



CITY OF HOBART

AGENDA

Finance and Governance Committee Meeting

Open Portion

Tuesday, 20 October 2020

at 4:30 pm

THE MISSION

Working together to make Hobart a better place for the community.

THE VALUES

The Council is:

People	We care about people – our community, our customers and colleagues.
Teamwork	We collaborate both within the organisation and with external stakeholders drawing on skills and expertise for the benefit of our community.
Focus and Direction	We have clear goals and plans to achieve sustainable social, environmental and economic outcomes for the Hobart community.
Creativity and Innovation	We embrace new approaches and continuously improve to achieve better outcomes for our community.
Accountability	We are transparent, work to high ethical and professional standards and are accountable for delivering outcomes for our community.

ORDER OF BUSINESS

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

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Finance and Governance Committee Meeting (Open Portion) held Tuesday, 20 October 2020 at 4:30 pm.

This meeting of the Finance and Governance Committee is held in accordance with a Notice issued by the Premier on 3 April 2020 under section 18 of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*.

COMMITTEE MEMBERS

Zucco (Chairman)
Deputy Lord Mayor Burnet
Sexton
Thomas
Coats

Apologies:

Leave of Absence: Nil.

NON-MEMBERS

Lord Mayor Reynolds
Briscoe
Harvey
Behrakis
Dutta
Sherlock
Ewin

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

2. CONFIRMATION OF MINUTES

The minutes of the Open Portion of the Finance and Governance Committee meeting held on [Tuesday, 15 September 2020](#), are submitted for confirming as an accurate record.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

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

Members of the Committee are requested to indicate where they may have any pecuniary or conflict 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

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

6.1 2020 Meeting Schedule Proposed Changes **File Ref: F20/109878**

Memorandum of the General Manager of 15 October 2020 and attachment.

Delegation: Council



City of **HOBART**

MEMORANDUM: FINANCE AND GOVERNANCE COMMITTEE

2020 Meeting Schedule Proposed Changes

The purpose of this report is to seek Council approval to make some minor changes to the 2020 Council and Committee Meeting Schedule for December 2020.

The approved meeting schedule has the last City Planning Committee meeting occurring on Monday 7 December (one week after the previous meeting) and the last Council meeting for the year occurring on Monday 14 December 2020.

It is now recommend that one City Planning Committee meeting and one Council be moved and an additional Council meeting be scheduled as follows;

Meeting	Current Date	New Proposed Date
Council	-	Monday 7 December 2020
City Planning Committee	Monday 7 December 2020	Monday 14 December 2020
Council	Monday 14 December 2020	Thursday 17 December 2020

This change retains the fortnightly meeting cycle of both the Council and the City Planning Committee.

As well as allowing the Council to break for Christmas at a time consistent with the previous year, it also provides for some smoothing of the agenda for the last Council meeting of the year by balancing items between two Council meetings in December.

Holding the last Council meeting on Thursday 17 December would require recommendations from the Monday City Planning Committee meeting to be issued under separate cover on Tuesday 15 December 2020, however holding the Council meeting on this date rather than the following Monday, provides greater time for officers to action Council resolutions prior to Christmas, where required. It should also be noted that, unlike previous years, the City will be closing its operations between Christmas and the New Year.

If adopted, and in accordance with Regulation 7(4) of the *Local Government (Meeting Procedures) Regulation 2015*, these changes will be advertised in the Mercury as soon as possible and also published on the City of Hobart website.

RECOMMENDATION

That the following changes to the 2020 Council and Committee Meeting Schedule be adopted:


- 1. An additional ordinary Council Meeting be scheduled on Monday 7 December 2020.***
- 2. The City Planning Committee meeting scheduled to occur on Monday 7 December 2020 be moved to Monday 14 December 2020.***
- 3. The ordinary Council meeting scheduled to occur on Monday 14 December 2020 be moved to Thursday 17 December 2020.***

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.



N D Heath
GENERAL MANAGER

Date: 15 October 2020
File Reference: F20/109878

Attachment A: Proposed Amended 2020 Council and Committee Meeting Schedule ↓ 

Current 2020 Council and Committee Meeting Schedule

2020	November		December	
Sunday	1			
Monday	2	CPC		
Tuesday	3	Council Workshop	1	Council Workshop
Wednesday	4		2	
Thursday	5		3	
Friday	6		4	
Saturday	7		5	
Sunday	8		6	
Monday	9	Council Meeting	7	CPC
Tuesday	10		8	FGC
Wednesday	11		9	
Thursday	12	PRC	10	PRC
Friday	13		11	
Saturday	14		12	
Sunday	15		13	
Monday	16	CPC	14	Council Meeting
Tuesday	17	FGC	15	
Wednesday	18		16	
Thursday	19		17	
Friday	20		18	
Saturday	21		19	
Sunday	22		20	
Monday	23	Council Meeting	21	
Tuesday	24		22	
Wednesday	25	CIC	23	
Thursday	26	CCEC/EDCC	24	Close 12.30pm
Friday	27		25	Christmas Day
Saturday	28		26	
Sunday	29		27	
Monday	30	CPC	28	Boxing Day Hal
Tuesday			29	
Wednesday			30	
Thursday			31	
Friday				
Saturday				

Proposed Amended 2020 Council and Committee Meeting Schedule

2020	November		December	
Sunday	1			
Monday	2	CPC		
Tuesday	3	Council Workshop	1	Council Workshop
Wednesday	4		2	
Thursday	5		3	
Friday	6		4	
Saturday	7		5	
Sunday	8		6	
Monday	9	Council Meeting	7	Council Meeting
Tuesday	10		8	FGC
Wednesday	11		9	
Thursday	12	PRC	10	PRC
Friday	13		11	
Saturday	14		12	
Sunday	15		13	
Monday	16	CPC	14	CPC
Tuesday	17	FGC	15	
Wednesday	18		16	
Thursday	19		17	Council Meeting
Friday	20		18	
Saturday	21		19	
Sunday	22		20	
Monday	23	Council Meeting	21	
Tuesday	24		22	
Wednesday	25	CIC	23	
Thursday	26	CCEC/EDCC	24	Close 12.30pm
Friday	27		25	Christmas Day
Saturday	28		26	
Sunday	29		27	
Monday	30	CPC	28	Boxing Day Hal
Tuesday			29	
Wednesday			30	
Thursday			31	
Friday				
Saturday				

**6.2 Proposed 2021 Council and Committee Meeting Schedule and
Temporary City Planning Committee Delegation
File Ref: F20/94971**

Report of the General Manager of 15 October 2020 and attachment.

Delegation: Council

**REPORT TITLE: PROPOSED 2021 COUNCIL AND COMMITTEE
MEETING SCHEDULE AND TEMPORARY CITY
PLANNING COMMITTEE DELEGATION**

REPORT PROVIDED BY: General Manager

1. Report Purpose and Community Benefit

- 1.1. The purpose of this report is to consider the Council and Committee meeting schedule for 2021.

2. Report Summary

- 2.1. A schedule is compiled annually which outlines the meeting dates for Council and Council Committees and is submitted to the Council for adoption.
- 2.2. Historically, the meeting schedule has been prepared using an approach which is based around a monthly meeting cycle which includes two Council and City Planning Committee meetings and one meeting of each of the other Council Committees.
- 2.3. In keeping with the 2020 schedule, the 2021 schedule commences in the second week of January with the three week cycles being aligned with school holidays. Specifically the first week of the April school holidays, the second week of the July school holidays and the first week of the September school holidays.
- 2.3.1. It should be noted that due to public holidays, there is one occurrence of the Council meeting being held on a Wednesday (after Australia Day public holiday on the Tuesday), two occurrences of the Council meeting begin held on a Tuesday (after Regatta Day and Eight Hour Day public holidays) and one occurrence of the Council meeting being held on a Thursday as the last meeting in December.
- 2.4. As Easter (Friday 2 April – Tuesday 6 April) falls in the week preceding the commencement of the April school holidays (Monday 10 April), a four week cycle has been scheduled extending the break from meetings from one week to two weeks at this time.
- 2.4.1. The Council meeting has been scheduled a week earlier in the cycle on Wednesday 31 March rather than Wednesday 7 April directly after Easter Tuesday. This means there will be one day between the City Planning Committee (CPC) meeting and the Council meeting which will require CPC items to be distributed under separate cover the day before the Council meeting. Although this is a tight timeframe, it does provide the Council will an extended break from meetings over Easter and the first week of the school holidays.

- 2.5. Council Workshops have been scheduled every four weeks on a Tuesday.
 - 2.5.1. With the successful adoption of a virtual meeting platform as a result of COVID-19, officers are keen to continue to use this tool in the delivery of briefings and workshops, where appropriate, as this offers a greater degree of flexibility in scheduling and the commitment that physical attendance requires, which would be beneficial to elected members.
- 2.6. In the event that any urgent business arises which cannot be accommodated within the proposed meeting schedule, special meetings will be convened as required.
- 2.7. It should be noted that the Council still has an open resolution to give consideration to aligning the committee structure to the City's Vision, which was approved by Council in July 2018 and is due to be considered in November 2020. If the result of this process requires changes to the meeting schedule adopted as a result of this report, this will be accommodated at the appropriate time.
- 2.8. Formalising a meeting schedule now, provides the community and elected members with a preliminary calendar for the conduct of Council business in the interim period.
- 2.9. In accordance with Regulation 7(2) of the *Local Government (Meeting Procedures) Regulation 2015*, the Council's adopted meeting schedule will be advertised in the Mercury in early January and also published on the City of Hobart website.
- 2.10. It is also recommended that the Council provide a delegation to the City Planning Committee, consistent with the delegation provided in prior years, to enable planning applications to be approved during the Christmas period.

3. Recommendation

That:

- 1. The Council adopted the 2021 Council and Council Committee meeting schedule, marked as Attached A to the report.***
- 2. In the event that any urgent matters arise which cannot be accommodated within the 2021 meeting schedule option, special meetings be convened as required.***
- 3. The City Planning Committee be provided with the following delegation in order to facilitate the processing of planning permit applications during the Christmas period:***
 - (i) To determine all planning permit applications which would otherwise be determined by the Council, after the last ordinary scheduled Council meeting in December 2020 and the first ordinary scheduled Council meeting in January 2021, in circumstances where it would not otherwise be possible to determine the application within the statutory time period required under Sections 57(6), 57(6A), 58(2) or 58(2A) of the Land Use Planning and Approvals Act 1993, and an extension of time cannot be obtained, unless an Elected Member has requested the convening of a special meeting or meetings to determine the application and there is sufficient time to arrange a special meeting prior to the expiry of the statutory time period required under those sections.***

4. Delegation

- 4.1. 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.



N D Heath
GENERAL MANAGER

Date: 15 October 2020
File Reference: F20/94971

Attachment A: Proposed 2021 Council and Committee Meeting Schedule ↕ 

CITY OF HOBART - 2021 COUNCIL AND COMMITTEE MEETING SCHEDULE

2021	January	February	March	April	May	June	July	August	September	October	November	December
Sunday	31				30			1		31		
Monday		1 CPC	1 CPC		31			2 CPC			1 CPC	
Tuesday		2 Council Workshop	2 Council Workshop			1 Council Workshop		3 Council Workshop			2 Council Workshop	
Wednesday		3	3			2		4	1		3	1
Thursday		4	4	1		3	1	5	2		4	2
Friday	1 New Year's Day Public Holiday	5	5	2 Good Friday Public Holiday		4	2	6	3	1	5	3
Saturday	2	6	6	3 Easter Sunday	1	5	3	7	4	2	6	4
Sunday	3	7	7	4 Easter Sunday	2	6	4	8	5	3	7	5
Monday	4	8 Royal Hobart Regatta Public Holiday	8 Eight Hour Day Public Holiday	5 Easter Monday Public Holiday	3 CPC	7 Council Meeting	5 Council Meeting	9 Council Meeting	6 Council Meeting	4 CPC	8 Council Meeting	6 Council Meeting
Tuesday	5	9 Council Meeting	9 Council Meeting	6 Easter Tuesday Public Holiday	4 Council Workshop	8	6	10	7	5 Council Workshop	9	7 FGC
Wednesday	6	10	10	7	5	9	7	11	8	6	10	8 CIC
Thursday	7	11 PRC	11 PRC	8	6	10 PRC	8 PRC	12 PRC	9 PRC	7	11 PRC	9 PRC
Friday	8	12	12	9	7	11	9	13	10	8	12	10
Saturday	9	13	13	10	8	12	10	14	11	9	13	11
Sunday	10	14	14	11	9	13	11	15	12	10	14	12
Monday	11	15 CPC	15 CPC	12	10 Council Meeting	14 Queens Birthday Public Holiday	12	16 CPC	13 CPC	11 Council Meeting	15 CPC	13 CPC
Tuesday	12	16 FGC	16 FGC	13	11	15 CPC	13	17 FGC	14 FGC	12	16 FGC	14
Wednesday	13	17	17	14	12	16 FGC	14	18	15	13	17	15
Thursday	14	18 PRC	18	15	13 PRC	17	15	19	16	14 PRC	18	16 Council Meeting
Friday	15	19	19	16	14	18	16	20	17	15	19	17
Saturday	16	20	20	17	15	19	17	21	18	16	20	18
Sunday	17	21	21	18	16	20	18	22	19	17	21	19
Monday	18	22 CPC	22 Council Meeting	19	17 CPC	21 Council Meeting	19 CPC	23 Council Meeting	20 Council Meeting	18 CPC	22 Council Meeting	20
Tuesday	19	23 FGC	23	20	18 FGC	22	20 FGC	24	21	19 FGC	23	21
Wednesday	20	24 CIC	24 CIC	21	19	23 CIC	21	25 CIC	22 CIC	20	24 CIC	22
Thursday	21	25 OCECEDOC	25 OCECEDOC	22 PRC	20	24 OCECEDOC	22	26 OCECEDOC	23 OCECEDOC	21 Royal Hobart Show Public Holiday	25 OCECEDOC	23
Friday	22	26	26	23	21	25	23	27	24	22	26	24
Saturday	23	27	27	24	22	26	24	28	25	23	27	25 Christmas Day
Sunday	24	28	28	25 Anzac Day	23	27	25	29	26	24	28	26 Boxing Day
Monday	25		29	26 Council Meeting	24 Council Meeting	28	26 Council Meeting	30 CPC	27	25 Council Meeting	29 CPC	27 Christmas Day Public Holiday
Tuesday	26	26 Australia Day Public Holiday	30 Council Workshop	27	25	29 Council Workshop	27	31 Council Workshop	28	26	30 Council Workshop	28 Boxing Day Public Holiday
Wednesday	27	27 Council Meeting	31 Council Meeting	28 CIC	26 CIC	30	28 CIC		29	27 CIC		29
Thursday	28	28 OCECEDOC		29 OCECEDOC	27 OCECEDOC		29 OCECEDOC		30	28 OCECEDOC		30
Friday	29			30	28		30			29		31
Saturday	30				29		31			30		

Key -
Date School Holidays
Three week cycle

6.3 City of Hobart Local Preference Procurement Policy
File Ref: F20/109161

Report of the Manager Rates, Procurement and Finance Operations of
15 October 2020 and attachment.

