p>
17	<p>INVESTMENT OF COUNCIL FUNDS – SOUTH HOBART COMMUNITY BANK Council, 26/10/2015, Item 13</p> <p>Council, 21/12/2015, Item 30</p>	<p>Notice of Motion – a report be prepared before the end of 2015 to advise whether the Hobart City Council should pledge to purchase shares in the establishment of the South Hobart Community Bank.</p> <p>This matter be deferred back to the Finance Committee for further consideration.</p>	David Spinks Director Financial Services	<p>A report was included on the Finance Committee & Council agendas on 15/12/2015 and 21/12/2015 respectively.</p> <p>The report is included on this agenda.</p>
18	INVESTIGATION INTO ALTERNATIVE CASHLESS PARKING METERS Council, 26/10/2015, Item 12	Notice of Motion – a report be provided detailing the implementation of cashless car parking meters.	David Spinks Director Financial Services	A report will be provided to the February 2016 Finance Committee meeting, which will address Action 3 (Part 2) above on the use of sensors for on-street parking and also the potential use of GIS mapping to assess occupancy rates for on-street parking.

Ref.	Title	Report / Action	Action Officer	Comments
19	SUPERANNUATION ENTITLEMENTS FOR ALDERMEN Council, 26/10/2015, Item 20	The matter be deferred until it has been considered by the Local Government Association of Tasmania.	Nick Heath General Manager	Matter deferred.
20	MYER REDEVELOPMENT – STAGE ONE PAYMENT Council, 21/12/2015, Item 12	<ol style="list-style-type: none"> 1. The value of the financial assistance as part of the Development Assistance Deed be recorded as a grant in the Annual Report. 2. The General Manager be authorised to approve future payments in relation to the Development Assistance Deed with a subsequent report to be provided to the Finance Committee and Council for noting. 3. A media release, be issued by the Lord Mayor at an appropriate time, to include the fundamental basis on which the Council provided the Myer development with financial support, including but not limited to the SGC Economics report data. 	David Spinks Director Financial Services Heather Salisbury Deputy General Manager	<ol style="list-style-type: none"> 1. The value of the financial assistance as part of the Development Assistance Deed has been listed for inclusion in the 2015/16 City of Hobart Annual Report.

10. RESPONSES TO QUESTIONS WITHOUT NOTICE – FILE REF: 13-1-10

The General Manager reports:-

“In accordance with the procedures approved in respect to Questions Without Notice, the following responses to questions taken on notice are provided to the Committee for information.

The Committee is reminded that in accordance with Regulation 29(3) of the Local Government (Meeting Procedures) Regulations 2015, the Chairman is not to allow discussion or debate on either the question or the response.”

10.1 COUNCIL OFF STREET MULTI-STOREY CAR PARKS

Ref. Open FC 13.1, 17 November 2015

Attachment	10.1	Memorandum to Aldermen from the Director Financial Services of 18 December 2015.
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10.2 SULLIVANS COVE – USE OF ON STREET METER PARKING BY BUSINESS OPERATORS

Ref. Closed CIC 5.2, 25 November 2015

Attachment	10.2	Memorandum to Aldermen from the Director Financial Services of 13 December 2015.
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10.3 ON STREET METER PARKING – MACQUARIE WHARF AND SULLIVANS COVE

Ref. Closed CIC 5.1, 25 November 2015

Attachment	10.3	Memorandum to Aldermen from the Director Financial Services of 14 December 2015.
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10.4 ON STREET METER PARKING – HUNTER STREET

Ref. Open FC 10.2, 15 December 2015

Attachment	10.4	Memorandum to Aldermen from the Director Financial Services of 18 December 2015.
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10.5 FINANCIAL STATEMENTS 2014/2015 – ACTUAL-VERSES BUDGET

Ref. Open FC 10.1, 15 December 2015

Attachment	10.5	Memorandum to Aldermen from the Director Financial Services of 18 December 2015.
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10.6 EXTERNAL LEGAL EXPENDITURE

Ref. Open FC 10.3, 15 December 2015

Attachment	10.6	Memorandum to Aldermen from the Director Financial Services of 12 January 2016.
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cont.../

Item No. 10 continued

10.7 ELECTRIC VEHICLES – CHARGING STATIONS

Ref. Open CPC 10.3, 2 November 2015

Attachment	10.7	Memorandum to Aldermen from the Group Manager Parking Operations of 14 December 2015.
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RECOMMENDATION:

That the attached memoranda be received and noted.

