



CITY OF HOBART

# **AGENDA**

## **Parks and Recreation Committee Meeting**

### **Open Portion**

**Thursday, 14 July 2016**

**at 5:00 pm**

**Lady Osborne Room, Town Hall**

## THE MISSION

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

## THE VALUES

**The Council is:**

<b>about people</b>	We value people – our community, our customers and colleagues.
<b>professional</b>	We take pride in our work.
<b>enterprising</b>	We look for ways to create value.
<b>responsive</b>	We're accessible and focused on service.
<b>inclusive</b>	We respect diversity in people and ideas.
<b>making a difference</b>	We recognise that everything we do shapes Hobart's future.

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## ORDER OF BUSINESS

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**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.**

### **APOLOGIES AND LEAVE OF ABSENCE**

<b>1. CO-OPTION OF A COMMITTEE MEMBER IN THE EVENT OF A VACANCY .....</b>	<b>4</b>
<b>2. CONFIRMATION OF MINUTES.....</b>	<b>4</b>
<b>3. CONSIDERATION OF SUPPLEMENTARY ITEMS .....</b>	<b>4</b>
<b>4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST .....</b>	<b>4</b>
<b>5. TRANSFER OF AGENDA ITEMS.....</b>	<b>5</b>
<b>6 REPORTS .....</b>	<b>6</b>
6.1 Franklin Square - Fountain Lighting - Hire Fee Proposal .....	6
6.2 New Town Oval Pavilion - Lower Function Room - Proposed Lease .....	11
6.3 Hobart Twilight Market - Request for Licence Amendment and Extension – Long Beach Reserve, Sandy Bay .....	32
6.4 Garrington Park – 110 Giblin Street, Lenah Valley – New Subdivision - Naming Of New Park.....	48
<b>7 COMMITTEE ACTION STATUS REPORT .....</b>	<b>59</b>
7.1 Committee Actions - Status Report.....	60
<b>8. QUESTIONS WITHOUT NOTICE .....</b>	<b>80</b>
<b>9. CLOSED PORTION OF THE MEETING.....</b>	<b>81</b>

**Parks and Recreation Committee Meeting (Open Portion) held Thursday, 14 July 2016 at 5:00 pm in the Lady Osborne Room, Town Hall.**

**COMMITTEE MEMBERS**

Reynolds (Chairman)  
Briscoe  
Ruzicka  
Sexton  
Harvey

**Apologies:** Nil

**Leave of Absence:** Nil

**ALDERMEN**

Lord Mayor Hickey  
Deputy Lord Mayor Christie  
Zucco  
Burnet  
Cocker  
Thomas  
Denison

**1. CO-OPTION OF A COMMITTEE MEMBER IN THE EVENT OF A VACANCY**

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**2. CONFIRMATION OF MINUTES**

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The minutes of the Open Portion of the Parks and Recreation Committee meeting held on [Thursday, 9 June 2016](#) , are submitted for confirming as an accurate record.

**3. CONSIDERATION OF SUPPLEMENTARY ITEMS**

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Ref: Part 2, Regulation 8(6) of the *Local Government (Meeting Procedures) Regulations 2015*.

**Recommendation**

That the Committee resolve to deal with any supplementary items not appearing on the agenda, as reported by the General Manager.

**4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST**

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Ref: Part 2, Regulation 8(7) of the *Local Government (Meeting Procedures) Regulations 2015*.

Aldermen are requested to indicate where they may have any pecuniary or conflicts of interest in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the committee has resolved to deal with.

## **5. TRANSFER OF AGENDA ITEMS**

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Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

A committee may close a part of a meeting to the public where a matter to be discussed falls within 15(2) of the above regulations.

In the event that the committee transfer an item to the closed portion, the reasons for doing so should be stated.

Are there any items which should be transferred from this agenda to the closed portion of the agenda, or from the closed to the open portion of the agenda?

## **6      REPORTS**

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### **6.1   Franklin Square - Fountain Lighting - Hire Fee Proposal File Ref: F16/78719**

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Report of the Acting Manager Parks and Recreation and Director Parks and City Amenity of 7 July 2016.

Delegation:    Council

**REPORT TITLE: FRANKLIN SQUARE - FOUNTAIN LIGHTING - HIRE  
FEE PROPOSAL****REPORT PROVIDED BY:** Acting Manager Parks and Recreation  
Director Parks and City Amenity**1. Report Purpose and Community Benefit**

- 1.1. The purpose of this report is to approve the introduction of fees for the use of the newly installed lighting in the Franklin Square Fountain.

**2. Report Summary**

- 2.1. Franklin Square underwent major refurbishment, reopening to the public in May 2016. Renovation of the fountain included the replacement and installation of upgraded 'theatre-style' lighting that permits a diverse range of coloured lighting of the fountain.
- 2.2. One of the purposes of the upgraded lighting is to allow organisations to request and book the lighting, to promote events and initiatives in colours specified by them.
- 2.3. The City's Railway Roundabout Fountain has been utilised for this purpose for several years with much success.
- 2.4. It is proposed that the fee structure in place for the Railway Roundabout Fountain be similarly applied to the hired use of the Franklin Square Fountain.

**3. Recommendation**

***That the following fees be applicable for the hire and specification of lighting of the Franklin Square Fountain for the 2016/2017 financial year:***

<b><i>Franklin Square Fountain Lighting</i></b>	
<b><i>Commercial Event Promotion or Purpose</i></b>	<b><i>\$100 per application</i></b>
<b><i>Not for Profit/Charity Events/Community Service Purpose (or on behalf of)</i></b>	<b><i>25% of applicable fee per application</i></b>

#### 4. Background

- 4.1. Franklin Square re-opened to the general public on 12 May 2016 following an extensive refurbishment program.
- 4.2. During the refurbishment, a new 'theatre-style' lighting system was installed in the fountain located within the park.
- 4.3. The park has always been a well utilised space and is regularly hired for events given its central location.
- 4.4. The City's Railway Roundabout Fountain has been booked for several years to permit organisations to select specified coloured lighting of the fountain to promote their events or initiatives.
- 4.5. A fee structure has been in place for several years applied for the hire of the Railway Roundabout Fountain lighting, with the below fees approved by the Council for the 2016/2017 period:

Railway Roundabout Fountain Lighting	
Commercial Event Promotion or Purpose	\$100 per application
Not for Profit/Charity Events/Community Service Purpose (or on behalf of)	25% of applicable fee per application

- 4.6. It is proposed that the same fee structure be applicable for the new Franklin Square Fountain lighting.
- 4.7. It is proposed that the hire of the Franklin Square Fountain Lighting be regarded separately to the hire of the Railway Roundabout Fountain, with applicants able to hire one or both of the fountains, at the applicable fee for each.

#### 5. Proposal and Implementation

- 5.1. It is proposed that the following fees be applicable for the hire and specification of lighting of the Franklin Square Fountain for the 2016/2017 financial year:



<u>Franklin Square Fountain Lighting</u>	
Commercial Event Promotion or Purpose	\$100 per application
Not for Profit/Charity Events/Community Service Purpose (or on behalf of)	25% of applicable fee per application

## 6. Strategic Planning and Policy Considerations

### 6.1. The City's Capital City Strategic Plan 2015-2025

Strategic Objective 1.3 states:

*Vibrant city centre and suburban precincts.*

Strategic Objective 1.4 states:

*An enriched visitor experience.*

## 7. Financial Implications

### 7.1. Funding Source and Impact on Current Year Operating Result

7.1.1. Income from the hire of the Franklin Square Fountain lighting is anticipated to be in the order of \$500 per annum.

### 7.2. Impact on Future Years' Financial Result

7.2.1. Not applicable.

### 7.3. Asset Related Implications

7.3.1. Not applicable.

## 8. Legal, Risk and Legislative Considerations

8.1. The City's standard conditions of hire of its park facilities will apply.

## 9. Social and Customer Considerations

9.1. Organisations are able to use the fountains coloured lighting to promote initiatives and events.

9.2. The diversity of colour will also assist in positively activating the park for the wider community.

## 10. Delegation

10.1. The determination of fees and charges rests with the Council.

- 10.2. Should requests be received to have the applicable fee waived or reduced, the Director Parks and City Amenity holds delegated authority to consider such requests. The quantum of any reduced or waived fees are reported in accordance with Council policy.

*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.*



Shannon Avery  
**ACTING MANAGER PARKS AND  
RECREATION**



**GLENN DOYLE**  
**DIRECTOR PARKS AND CITY  
AMENITY**

Date: 7 July 2016  
File Reference: F16/78719

**6.2 New Town Oval Pavilion - Lower Function Room - Proposed Lease**  
**File Ref: F16/80045; 72-32-1**

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Report of the Acting Manager Parks and Recreation and Director Parks and City Amenity of 7 July 2016 and attachments.

Delegation: Council

**REPORT TITLE: NEW TOWN OVAL PAVILION - LOWER FUNCTION ROOM - PROPOSED LEASE****REPORT PROVIDED BY:** Acting Manager Parks and Recreation  
Director Parks and City Amenity**1. Report Purpose and Community Benefit**

1.1. The purpose of this report is to consider requests from the New Town District Cricket Club and the St Virgils Old Scholar Football Club to lease a function room on the lower level of the Pavilion at the New Town Oval.

1.1.1. The room will be utilised by both clubs to service its members and affiliates.

**2. Report Summary**

2.1. Requests have been received from each of two separate sports clubs – St Virgil's Old Scholars Football Club (SVOSFC) and New Town District Cricket Club (NTDCC) – to lease the ground floor function room of the pavilion at New Town Oval.

2.2. Both clubs have requested a five year lease period.

2.3. Whilst both clubs initially sought a lease of the space for 12 months of the year, both clubs have indicated a willingness to accept a six month term each. This being six months for the NTDCC (for the cricket season) and six months for the SVOSFC (for the football season).

2.4. The NTDCC and the SVOSFC both currently informally use the ground floor function room during their sporting seasons.

2.5. A rental assessment by a registered valuer has determined an annual rental of \$1,250. It is proposed that each lessee be proportionately attributed 50% of annual rental.

2.6. It is recommended to grant a five year lease to both clubs.

**3. Recommendation**

***That:***

***1. The General Manager be authorised to negotiate leases of the New Town Oval Pavilion ground floor function room, for a period of five years, to the St Virgils Old Scholars Football Club and the New Town District Cricket Club, including the following terms:***

***(i) St Virgils Old Scholars Football Club – six month period***

***1 April to 30 September annually at an annual rental of \$625.***

- (ii) New Town District Cricket Club - six month period 1 October to 31 March annually at an annual rental of \$625.***
- (iii) The respective lessees be required to meet the cost of all outgoings, including electricity costs, maintenance and upkeep of the leased area.***
- (iv) Annually, the vacating lessee be required to vacate the leased space two weeks prior to the commencement period of the incoming tenant, to allow for inspection of the leased area and any minor housekeeping and maintenance requirements to be undertaken by the vacating lessee.***
- (v) Any others terms deemed as appropriate by the General Manager.***

#### **4. Background**

##### **The Premises**

- 4.1. The New Town Oval is geographically surrounded by properties leased by City of Hobart to the Buckingham Bowls Club, New Town Croquet Club and Southern Tasmanian Netball Association.



- 4.2. The New Town Oval caters for the provision of football, cricket and cycling.
- 4.3. The user demand on the New Town Oval facility is increasing as sporting groups expand and develop. There is little capacity for the

current New Town Oval facility to accommodate increasing demand at the current rate.

- 4.4. There is currently no formal agreement over the ground floor function room. The SVOSFC and the NTDCC both use the room according to the relevant season for their respective sports.
- 4.5. Other areas of the downstairs of the pavilion, change rooms, showers and toilets, small storage areas, are also shared by the SVOSFC and the NTDCC, as well as other groups, on a seasonal basis with no formal agreement.

#### **St Virgils Old Scholars Football Club Request**

- 4.6. The SVOSFC is a non-profit organisation and is one of six member clubs of the Cascade Draught Old Scholars Football Association, the premier Hobart Metropolitan Australian Football League.
- 4.7. The SVOSFC currently has around 90 participants per week (30 players and 60 supporters).
- 4.8. The SVOSFC submitted a request to lease the ground floor function room for five (5) years, on a twelve (12) month basis.
- 4.9. The SVOSFC is motivated to have formal access to a permanent full-time club room, for use on game days and on other days for meetings and fundraising events.
- 4.10. This request is also motivated by a need for the SVOSFC to minimise or eliminate its use of the New Town Oval Pavilion upstairs facility that they have hired from the NTDCC at a rate and conditions that despite originally being accepted by the Club, are now claimed to be unsustainable.
- 4.11. All major stakeholders of the pavilion have been informed of SVOSFC's request.