Delegation: Council

**REPORT TITLE: CITY OF HOBART LOCAL PREFERENCE
PROCUREMENT POLICY****REPORT PROVIDED BY:** Manager Rates, Procurement and Finance Operations**1. Report Purpose and Community Benefit**

- 1.1. The purpose of this report is to present the draft City of Hobart Local Preference Procurement Policy to the Council for formal adoption.
- 1.2. The community benefit is the fostering of economic development in the City by maximising participation of local business and industry in the City's procurement processes for the benefit of local communities.

2. Report Summary

- 2.1. At its meeting on 10 August 2020, the Council resolved, in response to a Notice of Motion (NoM) from Alderman Zucco, that:
 - 2.1.1. *A report be prepared for the Hobart City Council (HCC) to consider developing a policy whereby all future contracts, consultants and other major HCC expenditures to be from Tasmanian based business for a period of two years.*
- 2.2. At its 10 August 2020 meeting, in response to the NoM, the following information from the General Manager was received and noted:
 - 2.2.1. The *Local Government Act 1993* requires the City to promote the procurement principle of enhancement of the capabilities of local business and industry.
 - 2.2.2. Section 3.4 of the City of Hobart Code for Tenders and Contracts states that:
 - 2.2.2.1. Enhancement of the capabilities of local business and industry means where local capacity exists, actively seeking to engage the local market and encourage their participation in Tender and Quotation processes, through:
 - 2.2.2.2. Actively seeking quotes from local businesses and industry;
 - 2.2.2.3. Where local capability exists, ensuring that the discretionary elements of Specifications do not prevent local businesses and industry from competing.
 - 2.2.3. The City actively adopts this procurement principle in all procurements it undertakes – actively encouraging the development of competitive local business and industry.
 - 2.2.4. Staff, through procurement policies and procedures and training, are aware of this procurement principle.

- 2.2.5. The City currently has a high percentage of its spend under Contract arising from a public tender process – conducted in line with the procurement principle of enhancement of the capabilities of local business and industry.
- 2.2.6. Approximately 98% of the City's Contracts [with a contract value over \$100,000] are held by local businesses – with local business defined as locally owned, operated or employ staff who live locally.
- 2.2.7. The City is currently considering a 'Buy Local Procurement Policy' to foster economic development in the City by maximising participation of local business and industry in the City's procurement processes.
- 2.3. A draft City of Hobart Local Preference Procurement Policy (the Policy) is attached for the consideration of the Council – refer **Attachment A**.
- 2.4. It is recognised that there is a positive economic impact on the local economy through increased use of local suppliers. The Policy encourages and supports local procurement, which in turn will stimulate the local economy and local employment opportunities.
- 2.5. Under the Policy, quotations for goods, services or works with a contract value less than \$100,000 are to be sought from local business and industry in line with the City's procurement thresholds where local capability and capacity exists.
- 2.6. For procurements with a contract value of \$100,000 or over, a local benefit evaluation criteria will be used with a minimum weighting of 10% where the offer is able to demonstrate social and economic benefits.
- 2.7. In its day-to-day operations the City procures goods, services and works from suppliers outside of the local area where they cannot be supplied or performed by local business or where to do so would not achieve value for money for the City. Therefore, the Policy balances the social and economic benefits of local supply with the need to ensure the City engages suppliers that are capable of meeting the City's requirements, have capacity to supply and the procurement will ultimately achieve value for money for the City.
- 2.8. The Policy is consistent with the City of Hobart Capital City Strategic Plan 2019-2029, specifically:
 - 2.8.1. Strategy 4.1.1 Identify and support Hobart's niche industries, which reflect the geography, climate, places or particular skills found in Tasmania.
 - 2.8.2. Strategy 4.1.6 Support local businesses and enterprises working to find innovative solutions to significant challenges.
 - 2.8.3. Strategy 4.2.1 Support ways of welcoming people of all backgrounds to participate in Hobart's economy and professional communities.

- 2.8.4. Strategy 4.2.2 Promote Hobart as an innovative hub for remote workers, sole traders and nice small businesses.
- 2.8.5. Strategy 4.3.2 Actively support and engage with local area businesses, business groups and other business networks.
- 2.8.6. Strategy 4.4.1 Create opportunities for businesses to engage with the City.
- 2.8.7. Strategy 4.4.2 Support and engage with new and emerging entrepreneurs.
- 2.8.8. Strategy 8.5.4 Delivery best value for money through strategic procurement decision-making.
- 2.9. It is proposed that Council approve the City of Hobart Local Preference Procurement Policy.
- 2.10. If approved it is proposed that the new policy be widely communicated to Council officers and made available from the City's website.

3. **Recommendation**

That:

- 1. ***The report 'City of Hobart Local Preference Procurement Policy' be received and noted.***
- 2. ***The Council adopt the City of Hobart Local Preference Procurement Policy.***
- 3. ***The General Manager be authorised to finalise the City of Hobart Local Preference Procurement Policy and arrange for it to be made available from the City's website.***

4. **Delegation**

- 4.1. This matter is delegated 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.



Lara MacDonell
**MANAGER RATES, PROCUREMENT
AND FINANCE OPERATIONS**

Date: 15 October 2020

File Reference: F20/109161

Attachment A: Draft City of Hobart Local Preference Procurement Policy ↴ 



City of **HOBART**

CITY OF HOBART

Local Preference Procurement Policy

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1 Authority and Application

Policy Name	City of Hobart Local Preference Policy
First issued/approved	xxxxx
Commencement date	October 2020
Source of approval/authority	Council
Last reviewed	October 2020
Next review date	October 2022
Version number	1.0
Responsible Officer	Manager Rates, Procurement and Finance Operations
Department responsible for policy development	City Procurement
Strategic Plan reference	Outcomes 4.1, 4.2, 4.3, 4.4 and 8.5
Related policies	<ul style="list-style-type: none"> • <i>Local Government Act 1993 (Tas)</i> • <i>Local Government (General) Regulations 2015 (Tas)</i> • Council Policy - Procurement • City of Hobart Code for Tenders and Contracts • City of Hobart Purchasing Policy and Guidelines • City of Hobart Procurement Strategy 2018-22 • City of Hobart Purchasing Card Policy • City of Hobart Code of Conduct • City of Hobart Fraud and Corruption Control Plan
Publication of policy	City of Hobart website at: https://www.hobartcity.com.au/Council/About-Council/Council-policies

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2 Introduction

Council acknowledges that it has an important role to play in supporting the local economy and is committed to enhancing the capabilities of local business and industry to compete for the City of Hobart's business and works. To assist local business and industry and local economic development, Council will apply this Policy within its purchasing and tendering activities for the City's goods, services and works.

In accordance with the *Local Government (General) Regulations 2015* the City's purchasing is conducted in accordance with the following procurement principles:

- Value for money
- Ethical behaviour and fair dealing
- Encouraging open and effective competition
- Enhancement of the capabilities of local business and industry.

Enhancement of the capabilities of local business and industry means where local capacity exists, actively seeking to engage the local market and encourage their participation in Tender and Quotation processes, through:

- Actively seeking quotes from local businesses and industry.
- Where local capability exists, ensuring that the discretionary elements of specifications do not prevent local businesses and industry from competing.

It should be noted that in its day-to-day operations the City procures goods, services and works from suppliers outside of the local area where they cannot be supplied or performed by local business or where to do so would not achieve value for money for the City of Hobart.

This Policy must be read in conjunction with the City's Code for Tenders and Contracts and Procurement Policies - as set out in section 2.6.

2.1 Objective

The objective of this Policy is to create a framework that ensures the City considers the benefits to the local economy of sourcing goods, services and works locally where possible whilst ensuring the achievement of value for money.

This Policy seeks to maximise the use of local businesses to supply goods, services and works to the City thereby encouraging local employment opportunities and generating economic growth.

2.2 Purpose

The purpose of this policy is to support local businesses and industry and encourage local economic business activity for the benefit of local communities.

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2.3 Scope

This Policy covers the procurement of goods, services and works by the City of Hobart. This Policy does not apply to the following activities:

- Design and execution of works of art
- Grants or assistance
- Donations
- Property transactions
- Leasing.

This Policy applies to the City of Hobart, its employees and agents and any business or organisation wishing to compete for City of Hobart business or provide goods, services or works to the City. This includes contractors, subcontractors, consultants and suppliers.

This Policy applies to all new contracts and procurement processes commenced from the start date of this Policy.

2.4 City of Hobart Capital City Strategic Plan 2019-2029

This Policy is consistent with the City of Hobart Capital City Strategic Plan 2019-2029, specifically:

Outcome 4.1 Hobart's economy reflects its unique environment, culture and identity.

- Strategy 4.1.1 Identify and support Hobart's niche industries, which reflect the geography, climate, places or particular skills found in Tasmania.
- Strategy 4.1.6 Support local businesses and enterprises working to find innovative solutions to significant challenges.

Outcome 4.2 People have a range of opportunities to participate in the economic life of the City.

- Strategy 4.2.1 Support ways of welcoming people of all backgrounds to participate in Hobart's economy and professional communities.
- Strategy 4.2.2 Promote Hobart as an innovative hub for remote workers, sole traders and nice small businesses.

Outcome 4.3 Diverse connections help Hobart's economy, businesses and workers thrive.

- Strategy 4.3.2 Actively support and engage with local area businesses, business groups and other business networks.

Outcome 4.4 Hobart is a place where entrepreneurs and businesses can grow and flourish.

- Strategy 4.4.1 Create opportunities for businesses to engage with the City.
- Strategy 4.4.2 Support and engage with new and emerging entrepreneurs.

Outcome 8.5 Quality services are delivered efficiently, effectively and safely.

- Strategy 8.5.4 Delivery best value for money through strategic procurement decision-making.

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2.5 Related Policies and Legislation

This Policy relates to and depends on other Council policies, as well as Tasmanian Government legislation, including:

- *Local Government Act 1993*, particularly Division 2A – Tenders and contracts for goods and services
- *Local Government (General) Regulations 2015*, particularly Part 3 – Tendering and Contracting
- City of Hobart Code for Tenders and Contracts
- City of Hobart Purchasing Policy and Guidelines
- Council Policy – Procurement
- City of Hobart Purchasing Card Policy
- City of Hobart Code of Conduct
- City of Hobart Fraud and Corruption Control Plan

2.6 Policy Review and Update Cycle

This Policy will be reviewed at least bi-annually or earlier if impacted by changes in legislation, regulations, standards, Council policy or other circumstances. Variations to this policy will be subject to Council approval.

3 Definitions

<u>Term</u>	<u>Meaning</u>
Contract	A formal agreement entered into between the City and the successful Tenderer for performance of the City's requirements.
Local preference	Refers to Council's commitment to the enhancement of the capabilities of local business and industry.
Local area	Local area means, in order of significance and weighting: <ul style="list-style-type: none"> • The Hobart municipal area¹ • The Greater Hobart area² • The state of Tasmania
Local business	Local supplier means a supplier that:

¹ As defined in the Central Plan Register CPR 9814

² ABS Greater Capital City Statistical Area

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	(i) is beneficially owned and operated by persons who are residents or ratepayers in the Local Area; (ii) has its principal place of business within the Local Area; or (iii) otherwise has a place of business within the Local Area that solely or primarily employs or subcontracts persons who are residents or ratepayers in the Local Area.
Quotation	An offer from a prospective service provider in response to an invitation issued by the City to a select number of prospective suppliers.
Specification	The documents prepared for the purpose of describing the extend and the manner of the performance of the City's requirements, including preliminary and general requirements, directions, schedules, programs and drawings and other documents included with or referenced in a request for Tender or a request for Quotation.
Tender	An offer from a prospective service provider in response to an open and public invitation to tender by the City, whereby no limit is placed on the potential number of offers.