13-1-10

(fc 17 nov 2015 - council off street multi-storey car parks)

18 December 2015

**MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ALDERMEN**

**QUESTIONS WITHOUT NOTICE – RESPONSE
COUNCIL OFF STREET MULTI-STOREY CAR PARKS**

Pursuant to Council Policy 2.01, Clause A(10), where a response to a Question without Notice is not able to be provided at a meeting, the question is taken on notice. Upon distribution of the response to all Aldermen, both the Question and the Response is to be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, whereat it will be listed for noting purposes only, with no debate or further questions permitted, as prescribed in the Section 29 of the Local Government (Meeting Procedure) Regulations 2015.

At the Finance Committee meeting held on 17 November 2015 the following question without notice was asked by Alderman Zucco:

Question: 1. Can the General Manager confirm the financial performance of Trafalgar car park including whether, after all labour and lease costs, the car park makes a profit, breaks even or represents a financial loss when considered in isolation from other car parking operations managed by the Council?

2. Is the current preference of catering for long term parking in preference to short term spaces consistent with the Council's Parking Strategy? Page 19 of the Strategy reads:

While it may be financially desirable to offer some early bird all day parking in car parks where short term demand continually leaves vacancies, this should not be an alternative to the main objective of driving the parking supply towards a greater take up by shoppers and visitors to the city.

3. Can the General Manager advise the Aldermen as to the further intent of letting of commuter parking in any multi-storey Council car parks (owned or leased) and how such action will not diminish the provision of parking for shoppers and visitors to the city, or be inconsistent with previous Council Policies?

4. Can the General Manager confirm how many early-bird parkers were in Council multi-storey car parks over the recent school holidays at times when it appeared our car parks were generally full – particularly in the middle parts of the day. Does the Council manage the day to day filling of spaces having regard to school holidays and increasing tourist visitations to the city?
5. Can the General Manager provide Council with an update in regard to the “Table of Actions” labelled with a high priority as listed in the 2013 Parking Strategy titled – A Plan for the Future. Can the General Manager confirm whether the actions will be achieved by the intended dates and if not, when will they be completed?

At the meeting the Question was taken on notice. A response is subsequently provided below:

Response:

1. The Trafalgar Car Park commenced operation under lease to the Hobart City Council on the 1 July 2013. The financial performance of the car park after all expenses have been considered is as follows:

- 2013/14 financial year \$15,874 profit
- 2014/15 financial year \$54,283 profit

2. The Council historically operates both long term and short term car parks. Between the three multi-storey short term car parks, following significant additions to Argyle Street and Centrepont Car Parks, there is now in excess of 2,400 spaces. This represents an additional 800 short term spaces in the past four years.

With the recent addition of the Trafalgar Car Park Council now operates around 880 long term spaces. Prior to the leasing of the Trafalgar Car Park Council sold a number of its long term car parks to developers (Gladstone Street, Melville Street, Argyle Street, Morrison Street) representing a loss of around 400 spaces. The leasing of the Trafalgar Car Park brings Council’s long term car park space numbers back to the levels prior to the sale of the aforementioned car parks.

The supply of short term shopper parking is and has always been the priority of Council. Action16 of the Parking Strategy “***Maintain and enhance the security, safety, appearance and facilities of the CBD multi-storey car parks to satisfy customer expectation***” (page 19) expressly refers to the use of early bird parking in short term car parks only during times when the car parks do not fill to capacity. This action also specifically highlights that the parking supply in multi-storey car parks is to be prioritised towards shoppers and visitors to the city. This practice is, and has always been followed by parking management.

Except on limited occasions, the car parks always have vacancies – therefore shoppers are not disadvantaged by the existence of early birds/long term.

3. There is currently no intention to convert any commuter parking or short term parking into long term parking in any of the Council's multi-storey car parks.
4. Early bird parking is available in Hobart Central and Centrepont car parks only. The early bird numbers are set at a maximum of 150 vehicles in each car park per day and adjusted down at certain key shopping times of the year including Christmas, Easter and school holidays.

The occupation figures for the above two car parks for the most recent school holiday period (28/9/15 – 9/10/15) indicate that both car parks only filled momentarily. As this resulted in little to no waiting time for customers the decision was made not to reduce early bird numbers.

This Christmas period has seen an increase in use of all car parks, as a result early bird numbers have been progressively reduced daily. At the time of writing the number of early birds being made available at Hobart Central and Centrepont car parks is 50 spaces in each location.