#### **New Town District Cricket Club Request**

- 4.12. The NTDCC is a non-profit organisation, Cricket Tasmania Premier League (the preeminent competition in the State) cricket club that facilitates the participation of around 900 people per week (300 players and 600 supporters). It supports approximately 20 cricket teams of all ages, with both male and female players.
- 4.13. The NTDCC has been based at the New Town Oval since 1923.
- 4.14. The NTDCC club rooms were originally located near the Croquet Club's current location. Eventually their club rooms were relocated to the ground floor area of the pavilion. The club spent 10 years fundraising to build the top floor addition to the current building which was completed in 1993.

- 4.15. At that time, the NTDCC commenced a lease agreement with the City over the then new top floor area. This lease is due to expire in 2018. It is expected that the NTDCC will request a further lease agreement.
- 4.16. The NTDCC has in the past sub-leased the top floor of the pavilion to the SVOSFC on a seasonal basis.
- 4.17. The NTDCC submitted a request to lease the ground floor area for five years, preferably for 12 months per annum but have indicated they would agree to six months per annum.
- 4.18. The basis of the NTDCC's request for a lease agreement over the pavilion ground floor function room is that it is currently heavily used by them during the cricket season as a meeting room, kiosk, social room, treatment/warm up/cool down space, utilises the additional women-only change room, both on game days and other days.
- 4.19. Loss of access to the ground floor area would significantly affect the NTDCC's ability to fulfil their commitments to the Premier League, and their capacity to operate their numerous cricket programs.
- 4.20. The NTDCC proposes, in the event that the SVOSFC is successful in their request for any lease over the downstairs area, that the Council provide, or support the installation of, an onsite replacement storage space for NTDCC.
- 4.21. All stakeholders of the pavilion have been informed of the NTDCC's proposal.

#### **North Hobart Junior Football Club**

- 4.22. Another stakeholder, the North Hobart Junior Football Club (NHJFC) submitted feedback relating to the requests from the NTDCC and the SVOSFC.
- 4.23. The NHJFC commented that at times there appears to be a lack of respect for their property/equipment that had previously been stored in a communal storage area separate to the area in question.
- 4.24. The NHJFC expressed mild concern over what further lack of respect might occur if either the SVOSFC or the NTDCC were to acquire a formal lease agreement over the downstairs area.
- 4.25. No other stakeholder feedback was received.
- 4.26. It is understood that other users of the oval (the North Hobart Football Club, the Hobart Wheelers and the Dirt Devils) use the lower area of the pavilion proposed to be leased.

**Registered Valuation**

- 4.27. In accordance with section 177(2) of the *Local Government Act 1993*, a valuation by registered valuers of the market rental value of the ground floor area of the New Town Oval Pavilion was undertaken and established to be \$1,250 per annum gross plus GST.

**5. Proposal and Implementation**

- 5.1. Upon approval, the following lease arrangements will be finalised:
- 5.1.1. Prior to any lease commencement, the ground floor area will be audited for asset condition and defects and any necessary work to make the area tidy and safe will be undertaken by the City.
  - 5.1.2. Both clubs will attend an inspection of the ground floor area prior to any lease commencement date to confirm that all parties are aware of the standard that will be imposed on the area.
  - 5.1.3. The City will have the option to conduct an asset inspection any time during the lease periods.
  - 5.1.4. There will be a two (2) week window of non-occupancy between the leases' periods, to coincide with the change of sporting seasons, to allow for any minor housekeeping and maintenance requirements to be undertaken by the vacating lessee.

**6. Strategic Planning and Policy Considerations**

- 6.1. The Capital City Strategic Plan 2015-2025 supports the proposal with Strategic Objective 4.1.4:

*Facilitate and support local community groups to enhance community programs and reduce social isolation.*

- 6.2. Assessment of the lease requests was undertaken in accordance with Council Policy *Leases to Non Profit Organisations* (refer Attachment A and B)

**7. Financial Implications**

- 7.1. Funding Source and Impact on Current Year Operating Result
- 7.1.1. Rental income of \$1,250 per annum will be received.
- 7.2. Impact on Future Years' Financial Result
- 7.2.1. The terms of leases will include that the lessee(s) being responsible for the maintenance of all assets, and payment of service charges within the lease area.



**7.3. Asset Related Implications**

- 7.3.1. The lease agreement will require the lessee to continue to maintain the assets located within the lease area. A building asset condition assessment undertaken by City officers will be undertaken prior to the commencement of the lease term. Standard building asset management monitoring will be undertaken to ensure that the lease obligations are adhered to.

**8. Legal, Risk and Legislative Considerations**

- 8.1. The City's legal staff will draw up the lease agreement to ensure the City's risk is minimised.
- 8.2. The lease term requires each lessee to hold public liability insurance for no less than \$20 million.

**9. Social and Customer Considerations**

- 9.1. Lease of the space to the Clubs will support the Clubs in meeting the needs of their members, patrons and the wider community.
- 9.2. The lease agreement will outline expectations of the Club relating to the consideration of other users of the building and the ground.

**10. Community and Stakeholder Engagement**

- 10.1. All New Town Oval major stakeholders have been advised of the proposal and will be advised of the Council's decision.

**11. Delegation**

- 11.1. This matter is delegated to the Council.

*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.*



Shannon Avery  
**ACTING MANAGER PARKS AND  
RECREATION**



**GLENN DOYLE  
DIRECTOR PARKS AND CITY  
AMENITY**

Date: 7 July 2016  
File Reference: F16/80045; 72-32-1

Attachment A: Assessment against Council Policy Leases to Non Profit Organisations - New Town District Cricket Club ↴

- Attachment B: Assessment against Council Policy Leases to Non Profit Organisations - St Virgils Old Scholar Football Club ↓
- Attachment C: Market Rental Valuation – Saunders and Pitt ↓

**Leases to Non-Profit Organisations**

Area to be Leased:	New Town Oval Pavilion (ground floor)
Address of Leased Area:	New Town Oval, 4-10 St Johns Avenue, New Town, 700
Use of leased area:	Clubhouse, change rooms, storage
Lessee:	New Town District Cricket Club
Not for Profit Organisation ? :	Yes
Commercial Valuation (Annual):	\$1,250 per annum
Proposed lease term:	Five (5) years
Leased Since:	New Lease
Proposed Rental Charge:	\$625 per annum (pro rata for 6 month lease)

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

<b>Criteria</b>	<b>Comments</b>
Use, or proposed use of property	The leased area will be utilised as clubroom facilities for New Town District Cricket Club (NTDCC). This use includes meeting room, kiosk, social room, treatment/warm up/cool down, additional women-only change room, on game days and other days.
Alignment with the Council's Strategic Plan	The proposal is in alignment with a number initiatives in the Strategic Plan – including:  Priority Area of Activity 4 - Strong, Safe and Healthy Communities, Objective 4.1 - “Stimulate community participation”; Objective 4.2 - “Improve management and utilisation of community facilities and open spaces”; and  Priority Area of Activity 2 - Urban Management, Objective 2.9 - “Develop and manage the City’s urban spaces and infrastructure”.
Level of Community Benefit	NTDCC, a non-profit organisation, is a Premier League club that facilitates the participation of around 900 people per week (300 players and 600 supporters). NTDCC hosts players of all ages,

**ATTACHMENT A**

	male and female, at all levels of competition including national championships. Their players include three representatives of Cricket Tasmanian squads. NTDCC is the leading women's club in southern Tasmania. The lease over the ground floor would enable them to continue their significant support of Tasmanian cricket players.
Value of land buildings	Valuers have assessed the current leased area and have determined an annual commercial valuation of \$1,250 to be appropriate.
Potential for Alternative Use	The leased area also has the potential for more flexible usage as managed by City Of Hobart through shared use with other users of the adjacent Oval for meetings, storage and/or small scale functions.
Viability and Capacity of the Organisation	NTDCC have been long term hirers and users (since 1923) of the oval and the building facilities. In 1993 the club built the top floor area of the pavilion at their own expense, which they have leased from CoH ever since. They are active in applying for and receiving grant money.
Capacity to pay	NTDCC advises that they currently have the capacity to pay for the full value of the lease.
Capacity to Invest and Maintain the Asset	NTDCC advises that their club members currently include people who regularly donate their time and materials for the betterment of the function room, as is the standard model for similar sports clubs. NTDCC advises that they have the capacity to invest in and maintain the assets They are attentive and proactive in areas of asset and building maintenance.
Type of Facility	Recreational facility- Sports Centre
Capacity to Invest in the Community	As a member of the Cricket Tasmania Premier League NTDCC is "required to strive to be competitive and maintain excellence and professionalism commensurate with standards expected by the governing body, including being aligned to National requirements." <i>Shane Hogue, President NTDCC</i>
Length of Tenure	Five (5) years
Level of Compliance	New Town District Cricket Club is compliant as a ground user. The club is considered to be proactive in developing and extending opportunities for themselves and their members at the site.

**Leases to Non-Profit Organisations**

Area to be Leased:	New Town Oval Pavilion (ground floor)
Address of Leased Area:	New Town Oval, 4-10 St Johns Avenue, New Town, 700
Use of leased area:	Clubhouse, change rooms, storage
Lessee:	St Virgil's Old Scholars Football Club
Not for Profit Organisation ? :	Yes
Commercial Valuation (Annual):	\$1,250 per annum
Proposed lease term:	Five (5) years
Leased Since:	New Lease
Proposed Rental Charge:	\$625 per annum (pro-rata 6 months)

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

<b>Criteria</b>	<b>Comments</b>
Use, or proposed use of property	The leased area will be utilised as clubroom facilities for the St Virgil's Old Scholars Football Club (SVOSFC). This use includes meeting room, kiosk, social room, permanent display of memorabilia, on game days and other days.
Alignment with the Council's Strategic Plan	The proposal is in alignment with a number initiatives in the Strategic Plan – including:  Priority Area of Activity 4 - Strong, Safe and Healthy Communities, Objective 4.1 - "Stimulate community participation"; Objective 4.2 - "Improve management and utilisation of community facilities and open spaces"; and  Priority Area of Activity 2 - Urban Management, Objective 2.9 - "Develop and manage the City's urban spaces and infrastructure".
Level of Community Benefit	SVOSFC, a non-profit organisation, is a one of six member clubs of the Cascade Draught Old Scholars Football Association, the premier metropolitan Australian Football league. A lease over

	the ground floor function room at the New Town Oval Pavilion would provide a stable base where SVOSFC will be better able to uphold and develop its culture. This opportunity will also provide more ability to fundraise (a critical activity for the club's viability) through regular game day product sales as well as special events and functions. Membership currently stands at about 90 (60 players and 30 supporters). Players age range 18-40 years, male. Attendance at games is approx 120.
Value of land buildings	Valuers have assessed the current leased area and have determined an annual commercial valuation of \$1,250 to be appropriate.
Potential for Alternative Use	The leased area has good potential for flexible and informal usage (as currently is the case), as a meeting room, storage and/or small scale function room, through shared use by multiple clubs that currently use the New Town Oval.
Viability and Capacity of the Organisation	SVOSFC have been long term hirers and users of the oval and the building facilities. SVOSFC has in the past sub-leased (from lessees NTDC) the top floor function room. The
Capacity to pay	SVOSFC advises that they currently have the capacity to pay for the full value of the lease.
Capacity to Invest and Maintain the Asset	SVOSFC advises that their club members currently include people who regularly donate their time and materials for the betterment of the function room, as is the standard model for similar sports clubs. SVOSFC advises that they have the capacity to invest in and maintain the assets
Type of Facility	Recreational facility- Sports Centre
Capacity to Invest in the Community	SVOSFC is committed to remaining a club within the Cascade Draught Old Scholars Football Association, which has the investment of several corporate sponsors. The Club is very keen to have a more formalised long-term lease agreement for the function room that would enable them to expand and develop their culture and their fundraising capacity.
Length of Tenure	Five (5) years
Level of Compliance	SVOSFC is compliant as a ground user. Until now the club is considered to have been active to a relatively lesser degree in developing or extending opportunities for themselves at the site. This proposal is seen as a sign of more stability and commitment.

**SAUNDERS & PITT**

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Independent Property Valuers  
& Consultants



*Incorporating D. Saunders & Co.  
Established 1905*

Our Ref: 63548/AP:MP  
63548 - New Town Oval Rental

23 May 2016

Hobart City Council  
16 Elizabeth Street  
HOBART TAS 7000

Attention: Mr Steven Adkins  
(Recreation Program Officer Parks & City Amenities))

Dear Sir

**RE: RENTAL VALUATION ADVICE - GROUND FLOOR FOOTBALL  
CLUBROOM AREA, NEW TOWN OVAL, NEW TOWN TAS 7008**

Further to your recent instructions we advise having inspected the above-mentioned premises for the purpose of assessing the market rental value of the ground floor clubroom area situated below the grandstand building at New Town Oval. This valuation has been assessed in accordance with the definition of market rental value endorsed by the Australian Property Institute and those limiting conditions, assumptions, qualifications and disclaimers set out in this report.