4 Identifying a Local Business

Whether a supplier is local will be based on the business address registered with Council. Other factors will include:

- Place of business that provides goods, services or works to Council.
- Regional / state / national office.
- Employs a Tasmanian workforce.
- Engages Tasmania businesses in manufacturing or as sub-contractors.
- A local supply chain that sources Tasmanian produced goods, services or works.
- Invests in the Tasmanian local community e.g. formal support, new skills or expertise being developed in Tasmania.

5 Policy

Council is committed to the principle of enhancement of the capabilities of local business and industry when entering into Contracts for the supply of goods, services or works.

Council recognises that value for money for the City's ratepayers is achieved when the broader economic benefits of local sourcing is achieved, rather than just the lowest price. The Council

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acknowledges that economic benefits flow to all local businesses where Council maximises opportunities for local businesses and industry to compete for Council's business on the basis of value for money.

5.1 Enhancing the Capabilities of Local Business and Industry

In undertaking procurement activities, Council is required to comply with the procurement principle of enhancing the capabilities of local business and industry as outlined in the *Local Government (General) Regulations 2015*.

Council will enhance the capabilities of local business and industry by:

- Ensuring local business is given equal opportunities to do business with the City.
- Ensuring local business is provided with opportunities to enhance their tendering capability by:
 - Encouraging a buy local culture within the Council, promoting the advantages of buying locally.
 - Requiring the wider social and economic benefits of purchasing to be considered in Quotations and Tenders.
- Encouraging local businesses and industry to participate in Council business by:
 - promoting opportunities in the local newspaper (tenders only) and the City's e-tendering portal Tenderlink.
 - Providing key information, tips, tools, training and coaching to increase competitiveness to win council business e.g. through pre-tender briefings, debriefs, the City's e-tendering portal TenderLink and the City's website,
- Ensure that procurement policies and procedures do not disadvantage local businesses.
- Ensure transparency in Council procurement activities.
- Ensure appropriate ethical and social procurement standards are applied by the City and external service providers.
- Ensuring that payments to suppliers are made promptly in accordance with the terms of engagement and encouraging payment by purchasing card where the amounts are low value and high volume.
- Actively engage with local business and encourage them to submit a Quotation or Tender where they are capable and have capacity to meet the City's requirements.

5.2 Local Preference – Social and Economic Benefits

Local preference provides tangible social and economic benefits to the City. Therefore the following benefits will be considered in evaluating Quotations / Tenders:

- The ability to provide maintenance and support in a timely and readily available manner.
- A local presence which enables more accessible communication and collaboration opportunities with suppliers to further enable effective and efficient contract management.
- Encouraging businesses from outside the local area to have a local focus in their service and sourcing activities.
- Support for economic growth within the local area.

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- Boost employment opportunities in the local area with commercial flow on effects for communities.

5.3 Local business Requirements for Procurements less than \$100,000

Quotations for goods, services or works with a Contract value less than \$100,000 are to be sought from local business in line with the City's procurement thresholds where local capability and capacity exists.

Where a weighted evaluation criteria is used in the evaluation of procurements with a contract value less than \$100,000, a minimum evaluation weighting of 10% will be assigned for local business.

5.4 Local business Requirements for Procurements over \$100,000

Quotation and Tender evaluation processes will be undertaken with the aim of determining the Quotation or Tender which represents the best value for money to the Council. In addition to other qualitative (non-price) and price criteria, the City will include a local evaluation criteria with a minimum weighting of 10% to all offers received in response to its Quotations and Tenders where the offer is able to demonstrate social and economic benefits.

When evaluating offers the following scoring will be applied to the local preference evaluation criteria:

Definition	Scoring	Supporting Business
A Local Business predominantly in the Hobart municipal area.	>6 - 10	Score within nominated range will be evaluated based on significance of economic and social benefits contributed predominantly within the Hobart municipal area and if relevant any other area within the definition of Local Area.
A Local Business predominantly in the Greater Hobart area	>4 - 8	Score within nominated range will be evaluated based on significance of economic and social benefits contributed predominantly within the Greater Hobart area and if relevant any other area within the definition of Local Area.
A Local Business predominantly in the state of Tasmania.	>2 - 6	Score within nominated range will be evaluated based on significance of economic and social benefits contributed predominantly within the state of Tasmania.
A non-Local Business.	0	Does not satisfy the definition of Local Supplier. Economic and social benefits are outside of the local area.

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6 Implementation

The application of the City's local preference policy must be clearly identified within the Tender / Quotation documents to which the preference is to be applied.

When submitting a Quotation or Tender, suppliers will be required to complete a local preference Tender/Quotation form outlining the economic and social benefits that the procurement will provide to the local community.

7 Contacts

For more information on Procurement please contact the City's Procurement team on:

Tel: 03 – 6238 2163

Email: procurement@hobartcity.com.au

Or visit the City's website at: www.hobartcity.com.au/Business/Purchasing-and-tenders

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6.4 Annual Review of Investment Portfolio as at 30 September 2020
File Ref: F20/108765

Report of the Manager Rates, Procurement and Finance Operations of
12 October 2020 and attachment.

Delegation: Committee

REPORT TITLE: ANNUAL REVIEW OF INVESTMENT PORTFOLIO AS AT 30 SEPTEMBER 2020**REPORT PROVIDED BY:** Manager Rates, Procurement and Finance Operations**1. Report Purpose and Community Benefit**

- 1.1. The purpose of this report is to provide details of the Council's current investment portfolio as at 30 September 2020 for the information of Committee.
- 1.2. The objectives of Council's investment policy are to maximise the Council's return on its investments, subject to the satisfaction of the criteria of safety and security, liquidity, and ethical nature.

2. Report Summary

- 2.1. At its meeting on 21 September 2013, the then Finance and Corporate Services Committee requested a report be provided reviewing the Council's current loan and investment portfolios, noting the interest rate differential between the two portfolios, with such a review to occur annually.
- 2.2. At its meeting on 16 June 2020, Committee was presented with the outcomes of an independent review of the City's loan portfolio conducted by KPMG. A detailed loan portfolio analysis report was provided and KPMG attending the meeting to respond to questions. Therefore this report will consider the City's investment portfolio only.
- 2.3. Council funds are invested in accordance with the *Local Government Act 1993 (Tas)* and the Council Policy – Investment of Council Funds (the Policy) – refer **Attachment A**. It is noted that the City's Heritage Fund and transactional funds are excluded from the scope of the Policy.
- 2.4. At its meeting on 19 December 2017, Council resolved to divest from financial institutions who support the fossil fuel industry. The background to this decision is as follows:
 - 2.4.1. In response to a petition presented to Council in October 2014, Council amended its investment policy to give higher priority to financial institutions that do not support the fossil fuel industry.
 - 2.4.2. In response to a further petition presented to Council in May 2016, Council resolved to undertake a detailed external review of its investment approach, with Council's approach to ethical investments and borrowings to form part of that review.
 - 2.4.3. Macquarie Wealth Management was appointed to conduct this review, which involved workshops and surveys to obtain Elected Member views about particular investment and borrowing issues.

- 2.4.4. Based on the feedback received, the Council resolved to amend its Investment of Council Funds Policy to divest from financial institutions who support the fossil fuel industry. This occurred over a period of several months. As investments with financial institutions that supported the fossil fuel industry matured, they were reinvested with authorised deposit-taking institutions that do not support the fossil fuel industry.
- 2.5. Council's investment portfolio as at 30 September 2020 comprises one term deposit with a total balance of \$0.3 million and an interest rate of 1.5% per annum.
- 2.6. Council also has funds, totalling \$24.3 million, placed At Call.
- 2.7. During April 2019 the Commonwealth Bank of Australia (CBA) offered the City an extremely competitive interest rate on At-Call Funds. After that time there have only been a few instances where the City could obtain a higher interest rate by investing in a term deposit. The majority of the City's excess funds have therefore been deposited with CBA since that time.
- 2.8. Low interest rates and COVID-19 have made it difficult to invest funds in accordance with the Council Policy and realise significant returns.

3. **Recommendation**

That the Finance and Governance Committee receive and note the information contained in the report titled "Annual Review of Investment Portfolio as at 30 September 2020".

4. **Delegation**



- 4.1. This matter is delegated to the Committee.

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.



Lara MacDonell
**MANAGER RATES, PROCUREMENT
AND FINANCE OPERATIONS**

Date: 12 October 2020
File Reference: F20/108765

Attachment A: Council Policy - Investment of Council Funds  

City of Hobart

Policy

Title: Investment of Council Funds**Category:** Corporate Governance**Date Last Adopted:** 24 August 2020

1. Objectives

To maximise the Council's return on its investments, subject to the satisfaction of the criteria of safety and security, liquidity, and ethical nature.

2. Background

The permitted methods of investment of Council funds are defined within the *Local Government Act 1993 (Tas)*. The below policy outlines the Council processes within legislated parameters.

3. Policy

1. Scope

The Council has the following funds;

Nature of Funds	Purpose	Underlying Investments	Benchmark
Working Capital – Transactional Funds including “at call” funds*	To provide sufficient cash to meet the day to day financial obligations of City of Hobart in a timely manner	Cash and at call funds	N/A
Investment Funds	Funds that are surplus to working capital and are available for longer term investment	Term Deposits with a maximum maturity of 12 months	90 Day Bank Bill Swap Rate (BBSW)

Heritage Funds*	To fund grants to owners of heritage properties in order to help facilitate the maintenance of heritage properties in Hobart	Cash, Australian Equities & International Equities	Composite of:- S&P ASX 300 Acc MSCI Total Acc ex AUS UBS Warburg Bank Bill
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*The Transactional Funds and Heritage Funds are outside the scope of this policy.

2. Criteria for Investment

- (i) Safety and Security – Security of the ratepayer's capital is a primary consideration in all investment decisions.
- (ii) Liquidity – Investments must be managed to ensure that sufficient funds are available to meet cash requirements as they fall due.
- (iii) Ethical in Nature – the Council commits to investing 100% of its Investment Funds in non-fossil fuel aligned financial institutions.
- (iv) Rate of Return – Subject to the three preceding considerations, Council will aim to maximise its return.

3. Expected Rate

The performance benchmark is the 90 day Bank Bill Swap Rate (BBSW).

4. Delegated Authority

The Director City Governance and Chief Financial Officer are delegated authority to invest according to Section 75 of the *Local Government Act 1993*, from the Council through the General Manager.

5. Investment Guidelines

- (i) Section 75 of the *Local Government Act 1993*, will be complied with at all times.
- (ii) Investments may be made for any period up to a maximum of one year.

- (iii) Investments can only be made with Authorised Deposit-taking Institutions (ADI's) regulated by the Australian Prudential Regulation Authority, in products where the underlying assets are cash.
- (iv) Exposure to ADI's with a Standard and Poors short-term credit rating of A1 or A1+ (or equivalent from a different rating agency) is limited to \$7,000,000.
- (v) Exposure to ADI's with a Standard and Poors short-term credit rating of A2 (or equivalent from a different rating agency) is limited to \$3,000,000.
- (vi) Where an ADI is a subsidiary of another and has its own credit rating, the two institutions shall be treated as separate and subject individually to the exposure limits above.
- (vii) Where an ADI is a subsidiary of another, and is a non-fossil fuel aligned institution, but the parent company is a fossil fuel aligned institution, the subsidiary will be regarded as a fossil fuel aligned institution.
- (viii) For any fixed term investment, whether new or rollover, quotes must be sought from a minimum of three ADI's. Investment decisions must be documented.
- (ix) Any investment outside of the investment guidelines contained within this policy must be referred to the Finance and Governance Committee for prior approval.

6. Provision of Information to Elected Members

- (i) Details of all current investments are to be provided to any elected member upon request and are to be included in the quarterly financial report provided to the Finance and Governance Committee.

4. Legislation, Terminology and References

Section 75 of the Local Government Act 1993 (Tas)

City of Hobart Delegations Register

Responsible Officer:	Director City Governance
Policy first adopted by the Council:	13/11/1995
History	
Amended by Council	13/06/2000
Amended by Council	28/07/2008
Amended by Council	24/10/2011
Amended by Council	08/09/2014
Amended by Council	27/04/2015
Amended by Council	07/03/2016
Amended by Council	18/12/2017
Amended by Council	23/09/2019
Amended by Council	24/08/2020
Next Review Date:	July 2021
File Reference:	F16/65293

6.5 Lease Renewal - South Hobart Community Centre
File Ref: F20/108097; 17/80

Report of the Manager Community and Culture and the Deputy General Manager of 15 October 2020 and attachments.

Delegation: Committee

REPORT TITLE: LEASE RENEWAL - SOUTH HOBART COMMUNITY CENTRE**REPORT PROVIDED BY:** Manager Community and Culture
Deputy General Manager**1. Report Purpose and Community Benefit**

- 1.1. The purpose of this report is to consider a request for a lease renewal over the South Hobart Community Centre, 42 D'Arcy Street, South Hobart by the South Hobart Progress Association.

2. Report Summary

- 2.1. A request has been received from the South Hobart Progress Association (SHPA) to renew its lease over the South Hobart Community Centre.
- 2.2. The South Hobart Community Centre Inc. (transferred to the South Hobart Progress Association) has successfully managed this facility since 1988 with five further leases being issued over the 32 years.
- 2.3. The SHPA continues to demonstrate a very strong capacity to manage this multi-purpose facility to a high standard, maximise utilisation and has been very involved with the recent redevelopment.
- 2.4. The association has also recently developed a new website and booking portal to improve hire accessibility. It is noted that following the recent redevelopment, the facility usage has already doubled and the facility provides participation opportunities for a wide diversity of community users.
- 2.5. The South Hobart Progress Association is an active group of residents who dedicate many hours of volunteer time to undertake the management of this facility and provide a valued service to the community in managing and maintaining such an important community asset.
- 2.6. It is recommended that the request for a lease be approved for a three year period, subject to the conditions of the lease being to the approval of the General Manager.