5. There are a total of 15 high priority actions listed in the 2013 – 2017 Parking Strategy. The following table provides an update on progress.



(David Spinks)

DIRECTOR FINANCIAL SERVICES

Action No.	Action	Progress
1(a)	Maintain regular reviews of the non-metered parking zones and restrictions to ensure they are appropriate to meet the needs of residents and businesses located near to them.	This is an ongoing action. Reviews are regularly undertaken to ensure parking needs are met, and patrols are adjusted accordingly. Examples of this include regular motorcycle patrols of the fringe areas of the city and residential parking zones in the Glebe, Battery Point and South Hobart.
7	An audit against current standards be undertaken of the existing designated parking for people with disabilities in Council managed on-street and off-street parking.	An audit has been conducted resulting in new disabled parking zones being installed in Collins Street and Salamanca Place. Further installations are expected over the coming months.
8	Monitor State Government Policy to ensure that there are no changes made to the Disabled Parking Permits process without Council's concurrence.	Ongoing action. Monitoring has been undertaken. To date no changes to the permit process, criteria or conditions have taken place.
9	Monitor trials of parking space sensors in other States and investigate adopting new technology for enforcement once it can be demonstrated that it would be of benefit to Council.	The Group Manager Parking Operations has researched and viewed the use of sensors and will report to the Council in early 2016 as to their possible use.
10	Regularly review the fees and times applying to on-street metered parking to ensure that the correct balance between demand and spaces available is maintained.	Parking fees and time limits are monitored regularly. As a result a number of fee changes have been implemented for the current financial year. An example of this includes the adjustment of fees in areas surrounding early bird car parks so as to discourage over-parking on the street.
11	Call for expressions of interest (EOI) from potential suppliers of Pay by Phone systems and after analysis of their submissions determine the best way forward to maximise the benefits for both motorists and the Council.	The Group Manager Parking Operations has researched and viewed the use of pay by phone parking systems and will report to the Council in early 2016 as to their possible use.

Action No.	Action	Progress
14	Extend LPR to all three CBD parks and link them so they operate as one system and collect and analyse usage data to enable correct policy settings to be applied to achieve a reduction in commuters using multiple entries on the one day.	LPR (Licence Plate Recognition) is currently installed in Argyle Street Car Park and will be installed in Hobart Central and Centrepont early in 2016. Following installation it will be used to collect data and manage commuter multiple entries.
17	Complete the linkage of car park operation equipment between all three CBD car parks.	The linkage of the operating equipment in all four car parks is part of the LPR project, which will incorporate a central control room and centralised operating system. It is due for installation in the first half of 2016.
18	Investigate options for automating the pensioner discount scheme to substantially reduce the operational costs while improving the level of customer service for drivers who qualify for the discount.	A number of reports have been submitted to Committee and Council regarding the pensioner discount system. The suppliers of the car park operating systems have been researching different methods of providing an automated system that will meet Council's criteria. The suppliers have reported that following the installation of LPR there may be an opportunity to trial an automated system.
22	Investigate the installation of parking meters in Condell Place.	Parking meters were installed in Condell Place in August 2014.
23	Investigate options for providing a parking area for exclusive use of campervans somewhere close to the waterfront.	Preliminary discussions have taken place with the Macquarie Point Development Corporation (MPDC) regarding the provision of short term campervan parking in one of their locations (possibly the Evans Street Car Park, which is scheduled to open in the coming months).

Action No.	Action	Progress
24	Participate in the Bus Interchange Review and Transit Corridor Projects in order to increase public transport use and ease commuter parking demands.	The Hobart Central Bus Interchange Planning Project (Inner City Action Plan, Project AP02) is continuing to be progressed, with Council reconsidering the options for this project at its meeting of 21 December 2015. The report includes a number of bus priority improvement measures within the CBD to assist and improve public transport movement across the city. The Hobart Bus Interchange Planning Project is a joint partnership between the City of Hobart, the Department of State Growth, Metro Tasmania and TasBus.
25	Investigate offering a discount to early bird parkers in the CBD car parks who are willing to register with Council to be involved in a car pooling scheme.	No action taken on this matter to date. Parking Operations will program it into the 2016/17 financial year.
26	Continue to review CBD Multi Storey car park fees to encourage shoppers and visitors to the City.	Multi-storey car park fees are reviewed on an annual basis. Low level fee increases have occurred over the past three financial years, however the first 90 minutes free has remained unchanged and Council has recently introduced 3 hours free parking on Sundays in Argyle Street, Centrepont and Hobart Central car parks.
27	Continue to review on-street meter and voucher parking fees to ensure a high parking turnover within the CBD.	Parking meter occupancy statistics are gathered every three months. This involves surveying every metered space in the city. Parking fees are adjusted regularly. A number of fee changes have been implemented for the current financial year including fees in areas that have been identified as high use commuter locations.