We report as follows:-

**DATE OF INSPECTION & VALUATION**

23 May 2016

**TITLE REFERENCE**

The clubrooms area within grandstand building is situated within the New Town Oval Ground which is comprised in two Certificates of Title being C.T. Volume 138753 Folio 2 and C.T. Volume 149031 Folio 1.

Andrew Pitt Dip. Val. FAPI, AREI, Certified Practising Valuer  
Joe Stansfield B.Prop. AAPI, Certified Practising Valuer

DEVONPORT OFFICE - 156 William Street, Devonport TAS 7310  
Nick Derrico B.Com. Grad Prop. AAPI, Certified Practising Valuer

Russell Cripps B.Bus. Dip. Val. FAPI, AREI, Certified Practising Valuer  
Bill Parsons B. Com. Grad. Dip. Prop., AAPI, Certified Practising Valuer

Clyde Eastaugh L FAPI, Certified Practising Valuer

Re: Proposed Ground Floor Football Club Clubroom Area,  
New Town Oval, New Town TAS 7008  
Date: 23 May 2016

Page 2 of 6

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## LOCALITY

The New Town Oval is located on the south-western side of New Town Road between Creek Road and St Johns Avenue. The grandstand building is situated adjacent to the north-western side of the oval. Surrounding properties include the Southern Tasmanian Netball Centre and the Buckingham Bowls Club. Access to the oval and the clubrooms is gained via a shared right-of-way driveway off New Town Road.

## IMPROVEMENTS

The football clubrooms are situated at ground floor level at the northern end of the grandstand building. This building is situated on the north-western side of the oval and comprises ground level changerooms and clubrooms, mid-level grandstand seating and upper level clubroom/function room. Construction of the building is of concrete block external walls, metal deck roof and concrete floor. The subject clubroom area has been utilised for storage purposes and includes hardboard lined walls and ceilings and fluorescent lighting.

Based on measurements undertaken on site at the time of inspection the clubroom area comprises an internal net lettable area of approximately 50m<sup>2</sup>. As there is no surveyed floor plan available, we have proceeded with our valuation based on this usable floor area.

## Accommodation

Clubroom	Open clubroom/storeroom area with access gained via concrete front stairs.
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## Remarks & State of Repair

The premises are in generally good condition and provide basic standard clubroom/storage accommodation.

## OCCUPANCY & LEASE DETAILS

We understand that there is currently no lease agreement in place over the subject area. We have assessed market rental based on standard commercial lease terms and conditions consistent with other rental valuations undertaken for Council owned premises.

Standard terms and conditions include the Lessee being responsible for payment of rent plus GST if applicable, payment of occupancy costs including contribution to electricity use and cleaning of premises together with payment of public liability insurance. The Lessor is assumed to be responsible for payment of rates, land tax, water and sewerage charges, building insurance and external building maintenance.



Re: Proposed Ground Floor Football Club Clubroom Area,  
New Town Oval, New Town TAS 7008  
Date: 23 May 2016

Page 3 of 6

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## APPROACH TO VALUATION

In arriving at our assessment of market rental value we have researched the market and had regard to comparable lettings. Market rental value is determined by comparison of the subject premises with other similar sporting clubrooms and facilities throughout the Greater Hobart area. Location is a key consideration but also of relevance are matters of age/condition, size, frontage, overall shape/efficiency and prominence.

In arriving at our assessment of market rental value we have endeavoured to maintain consistency with previous rental assessments undertaken for the Hobart City Council. The majority of local Councils throughout the Greater Hobart area generally treat sporting facilities and sporting organisations as community use activities and in most instances rentals charged are subsidised or at reduced rates. Analysis of sporting club clubrooms and storerooms indicate rental rates ranging from \$20/m<sup>2</sup> up to \$75/m<sup>2</sup>.

We have assessed market rental value for the subject premises of \$25/m<sup>2</sup> having regard to the location of the subject room and its condition.

## VALUATION

We assess the market rental value of the football clubroom/storeroom situated at ground floor level of the grandstand building at New Town Oval based on the assumed lease terms and conditions as summarised above, to be **One Thousand Two Hundred and Fifty Dollars (\$1,250 p.a.) per annum** gross plus GST.

## Independence of Valuer

We hereby certify that the valuer and/or valuation firm of *Saunders & Pitt* does not have any direct, indirect or financial interest in the property or clients described therein.

## DEFINITIONS & QUALIFICATIONS

### Market Rental Value

Our rental valuation has been undertaken in accordance with the definition of market rental value as defined by the International Valuation Standards Committee (IVSC) and endorsed by the Australian Property Institute, as follows:-

*"Market Rental Value" is the estimated amount for which an asset should rent, as at the relevant date, between a willing lessor and a willing lessee in an arms' length transaction, wherein the parties had each acted knowledgeably, prudently and without compulsion, and having regard to the usual terms and conditions for leases of similar assets.*

Re: Proposed Ground Floor Football Club Clubroom Area,  
New Town Oval, New Town TAS 7008  
Date: 23 May 2016

Page 4 of 6

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*Note: The market rental value of a particular asset or premises that is subject to a "Lease" must reflect the terms and conditions of that Lease.*

#### **Qualifications**

- The Valuer has no pecuniary interest in the said property past, present or prospective and the opinion expressed is free of any bias in this regard.
- This Valuation has been made in conformity with the Code of Professional Ethics and Conduct laid down by the Australian Property Institute and regulations under the *Land Valuers Act, 2001*.
- This report has been prepared for the private and confidential use of the instructing party. It should not be reproduced in whole or part without the express written authority of *Saunders & Pitt* nor relied upon by any other party for any purpose. Any party, other than those specifically named in the body of this report, should obtain their own valuation before acting in any way in respect of the subject property.
- We have not sighted a current identification survey undertaken by a Registered Surveyor and this valuation has been undertaken on the assumption that there are no encroachments by or upon the subject property. If any encroachments are revealed by survey *Saunders & Pitt* should be consulted to assess the effect on our current market valuation (if any). We reserve the right to review and if necessary amend our valuation as appropriate.
- Any encumbrance, restriction or other factor not specifically referred to in this report, which is revealed by the appropriate land and title searches and which would, in the opinion of your solicitor or an intending mortgagee's solicitor, affect the value or marketability of the property, should be referred to the valuer for comment and in particular before any advancement of mortgage funds are made.
- We have not sighted a structural engineer's report or a builder's report on the property nor have we inspected unexposed or inaccessible portions of the premises. We therefore cannot comment on matters of structural integrity, defect, rot or infestation of the improvements or on the use in construction of materials such as asbestos or other materials which may constitute a health hazard.
- An environmental audit has not been sighted and we are not professionally qualified to comment on the issue of site contamination. However the Valuer has had regard to the Australian Property Institute guidance note on "Reporting on Contaminated Land" as set out in the Professional Practice Manual.

Re: Proposed Ground Floor Football Club Clubroom Area,  
New Town Oval, New Town TAS 7008  
Date: 23 May 2016

Page 5 of 6

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- Insurers will not indemnify the Insured in respect of valuations carried out by the Insured which involve solicitor-introduced mortgages, including but not limited to any loans emanating from any solicitor-controlled or managed mortgage fund or solicitor private lending fund and/or scheme and/or arrangement where the Loan to Valuation Ratio (LVR) as at the valuation, exceeds 70%.

For the purposes of this Exclusion a valuation carried out by the Insured which involves loans solely emanating from a scheme or schemes operated by a responsible entity under the framework of a managed investment scheme within the meaning of Chapter 5C of the Corporations Act 2001 shall not be subject to this exclusion.

- This valuation is given subject to the following Prudent Lending Clause, unless; the person or entity making such loan is an authorised deposit taking institution within the meaning of the *Banking Act 1959* (including but not limited to any bank, building society or credit union).

This valuation is prepared on the assumption that the Lender as referred to in the valuation report (and no other) may rely on the valuation for mortgage finance purposes and the Lender has complied with its own lending guidelines as well as prudent finance industry lending practices and has considered all prudent aspects of credit risk for any potential borrower including the borrowers ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the Lender is providing mortgage financing at a conservative and prudent loan to value ratio (LVR). The valuer accepts no liability whatsoever if prudent lending practices fail to be strictly observed and/or if the Lender relies solely on this valuation, and no other criteria, to advance loan funds.

- This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 3 months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

## ATTACHMENTS

Photographs of the Property  
Location Plan

Re: Proposed Ground Floor Football Club Clubroom Area,  
New Town Oval, New Town TAS 7008  
Date: 23 May 2016

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Page 6 of 6

Yours Faithfully  
SAUNDERS & PITT



.....  
ANDREW PITT Dip. Val. AAPI AREI  
Certified Practising Valuer  
API Registration No. 63853







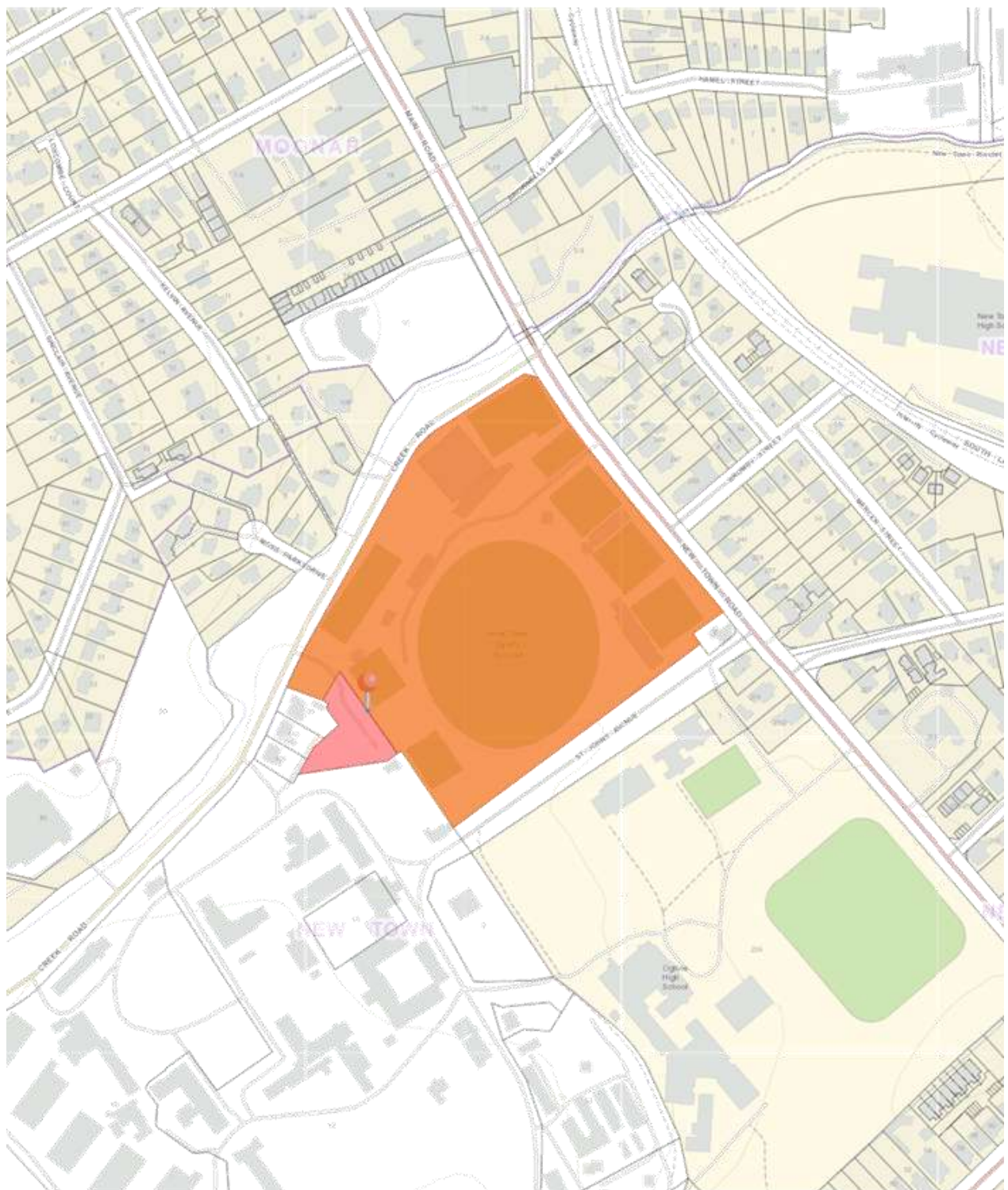
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Page: 2 of 2

### Cadastral Parcels - Owner Information (2 features)

Feature	
Property Address	'COMMUNITY SPORTS COMPLEX' - 4-10 ST JOHNS AV NEW TOWN TAS 7008
Property ID	2193088
Title Reference	149031/1
Authority	Local Government Authority
Owners Name	HOBART CITY COUNCIL
Owners Address	TOWN HALL MACQUARIE ST HOBART TAS 7001
Feature	
Property Address	'COMMUNITY SPORTS COMPLEX' - 4-10 ST JOHNS AV NEW TOWN TAS 7008
Property ID	2193088
Title Reference	138753/2
Authority	Local Government Authority
Owners Name	HOBART CITY COUNCIL
Owners Address	TOWN HALL MACQUARIE ST HOBART TAS 7001

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**6.3 Hobart Twilight Market - Request for Licence Amendment and  
Extension – Long Beach Reserve, Sandy Bay  
File Ref: F16/80066**

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Report of the Director Parks and City Amenity and the Acting Manager  
Parks and Recreation of 7 July 2016 and attachments.