3. **Recommendation**

That:

- 1. The Council approve a new three (3) year lease to the South Hobart Progress Association for the South Hobart Community Centre, located at 42 D'Arcy Street, South Hobart.***
- 2. The leased area be provided at a nominal annual rent of fifty dollars (\$50.00) per annum.***
- 3. The General Manager be authorised to finalise the terms and conditions of the lease.***
- 4. In accordance with the Council Policy 'Grants and Benefits Disclosure' the benefit recognised to the South Hobart Progress Association by way of reduced rental as part of the new lease be disclosed in the City of Hobart's Annual Report.***

4. **Background**

- 4.1. The South Hobart Community Centre Inc. was granted a lease over the Centre in January 1988 at a nominal rental for a period of five (5) years. This was extended for a further five (5) year period commencing 7 January 1993.
- 4.2. The lease was assigned to the South Hobart Progress Association in 1995 with the association being granted further leases in 1998, 2003, 2008 and 2015.
- 4.3. The most recent lease agreement required that the Association be required to pay the service rate applicable to the property and a rental of fifty dollars (\$50.00) per annum (+GST).
- 4.4. Over the first half of 2020 the facility was fully redeveloped into a high quality, multi-purpose building that would be suitable for a wide range of uses.
- 4.5. The SHPA has been instrumental in the redevelopment process and worked very closely with Council Officers in ensuring a successful community project was delivered.
- 4.6. The lessee is complying with the conditions of the lease agreement to a very high standard and the facility continues to be well utilised by the community.

- 4.7. The SHPA is acknowledged as a very active group of residents who dedicate many hours of volunteer time to undertake the management of this facility and provide a valued service to the community in managing and maintaining such an important community asset.
- 4.7.1. The Association's most recent annual report is provided at **Attachment A** to this report.
- 4.8. The multi-purpose facility is home to a broad range of activities with regular bookings doubling already since the redevelopment. The current bookings are detailed in **Attachment C** to this report.
- 4.9. The lease agreement is similar to those in place for a number of community organisations where minimal rent is paid, (\$50 per annum), with operational management and maintenance responsibilities for the internal areas of the facility being undertaken by the lessee.
- 4.10. Saunders and Pitt was engaged to undertake a market valuation of the facility following the recent redevelopment. The market rental value for the building determined by the valuer is \$19,650 (GST exclusive) per annum.
- 4.10.1. The valuation is provided at **Attachment B** to this report.
- 4.11. A benefit of \$19,600 per annum would be noted in the Annual Report in accordance with the Council's policy in respect to grants and benefits disclosure.
- 4.12. It is proposed that the request for a new lease agreement be approved with conditions to be determined by the General Manager.

5. Proposal and Implementation

- 5.1. It is proposed that the Council approve a new three (3) year lease to the South Hobart Progress Association for the South Hobart Community Centre, located at 42 D'Arcy Street, South Hobart.
- 5.2. The leased area be provided at a nominal annual rent of fifty dollars (\$50) per annum.
- 5.3. The General Manager be authorised to finalise the terms and conditions of the lease.
- 5.4. In accordance with the Council Policy 'Grants and Benefits Disclosure' the benefit recognised to the South Hobart Progress Association by way of reduced rental as part of the new lease be disclosed in the City's Annual Report.
- 5.5. Subject to Council approval, the Council's Legal and Governance Unit would develop a new lease agreement for signing by both parties.

6. Strategic Planning and Policy Considerations

- 6.1. This proposal is consistent with the *Capital City Strategic Plan 2019-29*, particularly:

Objective 2.2.1 - Support people from all backgrounds and life experiences to participate in Hobart life

Objective 2.2.3 - Provide and support activities and programs that celebrate diversity to reduce social isolation and build social cohesion

Objective 2.2.6 - Identify those people in the community who are most disadvantaged, excluded and vulnerable and develop appropriate initiatives to address their issues, in partnership with stakeholders

Objective 2.2.7 - Ensure all community members have the opportunity and capacity to access City of Hobart information, services and programs

Objective 2.3.1 - Provide and progressively enhance a range of quality places and facilities where people can enjoy education, recreation, socialising, healthy living and other activities and events

Objective 2.4.6 - Deliver and support initiatives, activities and programs that build community resilience, wellbeing and safety

Objective 3.3.5 - Support community participation in creative and cultural pursuits, as hobbyists and as emerging and professional practitioners.

7. Financial Implications

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

7.1.1. The annual market rental valuation of the South Hobart Community Centre facility is \$19,650.

7.1.2. The value of the reduced rental (\$19,600) will be recorded in the City's Annual Report in accordance with the Council Policy *Grants and Benefits Disclosure*.

- 7.2. Impact on Future Years' Financial Result

7.2.1. This proposal would not impact on the future years financial year result.

- 7.3. Asset Related Implications

7.3.1. This proposal continues the existing asset management and maintenance arrangements.

8. Legal, Risk and Legislative Considerations

- 8.1. The new lease agreement would be developed by the Council's Legal and Governance officers.
- 8.2. Any lease agreement will require the lessee to hold public liability insurance for the full term of the lease.

9. Social and Customer Considerations

- 9.1. The recently upgraded South Hobart Community Hall provides a multipurpose community facility that is accessible to a wide range of community members. There are a large number of community groups that regularly use the facility for a wide range of recreational and community based programs.
- 9.2. The SHPA manage the facility on behalf of the community and have demonstrated a very high capacity to be able to continue to undertake this role into the future.
 - 9.2.1. It is noted that with the facility redevelopment the facility bookings for regular hirers has already doubled.
 - 9.2.2. The new on-line booking system has also improved accessibility and will be provide a greater opportunity for the community to access this facility.
- 9.3. These activities are fully detailed in **Attachment C** to this report. Further activities including some casual bookings can be found on the "What's on" section of the newly developed website <https://www.southhobart.org.au/whats-centre>
- 9.4. The South Hobart Progress Association is an active group of residents who dedicate many hours of volunteer time to undertake the management of this facility.

10. Community and Stakeholder Engagement

- 10.1. In the preparation of this report consultation has taken place with the Manager Legal and Governance, Legal Services Officer, Community Development Officer – Access & Facilities and members of the South Hobart Progress Association.

11. Delegation

11.1. This matter is delegated to the Committee 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.






Kimbra Parker
**MANAGER COMMUNITY AND
CULTURE**



Tim Short
DEPUTY GENERAL MANAGER

Date: 15 October 2020
File Reference: F20/108097; 17/80

Attachment A: South Hobart Progress Association Annual Report 2019 ↓ 
Attachment B: Market Rental Valuation - South Hobart Community Centre,
42 D'Arcy Street, South Hobart ↓ 
Attachment C: Current Usage of the South Hobart Community Hall - October
2020 ↓ 



President's Report 2019

It has been a year of consolidation for the *South Hobart Progress Association* (SHPA Inc.). We have continued to advocate on behalf of our members and the broader South Hobart community on a broad range of issues impacting on our Suburb. Progress does at times appear slow but change does take time and if the Association has learnt over its nearly one hundred year history, it is to be patient. A number of major proposals have occupied the time and efforts of the Association throughout the year, including the cable car proposal and the creation of a dedicated bus lane running from Kingston into the City. The need for an active, community-based organisation has never been more acute.

Before summarising some of the activities of the Association, I would like to make a few thank yous. First and foremost I would like to express my gratitude to our Honorary Secretary, David Halse Rogers. David has worked tirelessly and with passion, for a long time, for the Association, and, therefore, for the broader community. He writes and edits Association correspondence, co-ordinates our response to development applications and organises volunteers in the distribution of our Newsletter, to which he often contributes and always edits. He regularly provides invaluable advice to me and contributes to debate at General Meetings of the Association.

Kevin Wilson is another tireless campaigner for a better South Hobart whether it is pedestrian infrastructure, parking in the Suburb, remembering our history and fallen soldiers or recognising others who make a contribution. He keeps both me and other members of the Executive up-to-date on issues, and, as Vice President, he also has been very supportive.

I would also like to thank Phil Brown for his on-going and professional approach to managing our financial affairs and membership. He has also stepped into the breach when the D'Arcy Street Community Centre has needed attention. There is often little understanding of the importance of a Honorary Treasurer in community organisations; fortunately we are in good hands with Phil.

Many thanks also to Liz Rees for 'volunteering' to be our Minutes Secretary. It can be a thankless task but it is crucial to the smooth running of the Organisation.

Finally, I would like to thank all our members who have turned up come rain, hail or shine to our General Meetings throughout the year. Your participation, whether through asking questions, putting pen to paper or attending meetings or participating in discussions, enables the Association to not only understand the issues confronting the community but legitimises our claim to represent the views of our local community. Please continue to contribute.

As I mentioned, the Association has dealt with a broad range of issues throughout the year. The following are just some of the most prominent concerns we have addressed:-

1) Traffic and Parking

Traffic management continues to be a major issue within the Suburb. The Association continues to press the *City of Hobart* to take a far more pro-active approach to dealing with a broad range of transport-related issues, including pedestrian walkways, regulation of parking in South Hobart, management of the Southern Outlet, speed limits and footpaths.

The Association took a strong position opposing the *City of Hobart* efforts to replace the *South Hobart Residents Traffic Committee* with another broader consultation mechanism. It was felt that traffic management was a major community concern and needed a specific forum. Although the Council abolished the committee system across suburbs, we now have much more direct access to senior officers in the Council's transport and infrastructure section.

The commuter parking issue continues unabated. With the increasing costs and availability of car parking in the CBD, and the demands of increased business in the area coupled with population growth, we are in danger of becoming a parking lot for commuters, primarily travelling from southern areas. The Association has sought a parking strategy for the whole Suburb that focuses on the needs of locals rather than commuters. This could involve residential parking zones, timed zones and other parking measures that are in our interests, not those of the more southern suburbs. The Council has promised to conduct a survey of residents in preparation for a parking strategy for the Suburb. It is hoped that the plan identifies where there should be residential parking only; where there should be timed parking and no parking, or maintain the *status quo*.

Early last year, the Government released a consultant's report canvassing options for a dedicated bus lane on the Southern Outlet. The Government is considering options that would alleviate traffic congestion on the Outlet, particularly during the morning and afternoon rush hours. The preferred option is to use the current slip road into Macquarie Street as a bus lane, direct traffic into Davey Street then down Elboden Street and into South Hobart. The lower part of Macquarie Street would become one way only. The net results are 5,000 additional cars coming down Elboden Street, the loss of car parking spaces, and a number of businesses adversely effected. The Association and local traders lobbied the State Government against the proposal throughout 2019, and, at the time of writing, it looks like the Government has heard our concerns and is looking at alternatives.

The SHPA, along with the *Childs Play Centre* were also successful in convincing the Council to lower the speed limit in Degraes Street to 40 kilometres an hour.

2) Cable Car

As I have mentioned, the Association has been around for nearly one hundred years. There is one central reason that helps explain our longevity – the Association fights for what our community wants. For over a quarter of a century, we have opposed a cable car on kunyanni/Mt Wellington. The Mountain is a symbol of our City.

I said in my 2018 report that;

"There is little doubt that the proposed cable car will continue to be a major issue for the Association in 2019 as is likely a development application will be submitted to Council."

Never have truer words been spoken. The proposed cable car has occupied a considerable amount of my time and effort as President and that of the Association more generally. We have lobbied against the proposal, spoken publicly against it, worked with other like-minded organisations, and raised questions in Parliament. A major undertaking was the organisation of a Public Meeting in August to debate the impact the cable car will have on traffic arrangements in South Hobart. On a rainy and windy night, over 180 people turned up to voice their opposition.

The South Hobart road network is already under considerable pressure due to increased traffic congestion, an inadequate road network, particularly narrow sections in Davey and Macquarie Street, and increased commuters parking in the Suburb. An extra 600 vehicles a day will only exacerbate the problem. The reality is that if the cable car goes ahead up to an extra 500,000 people or 200,000 cars will travel through the heart of South Hobart each and every year. The developers own consultant has indicated that the road network can only cope if the T junction of Cascade and McRobies Roads undergoes a major, multimillion dollar upgrade.

The proponent has lodged a development application (DA) with the *City of Hobart*, who immediately sought additional information on up to 30 different aspects of the DA. At the time of writing, that information had not been provided. It should be noted that the DA did not include an upgrade of the T junction.

The Association will continue to oppose any inappropriate development on the Mountain.

3) Beneath the Mountain

Sales of the Association's book by Alison Alexander's book "*Beneath the Mountain: A History of South Hobart*" have continued steadily, so much so we have now paid off the debt we owe to the *City of Hobart*. We have managed to sell well over 1,000 copies of the book, and they continue to sell slowly, especially thanks to the efforts of Mark and Michelle Henshaw, our local traditional butcher. Much of the credit can go to Ros and Malcolm Saltmarsh who, not only made a major contribution to the Book, but have also taken on the responsibility of marketing and distributing the Book, and having the inconvenience of having much of the remaining stock cluttering their home! Many thanks to you both.