13-1-10

(cic 25 nov 2015 - for fc - sullivan's cove - use of on street meter parking by business operators)

City of HOBART

13 December 2015

**MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ALDERMEN**

**QUESTIONS WITHOUT NOTICE – RESPONSE
SULLIVANS COVE – USE OF ON STREET METER PARKING BY
BUSINESS OPERATORS**

Pursuant to Council Policy 2.01, Clause A(10), where a response to a Question without Notice is not able to be provided at a meeting, the question is taken on notice. Upon distribution of the response to all Aldermen, both the Question and the Response is to be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, whereat it will be listed for noting purposes only, with no debate or further questions permitted, as prescribed in the Section 29 of the Local Government (Meeting Procedure) Regulations 2015.

At the City Infrastructure Committee meeting held on 25 November 2015 the following question without notice was asked by Alderman Denison:

Question:

Can the Council explore opportunities to discourage business owners utilising on street meter parking in and around the Sullivan's Cove area allowing increased availability for patrons?

At the meeting the Question was taken on notice. A response is subsequently provided below:

Response:

The Director Financial Services advises that he has met with the Group Manager Parking Operations, and the following actions will be taken:-

- Additional patrols will be undertaken of Sullivan's Cove area from Salamanca Place through to Hunter Street.
- Parking Officers will concentrate on over-parking (feeding meter) offences.
- Registration numbers and the locations of vehicles frequently recorded in the area will be taken down.
- Additional enforcement attention will be paid to the areas frequented by repeat offenders.

(David Spinks)

DIRECTOR FINANCIAL SERVICES

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13-1-10

(cic 25 nov 2015 - for fc - on street meter parking mac wharf and sullivan's cove)

14 December 2015

**MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ALDERMEN**

**QUESTIONS WITHOUT NOTICE – RESPONSE
ON STREET METER PARKING – MACQUARIE WHARF AND
SULLIVANS COVE**

Pursuant to Council Policy 2.01, Clause A(10), where a response to a Question without Notice is not able to be provided at a meeting, the question is taken on notice. Upon distribution of the response to all Aldermen, both the Question and the Response is to be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, whereat it will be listed for noting purposes only, with no debate or further questions permitted, as prescribed in the Section 29 of the Local Government (Meeting Procedure) Regulations 2015.

At the City Infrastructure Committee meeting held on 25 November 2015 the following question without notice was asked by the Deputy Lord Mayor Alderman Christie:

Question:

Can the Council request Tasports amend the times of operation of the on street meter parking in and around Sullivan's Cove, particularly in the vicinity of Macquarie Wharf, to cease at 6.00 pm and not 8.00 pm? With the relevant signage amended accordingly?

At the meeting the Question was taken on notice. A response is subsequently provided below:

Response:

The Group Manager Parking Operations has met with the Property Officer at the Tasmanian Ports Corporation (Tasports) with regard to the operating hours of meter parking in the waterfront areas, in particular the Macquarie Wharf/Hunter Street area.

Parking meter finishing times around the waterfront were amended to 8.00pm daily in 2009 following a number requests to Tasports from traders (mainly restaurateurs) to extend the parking hours in order to create a turnover of vehicles to provide their patrons with parking.

Tasports advises that prior to the introduction of extended parking hours they consulted with waterfront traders and received a favourable response to the proposed change of operating time.

The Property Officer advises that the request to amend the operating hours back to 6.00pm daily will be tabled at the next Executive Group meeting (equivalent of the Council's ELT), which will take place in the new year, following which a recommendation will be forwarded to the Tasports Board.



(David Spinks)

DIRECTOR FINANCIAL SERVICES



13-1-10

(fc 15 dec 2015 - on street meter parking hunter street)

18 December 2015

**MEMORANDUM: ACTING LORD MAYOR
ALDERMEN**

**QUESTIONS WITHOUT NOTICE – RESPONSE
ON STREET METER PARKING – HUNTER STREET**

Pursuant to Council Policy 2.01, Clause A(10), where a response to a Question without Notice is not able to be provided at a meeting, the question is taken on notice. Upon distribution of the response to all Aldermen, both the Question and the Response is to be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, whereat it will be listed for noting purposes only, with no debate or further questions permitted, as prescribed in the Section 29 of the Local Government (Meeting Procedure) Regulations 2015.