Delegation: Council



**REPORT TITLE:                   HOBART TWILIGHT MARKET - REQUEST FOR  
LICENCE AMENDMENT AND EXTENSION – LONG  
BEACH RESERVE, SANDY BAY**

**REPORT PROVIDED BY:** Director Parks and City Amenity  
Acting Manager Parks and Recreation

**1.     Report Purpose and Community Benefit**

- 1.1     The purpose of this report is to consider a request from the Hobart Twilight Market for a new licence to occupy part of Long Beach Reserve, Sandy Bay, to continue the running of the market on fortnightly Friday evenings between October 2016 and March 2017.
- 1.2     The Twilight Market has proven popular with the local community and has significantly increased the activation of the reserve area on those evenings.

**2.     Report Summary**

- 2.1     A request has been received from the operators of the Hobart Twilight Market to again run the market between October 2016 and March 2017 inclusive, including a request to seek amendments to the previously approved licence.
- 2.2     Whilst the Council's resolution of 23 March 2015 granted the General Manager authority to consider any new licence application, due to requested changes to the agreement, the matter is submitted for consideration.
- 2.3     The re-newed licence will remain predominantly the same as granted for the 2015/2016 market season, however the proponents have requested two changes:
  - 2.3.1    To relocate the market to the flat open area to the north of the playground, as outlined in **Attachment B**.
  - 2.3.2    The use of Sandown Park 2 for stallholder parking during market hours.
- 2.4     The report is proposing that a new licence agreement be granted, including the new location and the option for stallholder parking on Sandown Park 2, subject to conditions as detailed in the recommendation.

### **3. Recommendation**

***That:***

- 1. The General Manager be delegated authority to issue a revised annual license to the organisers of the Hobart Twilight Market, to operate a fortnightly market at Long Beach Reserve, Sandy Bay for the period between 1 October to 31 March each year, with the following terms and conditions:***
  - (i) Permission to operate the market in the area adjacent to the playground, marked as Attachment B to the report.***
  - (ii) The application of a fee of \$258.32 per market day plus any additional charges incurred by the City in response to the operation of the market, at the discretion of the General Manager.***
  - (iii) The use of Sandown Park 2 for the purposes of stallholder only parking, be approved on the following conditions:***
    - (a) The application of Council approved fees and charges for the ground, listed for 2016/2017 at \$39 per hour.***
    - (b) The use of the ground not negatively impacting on organised sporting or recreational use.***
    - (c) Any damage caused to the ground surface to be repaired by the City at the organisers' full cost.***
  - (iv) A sustainable transport plan and a traffic management plan be submitted to the satisfaction of the General Manager.***
  - (v) The request to remove the 'no standing' zone in Long Point Road, be declined.***
  - (vi) The sale and consumption of alcohol in plastic cups within the market area at Long Beach Reserve be approved upon the applicants being successful in applying for a liquor licence from the Liquor and Gaming Branch, and subject to the following conditions:***
    - (a) The terms and conditions of the liquor licence issued by the Liquor and Gaming Branch be adhered to at all times; and***
    - (b) The sale of alcohol be restricted to within the area of the park occupied by the market, as set out in the City's licence to the market operators.***

- (vii) The market run between the hours of 4.00 pm and 8.30 pm, on a Friday evening each fortnight.**
- (viii) The General Manager have discretion to allow markets to run in consecutive weeks in December to allow flexibility around Christmas.**
- (ix) The market be permitted to operate from 3.00 pm on any dates that fall outside of daylight savings times.**
- (x) The application be subject to all terms and conditions for the booking of Council Parks including adherence with the Parks Recreation and Natural Area's By-Law.**
- (xi) The applicant is required to obtain a place of public assembly licence and any food permits required by the Council's Environmental Health Unit.**
- (xii) The licence agreement be updated outlining the conditions of use of the area, including ensuring that the public use of the area is maintained whilst the market is being staged and that the range of stalls at the market are complimentary to other markets that are already running successfully in the City.**
- (xiii) The applicant must produce evidence of public liability insurance to the value of \$20 million.**
- (xiv) The applicant will be responsible for any damage to Council property, whether caused by the hirer or any other person or persons associated with the event.**
- (xv) Appropriate access on all pathways in the area of the Market must be maintained for pedestrian traffic and emergency access at all times.**
- (xvi) Any signs or banners must have prior approval of the Council, including their location in the reserve area.**
- (xvii) All litter and waste generated by the function is to be removed from the area at the conclusion of each market. The area is to be cleaned by the hirer after each usage of the site. The applicant is to provide sufficient bins on site, in addition to those already in place to cater for any litter and waste generated.**
- (xviii) All food and beverages must be served in compostable containers and the applicant is to provide a three bin system for disposal of food or beverages consumed on site.**
- (xix) A risk assessment will need to be undertaken by the applicant, to the satisfaction of the General Manager to**

***ensure the site is suitable for the market, including access to required facilities such as parking and toilet facilities.***

***(xx) The market is not to be run during other special events that may be located in the area including the Sandy Bay Regatta, unless by agreement.***

***(xxi) The licence agreement be subsequently reviewed on an annual basis by the General Manager with necessary changes applied to ensure Council's requirements are continued to be met.***

***(a) The annual reviews are to take into consideration the following criteria:***

- Value***
- Activation***
- Impacts***
- Sustainability***

***2. Approval be granted to allow a long table dinner annually at the site subject to conditions around hours of operation, location and health requirements.***

***3. The General Manager be authorised to amend or rescind any condition of this licence at any time, for any reason, as deemed appropriate.***

#### **4. Background**

**4.1** The Council first approved the operation of the Hobart Twilight Market at its meeting held on 28 October 2013, approving a licence for the market to operate for a three month trial from October 2014.

**4.2** The Council subsequently granted approval for the market to continue operating for a further three months concluding in March 2015.

**4.3** At its meeting held on 23 March 2015, the Council considered a request from the market organisers, and resolved the following:

*That:*

***4.3.1 The Council approve a licence for the Hobart Twilight Market to continue operating at Long Point Reserve, Sandy Bay on every second Friday of each month.***

***4.3.2 The licence agreement be subsequently reviewed on an annual basis by the General Manager with necessary changes being applied to ensure Council's requirements continue to be met.***

4.3.2.1 *The annual reviews take into consideration the following criteria:*

- 4.3.2.1.1 *Value;*
- 4.3.2.1.2 *Activation;*
- 4.3.2.1.3 *Impacts; and*
- 4.3.2.1.4 *Sustainability.*

4.3.3 *The new licence agreement incorporate the following changes:*

- 4.3.3.1 *The months of operation for the Market be approved from October to March inclusive.*
- 4.3.3.2 *The General Manager have discretion to allow markets to run in consecutive weeks in December to allow flexibility around the Christmas period.*
- 4.3.3.3 *The Market be permitted to operate from 3.00 pm on any dates that fall outside of daylight savings times.*
- 4.3.3.4 *Approval be granted to extend the hours of the operation of the Market until 8.30 pm on the condition it is allowable under the planning permit.*
- 4.3.3.5 *Extension of the licence area to allow operation of the Market between the playground and Long Point Road during times of inclement weather.*
- 4.3.3.6 *The licence area be extended to allow the operation of Zorb Balls on the embankment.*
- 4.3.3.7 *Approval be granted to allow a long table dinner annually at the site, subject to appropriate conditions applying around hours of operation, location and health requirements.*
- 4.3.4 *A charge of \$200 per market apply to cover the ground rental charge, with the charge to be reviewed on an annual basis.*
- 4.3.5 *An additional charge of \$55 per market apply to cover costs currently borne by Council relating to the usage of consumables in the public conveniences and electricity charges.*
- 4.3.6 *Any further costs relating to the market's use of the area, which may include water use, waste collection or turf maintenance costs, be passed onto the market operators, if and when they apply.*
- 4.3.7 *Any further minor amendments, including increase to charges to the licence agreement, be at the General Manager's discretion.*

*4.3.8 A further extension to the licence be conditional on evidence that the proponent is actively promoting the utilisation of sustainable transport to the market, as a means of minimising vehicle congestion around the area, with the General Manager to assist the proponent in promoting the sustainable transport measures.*

- 4.4 Whilst the previous Council resolution provided the General Manager with authority to undertake an annual review, the recent request from the market organisers includes changes that significantly alter the previous licence agreement. The letter from the proprietors is attached (**Attachment A**).

### **Previous Markets**

- 4.5 The first two years of operation of the market have proven the concept is very popular with the local community with an estimated 3,000-4,000 patrons attending each fortnight.
- 4.6 Whilst there were some minor teething issues with the first year of operation of the market, these have been resolved by the organisers.
- 4.7 The City did receive a complaint during the 2015/2016 season from a nearby business concerning the traffic and parking associated with the market and the issues associated with that business' patrons and employees being able to get access to the area.
- 4.8 Officer site visits on market days did note that local parking was at, and at times beyond capacity. It was also noted that the road network, particularly at the intersections of Long Point Road and Sandy Bay Road and Nutgrove Avenue and Sandy Bay Road, at times also subject to congestion.
- 4.9 The previous resolution of the Council required that evidence be provided from the organisers in actively promoting the utilisation of sustainable transport options for those attending the market.
- 4.10 The organisers attempted to address this requirement by undertaking the following:
- 4.10.1 Promotion of catching Metro buses (via radio, social media and email) to the area.
  - 4.10.2 Display of Metro timetables at the information marquee.
  - 4.10.3 Discussions with Metro with regard to running special buses to cater for the market (to date this has been unsuccessful).
  - 4.10.4 Provision of bicycle parking (promoted via radio, social media and email).
  - 4.10.5 Liaison with Bicycle Tasmania to promote riding to the market.

4.10.6 Preliminary talks with kayak tour operators.

### **Parking and Traffic**

- 4.11 The Council considered the use of permitting Sandown Park 2 sportsground to be utilised for parking when considering the licence renewal in March 2015, however this option was not supported and was omitted from the final licence agreement.
- 4.12 The organisers have again requested consideration of allowing this ground to be utilised for parking, for market stallholders only. It is anticipated that offering alternative parking for stallholder vehicles will free up parking for market patrons, park users and visitors to local businesses.
- 4.13 It should be noted that the organisers had previously encouraged market stallholders to park away from the vicinity of the market to allow as much space as possible for patrons, however anecdotal evidence suggests many of the stallholders are utilising prime parking spaces at patrons' expense.
- 4.14 Parking patrols were undertaken during several markets, with 17 infringement notices issued for vehicles parking in 'No Standing' zones on Long Point Road on one evening.
- 4.15 The City's Parking and Information Officers will continue to monitor parking in the area on market days to promote legal and sensible parking in the area.
- 4.16 It is proposed that should the Council allow usage of Sandown Park 2 for parking it be stipulated that the organisers engage a resource to supervise the parking to ensure stallholder vehicles are parked appropriately and to mitigate the potential for damage to the ground surface.

### **Request to remove No Standing zone**

- 4.17 The organisers have also requested the City consider removing a 'No Standing' zone and alter bollards along Long Point Road to allow additional parking in the immediate area.



- 4.18 Removal of the 'No Standing' parking restrictions in this area reduces traffic flow to a single lane only. The potential to shift the existing bollards to increase the road width is limited due to the existing avenue of trees and the uneven surface between the fence line and roadway.

- 4.19 It is recommended that this request be declined.

**Request to shift the licensed area of the market site**

- 4.20 The organisers seek a shift to the location of the market from the current location east of the playground, to the flat area immediately outside the playground fence (see attached plan **Attachment B**). The total area of the market is to remain the currently approved 60 x 30 m.
- 4.21 The proponent has identified a number of reasons as to why this location is preferred, including:
- 4.21.1 greater shelter from the regular prevailing weather;
  - 4.21.2 a subsequent requirement for fewer vehicle movements across the grassed areas;
  - 4.21.3 the ability to access two power boxes rather than the one available in the current location; and
  - 4.21.4 easier access for site set up and pack up.
- 4.22 The Council previously considered a similar request for using this site when the market was originally considered in 2013, however resolved to permit the market in the current location, closer to the public toilets.
- 4.22.1 Permission was granted at that time to use the proposed area of the park during inclement weather however to date, the organisers have not utilised this option. Regardless, the organiser now wish to relocate to this adjacent area permanently.
- 4.23 The new location is deemed to be substantially in accordance with the current planning permit for the site and as such no amendment to the



planning permit would be required should relocation be granted approval.