4) A New Community Centre

For the last few decades, the activities of the Association and numerous other community and interest groups, families and individuals have all taken place in the *South Hobart Community Centre*. In many ways, the Centre was at the heart of the community and was well patronised, being situated in a picturesque small park. Unfortunately, the Centre can no longer meet the needs of the community; it is too antiquated and not fit-for-purpose. Built in 1955 as soccer club offices and change rooms, it is too small, too dark, and too inaccessible.

Following a nine year saga, the Association managed to have the former *Macquarie Street State School* retained in community hands. Disappointingly for the Association, the promised Community Heritage Room, for which the SHPA (Inc.) had fought for so hard over so many years, was deemed to prevent the new entity – *South Hobart Living Arts Centre* – from applying for much-needed grants to

maintain and preserve this important historic building and curtilage, required the Association to divest itself of its space.

The Association and the *City of Hobart* have since joined forces to completely renovate the *South Hobart Community Centre*. We were successful in a joint application to the *Tasmanian Community Fund* (TCF) and the Council has agreed to match TCF funding. Many thanks from the Association to Nadia Mahjouri, from the Playgroup, who did all the initial work on the Submission.

The Council is managing the Project and has done all the design work in consultation with the Association. A development application has been approved and partial demolition will begin shortly. It is expected a new and vibrant Centre will open in May – June of next year. It would be remiss of me not to thank Council staff who have worked long hours to get the project up: Kimbra Parker, Manager, Community and Social Programmes, Megan Cunningham, Community Development Officer, and Martin Schmidt, Senior Architect. It is as much their Project as it is ours.

This is and will be an exciting time for SHPA and the South Hobart community. Let's hope it gets all the support it richly deserves.

5) Community Plan

The SHPA has decided to turn planning on its head – instead of relying on governments telling us what is important for South Hobart - both now and in the future - we are going to do it! Work has begun on developing a community based vision/plan for South Hobart that outlines the local community's views on what is important now and in the future for our Suburb.

Such a document will only carry some weight with decision-makers if it seen to represent the views of the local Community – once a draft is approved by SHPA it will be available for public comment.

6) May Floods – 18 Months On

By far the single biggest event to occur in South Hobart was the downpour and subsequent flooding that hit our Suburb in May last year. What a frightening and catastrophic night it was. It is hard to find anyone not affected by, what will hopefully be, a once-in-a-life-time event.

The floods taught two valuable lessons: disastrous events can strike at any time, and, secondly, we need to be well-prepared in advance.

The SHPA has been involved in a number of projects jointly funded by the State and Federal Governments and administered by the *City of Hobart*. A number of the ideas for funding were put forward by the Association and we have maintained an active interest. They include:-

1) Stories of Resilience

Between February and May 2019, Helene Thomas owner of *The Wayfinder*, a mobile storytelling studio, spoke to people from across the Hobart region about the Floods. Individuals were encouraged to tell their stories and help themselves and others learn from the experience. The Project is designed to raise community awareness about disaster planning, preparedness, response and recovery and help local governments improve their services.

2) Communities Assessing Their Own Resilience

Four community working groups in Lenah Valley, New Town, Sandy Bay and South Hobart are in the process of assessing the resilience of their suburbs using the *Torrens Resilience Scorecard*. So far the focus has been on understanding the current situation, what areas are in need of improvement and make plans for increasing South Hobart's ability to bounce back after an emergency. The results of this process have the potential to guide resilience-building efforts in other suburbs and regions across the State.

3) "Afloat" – A Children and Families Community Art Project

"Afloat" – came to life after childcare centres, school staff and parents from South Hobart Primary School shared their experiences during the Flood, and the impact it had on their community.

Taking a creative approach, the "Afloat" project engaged professional artists to work with children, families and educators using play as a means to help children deal with change, adversity and the associated feelings. The end result is the City of Hobart has developed a resource booklet for parents and educators about children's creative recovery. It explores how art and storytelling can be applied to build children's resilience and capacity to cope with an ever-changing environment.

There are a number of other projects on the go such as *Australian Red Cross Workshops* and the creation of a new permanent work of art near the *Hobart Rivulet*.

7) Commemoration of the Armistice 11 November 1918

The Local History Group of SHPA put in a tremendous amount of energy and effort into organising an exhibition looking at some of the impacts World War 1 (WW1) had on South Hobart. Done in conjunction with the Anglesea Barracks Museum, the exhibition had a series of panels featuring aspects of the war and its specific impact on former South Hobart residents.

The exhibition was officially opened by the former Governor, William Cox, with the South Hobart Primary School, not only providing items for display but also reading out the names of fallen soldiers from our suburb.

It was a moving and fitting tribute to those who died in the line of duty just over a 100 years ago in WW1.

I would like to thank Lindsay Brinsdon, Kevin Wilson and Kevin Green for their commitment and efforts in putting the exhibition together.

8) Conclusion

As always, it has been a challenging year for the Progress Association. From a personal perspective, it has been not only enjoyable but also productive. I want to place on the public record my appreciation for the support of the Executive and the stalwarts of the SHPA who turn up so regularly to general meetings because they care about what happens in our Suburb.

I said last year, and it is worth repeating, what is becoming increasingly obvious is that we need to plan for the future by attracting younger members and ensuring gender and ethnic diversity within the membership and senior positions.



Phillip Hoysted
President
The South Hobart Progress Association Incorporated
October 2019

South Hobart Progress Association Inc		ABN 65 850 310 318	
Statement of financial performance for the Financial Year 1st July 2019 / 30th June 2020			
SHPA Business Acc 51270869			
Expenditure	Per Report	Adjustments	Final
Newsletter Expenses	\$4,249.70		\$4,249.70
Administration Expenses	\$1,246.05		\$1,246.05
Donations Given	\$0.00		\$0.00
Comm Hall Exp	\$1,716.36		\$1,716.36
Living Art Centre Expenses	\$0.00		0.00
Heritage & History Group Exp	\$0.00		0.00
Internet Site Upgraded Exp	\$6,634.00		6,634.00
Total Expenditure			\$13,846.11
Income			
Newsletter Advertising	\$5,304.00		\$5,304.00
Donations Received	\$1,000.00		\$1,000.00
Community Hall Income	\$2,085.00		\$2,085.00
Membership Subscriptions	\$36.52		\$36.52
Miscellaneous Income	\$311.27		\$311.27
Heritage & History Group Income	\$0.00		\$0.00
Total Income			\$8,736.79
Transfer from Term Deposit Account			\$0.00
Profit / Loss			-\$5,109.32

Statement of financial position for the year to 30th June 2020

Business Account 51270869	<u>\$8,495.96</u>
Term Deposit Acc 30057201	<u>\$24,795.53</u>
Account Totals	<u>\$33,291.49</u>
Opening Bank Bal 1st July 2019	<u>\$37,911.77</u>
Net Earning	<u>-\$4,620.28</u>

To our knowledge and belief, we certify these financial records to be an accurate reflection of the transactions processed by the South Hobart Progress Association Inc, for the year ended 30th June 2020

President
 Phillip Hoysted

29/09/2020

Treasurer:
 Philip Brown

24.09.2020

SAUNDERS & PITT

A.B.N. 78 128 233 106

Head Office
"Pandora House"
14-16 Victoria Street
Hobart TAS 7000
T: (03) 6231 3288
E: admin@saundersandpitt.com.au

Independent Property Valuers
& Consultants



*Incorporating D. Saunders & Co.
Established 1905*

Our Ref: 83337/AP:NS
83337 - 6 Washington Street, South Hobart

DATE OF ISSUE: 26 August 2020

Hobart City Council
50 Macquarie Street
HOBART TAS 7000

Attention: Adrian Hutchinson

Email: hutchinsona@hobartcity.com.au

Dear Sir

**RE: MARKET RENTAL VALUATION – SOUTH HOBART COMMUNITY
CENTRE, 42 DARCY STREET, SOUTH HOBART TAS 7004**

Further to your recent instructions we advise having inspected the above-mentioned premises for the purpose of assessing the market rental value. This valuation has been assessed in accordance with the definition of market rent endorsed by the Australian Property Institute and those limiting conditions, assumptions and qualifications set out in this report. We report as follows:-

DATE OF INSPECTION & VALUATION

18 August 2020

REGISTERED OWNER

The Lord Mayor, Aldermen and Citizens of the City of Hobart

Andrew Pitt Dip. Val. FAPI, Certified Practising Valuer
Bill Parsons B. Com. Grad. Dip. Prop., AAPI, Certified Practising Valuer
Timothy Beck B.Com. (Land Ec.), AAPI, Certified Practising Valuer

LAUNCESTON
Joe Stansfield B.Prop. AAPI, Certified Practising Valuer

Russell Cripps B.Bus. Dip. Val. FAPI, Certified Practising Valuer
Simon Fehre B.Bus. AAPI, Certified Practising Valuer
Leon Sleifers Grad. Dip. Prop., PMAPI, Residential Property Valuer

DEVONPORT
Clyde Eastaugh L FAPI, Certified Practising Valuer

Liability limited by a scheme approved under Professional Standards Legislation

Re: 6 Washington Street, South Hobart TAS 7004
Date: 18 August 2020

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TITLE REFERENCE

The property forms part of the South Hobart Sports Ground complex at 6 Washington Street, South Hobart comprised in Certificate of Title Volume 48366 Folio 1.

TOWN PLANNING

The South Hobart Community Centre building is included within a "Recreation" zoning under the Hobart Interim Planning Scheme, 2015. It is also situated within a Heritage Precinct Overlay. The existing use of the property as a community centre building conforms with zoning guidelines.

Permitted uses within the recreation zoning include natural and cultural values management; passive recreation; sports and recreation and utilities. Discretionary uses include business and professional services; community meeting and entertainment; domestic animal breeding, boarding or training; educational and occasional care; emergency services; food services; general retail and hire; pleasure boat facility; tourist operation; utilities and vehicle parking.

A table of uses taking from the planning scheme which sets out uses that are permitted, discretionary and prohibited within the recreation zoning is appended.

LAND DESCRIPTION & SERVICES

The land forms part of a large irregular shaped site including the South Hobart sports ground, children's playground, former childcare facility, offices and netball/basketball court. The South Hobart community centre site is shown on the appended proposed lease plan. The building obtains access via a walkway and steps off D'arcy Street. The South Hobart Sports Ground complex is situated on the south western side of D'arcy Street with frontage to Washington Street and Wentworth Street.

D'arcy Street is a bitumen sealed carriageway with formed footpaths, kerbs and gutters. All usual municipal services including electricity, telecommunications cabling, mains water, sewerage and stormwater are available and connected to the property.

LOCALITY

Refer to the appended Location Plan with the position of the subject property indicated. The property is situated on the south western side of D'arcy Street between Washington Street and Ferndene Avenue. It is located in the established residential suburb of South Hobart approximately 2km from the city centre of Hobart.

Re: 6 Washington Street, South Hobart TAS 7004
 Date: 18 August 2020

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IMPROVEMENTS

Erected on the land is a single storey community centre building that has been extensively upgraded and refurbished and reopened in July 2020. The building is more particularly described as follows:

Construction

External construction is a mixture of timber cladding, cement sheet cladding and Colorbond walls; Colorbond roof; concrete floor; plaster sheet internal linings and aluminium window frames. The building comprises a gross floor area taken from the proposed lease plan as provided by the Council of approximately 131m². Building services include down lighting and appropriately positioned fire extinguishers.

Accommodation & Fittings

Passage	Entry off side paved area at the top of the stairs off D'arcy Street.
Function Room/Meeting Room	Built-in lockable storage cupboards around the side and rear walls, wall mounted electric heat pump, skylight, sliding door access to front paved area.
Kitchen	1½ bowl stainless steel sink and drainer, Smeg 5 plate electric stove with Smeg rangehood over, Laminex topped bench cupboards, built-in wall cupboards and sliding door access off passage.
Disabled Unisex Toilet	Toilet suite, hand basin, exhaust fan.
Unisex Toilet	Toilet suite, hand basin and exhaust fan.
Storeroom	Access off passage with additional external access off the side paved area.

Other Improvements

Concrete brick paved front forecourt, securely fenced and gated area around the building and adjoining grassed parkland.

Remarks & State of Repair

The building has been recently refurbished and upgraded throughout and fitted out with good/high quality fixtures and fittings throughout. There were no outstanding maintenance or repair items noted on inspection.

Re: 6 Washington Street, South Hobart TAS 7004
Date: 18 August 2020

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OCCUPANCY & LEASE DETAILS

The property has been subject to a lease agreement to the South Hobart Progress Association Inc. under a five year lease agreement that has recently expired. We have proceeded with our valuation assuming standard commercial lease terms and conditions similar to those outlined within the existing lease agreement. A summary of the assumed lease terms and conditions is as follows:-

Premises:	South Hobart Community Centre Building at 42 D'arcy Street, South Hobart.
Lessor:	The Hobart City Council
Lessee:	The South Hobart Progress Association Inc.
Commencement:	August 2020
Term:	3 years
Option Term:	3 years
Rental:	Rental as agreed between the parties.
Rent Review:	Annual CPI rental increases with market rental review to apply at the commencement of the option term.
Lessee Covenants:	<ul style="list-style-type: none">• To pay rent plus GST if required.• To pay all services charges and outgoings in respect of the premises including electricity, communications charges, water and sewerage charges.• To pay municipal rates and state Government land tax if required.• To use the premises for the purposes of recreation, amusement, meeting and ancillary purposes only.• To maintain and keep the interior of the premises in good condition.• To pay for plate glass insurance and public liability insurance.
Lessor Covenants:	<ul style="list-style-type: none">• To maintain the exterior of the premises in good condition.• To insure the premises.