At the Finance Committee meeting held on 15 December 2015 the following question without notice was asked by the Deputy Lord Mayor Alderman Christie:

Question: Can the Council request Tasports amend the times of operation of the on street meter parking at Hunter Street to cease at 6.00 pm and not 8.00 pm? With the relevant signage amended accordingly?

At the meeting the Question was taken on notice. A response is subsequently provided below:

Response: The Group Manager Parking Operations has met with the Property Officer at the Tasmanian Ports Corporation (Tasports) with regard to the operating hours of meter parking in the waterfront areas. Hunter Street particularly was discussed as it is a shared zone between Council and Tasports where Council meters cease to operate at 6.00pm and TasPorts meters at 8.00pm.

The Property Officer advises that the request to amend the operating hours back to 6.00pm daily will be tabled at the next Executive Group meeting (equivalent of Councils ELT), which will take place in the new year, following which a recommendation will be forwarded to the Tasports Board.

(David Spinks)

DIRECTOR FINANCIAL SERVICES

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13-1-10

(fc 15 dec 2015 - financial statements 30 june 2015 - actual v budget)

18 December 2015

**MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ALDERMEN**

**QUESTIONS WITHOUT NOTICE – RESPONSE
FINANCIAL STATEMENTS 2014/2015
ACTUAL VERSES BUDGET**

Pursuant to Council Policy 2.01, Clause A(10), where a response to a Question without Notice is not able to be provided at a meeting, the question is taken on notice. Upon distribution of the response to all Aldermen, both the Question and the Response is to be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, whereat it will be listed for noting purposes only, with no debate or further questions permitted, as prescribed in the Section 29 of the Local Government (Meeting Procedure) Regulations 2015.

At the Finance Committee meeting held on 15 December 2015 the following question without notice was asked by Alderman Sexton:

Question: Can Aldermen be provided with a detailed financial report on the actual versus budget for the 2014/2015 financial year?

At the meeting the Question was taken on notice. A response is subsequently provided below:

Response:

A detailed financial report showing actual expenditure against the budget for 2014/2015 was provided for Aldermen on 17 December 2015 on the aldermanic website.

(David Spinks)

DIRECTOR FINANCIAL SERVICES

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13-1-10

(qwon fc 15 dec 2015 - external legal expenditure)

12 January 2015

**MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ALDERMEN**

**QUESTIONS WITHOUT NOTICE – RESPONSE
EXTERNAL LEGAL EXPENDITURE**

Pursuant to Council Policy 2.01, Clause A(10), where a response to a Question without Notice is not able to be provided at a meeting, the question is taken on notice. Upon distribution of the response to all Aldermen, both the Question and the Response is to be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, whereat it will be listed for noting purposes only, with no debate or further questions permitted, as prescribed in the Section 29 of the Local Government (Meeting Procedure) Regulations 2015.

At the Finance Committee meeting held on 15 December 2015 the following question without notice was asked by Alderman Zucco:

Question:

Can the General Manager provide the total expenditure on all external legal advice for the period between November 1 2014 and November 30 2015?

Can the General Manager also provide a breakdown of all external legal advice as per:

- The purpose and reason the advice was sought; and
- The cost breakdown associated with each item?

At the meeting the Question was taken on notice. A response is subsequently provided below:

Response:

During the time period specified in the question the Council expended \$736,300.83 on all external legal advice. All advice was procured through the Council's Panel of Providers for the Provision of Legal Services, Contract No. 5761.

The purpose the advice was sought and the cost breakdown associated with each item is as follows:

Employment related matters	\$91,926.50
Planning related matters including appearance at appeals and advice	\$58,509.27
Building and Planning related compliance matters (also including dog matters)	\$85,821.36
Enforcement relating to administration of the <i>Food Act 2000</i>	\$1,524.60
Battery Point Walkway Planning Appeal	\$151,492.10
Commercial matters	\$128,520.72
1 Montpelier Retreat Litigation	\$136,835.12
Myer	\$4,094.00
Local Government related matters including meeting procedures, rates issues	\$50,987.28
Litigation	\$26,589.88

It should also be noted that the Council engages external legal services for the preparation of agreements pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993*, but that this expenditure is recovered from the developer and so is ultimately cost neutral to Council.