- 4.24 It is considered that utilising this new area will have minimal affect on the utilisation of the playground due to it being fully fenced.
- 4.25 The proposed area of the park was valued prior to the 2015/2016 market season and was determined to have the same value as the area currently used, \$200 per market.
- 4.26 It is therefore recommended that approval be granted for the market to operate in the proposed area, as marked in Attachment B.

### **Liquor Licensing**

- 4.27 Subsequent to the Council's previous approval to grant a licence for the use of the area, the market organisers sought the Council's landlord consent for its application to the Liquor and Gaming Branch to alter its liquor licence to permit the sale and consumption of alcohol in plastic cups within the market area of the park.
- 4.28 The Council resolved in the following:

*That:*

*4.28.1 The Council grant landlord consent for the Hobart Twilight Market's application to the Liquor and Gaming Branch to alter its liquor licence to permit the sale and consumption of alcohol in plastic cups within the market area of the park, subject to the following conditions:*

*4.28.1.1 The terms and conditions of the liquor licence issued by the Liquor and Gaming Branch be adhered to at all times.*

*4.28.1.2 The sale of alcohol be restricted to within the area of the park occupied by the market, as set out in the City of Hobart's licence to the market operators.*

*4.28.2 The City of Hobart's licence agreement with the market operators be amended to incorporate the changes.*

- 4.29 The proponent has requested that the market operate under the same conditions relating to liquor licensing as the previous agreement which is supported by officers.
- 4.30 The current licence agreement requires the market to operate a three bin system and have all food served in compostable containers, it is proposed that this condition remain in the renewed licence.

## **5 Proposal and Implementation**

- 5.1 It is proposed that a new licence agreement be provided for the use of Long Beach Reserve for holding the fortnightly Hobart Twilight Market, for the period October to March 2017.
- 5.2 Substantive changes to the license from the previous to include:
  - 5.2.1 Permission to operate the market in the area adjacent to the playground, as marked on Attachment B.
  - 5.2.2 Conditional approval to use Sandown Park 2 for the purposes on stallholder parking only.

## **6 Strategic Planning and Policy Considerations**

- 6.1 The proposal to extend the licence agreement for the Hobart Twilight Market is consistent with the Capital City Strategic Plan 2015-2025, including:
  - 6.1.1 Support effective utilisation of city facilities, infrastructure and open spaces.

## **7 Financial Implications**

- 7.1 Funding Source and Impact on Current Year Operating Result
  - 7.1.1 It is proposed that the same fees apply as the 2015/2016 agreement, increased by the March 2016 CPI rate (1.3%), with the proposed new charge to be \$258.32 per market day.
  - 7.1.2 The hire rate for the Sandown Park 2 sports ground for the period of the licence be \$39.00 per hour, in accordance with the City's fees and charges for the use of the ground.
  - 7.1.3 It is anticipated that income from the market is to be approximately \$5,205, based on \$3,099 (Long Beach hire charge) and \$2,106 (Sandown Park 2 hire).
- 7.2 Impact on Future Years' Financial Result
  - 7.2.1 The licence will continue to be reviewed each year.
- 7.3 Asset Related Implications
  - 7.3.1 No major implications foreseen.

## **8 Legal, Risk and Legislative Considerations**

- 8.1 The applicant has public liability insurance to the value of \$20 million and a copy of evidence of this insurance has been provided to Council.

**9 Environmental Considerations**

- 9.1 The high level of attendance at the market demonstrates its success in the local community.
- 9.2 Traffic and parking challenges caused by the high level of attendance, despite the organisers attempts to promote public and alternative means of transport to the area, remain a challenge for the organisers, however do not yet warrant a refusal to renew the licence.
- 9.3 There are likely to continue to be positive economic outcomes should the proposal be approved

**10 Delegation**

- 10.1 The Council's decision of 23 March 2015 granted authority to the General Manager to renew the licence.
- 10.2 However, as the request seeks an alternative location, access to the previously refused use of Sandown Park 2 and changes to park parking controls, the matter is referred to the Council for determination.

*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.*



Glenn Doyle  
**DIRECTOR PARKS AND CITY  
AMENITY**



**SHANNON AVERY  
ACTING MANAGER PARKS AND  
RECREATION**

Date: 7 July 2016  
File Reference: F16/80066

Attachment A: Letter from the Hobart Twilight Market (HTM) ↓  
Attachment B: Site Plan ↓



21 April 2016

Nick Heath  
Hobart City Council  
16 Elizabeth Street  
Hobart  
TASMANIA 7000

**Re – Notification of dates for the 2016/17 season**

Dear Nick,

We are contacting you on a number of points, but firstly wish to submit our dates for the 2016/17 season of the Hobart Twilight Market at Long Beach, Lower Sandy Bay.

**Oct 14, 28**

**Nov 11, 25**

**Dec 9, 23**

**Jan 13, 27**

**Feb 10, 24**

**Mar 10, 24**

In our current lease agreement we would like to bring your attention to point (g) ***'in the event of inclement weather the Licensee may operate the beachside night market between the Playground and Long Point Road only with Council's consent in writing'***

We would like to have Council's approval to operate from the abovementioned location on a permanent basis. There are a number of reasons for this request as detailed below;

- **The lower area is more protected from the weather (mainly the wind)**
- **Less vehicle movements across the (two) grassed areas (therefore making it a lesser risk and safer environment for everyone involved)**
- **Ability to access both power banks**
- **Ease of bump in and bump out for market operations staff and stall holders**

We would also like to acknowledge that the operational season 2015/16 was another huge success, here are some highlights;

- **Continued growth of market patrons including the tourism space**
- **A high demand for market space from unique Tasmanian small businesses,**
- **Hawthorn Football Club visit**
- **Increase in social media followers and editorial content**
- **Continued positive feedback from locals in the market**

## ATTACHMENT A

- Increase of people using walkways, bike lanes as a form of transport to the market
- Continuation of our partnership with the Sandy Bay Regatta Association and other charity/ not for profit organisations

One of the major hurdles any market or event has in Hobart is parking, and given our market is growing in attraction not only from a local audience but from a tourism one also, we would like to work with the Council and provide some solutions.

Our objective is to ensure that everyone using the Long Beach area can do so in calm and relaxed manner. One of the biggest issues we see is that Long Point Road is a one entry, one exit road, so naturally it's going to cause traffic congestion on market days, high temperature days, and when other events are held in the surrounding area.

To assist in elevating the parking issue the Hobart Twilight Market Management and Operational Team have promoted catching the Metro and bike parking areas via radio, social media and email correspondence, we display Metro schedules and offer a bike valet service at our dedicated information marquee, we have worked with Bicycle Tasmania to promote riding to the market, spoken to a number of kayak operators to see if they would offer evening kayak tours from the city to Long Beach, and have requested the Council allow the use of the sports oval opposite to the market site to at least allow stall holders to park.

Could the Council provide a copy of the Salamanca sustainable transport plan? This may assist us in identifying areas for improvement.

There is only so much we can do as market operators, this also highlights the fact that there is a desperate need for better infrastructure to be put in place around Hobart such as the recently talked about ferry service (this would be a fantastic option for people wanting to visit the market from the city, eastern shore and southern suburbs).

Whilst this is a long term solution we want a more immediate solution that is in place before the commencement of season 2016/17 and we would like to propose the following;

- Access to the sports oval opposite the current market operational site to be used by stall holders
- We acknowledge there would be an hourly cost related to this however we are comfortable to cover this cost
- The Hobart Twilight Market Management & Operational Team would staff and monitor the use of the area and ensure it was only used by stall holders
- Consideration of removing some of the no parking areas and setting back some of the guide posts in Long point Road and Beach Road to create additional parking spaces (on a busy day regardless of whether it is a market day or not people park in these areas)

You may be aware we commenced operations from Macquarie Point earlier this month and despite the endless parking options surrounding the site there we still insufficient space, so we immediately raised this with the Macquarie Point Development Corporation and put forward a proposal for our stall holders to park in a separate open parking space.

In closing from the very commencement of the market we have always been very open and willing to discuss issues whether they be raised by the Council, residents or businesses owners.

**ATTACHMENT A**

Prior to commencement of the market in October 2014 we wrote to all businesses in the local area and said that our door is always open to discuss any issues that may arise from our market operation. We are aware that the owner of Prosser's Restaurant has contacted the Council and Police on occasions requesting they come and book or remove illegally parked vehicles. We are disappointed that he felt he could not come and speak to us with his concerns.

We look forward to returning to Long Beach in October as the sole market operator, and to your reply.

Yours sincerely,

*Justin Davies, Matt Wise & Lisa Kluver*  
**Market Management & Operations Team**

PO BOX 2010 Lower Sandy Bay TASMANIA 7005  
P 0414 430 033  
P 0408 153 183  
[hobarttwilightmarket@gmail.com](mailto:hobarttwilightmarket@gmail.com)  
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INSTAGRAM [www.instagram.com/hobarttwilightmarket](http://www.instagram.com/hobarttwilightmarket)



**6.4 Garrington Park – 110 Giblin Street, Lenah Valley – New Subdivision  
- Naming Of New Park  
File Ref: F16/80774**

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Report of the Acting Manager Parks and Recreation of 8 July 2016 and attachments.

Delegation: Committee



**MEMORANDUM: PARKS AND RECREATION COMMITTEE****Garrington Park – 110 Giblin Street, Lenah Valley – New Subdivision - Naming Of New Park**

In June 2016, the Council considered the attached report on the proposed name of the new park at 110 Giblin Street. The report was deferred subject to provision of further information which is now provided below.

The middle name 'Garrington' is common second name in three generations of the "Kemp" family. The proposed name of 'Garrington Park' is after the original Andrew Garrington Kemp and co-founder of the Kemp & Denning Company.

The Kemp family are aware of the proposed name of the park and have provided their endorsement of the concept

**RECOMMENDATION*****That:***

- 1. That pursuant to the Survey Co-ordination Act 1944, the Council recommend to the Nomenclature Board the name 'Garrington Park' be assigned to a new park associated with the subdivision at 110 Giblin Street, Lenah Valley, after Andrew Garrington Kemp, a co-founder of the Kemp & Denning Company..***

*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.*

Shannon Avery  
**ACTING MANAGER PARKS AND RECREATION**

**GLENN DOYLE**  
**DIRECTOR PARKS AND CITY AMENITY**

Date: 8 July 2016  
File Reference: F16/80774

Attachment A: Parks and Recreation Committee - 14 July 2016 - 110 GIBLIN  
STREET NAMING OF NEW PARK ↓

**TO** : Parks and Recreation Committee

**FROM** : Acting Director Parks and City Amenity  
Acting Manager Parks and Recreation

**DATE** : 30 May, 2016

**SUBJECT** : **110 GIBLIN STREET, LENA VALLEY – NEW  
SUBDIVISION - NAMING OF NEW PARK**

**FILE** : 7480414 & p/110/521 SMA:A (document2)

## **1. INTRODUCTION**

- 1.1. The purpose of this report is to recommend a name for the park associated with new subdivision at 110 Giblin Street, Lenah Valley, the former K&D Brickworks site.

## **2. BACKGROUND**

- 2.1. As part of the new subdivision located at 110 Giblin Street, Lenah Valley, there has been an allocation for public open space.
- 2.2. The park, which is located at the base of the former quarry will include a nature based play area, pathways, landscaping, an amphitheatre and a large grassed open space. The park is being developed by the proponent at no capital cost to the City, with the design and configuration approved by City Officers.
- 2.3. The ownership and ongoing maintenance of the proposed new park will be transferred to the City's open space network upon the sealing of the final plan for Stage 4 of the subdivision, anticipated to occur in approximately four months. Maintenance and care of the park will be undertaken by the developer for the first 12 months after ownership is transferred to the City.
- 2.4. The property developer, On Giblin Pty Ltd has written to the City through JMG Consulting Engineers suggesting the park be named 'Garrington Park' (refer **Attachment A**).
- 2.5. Garrington was the middle name of Andrew Garrington Kemp who was a founder of the Kemp and Denning company that operated from the site for over 80 years.
- 2.6. The Council policy 'Naming of Public Facilities, Parks or Reserves' (refer **Attachment B**) is generally applied to requests for the public to rename existing facilities rather than applications for the naming of new facilities under construction that is yet to be transferred to the City of Hobart.