Our market rental assessment is based on the above assumed notional standard commercial lease terms and conditions.

Re: 6 Washington Street, South Hobart TAS 7004
Date: 18 August 2020

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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 suburban community hall premises and suburban office premises 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.

Analysis of suburban halls and community centre buildings indicates rentals ranging from \$50/m² up to \$150/m² depending on size, location and quality of accommodation provided. The rentals at the lower end of this range relate to older style buildings providing a basic standard of facilities whilst the rentals at the upper end of the range relate to more modern buildings with higher standard internal fitout and facilities.

Analysis of suburban office rentals indicates rentals ranging from approximately \$95/m² up to \$325/m² on a gross basis. The rentals at the lower end of this range relate to older style suburban office buildings and/or former residential buildings converted for office use whilst the rentals at the upper end of the range relate to purpose built office buildings with modern fitout similar to A grade office accommodation offered within the city centre.

The subject building provides good standard modern community centre accommodation suitable for a wide range of community based activities. The building has been fitted out with high quality kitchen and bathroom facilities and is situated within an established parkland and sports ground area. Having regard to the location of the property and style of accommodation provided, we have adopted a rental rate of \$150/m² on a net basis plus GST.

Confidentiality and privacy are major issues when disclosing rental information. Comparable rental evidence is retained on file and can be provided in the event of a rental dispute.

Rental Assessment

Having regard to the above rental evidence we have assessed the market rental value for the subject premises as follows:-

Lettable area	131m ² @ \$150/m ²	\$19,650pa net plus GST
---------------	--	-------------------------

Re: 6 Washington Street, South Hobart TAS 7004
Date: 18 August 2020

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MARKET COMMENTARY

The property is located in the suburban location of South Hobart adjoining the South Hobart sports grounds, netball/basketball court and parkland. The building has been fully refurbished over the last year and now provides good/high standard accommodation. We have assessed the market rental value of the subject property having regard to its present condition and location and with due regard to prevailing market conditions.

Market Uncertainty – COVID-19

The market that the property/asset is transacted and/or valued in is being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation we consider that there is a market uncertainty resulting in significant valuation uncertainty.

This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the Valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value.

Given the valuation uncertainty noted, we recommend that the user(s) of this report review this valuation periodically.

VALUATION

We assess the market rental value of the subject property based on the standard notional commercial lease terms and conditions as outlined within this report to be **Nineteen Thousand Six Hundred and Fifty Dollars (\$19,650) per annum net 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.

GOODS & SERVICES TAX (GST)

Value has been assessed on a GST exclusive basis.

Re: 6 Washington Street, South Hobart TAS 7004
Date: 18 August 2020

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DEFINITIONS & QUALIFICATIONS

Market Rent

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

Market Rent is the estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

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

Re: 6 Washington Street, South Hobart TAS 7004
Date: 18 August 2020

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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.
- 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.

Re: 6 Washington Street, South Hobart TAS 7004
Date: 18 August 2020

Page 9 of 9

ATTACHMENTS

Letter of Instruction
Photographs of the Property
Location Plan
Planning Scheme Extract
Copy of Proposed Lease Floor Plan

Yours Faithfully
SAUNDERS & PITT



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

Nina Stewart

From: Andrew Pitt
Sent: Tuesday, 11 August 2020 3:37 PM
To: Saunders & Pitt
Subject: FW: Request for New Lease Plan - Premises known as "South Hobart Community Centre" a.k.a "42 D'arcy Street" but situated at 6 Washington Street (CT 48366/1)
Attachments: South Hobart Community Centre - Executed Signed Lease Agreement - Southpdf; SOUTH HOBART COMMUNITY CENTRE .pdf; listmap-print7508150158510070124.pdf
Follow Up Flag: Follow up
Flag Status: Completed

Please register rental valuation for HCC. Thanks, AP

Andrew Pitt FAPI AREI
Certified Practising Valuer

Saunders and Pitt
14-16 Victoria Street
Hobart TAS. 7000
Ph 03 62313288
M. 0419122631

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From: Adrian Hutchinson <hutchinsona@hobartcity.com.au>
Sent: Tuesday, 11 August 2020 3:22 PM
To: Andrew Pitt <ap@saundersandpitt.com.au>
Subject: Request for New Lease Plan - Premises known as "South Hobart Community Centre" a.k.a "42 D'arcy Street" but situated at 6 Washington Street (CT 48366/1)

Good afternoon Andrew

It was nice to finally meet you the other day.

I have another request for a valuation for you.

1. Background

The Council has recently completed some major upgrades to the building known as the "South Hobart Community Centre" located on the title for 6 Washington Street, South Hobart in Tasmania (CT 48366/1). However, the premises is colloquially referred to at Council as "42 D'arcy Street" as it is located just off the court on the D'arcy Street side of the property.

I have attached a ListMap extract indicating the location of the property for your convenience.

The existing tenant, the South Hobart Progress Association, has requested a new lease of the property at a nominal rent for a three year term. For the purposes of the valuation, you may assume a notional lease with standard commercial terms.

2. Request

Could you please get the ball rolling for a valuation of the market rent to be prepared for this property.

In the meantime, I have issued instructions for a more accurate lease plan to be prepared and I will send a copy of this to you when I have it in hand.

3. The Next Steps

I understand access to the property can be arranged with the tenant, who can be contacted on the following details:

Phillip Hoysted
South Hobart Progress Association
Mobile: 0437 451 138

I have requested that Council Officers contact the tenant and notify them that they can expect a call from you in the coming weeks. I expect that this was completed earlier today.

Happy to discuss if you have any questions or if you require any more information on our end.

Yours sincerely

Adrian Hutchinson B.A. LL.B. (Hons)
Legal Officer | Legal and Governance



City of **HOBART**

50 Macquarie Street, Hobart, Tasmania, Australia, 7000 | hobartcity.com.au
Telephone (03) 6238 2821



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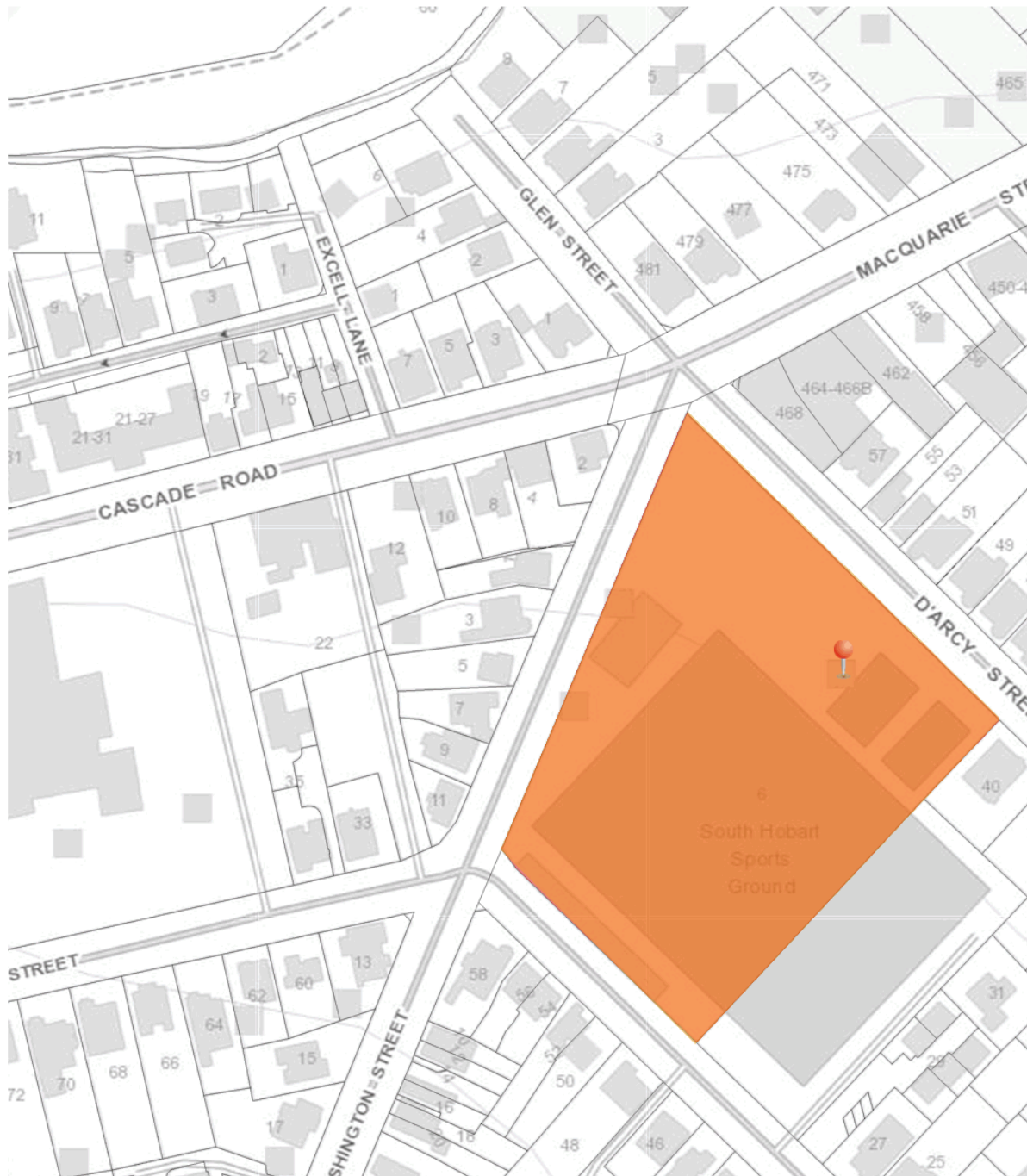



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Land Tasmania

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Page: 2 of 2

Cadastral Parcels - Owner Information (one feature)

Feature	
Property Address	'SOUTH HOBART SPORTS GROUND' - 6 WASHINGTON ST SOUTH HOBART TAS 7004
Property ID	7663165
Title Reference	48366/1
Authority	Local Government Authority
Owner Name(s)	HOBART CITY COUNCIL
Postal Address	GPO BOX 503 HOBART TAS 7001

www.thelist.tas.gov.au

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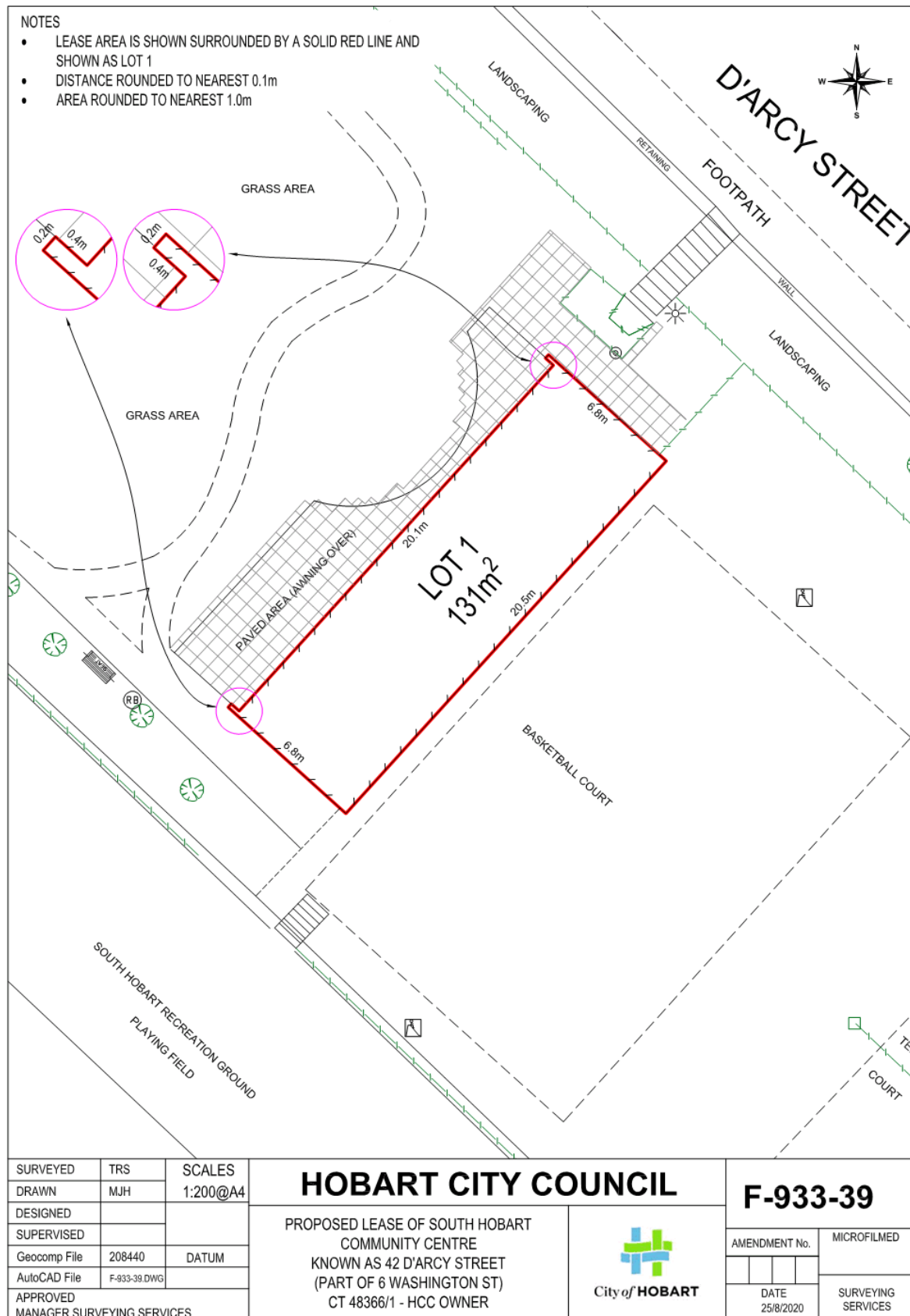
8/26/2020

Hobart Interim Planning Scheme 2015

Hobart Interim Planning Scheme 2015 » Part D Zones » 18.0 Recreation Zone » 18.2 Use Table

18.2 Use Table

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Passive recreation	
Sports and recreation	Only if provided by the Council or an agency.
Utilities	Only if minor utilities.
Permitted	
Use Class	Qualification
Sports and recreation	Except if No Permit Required.
Discretionary	
Use Class	Qualification
Business and professional services	Only if an office for a community-based organisation or a veterinary centre at 12 Selfs Point Road, New Town
Community meeting and entertainment	
Domestic animal breeding, boarding or training	Only if animal training or cats home facility at 12 Selfs Point Road, New Town
Educational and occasional care	Only if employment training centre
Emergency services	
Food services	
General retail and hire	
Pleasure boat facility	
Tourist operation	
Utilities	Except if No Permit Required.
Vehicle parking	
Prohibited	
Use Class	Qualification
All other uses	



Current usage of the South Hobart Community Hall – October 2020

The usage of the Centre on a regular basis has already more than doubled since its renovation and reopening in July 2020.