(N. D. Heath)

GENERAL MANAGER



13-1-10

(cpc 2 nov 2015 - electric vehicles - charging stations)

14 December 2015

**MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ALDERMEN**

**QUESTIONS WITHOUT NOTICE – RESPONSE
ELECTRIC VEHICLES - CHARGING STATIONS**

Pursuant to Council Policy 2.01, Clause A(10), where a response to a Question without Notice is not able to be provided at a meeting, the question is taken on notice. Upon distribution of the response to all Aldermen, both the Question and the Response is to be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, whereat it will be listed for noting purposes only, with no debate or further questions permitted, as prescribed in the Section 29 of the Local Government (Meeting Procedure) Regulations 2015.

At the City Planning Committee meeting held on 2 November 2015 the following question without notice was asked by Alderman Burnet:

Question: What consideration is Council giving to the provision of electric vehicle charging stations in Council's car parks and other areas?

At the meeting the Question was taken on notice. A response is subsequently provided below:

Response:

Installation of the first two electric vehicle charging stations has recently been completed in the Hobart Central Car Park. Successful testing of the charging stations was undertaken on Wednesday the 9 December 2015 and they will go live for public use shortly.

The Hobart Central electric vehicle charging stations are the first of six outlets planned for the Council's multi-storey car parks, with Argyle Street and Centrepont car parks to follow in the 2016/ 17 financial year.

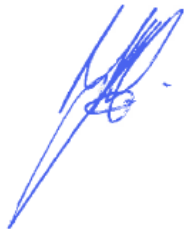
Each of the charging stations is fitted with a power consumption meter, which will enable Council officers to monitor use and calculate the power usage in order to set a fee for service. Initially users of the charging stations will only pay for parking,

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following this a fee for use will be incorporated into the parking hourly rate to recover the cost of the power consumed.

In accordance with Action 21 of the Parking Strategy 2013 – 2017, it is envisaged that, providing the popularity of electric vehicles continues, the Council may investigate the viability of dedicating some parking spaces in the Council's monthly permit car parks for electric vehicles.

A handwritten signature in blue ink, appearing to be 'Matthew Tyrrell', written in a cursive style.

(Matthew Tyrrell)

GROUP MANAGER PARKING OPERATIONS

11. QUESTIONS WITHOUT NOTICE – FILE REF: 13-1-10

Pursuant to Section 29 of the Local Government (Meeting Procedures) Regulations 2015, an Alderman may ask a question without notice of the Chairman, another Alderman or the General Manager or the General Manager's representative in accordance with the following procedures endorsed by the Council on 10 December 2012:

1. The chairman will refuse to accept a question without notice if it does not relate to the Terms of Reference of the Council committee at which it is asked.
2. In putting a question without notice, an Alderman must not:
 - (i) offer an argument or opinion; or
 - (ii) draw any inferences or make any imputations – except so far as may be necessary to explain the question.
3. The chairman must not permit any debate of a question without notice or its answer.
4. The chairman, Aldermen, General Manager or General Manager's representative who is asked a question without notice may decline to answer the question, if in the opinion of the intended respondent it is considered inappropriate due to its being unclear, insulting or improper.
5. The chairman may require an Alderman to put a question without notice, to be put in writing.
6. Where a question without notice is asked at a meeting, both the question and the response will be recorded in the minutes of the meeting.
7. Where a response is not able to be provided at the meeting in relation to a question without notice, the question will be taken on notice and
 - (i) the minutes of the meeting at which the question is put will record the question and the fact that it has been taken on notice.
 - (ii) a written response will be provided to all Aldermen, at the appropriate time.
 - (iii) upon the answer to the question being circulated to Aldermen, both the Question and the Answer will be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, whereat it be listed for noting purposes only, with no debate or further questions permitted, as prescribed in Section 29(3) of the Local Government (Meeting Procedures) Regulations 2015.

12. CLOSED PORTION OF THE FINANCE COMMITTEE MEETING

The following items were discussed:

- Item No. 1. Minutes of the Closed Portion of the Finance Committee Meeting held on Tuesday, 15 December 2015 and a Special Meeting held Monday, 21 December 2015.
- Item No. 2. Consideration of Supplementary Items to the Agenda
- Item No. 3. Indications of Pecuniary and Conflicts of Interest
- Item No. 4. Sale of Land For Unpaid Rates – File Ref: 22-1-13
LG(MP)R 15(2)(j)
- Item No. 5. Finance Committee Actions – Status Report
- Item No. 6. Questions Without Notice – File Ref: 13-1-10