- 2.6.1. In accordance with Council policy 'Naming of Public Facilities, Parks or Reserves', the Nomenclature Board has been consulted on the proposed name and have indicated at Officer level no objection.
- 2.6.2. Pursuant to the Section 20D(e) of the Survey Co-ordination Act 1944, a function of the Nomenclature Board is 'to assign a name to any place in this State'.

Accordingly, the recommended name for the new park will be referred to the Board for ratification on Council approval.

- 2.7. It is considered that the proposal meets the criteria in the policy given Mr Kemp's contribution to the business community of Hobart and his company's longstanding ownership over the property.
- 2.8. The City Infrastructure Committee, at its special meeting held on 9 May 2016, considered the naming of streets within the subdivision and approved the following family names associated with the former Kemp and Denning brickworks:
  - 2.8.1. William Cooper Drive;
  - 2.8.2. Denning Close;
  - 2.8.3. Tabart Street;
  - 2.8.4. Noble Drive; and
  - 2.8.5. Dowding Crescent.

### **3. PROPOSAL**

- 3.1. It is proposed that the new park associated with the subdivision of 110 Giblin Street, Lenah Valley be named 'Garrington Park', after Andrew Garrington Kemp, a co-founder of the K&D company.
- 3.2. The recommended park name be submitted to the Nomenclature Board for ratification, in accordance with the Survey Co-ordination Act 1944.

### **4. IMPLEMENTATION**

- 4.1. The Council recommended name for the new park is to be submitted to the Nomenclature Board for ratification.
- 4.2. The developers of the subdivision are to be advised of the Council's decision.

**5. STRATEGIC PLANNING IMPLICATIONS**

5.1. The naming of the park supports the following element in the City's Capital City Strategic Plan 2015-2025:

5.1.1. Strategic Objective 2.2.2 - *Develop, manage and maintain the City's urban spaces and infrastructure.*

**6. FINANCIAL IMPLICATIONS**

6.1. Funding Source(s)

6.1.1. Not applicable

6.2. Impact on Current Year Operating Result

6.2.1. Not applicable

6.3. Impact on Future Years' Financial Result

6.3.1. Not applicable

6.4. Asset Related Implications

6.4.1. There are no direct asset related implications as a result of the proposed park name.

**7. DELEGATION**

7.1. Council.

**8. CONSULTATION**

8.1. The City's Senior Cultural Heritage Officer.

**9. CONCLUSION**

9.1. A letter has been received from the developer of the former K&D Brickworks site at 110 Giblin Street, Lenah Valley requesting the Council to consider the name 'Garrington Park' for the new park associated with the new subdivision.

9.2. Garrington is the middle name of Andrew Kemp, a founder of the K&D Brickworks company that operated from the site for over 80 years.

9.3. It is recommended that the proposed name be approved for referral to the Nomenclature Board for ratification.

**10. RECOMMENDATION**

*That:*

*10.1. The report SMA:a(document2) be received and noted.*

*10.2. Pursuant to the Survey Co-ordination Act 1944, the Council recommend to the Nomenclature Board the name 'Garrington Park' be assigned to a new park associated with the subdivision at 110 Giblin Street, Lenah Valley, after Andrew Garrington Kemp, a co-founder of the Kemp & Denning company.*

*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.*



(Shannon Avery)  
**ACTING MANAGER  
PARKS & RECREATION**



(Susan Buckland)  
**ACTING DIRECTOR  
PARKS AND CITY AMENITY**

Attachment A      Proposal

Attachment B      Council Policy

JMG Ref: J133030  
Your Ref: PLN-13-01331-01

29<sup>th</sup> March 2016

General Manager  
Hobart City Council  
Via email: [planning@hobartcity.com.au](mailto:planning@hobartcity.com.au) & [burche@hobartcity.com.au](mailto:burche@hobartcity.com.au)

Attention: Emily Burch

Dear Emily,

**110 GIBLIN STREET - ROAD NAMES**

We write on behalf of the applicant On Giblin Pty Ltd, in response to Council's request for street names for the above development.

***Road 1 - William Cooper Drive:***

William Cooper was an early chairman of the Hobart Brick Company which operated on the site. William Cooper, also an original member of the Company, was building the Carnegie Building in Argyle Street. It was at his instigation that the plan by Alan Walker and Douglas Salier, was revised from all freestone, to a brick and freestone building, as the tender was over budget. As such, he needed to ensure he had enough bricks to construct it.

***Road 2 - Kemp Crescent:***

Kemp is the surname of Andrew Garrington Kemp a co-founder of K& D Bricks and Pavers in 1902. In 1908 Kemp & Denning had bought an interest in the Hobart Brick Company, and gained control in 1936.

***Road 3 - Crisp Row:***

Mr. Fred. H. Crisp was an early timber merchant and principle shareholder in the Hobart Brick Company.

***Road 4 - Noble Drive:***

William John Noble (brickmaker) was appointed as the first works manager for the new Hobart Brick Company at Forster Street, New Town. The Noble family over three generations were associated with the Hobart Brick Company for 80 continuous years. Historic Noble Cottage is also located on this road.

***Road 5 - Denning Close:***

Victor Ernest Denning was a founder of K& D Bricks and Pavers.

***Park - Garrington Park:***

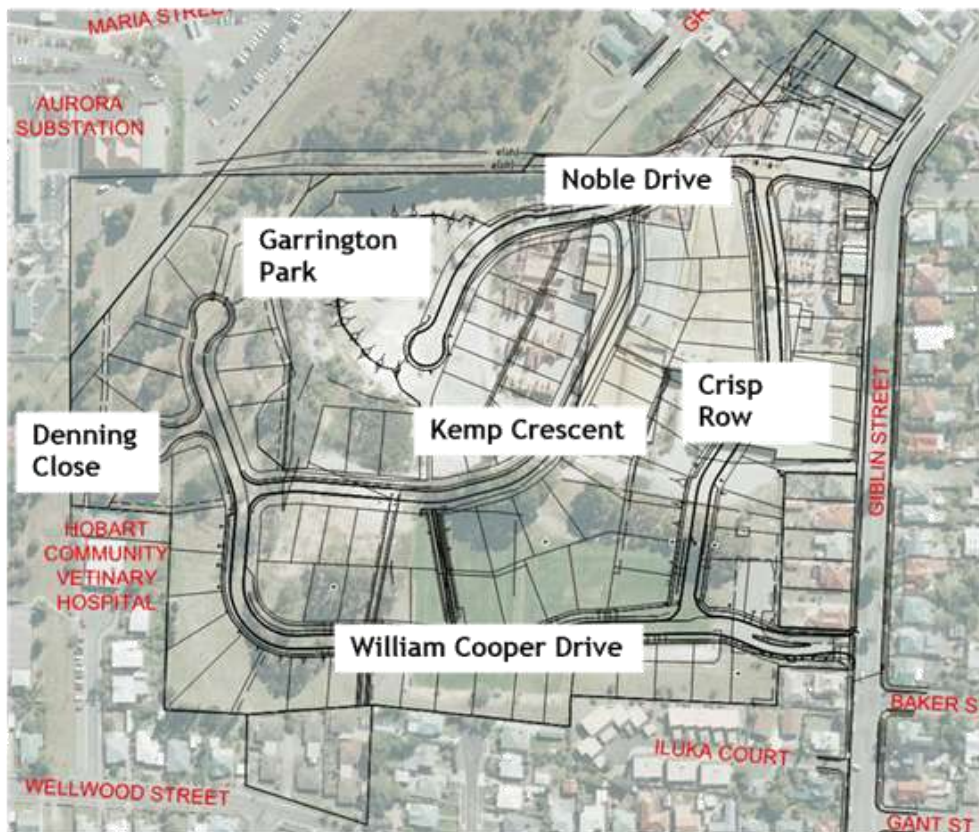
Garrington is the middle name of Andrew Garrington Kemp.

We trust that the above satisfies Council's requirements for street-names and meets the *Nomenclature Board of Tasmania Rules for Place Names in Tasmania* but please contact us on 6231 2555 if we can provide any further information in relation to this matter. I attach some historical information regarding the Hobart Brick Company that may be of assistance.

Yours faithfully  
JOHNSTONE MCGEE & GANDY PTY LTD



Matthew Clark  
ASSOCIATE / SENIOR TOWN PLANNER





City of Hobart

# Policy

**Title:** Naming of Public Facilities, Parks or Reserves

**Category:** Recreation, Parks, Bushland and Reserves

**Date Last Adopted:** 7 March 2016

## 1. Objectives

To facilitate community requests in naming City of Hobart public facilities, parks or reserves.

## 2. Background

The policy was introduced to provide clear guidance in determining requests from the public for the naming of public facilities, parks or reserves.

## 3. Policy

That at the request of a recognised community organisation, or the submission of a petition from 50 ratepayers, the Council give consideration to allocating to a particular park, reserve, building or structure, the name of an individual, a community organisation or attribute of cultural (including Aboriginal), heritage, geographical or environmental significance or a significant event.

In assessing such a request, the Council give due consideration to the significance of the contribution made by the individual or organisation to the City, the significance of the nominated value or event and the views of relevant stakeholders including the Nomenclature Board of Tasmania.

Other than in exceptional circumstances, approval for naming should only be given to individuals that have been deceased for at least 5 years.

The Council may determine names at its discretion, in the absence of a community proposal, utilising the above criteria.

In exceptional circumstances, the naming of a facility, park or reserve can be reviewed by the Council.

#### 4. Legislation, Terminology and References

<b>Responsible Officer:</b>	Director Parks and City Amenity
<b>Policy first adopted by the Council:</b>	25/3/1985
<b>History</b>	
Amended by Council	24/8/2015
Amended by Council	7/3/2016
<b>Next Review Date:</b>	March 2017

## **7 COMMITTEE ACTION STATUS REPORT**

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### **7.1 Committee Actions - Status Report**

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

#### ***RECOMMENDATION***

***That the information be received and noted.***

Delegation: Committee

Attachment A: Committee Action Status Report

## PARKS AND RECREATION COMMITTEE - STATUS REPORT

### OPEN PORTION OF THE MEETING

November 2014 to June 2016

Ref.	Detail	Report / Action	Action Officer	Comments
1	<b>1. QUEENBOROUGH OVAL PRECINCT – DRAFT MASTER PLAN – FILE REF: 72-35-1</b>  Open Council, 24/11/2014, Item 13  Open Council, 24/8/2015, Item 14	The Queenborough Oval Precinct Master Plan Report dated July 2015 be endorsed.  An implementation plan be developed which prioritises the improvements detailed in the Master Plan.	Director Parks and City Amenity	Implementation of the Master Plan is underway.  Drainage and resurfacing works on the playing surface are complete.  The installation of improved lighting is nearing completion.
2	<b>2. HOBART RIVULET PARK SHARED PATH DEVELOPMENT - – FILE REF: 70-76-1</b>  Open Council 15/12/2014, Item 16  Open Council 25/5/2015, Item 14	Approval be granted to construct the Molle Street – McKellar Street section of the Hobart Rivulet Park Shared Path as a single, three metre wide concrete shared use track that follows the current track alignment as depicted in the design montage – ‘Hobart Rivulet Park Shared Path project, Molle St-McKellar Street’.  Upon completion, evaluation of the use of the new path be undertaken to inform the design of the track throughout the remainder of the Park.	Director Parks and City Amenity	Works on site are nearing completion.

Ref.	Detail	Report / Action	Action Officer	Comments
3	<p><b>FUTURE OF DORNEY HOUSE – FOR NELSON AT PORTER HILL – FILE REF: 32-1-55; 2900846 &amp; P/24/963</b></p> <p>Open Council 15/12/2014, Item 20</p> <p>Open Parks and Recreation Committee, 13/8/2015, Supp Item 13</p> <p>Open Council 21/9/2015, Item 16</p> <p>Open PRC 10/3/2016, item 5</p> <p>Open Council 23/5/2016, item 15</p>	<p>The Dorney House Program, being a mixed cultural and commercial public use model (Operational Model 2), be reaffirmed as the preferred outcome for the Dorney House and the adjacent Fort Nelson.</p> <p>The objectives of Operational Model 2 be used as the basis to seek expressions of interest for adaptive re-use of the site as a means of delivering this type of public access to the site by an external party.</p> <p>(i) The expression of interest also allow for submissions to address potential redevelopment of the Fort's bunkers to expand the scope of the Dorney House Program (Operational Model 3).</p> <p>The expression of interest be predicated on any party / proponent:</p> <p>(i) entering a long term lease;</p> <p>(ii) submitting the required capital and recurrent costs;</p> <p>(iii) providing a business case;</p> <p>(iv) meeting the objectives of the planning scheme;</p> <p>(v) complying with the requirements outlined in the synopsis report; and</p> <p>(vi) be generally in accordance with the guiding principles of the Dorney House Program.</p> <p>The General Manager be delegated authority to prepare and release an expression of interest for the adaptive re-use of the site to deliver a public use of the site as outlined above.</p> <p style="text-align: right;">Continued</p>	Director Parks and City Amenity	Preparation of EOI documentation is progressing.