The following groups currently use the Centre:

- Two Feldenkrais practitioners - one hour each per week plus regular additional bookings for workshops;
- Playgroup - 2 hours every week;
- Two Youth yoga tutors - one hour each per week plus additional workshop bookings in school holidays,
- Adult yoga - Two x 1 hour sessions per week;
- Adult writing group - one 2 hour session per week;
- Theatre group - 2 hours every fortnight plus additional rehearsal on week-ends
- Photography group - 2 hours every week
- Mindfulness group - one hour every week;
- Baby music classes - one hour per week in blocks of 4 weeks
- Bah'ai group - two hours every week
- Regular monthly meetings of local history group, local medical practice etc.

In addition, there are also casual hire bookings. In particular the week-ends are regularly booked for children's birthday parties and community activities. It is noted for the weekend 17/18 October, there are already three separate bookings.

7. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

7.1 Investigation of Asset Holdings**File Ref: F20/103360; 13-1-9**

Alderman Thomas

Motion:

“The General Manager be requested to complete an analysis of possible asset sales and/or the potential to allow council assets of all types to provide support as collateral security to reduce debt levels without having to sell the assets for consideration by the Council when developing a post COVID-19 recovery and resilience plan.”

Rationale:

During the COVID-19 pandemic, the Council experienced significant challenges to the financial sustainability of the Council. The forecast loss from all areas of operations in the financial year 2020 is estimated at a 12 million dollar loss.

It is important that as part of the ongoing strategies to recover from the pandemic that all realistic options are considered by the Council. One of these ought to include

1. The consideration of disposing of the City’s underutilised assets.
2. Consideration of the market mechanisms which provide possible flexible funding options for council’s balance sheet through utilising council’s asset portfolio to generate funding without selling or relinquishing control of the assets.

It is appreciated that this can be an issue approached with some trepidation by elected members which requires balancing the retention of required assets and possible unknown future circumstances against the benefits that disposal might provide in the ‘here and now’.

As an alternative to the disposal of assets, there may be options around restructuring the ownership model or using the assets portfolio to provide a better return for ratepayers.

For some years now governments around Australia including government owned corporations have entered into debt funding models which all require appropriate probity and transparency.

The assets portfolio encompasses all council owned infrastructure, including real property holdings.

The General Manager advises:

“A recovery and resilience plan is being developed as part of the City’s response to the COVID-19 pandemic, which will include consideration of the strategies for the future of the City’s assets.”

8. COMMITTEE ACTION STATUS REPORT

8.1 Committee Actions - Status Report

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

RECOMMENDATION

That the information be received and noted.

Delegation: Committee

Attachment A: Finance and Governance Committee Action Status
Report - Open

FINANCE AND GOVERNANCE COMMITTEE - STATUS REPORT

OPEN PORTION OF THE MEETING

October 2020

Ref	Title	Report / Action	Action Officer	Comments
1.	CITY HALL – DEVELOPMENT OPPORTUNITIES – VENUES Council, 23/2/2015 Item 12	That a report be prepared that provides details of all Council physical building assets and their current uses including options for maximising community usage for buildings that are underutilised.	Executive Manager City Place Making	Officers are currently scoping the preparation of a report detailing Council physical building assets and their current and potential use. A report on the matter will be included on the November 2020 agenda.
2.	ELECTRIC VEHICLES AND CHARGING STATIONS Council, 25/7/2016 Item 20	That: 1. Council officers continue to monitor the types of electric and hybrid vehicles available on the market to determine whether any would be suitable for inclusion in the City's fleet. 2. City employees be canvassed to determine demand for electric bicycle charging stations at the City's corporate buildings. If there is sufficient demand, then power outlets be installed in suitable locations.	Director City Innovation	1. Officers are monitoring electric and hybrid vehicle models for potential inclusion in the fleet. Models have now been added to the State Government list and we are looking to include these on the City's list. The range of suitable vehicles available in Australia continues to be very limited, though is expected to improve over the next 12-24 months. A draft initiative has been included for public consideration in the Sustainable Hobart program. COMPLETE 2. Options for canvassing employees are being considered. Charging stations have been installed in the Hobart Central Car Park on a trial basis. Further assessment is required. Charging stations are being modified to allow two different types of charge ports to increase useability. COMPLETE

Ref	Title	Report / Action	Action Officer	Comments
		<p>3. Appropriate street signage be installed to direct users of electric vehicles (EV) and bicycles to the charging stations located at the Hobart Central Car park.</p> <p>4. The Hobart Bicycle Advisory Committee be requested to consider initiatives to encourage the wider use of electric bicycles.</p>		<p>3. Officers note that EV charging locations are tracked by EV drivers via private apps. Officers will continue to consider appropriate wayfinding signage as opportunities arise.</p> <p style="text-align: center;">COMPLETE</p> <p>4. The Committee has provided input into the Connected Hobart development process and will be further consulted on the draft framework and action plan.</p> <p style="text-align: center;">COMPLETE</p>
3.	<p>COUNCIL AND COMMITTEES - STRUCTURE AND GOVERNANCE MATTERS</p> <p>Council 4/12/2017 Item 21</p>	That further consideration of the strategic realignment of its existing committee structure occur after the completion of the Council's visioning project.	General Manager	<p>This will be further considered and a report provided at the mid-point of the Council term (November 2020).</p> <p style="text-align: center;">COMPLETE</p>

Ref	Title	Report / Action	Action Officer	Comments
4.	<p>SHAPING THE CITIES OF HOBART AND GLENORCHY– DETERMINING THE BENEFITS OF ENHANCED LAND VALUE THROUGH INVESTMENT IN A PUBLIC TRANSIT SYSTEM</p> <p>Council 9/2/2016 Supp Item 16</p>	<p>That the Council initiate a Public Transit Corridor Urban Utilisation and Economic Benefit project for the current rail corridor, based on the proposal titled 'Shaping the Cities of Hobart and Glenorchy – Determine the Benefits of Enhanced Land Value through Investment in a Public Transit System', subject to the matched support of the Glenorchy City Council.</p>	General Manager	<p>At its 20 August 2018 meeting, the Council resolved that further activities by the Hobart Glenorchy Public Transit Corridor Committee be put on hold pending finalisation of the Hobart City Deal process.</p> <p style="text-align: center;">COMPLETE</p>
5.	<p>REVIEW OF PARKING - NORTH HOBART (UPDATE ON ACTIONS)</p> <p>Council 19/2/2018 Item 15</p>	<p>That 1. Following the finalisation of the consultation, a Council workshop open to the public be held to review all data collected and to consider all options, and potential costs, including;</p> <ul style="list-style-type: none"> (a) additional on-street car parking spaces; (b) additional metered parking spaces; (c) development of the Condell Place car park. 	Director City Innovation	<p>As detailed in Item 6, Assessment of clauses 1(a), (b) and (c) have been included in the Place Vision and an Access and Parking Plan project.</p> <p style="text-align: center;">COMPLETE</p>

Ref	Title	Report / Action	Action Officer	Comments
6.	CONDELL PLACE CAR PARK - DEVELOPMENT OPPORTUNITIES AND EOI REQUEST Council, 23/7/2018 Item 17 NOTICE OF MOTION CONDELL PLACE CAR PARK - REDEVELOPMENT Council, 23/9/2019 Item 17			
		That: 1. An urgent report be prepared addressing any issues for the Council immediately pursuing expressions of interest for the redevelopment of the Condell car park in North Hobart, as per the most recent report to Council (as attached to the agenda for the Finance and Governance Committee meeting held on 17 July 2018).	General Manager / Director City Planning	Officers will prepare a further report shortly which includes the questions to be asked in the subsequent public consultation process. These questions will be considered and approved by the Council. COMPLETE
		2. A further report to also address the broader parking, mobility and smart cities issues and solutions for North Hobart (as per the Council decision of 23 July 2018). 3. The report to consider any other existing report relevant to the development of car parking within the North Hobart precinct.		A draft of proposed parking changes in the North Hobart precinct has been developed in preparation for public consultation. Following consultation this report will be presented to committee in late November 2020.

Ref	Title	Report / Action	Action Officer	Comments
7.	<p>OUTSTANDING PARKING DEBT DECEMBER 31, 2017</p> <p>Finance and Governance Committee 15/5/18</p> <p>Item 6.1</p>	<p>That: 1. The General Manager investigate owners of vehicles who have at least 3 outstanding infringements of 90 days old having their vehicles clamped.</p> <p>2. Costs associated with the clamping of vehicles and subsequent recoveries be charged to the owner of the vehicle.</p> <p>3. A warning be included in the second infringement notice that the Council will clamp vehicles where 3 or more infringements exceeding 90 days are currently outstanding on a vehicle.</p>	Director City Innovation	<p>A strategy for debt collection, including the capacity to clamp vehicles is currently being investigated.</p> <p>A report will be provided to the December 2020 Committee meeting.</p>
8.	<p>2019-20 FEES and CHARGES – CITY GOVERNANCE</p> <p>Council, 20/05/2019</p> <p>Item 26</p>	That a fee structure be investigated for hall and venue hire which represents potential full cost recovery or a percentage thereof.	General Manager	<p>A model for the capture of full costs has been completed. Given the current hold on increases in fees and charges, details will be used to more accurately inform fee structures into the future.</p> <p style="text-align: center;">COMPLETE</p>

Ref	Title	Report / Action	Action Officer	Comments
9.	<p>2019-20 FEES and CHARGES – PARKING OPERATIONS</p> <p>Council, 20/05/2019 Item 27</p> <p>Finance and Governance Committee, 13/08/2019 Item 6.3</p>	<p>That. 1. Investigations be undertaken with appropriate hotel and accommodation establishments for the use of the Council's off street parking facilities outside of normal business hours.</p> <p>2. That the Finance and Governance Committee note the following nine topical areas to be reviewed by officers within the City Innovation Division, and report back to Council:</p> <ul style="list-style-type: none"> (a) Pensioner voucher parking scheme; (b) 90 minute free parking in short term car parks; (c) On-street rates (floating rates); (d) Off-street parking technologies; (e) Hours of operation of car parks; (f) Peripheral parking (commuter shuttle service); (g) Commuter parking in inner city areas; and (i) Off-street, off-peak parking demand management solutions to encourage the spread of shopping and trade, including late night trading and night-shift worker safety. 	Director City Innovation	<p>1. A report is being prepared for the Committee following completion of pending commercial negotiations with new hotel operators.</p> <p>Automatic door installation is complete and Hobart Central is able to facilitate the proposed activities.</p> <p>2. Responses are being consolidated in the Parking Action Plan 2020-2025 currently in draft</p> <p>3. A number of the proposed changes (specifically for items 2. (e), (d) and (g)) are being assessed via a draft of proposed parking changes in the North Hobart precinct</p>

Ref	Title	Report / Action	Action Officer	Comments
10.	MAWSON PLACE – MATILDA Council, 21/10/2019 Item 19	That: 1. The Council authorise the General Manager to formally approach the Port Arthur Historic Site with regard to the return of the Matilda. 2. If the Port Arthur Historic Site is not interested in the return, an Expression of Interest be called to identify possible options for the future of The Matilda	General Manager	A memorandum will be distributed to Elected Members via the Hub in relation to this matter in due course. COMPLETE
11.	PARKING IN NORTH HOBART - HOURS OF OPERATION OF CAR PARKS Council, 18/11/2019 Item 12	Dynamic pricing options for paid parking in both the Condell Place and Lefroy Street Car Parks in North Hobart be explored and be the subject of a further report.	Director City Innovation	Dynamic pricing is currently being addressed as referenced in clause 11, 2(d) above. A draft of proposed parking changes in the North Hobart precinct has been developed in preparation for public consultation. Following consultation this will be included in the report (for Ref #6) will be presented to committee in late November 2020. COMPLETE
12.	CITY OF HOBART MULTI-STOREY CAR PARKS – REMOVAL OF EARLY BIRD PARKING Council, 16/12/2019 Item 19	That: 1. The Early Bird parking program be removed completely from the Hobart Central and Centrepont Car Parks from 1 January 2021. 2. The Council notify the removal of the service to relevant stakeholders including customers, businesses, car park operators and Metro and collaborate regarding alternative transport options.	Director City Innovation	1. Early Bird parking recommenced in Hobart Central and Centrepont car parks on the 2 January 2020. Operation will continue throughout the year and will be removed on or before the 31 December 2020. 2. The process of notification will commence with advice to customers by way of advertising in the car parks. Notification to all other stakeholders will progress throughout the year.