Ref.	Detail	Report / Action	Action Officer	Comments
	3.	Continued...  A further report be provided to Council within eight months to advise on the outcomes of the expression of interest process.  The Expression of Interest process be concluded by December 2016.		
4	<p><b>4. HARRINGTON STREET PUBLIC TOILETS – PROPOSED DECOMMISSIONING AND REMOVAL – FILE REF: 17-20-4</b></p> <p>5. Open Council 25/5/2015, Item 15</p>	<p>The Harrington Street public toilets be immediately decommissioned and a communication strategy, including signage, be developed to direct users to facilities located in the nearby Centrepont Shopping Centre.</p> <p>The General Manager be authorised to proceed with the demolition of the Harrington Street public toilets and replacement with an appropriately designed wall, subject to:-</p> <p>(i) a further report being provided detailing the proposed replacement wall, including opportunities for the creation of a public space, opportunities for public art, interpretation of the historical bridge and increased visual access to the Hobart Rivulet.</p>	Director Parks and City Amenity	<p>The Harrington Street Toilets are now closed.</p> <p>Quotes have been received to demolish the toilet block.</p> <p>Investigations are progressing in respect to the further report and concept designs are under development.</p>

## ATTACHMENT A

Ref.	Detail	Report / Action	Action Officer	Comments
5	<b>6. PROPOSED TASMAN HIGHWAY SHARED USE BRIDGE – CENOTAPH TO DOMAIN – GRANT FUNDING AND NAMING REQUEST – FILE REFS: 873; 70-53-4</b>  Open Council 22/6/2015, Item 18	<p>Detailed planning and design for the development of a new bridge linking the Hobart Cenotaph with the balance of the Queens Domain proceed.</p> <p>The issue of naming be further considered through formal stakeholder consultation and a further report be provided on the matter.</p>	Director City Planning	<p>An expression of interest process has been completed for a consultancy team to undertake the design and consultation process in delivering this project.</p> <p><a href="#">The formal tender process to select the preferred team to deliver this service is currently underway.</a></p>
6	<b>7. PRINCES PARK – PUBLIC TOILET REPLACEMENT</b>  Open Council 27/7/2015, Item 14	<p>The concept design for the provision of a new public toilet in Princes Park, Battery Point, be approved and landlord approval for the development of the facility be granted.</p>	Director Parks and City Amenity	<p>On site works are scheduled to commence in July.</p>
7	<b>8. HOBART RIVULET PARK — FRUEHAUF ‘CLIMBING CLIFF’ SITE PLAN – FILE REF: 70-76-1</b>  Open Council 21/9/2015, Item 18	<p>The Fruehauf Site Plan be approved, subject to the incorporation of the minor amendments identified through the community consultation process with local climbers to be involved in the on-ground set out and implementation of works.</p>	Director Parks and City Amenity	<p>Complete</p>

Ref.	Detail	Report / Action	Action Officer	Comments
8	<p><b>9. ANCANTHE PARK MASTER PLAN – IMPLEMENTATION – FILE REF: 70-31-1</b></p> <p>Open Council 26/10/2015, item 16</p>	<p>The staged implementation plan for the Ancanthe Park Master Plan, including the preliminary cost estimate, be approved.</p> <p>(i) Stage 1 works, estimated at a cost of \$15,000 be funded from the Bushland Strategy &amp; Projects Function within the 2015/2016 Annual Plan.</p> <p>(ii) The proposed replacement of the public toilets, estimated at a cost of \$250,000, be funded as part of the Public Toilet Strategy program in 2016/2017.</p> <p>(iii) The balance of the works, estimated at a cost of \$385,000 be considered for funding in the 2016/2017 financial year.</p> <p>Further negotiations be undertaken with members of the Art Society of Tasmania before proceeding with the master plan recommendation to remove and reinterpret the 1970's forecourt and remains of the 1930's memorial gates.</p>	Director Parks and City Amenity	<p>Design works are progressing in respect to the works scheduled for 2016/17.</p> <p>Discussions with the Art Society of Tasmania have been held and agreement reached on the treatment of the forecourt, with retention of the pavers and seating and removal of the other elements.</p>



Ref.	Detail	Report / Action	Action Officer	Comments
9	<p><b>10. LEASE RENEWAL REQUESTS – SOUTHERN TASMANIAN NETBALL ASSOCIATION – HOBART FOOTBALL CLUB – PAKANA SERVICES – FILE REFS: 72-44-1; 72-25-19; 41-61-1</b></p> <p>Open PRC 12/11/2015, item 12</p> <p>Open FC 17/11/2015, item 7</p>	<p>The following lease renewals be approved:</p> <ul style="list-style-type: none"> <li>(i) A new ten (10) year lease with the Southern Tasmanian Netball Association for the Hobart Netball and Sports Centre located in Creek Road, New Town at a nominal rental of \$50 per annum.</li> <li>(ii) A new five (5) year lease with the Hobart Football Club for the clubroom and changeroom facilities at the TCA Ground at a nominal rental of \$50 per annum.</li> <li>(iii) A new one (1) year lease agreement, with two (2) further one (1) year extensions, with Pakana Services for the shed located at Waterworks Reserves, South Hobart at a nominal rental of \$50 per annum.</li> </ul>	Director Parks and City Amenity	Lease arrangements are being finalised.
10	<p><b>11. SOUTHERN TASMANIAN NETBALL ASSOCIATION – GRANT ASSISTANCE – FILE REF: 72-44-1</b></p> <p>Open Council 23/11/2015, item 19</p>	An annual grant of \$30,000 be provided to the Southern Tasmanian Netball Association to assist with the maintenance of the Hobart Netball and Sports Centre for the 2016/2017 and 2017/2018 financial years, to be funded from the respective Recreation and Projects Management operating budgets.	Director Parks and City Amenity	<p>With approval of the 2016/17 budget, disbursement of the grant will proceed.</p> <p>Completed.</p>

## ATTACHMENT A

Ref.	Detail	Report / Action	Action Officer	Comments
11	<b>12. WILLIAM KEITH ELTHAM PAVILION, SOLDIERS MEMORIAL OVAL – HOBART CANINE OBEDIENCE CLUB – NEW LEASE – FILE REF: 72-25-17</b>  Open Council 23/11/2015, item 20	That the General Manager be authorised to negotiate a new lease with the Hobart Canine Obedience Club for a section of the William Keith Eltham Pavilion located at Soldiers Memorial Oval.	Director Parks and City Amenity	Lease arrangements are being finalised.
12	<b>13. SANDY BAY REGATTA PAVILION - LEASE RENEWAL REQUEST – SANDY BAY REGATTA ASSOCIATION – FILE REF: 72-37-5</b>  Open PRC 14/1/2016, item 8  Open FC 19/1/2015, item 7	A new five (5) year lease agreement be granted to the Sandy Bay Regatta Association.	Director Parks and City Amenity	Lease arrangements are being finalised.

Ref.	Detail	Report / Action	Action Officer	Comments
13	<p><b>14. QUEENS DOMAIN JOGGERS LOOP CONCEPT PLAN – FILE REF: 15/107-003</b></p> <p>Open Council 25/1/2016, item 13</p> <p>Open Council 23/5/2016, Item 17</p>	<p>The Queens Domain Joggers Loop Concept Plan, be approved.</p> <p>Stage 1, to include works focused around connectivity, supporting infrastructure (e.g. car park upgrade, signage, and traffic calming), and trialling the soft-fall surface, be undertaken in 2016/2017 at an estimated cost of \$250,000 be funded from the Bushland and Reserves Function Capital Works budget.</p> <p>Maintenance costs estimated at \$5,000 per annum be considered for inclusion in the 2017/2018 Bushland and Reserves Function.</p> <p>Nominations be sought for the renaming of the Joggers Loop track, in accordance with the Council policy 'Naming of Public Facilities, Parks or Reserves' with a view to renaming the track upon completion of Stage 1 works.</p> <p>(i) The proponent recommending the renaming of Joggers Loop after Maxwell George Cherry OAM, be advised of the Council's decision.</p> <p>Respondents who provided comment on the draft concept plan be notified of the Council's endorsement of the final concept plan.</p> <p>A media release be issued at the appropriate time.</p>	<p>Director Parks and City Amenity</p>	<p>Stage 1 works are programmed to be undertaken in first half of 2017.</p>

## ATTACHMENT A

Ref.	Detail	Report / Action	Action Officer	Comments
14	<p><b>15. SOLDIERS MEMORIAL AVENUE – MANAGEMENT PLAN REVIEW – FILE REF: 14-50-5</b></p> <p>Open Council 25/1/2016, item 13</p> <p><b>16.</b> Open Council 23/5/2016, item 18</p>	<p>A review of the Soldiers Memorial Avenue Management Plan 2004 be undertaken with the development of a new management plan, at an estimated cost \$15,000 to be funded from the Open Space Planning Function in the 2017/2018 Annual Plan.</p> <p>(i) The management plan consider the utilisation of the ‘Tree Widows’ material for the interpretation and promotion of the Soldiers Memorial Avenue.</p> <p>The Friends of Soldiers Memorial Avenue be advised of the Council’s decision.</p>	<p>Director Parks and City Amenity</p>	<p>Review of the Management Plan to be undertaken in 2017/18.</p>

Ref.	Detail	Report / Action	Action Officer	Comments
15	<p><b>17. BATTERY POINT SHARED ACCESSWAY – FILE REF: 37-2-2</b></p> <p>Open Council 25/1/2016, item 17</p>	<p>That a report be prepared that details options available as a means of facilitating movement in and around Battery Point and its foreshore, and addresses the following:</p> <ol style="list-style-type: none"> <li>1. The implementation, in the short term, of the formalisation of an existing road route through Battery Point.</li> <li>2. Analysis of the options include detail on the following:               <ol style="list-style-type: none"> <li>(i) estimated financial implications;</li> <li>(ii) planning and legal implications; and</li> <li>(iii) how the proposal relates to the City of Hobart Strategic Plan 2015-2025.</li> </ol> </li> <li>3. Analysis of any opportunity costs in respect to proceeding or not proceeding with a shared access way, including its impact with other planned projects.</li> <li>4. Details on engaging the local and wider community in respect to the options.</li> </ol>	Director City Planning	<p>An in-house team is being assembled to respond to the Council resolution <a href="#">in the second half of the 16/17 financial year.</a></p>
16	<p><b>18. KNOCKLOFTY, MCROBIES GULLY, RIDGEWAY PARK AND WATERWORKS RESERVES – BUSHFIRE MANAGEMENT PLAN – FILE REF: 70-30-1</b></p> <p>Open Council 22/2/2016, item 15</p>	<p>That the preliminary draft Knocklofty Reserve, McRobies Gully, Ridgeway Park and Waterworks Reserve Bushfire Management Plan, be received by the Council.</p> <p>Specialist advice be sought to review and substantiate the most appropriate firebreak/Asset Protection Zone standard for adoption by the City in its bushland reserves.</p>	Director Parks and City Amenity	<p>The TFS is currently developing a state-wide standard with a draft anticipated to be available in late-2016.</p> <p>The City's update of its Bushfire Management Plan is pending receipt of this new standard.</p>

**ATTACHMENT A**

Ref.	Detail	Report / Action	Action Officer	Comments
17	<b>19. DISPOSAL OF TRACTION ENGINES – FILE REF: 80-2-4</b>  <b>20.</b> Open Council 26/4/2016, item 14	That the General Manager be authorised to dispose of a 1910 Foden and 1923 Aveling and Porter heritage traction engines via an appropriate public auction house.	Director Parks and City Amenity	The engines have been transported to the auction house for disposal.
18	<b>21. DRAFT WEST HOBART OVAL MANAGEMENT PLAN – COMMUNITY ENGAGEMENT – FILE REF: 72-40-1</b>  <b>22.</b> Open Council 26/4/2016, item 16	<p>The Draft West Hobart Oval Management Plan be endorsed for community engagement for a 4 week period during May and June 2016.</p> <p>A further report be provided detailing the outcomes of the community engagement.</p>	Director Parks and City Amenity	The Draft plan has been released for community engagement, closing 11 July 2016.
19	<b>23. PROPOSED PERGOLA INSTALLATION – FITZROY GARDENS – FILE REF: 70-20-1</b>  <b>24.</b> Open Council 26/4/2016, item 18	<p>Landlord approval be granted for the relocation of the pergola, formerly located at the Macquarie Street entrance to Franklin Square, Fitzroy Gardens.</p> <p>The General Manager be authorised to lodge a development application for the works.</p> <p>An allocation of \$25,000 be provided from the Parks Infrastructure Asset Replacement budget for the 2016/2017 financial year to allow the project to proceed.</p>	Director Parks and City Amenity	A development application for the works is being prepared for lodgement.

**ATTACHMENT A**

Ref.	Detail	Report / Action	Action Officer	Comments
20	<p><b>25. REQUEST FOR PLAQUE – PEACE PARK, WEST HOBART – FILE REF: 7-78-1</b></p> <p>26. Open PRC 12/5/2016, item 11</p>	<p>Approval be granted for the installation of a plaque in Peace Park, West Hobart, in memory of the animals who participated in war time activities, to be funded by the West Hobart Peace Park Community Group.</p> <p>The General Manager be authorised to liaise with members of the West Hobart Peace Park Community Group regarding the location of the plaque and make all necessary arrangements for the installation.</p>	Director Parks and City Amenity	A preferred site for the plaque has been identified with the Group and will form part of a wall in the park.
21	<p><b>27. COASTAL WIRELESS STATION, QUEENS DOMAIN – NEW LEASE AND LAND OWNER CONSENT REQUEST – FILE REF: 10-56-1</b></p> <p>28. Open Council 16, 23/5/2016</p>	<p>The Council approve a new lease for 10 years, together with an option for a lease of a further term of 10 years, with the Tasmanian Small Craft Marine Radio Group for the Domain Wireless Station, Queens Domain, at a nominal rental of \$50 per annum.</p> <p>A public land disposal process be initiated for the proposed lease term, in accordance with Section 178 of the Local Government Act 1993.</p> <p>The General Manager be authorised to finalise negotiations for the lease agreement, which will include a requirement for the lessee to meet the cost of all outgoings, including electricity and water costs, as well as maintenance and upkeep of facilities.</p> <p>Landowner consent be provided for the Tasmanian Small Craft Marine Radio Group to lodge a development application for the extension of the storage shed, pending successful completion of the public land disposal process.</p>	Director Parks and City Amenity	Arrangements are being progressed to action the Council decision.

Ref.	Detail	Report / Action	Action Officer	Comments
22	<p><b>29. THE DOONE KENNEDY HOBART AQUATIC CENTRE – DRAFT REDEVELOPMENT MASTER PLAN – FILE REF: 33-21-13</b></p> <p>30. Open Council 23/5/2016, item 19</p>	<p>The draft Doone Kennedy Hobart Aquatic Centre Redevelopment Master Plan include the following key principles:</p> <ul style="list-style-type: none"> <li>(i) The need for the redevelopment;</li> <li>(ii) The redevelopment vision;</li> <li>(iii) The benefits and opportunities the redevelopment creates;</li> <li>(iv) The challenges and constraints for the redevelopment;</li> <li>(v) The economic impact;</li> <li>(vi) The proposed redevelopment plan;</li> <li>(vii) Project funding;</li> <li>(viii) Project timeline;</li> <li>(ix) Project implementation plan.</li> </ul> <p>The Doone Kennedy Hobart Aquatic Centre Redevelopment Prospectus 2016, be endorsed for public release.</p> <p>Consideration be given to the matters raised in the correspondence from the Glebe Progress Association of 22 May 2016, with a further report to be provided to the Parks and Recreation Committee.</p>	Director Parks and City Amenity	<p>A prospectus supporting the grant funding application has been completed.</p> <p>Advice on the success of the grant funding application is awaited.</p> <p>A detailed plan is being prepared to guide the redevelopment of the Centre as proposed.</p>



Ref.	Detail	Report / Action	Action Officer	Comments
23	<p><b>31. 1 FOLDER STREET AND 5 TEW TERRACE, SANDY BAY – PROPOSED LAND EXCHANGE –FILE REFS: 5613607; P/1/497</b></p> <p>32. Open Council 23/5/2016, item 20</p>	<p>The Council proceed, pursuant to Section 178 of the Local Government Act 1993, with the exchange of approximately 460m<sup>2</sup> of land situated at 1 Folder Street, Sandy Bay with an equivalent parcel located in the City's Bicentennial Park, at 5 Tew Terrace, Sandy Bay.</p> <p>(i) The single objection received during the statutory advertising period as part of the public land disposal process, pursuant to Section 178 of the Local Government Act 1993, be considered to not present a strong rationale for the land exchange not to proceed.</p> <p>(ii) The objector be advised of the Council's decision, in accordance with the requirement of Section 178 of the Act.</p> <p>The Council provide landowner consent to lodge a Section 43A (a combined planning scheme amendment and development application) to progress the land exchange.</p>	Director Parks and City Amenity	Lodgement of a Section 43A is progressing.

Ref.	Detail	Report / Action	Action Officer	Comments
24	<p><b>33. DUAL COMMERCIAL PROPOSALS FOR A 'ROPES COURSE FACILITY' ON COUNCIL PARKLAND – FILE REF: 41-61-1</b></p> <p>34. Open Council 23/5/2016, item 21</p>	<p>The City of Hobart undertake an expression of interest process for the operation of a high ropes course facility within the City's parkland.</p> <p>The expression of interest require proponents to:</p> <ul style="list-style-type: none"> <li>(i) identify a suitable site and relevant surrounding impacts;</li> <li>(ii) be prepared to negotiate a commercial lease for the area;</li> <li>(iii) provide a business case;</li> <li>(iv) ensure the concept can meet the objectives of the planning scheme;</li> <li>(v) demonstrate the ability to meet the required capital and recurrent costs;</li> <li>(vi) comply with all other Council requirements; and</li> <li>(vii) demonstrate excellence in environmental practices.</li> </ul> <p>The General Manager be delegated the authority to prepare and release an expression of interest.</p> <p>A further report be provided to advise the outcomes of the expression of interest process.</p>	Director Parks and City Amenity	Preparation of EOI documentation is being progressed.

Ref.	Detail	Report / Action	Action Officer	Comments
25	<b>35. 500 KALANG AVENUE, GLENORCHY - LEASE RENEWAL AND LAND OWNER CONSENT REQUEST – RIDING FOR THE DISABLED KALANG - FILE REF: 10-50-11</b>	That approval be granted to renew the lease with Riding for the Disabled Kalang for seven hectares of City owned land located at 500 Kalang Avenue, Glenorchy, for five years with an option for a further term of five years at a nominal rental of \$50 per annum.	Director Parks and City Amenity	Lease documentation is being finalised.
	36. Open PRC 9/6/2016, item 8	(i) The reduction in rental, being \$13,450 per annum, ex GST, be disclosed in the City of Hobart's Annual Report in accordance with its policy in respect to grants and benefits disclosure.		
	37. Open FC 15/6/2016, item 13	The General Manager be authorised to finalise negotiations for the lease agreement, which will include a requirement for the lessee to meet the cost of all outgoings, including electricity and water costs, as well as maintenance and upkeep of facilities.  Landowner consent be provided for Riding for the Disabled Kalang to lodge a development application with Glenorchy City Council for the installation of an additional storage shed to be located within the lease area.		

Ref.	Detail	Report / Action	Action Officer	Comments
26	<p><b>38. NORTH HOBART OVAL - TASMANIAN FOOTBALL UMPIRES ASSOCIATION – REQUEST FOR FEE REDUCTION – FILE REF: 16/21-011</b></p> <p>39. Open PRC 9/6/2016, item 9</p>	<p>That the Tasmanian Football Umpires Association be granted a 50% reduction to the hire fee applicable for use of the North Hobart Oval Doug Plaister Stand Function Room from April to September 2016, at a total cost of \$2,274.80.</p> <p>The reduction in fees of \$2, 274.80 (totalling \$1,823.60 in 2015/16 and \$451.20 in 2016/17) be disclosed in the City's respective Annual Reports in accordance with its policy in respect to grants and benefits disclosure.</p> <p>The Tasmanian Football Umpires Association be required to acknowledge the support of the City of Hobart.</p>	Director Parks and City Amenity	Completed.

Ref.	Detail	Report / Action	Action Officer	Comments
27	<p><b>40. LOCHNER STREET, WEST HOBART - STREET TREES PROPOSAL – FILE REF: 42-1-50</b></p> <p>41. Open PRC 9/6/2016, item 10</p>	<p>That the Council proceed with the proposal to plant two new street trees in Lochner Street, outside 24 Lochner Street, West Hobart during the proposed street works in the 2016/17 financial year, at an approximate cost of \$6,000 to be funded from the Parks Infrastructure Asset Replacement budget in the 2016/17 Annual Plan.</p> <p>The Council not proceed with planting street trees outside 18, 20, 22 Lochner Street due to the high cost of relocating the TasWater sewer main, required to accommodate any street trees in that location.</p> <p>(i) Alternatively, consideration be given to planting small, drought tolerant, low maintenance plant species such as Lavender and Rosemary with appropriate material in place to contain the root ball</p> <p>Correspondence be forwarded to TasWater expressing the City's future desire to plant a further two street trees outside the properties at 18, 20 and 22 Lochner Street at the time it proposes to replace the adjacent sewer main.</p> <p>The residents that signed the letter dated 17 March 2016 and the resident of 7 Minallo Avenue, West Hobart be advised of the Council's decision.</p>	Director Parks and City Amenity	Stakeholders have been advised of the Council's decision and a detailed design is being finalised for the street improvement works.

## ATTACHMENT A

Ref.	Detail	Report / Action	Action Officer	Comments
28	<p><b>42. NEW SUBDIVISION - 110 GIBLIN STREET, LENA VALLEY NAMING OF A PARK – FILE REFS: 7480414 &amp; P/110/521</b></p> <p>43. Open Council 20/6/2016, item 14</p>	That the matter be deferred for further consideration of the Parks and Recreation Committee at its meeting of 14 July 2016.	Director Parks and City Amenity	A report is attached to the agenda.
29	<p><b>44. ROYAL TASMANIAN BOTANICAL GARDENS – ANNUAL GRANT 2015/2016 – FILE REF: 25-1-28</b></p> <p>45. Open Council 20/6/2016, item 15</p>	<p>That the Council approve the payment of \$12,000 exc gst, as its annual grant to the Royal Tasmanian Botanical Gardens (RTBG), to be funded from the Parks and City Amenity Divisional Function within the 2015/2016 Annual Plan.</p> <p>The Council provide an additional one-off grant contribution of \$13,000 exc gst, in recognition of the strong connection of the proposed works on the Japanese Garden Project with the 40th anniversary of the City's Sister City relationship with Yaizu.</p> <p>(i) The additional \$13,000 be funded from underspent budget allocations within Parks and City Amenity Functions in the 2015/2016 Annual Plan.</p> <p>The grant be subject to the RTBG acknowledging the City's contribution in relevant promotional material.</p> <p>The grant provision of \$25,000 be recorded in the 'Grants, Assistance and Benefits Provided' section of the City of Hobart's Annual Report.</p>	Director Parks and City Amenity	<p>The grant has been issued.</p> <p>Completed</p>

## ATTACHMENT A

Ref.	Detail	Report / Action	Action Officer	Comments
30	<p><b>46. PROPOSAL TO WIND UP BOARD OF AUTHORITY - DOONE KENNEDY HOBART AQUATIC CENTRE – FILE REF: 33-21-16</b></p> <p>47. Open Council 20/6/2016, item 16</p>	<p>That in response to advice provided by the City's auditors Wise Lord and Ferguson, the Doone Kennedy Hobart Aquatic Centre (DKHAC) Controlling Authority be wound up, in accordance with Section 37 of the Local Government Act 1993, and its function cease on 30 June 2016.</p> <p>(i) The Terms of Reference and powers of the DKHAC Controlling Authority be rescinded.</p> <p>The chairman of the Authority Mr Peter Dawson, whose tenure expires on 30 June 2016, be thanked for his many years of excellent service to the City.</p>	<p>Director Parks and City Amenity</p>	<p>Completed.</p>

## **8. QUESTIONS WITHOUT NOTICE**

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Section 29 of the *Local Government (Meeting Procedures) Regulations 2015*.  
File Ref: 13-1-10

An Alderman may ask a question without notice of the Chairman, another Alderman, the General Manager or the General Manager's representative, in line with the following procedures:

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 may decline to answer the question, if in the opinion of the respondent it is considered inappropriate due to its being unclear, insulting or improper.
5. The Chairman may require a question to be put in writing.
6. Where a question without notice is asked and answered at a meeting, both the question and the response will be recorded in the minutes of that meeting.
7. Where a response is not able to be provided at the meeting, the question will be taken on notice and
  - (i) the minutes of the meeting at which the question is asked 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, where it will be listed for noting purposes only.



## **9. CLOSED PORTION OF THE MEETING**

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The following items were discussed:-

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| Item No. 1 | Minutes of the last meeting of the Closed Portion of the Council Meeting |
| Item No. 2 | Consideration of supplementary items to the agenda                       |
| Item No. 3 | Indications of pecuniary and conflicts of interest                       |
| Item No. 4 | Committee Action Status Report   |
| Item No. 5 | Questions without notice – File Ref: 13-1-10                             |