Ref	Title	Report / Action	Action Officer	Comments
		3. Number plate recognition be brought forward as a matter of urgency.		3. Licence Plate Recognition is currently operating in both early bird car parks. Modification of the system to detect "turn-around" drivers will be progressed with the system suppliers. COMPLETE
13.	NOTICE OF MOTION DEVELOPMENT OF COUNCIL POLICY AND PROCESS FOR LOBBYISTS AND DEVELOPERS Council, 24/08/2020 Item 11	That Council Officers prepare a report on the development of a council policy, in line with State Government policy, regarding the process for the registration of lobbyists and developers.	General Manager	A report will be provided to the Finance and Governance Committee meeting of 17 November 2020.
14.	NOTICE OF MOTION HOBART CITY COUNCIL SUPPORT TO TASMANIAN BASED BUSINESSES Council, 10/08/2020 Item 10	That a report be prepared for the Hobart City Council (HCC) to consider developing a policy whereby all future contracts, consultants and other major HCC expenditures to be from Tasmanian based business for a period of two years.	General Manager	A report is provided on the October 2020 Finance and Governance Committee agenda. COMPLETE

Ref	Title	Report / Action	Action Officer	Comments
15.	LEASE OF PART OF THE FIRST FLOOR, 5 MORRISON STREET Finance and Governance Committee, 15/09/2020 Item 6.3	That the item be deferred to allow time for Council Officers to undertake further probity checks in regards to the application as per the request of the Committee.	General Manager	The applicant was written to requesting the further information the Committee has sought. No response has been provided as yet and the matter will be relisted for consideration by Committee when the information has been received. COMPLETE
16.	LEASE OF PART OF LEVEL 4, COUNCIL CENTRE Finance and Governance Committee, 15/09/2020 Item 6.4	That: 1. TasWriters Inc be granted a twelve (12) month lease at the nominal rent of fifty dollars (\$50.00) per annum for that part of the fourth floor of the Council Centre enclosed in red on the plan (marked as Attachment A to item 6.4 of the Open Finance and Governance Committee agenda of 15 September 2020); 2. The General Manager be authorised to finalise the terms of the lease; and 3. The reduction in rent be recorded in the Council's Annual Report in accordance with the Council's Policy for Leases to Non-Profit Organisations.	General Manager	A draft lease is currently being prepared. COMPLETE

Ref	Title	Report / Action	Action Officer	Comments
17.	ANNUAL ELECTED MEMBER REPRESENTATION ON EXTERNAL BODIES & MEMBERSHIP OF THE TASMANIAN POLAR NETWORK Council, 21/09/2020 Item 12	That the Council continue its annual membership of the Tasmanian Polar Network to be funded from the Economic Development Function of the 2020/2021 Annual Plan.	Deputy General Manager	Officers have actioned the Council resolution. COMPLETE

9. RESPONSES TO QUESTIONS WITHOUT NOTICE

Regulation 29(3) *Local Government (Meeting Procedures) Regulations 2015*.
File Ref: 13-1-10

The General Manager reports:-

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

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

9.1 Housing Affordability and Appropriate Policy
File Ref: F20/102998; 13-1-10

Memorandum of the Deputy General Manager of 13 October 2020 and attachment.

Delegation: Committee

That the information be received and noted.



City of **HOBART**

Memorandum: Lord Mayor
Deputy Lord Mayor
Elected Members

Response to Question Without Notice

HOUSING AFFORDABILITY AND APPROPRIATE POLICY

Meeting: Finance and Governance Committee **Meeting date:** 15 September 2020

Raised by: Alderman Behrakis

Question:

Could the General Manager please advise if the Council has considered and/or adopted policies in relation to homelessness and/or housing affordability prior to 2019?

Response:

The Council at its meeting on 22 February 2016 endorsed the Housing and Homelessness Strategy 2016-2019 (copy attached). This strategy provides the City of Hobart with a framework for the organisation to make informed and strategically beneficial decisions in relation to housing and homelessness.

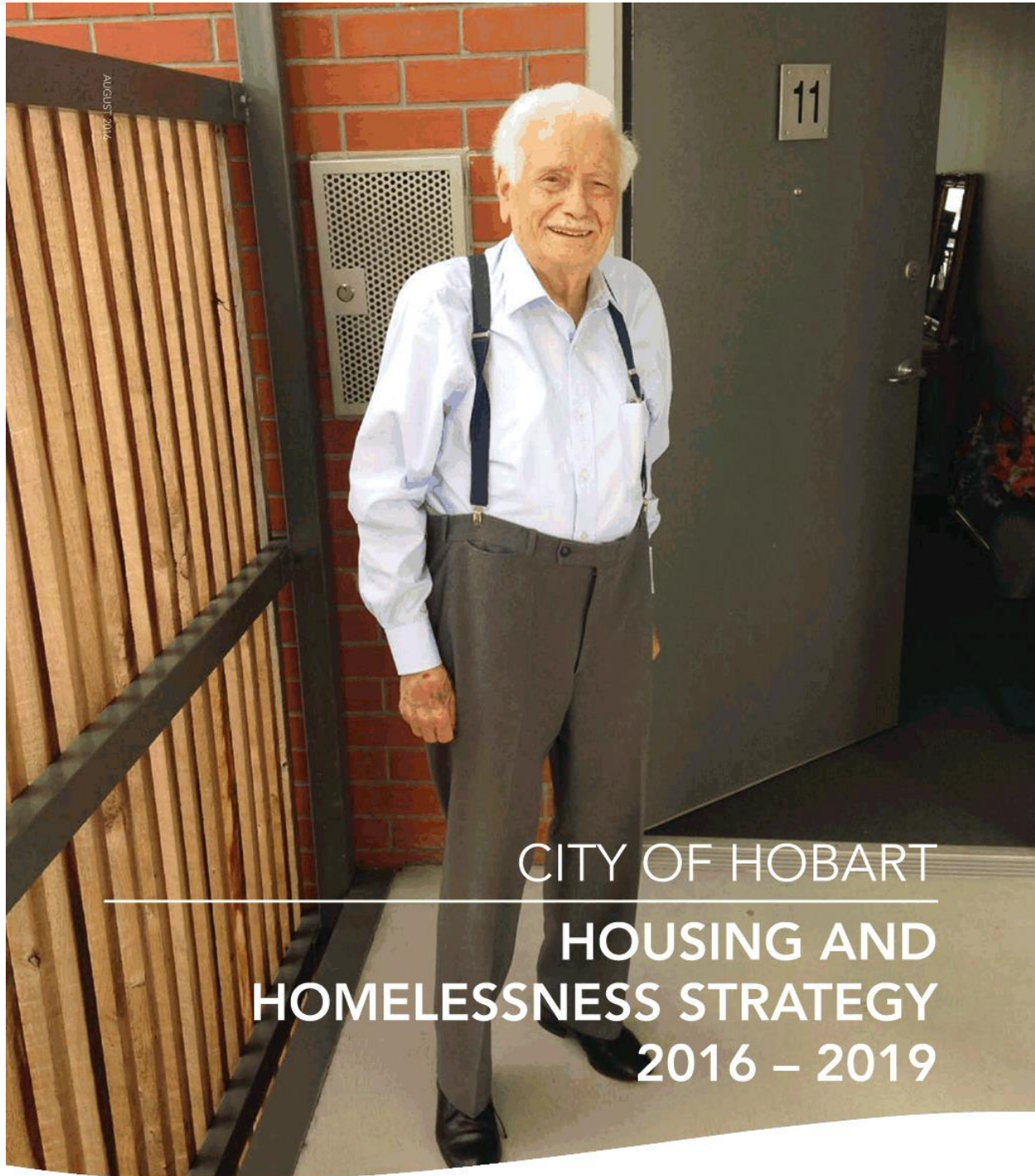
This strategy is currently under review with a memorandum providing an update on the review process to be included on the Community Culture and Events Committee agenda for 29 October 2020.

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.

Tim Short
DEPUTY GENERAL MANAGER

Date: 13 October 2020
File Reference: F20/102998; 13-1-10
Attachment A: City of Hobart Housing and Homelessness Strategy 2016-19 ↴





City of Hobart Housing and Homelessness Strategy 2016 - 2019

Introduction

This Housing and Homelessness Strategy 2016 – 2019 provides the City of Hobart with a framework for the organisation to make informed and strategically beneficial decisions in relation to housing and homelessness. This framework operates as a reference for identifying strategic opportunities and planning organisational activities to ensure the best possible outcomes for the people of Hobart.

It clearly outlines the Council's role and priority areas of activity in housing and homelessness, within a social inclusion framework. These include:

- Planning
- Park and civic space management
- City activation and connection
- Community Development
- Strategic partnerships

A range of actions that the City of Hobart will pursue within the identified priority areas of activity in the Hobart municipal area including response to homelessness will be identified and included in the City of Hobart's Social Inclusion Strategy Action Plan that is reviewed and updated annually.

Access to appropriate and affordable housing supports social inclusion by valuing citizens and providing the basis for their participation in education, employment and civic affairs. All citizens should have access to appropriate and affordable housing with people who are homeless also being recognised as residents of the City. The Council will work in collaboration with others to address housing affordability and homelessness issues and promote socially mixed communities and housing diversity.

Context

Housing

Growing the residential population of inner Hobart presents a significant opportunity to enhance economic prosperity, social mix and community safety. Encouraging urban living is a key principle identified in the Gehl Architects Hobart 2010 *Public Spaces and Public Life - A city with people in mind* report and the subsequent Inner City Action Plan, a principle demonstrated by Council's support for the above projects as well as the current UTAS student residential development in Melville Street.

The first City of Hobart Social Inclusion Strategy 2010 - 2013 identified housing stress, particularly in the private rental market, as a key issue within the Hobart municipal area. It was further acknowledged in the development of the Social Inclusion Strategy 2014 - 2019 that housing affordability in Hobart was still a major concern.

Housing is affordable when households, particularly low and moderate income households, which are renting or purchasing, are able to pay their housing costs and still have sufficient income to meet other basic needs such as food, clothing, transport, medical care and education.

Affordable housing is in chronic short supply in Tasmania, with the public housing wait list at almost 3,000. Housing stress affects a quarter of the State's low income households. For low income households, 39% of renters, approximately 7,901 households, are in rental stress, and 47% of home buyers, approximately 5,996 households, are in mortgage stress.

(*Tasmania's Affordable Housing Strategy 2015 - 2016*, available at http://www.dhhs.tas.gov.au/housing/key_projects_for_2014-15/tasmanian_affordable_housing_strategy.p14).

The Hobart community would benefit from access to a wider variety of housing options, providing secure accommodation for people with a diverse range of incomes and needs, across all stages of life and family situations. The Council's commitment to this has been demonstrated in its support for social housing developments in the city by both *Common Ground Tasmania* and *Housing Choices*.

The City of Hobart is also committed to promoting and encouraging best practice in urban design including exploring opportunities for adaptive re-use, including use of heritage buildings and their sites; enhancing the physical character of the streetscape and public spaces of the inner city.

Homelessness

The City of Hobart has supported the homelessness sector for many years, as reflected in the Social Inclusion Strategy 2010 – 2013, with specific actions included in the Social Inclusion Strategy 2014 - 2019.

The majority of councils in Australia do not have formal (or informal) policies to manage interactions with the homeless population. However, councils recognise that the nature of their engagement with homeless residents - or those at risk of homelessness - could expand and more effective partnerships could be developed with the not-for-profit sector and State / Federal Governments.

The Australian Government has the strongest fiscal base of any tier of government and makes payments to State Governments to support the delivery of services.

Many of these services are relevant to homelessness, as they include hospital and mental health funding, payments to support public housing and specific homelessness programs.

It is recognised that there are complex drivers of homelessness, such as the shortage of affordable housing, long term unemployment, mental health issues, substance abuse, family or relationship breakdown and family violence. Specialist homelessness services are needed to provide a crisis response to people who have no accommodation, to assist with their transition to stable housing and to provide a source of expertise on homelessness.

Homelessness can be prevented by tackling the structural drivers of homelessness such as entrenched disadvantage, unemployment and the shortage of affordable housing; and targeting groups who are at risk of homelessness, such as older people in housing stress, women and children leaving violence, Indigenous Australians and people leaving state care.

The most commonly accepted definition of homelessness is one which comprises three categorises, to reflect the diversity of homelessness.

Primary homelessness is experienced by people without conventional accommodation (e.g. sleeping rough or in improvised dwellings, including tents).

Secondary homelessness is experienced by people who frequently move from one temporary shelter to another (e.g. emergency accommodation, youth refuge/shelter, "couch-surfing").

Tertiary homelessness is experienced by people staying in accommodation that falls below minimum community standards (e.g. boarding houses and caravan parks).

History / Background

Housing

The Hobart City Council's Strategic Plan 2008 - 2013 included an action to establish the Council's role in relation to affordable housing. Following broad consultation with stakeholders in the housing, education and property development sectors in May 2010, the Council endorsed an Affordable Housing Strategy.

In April 2010, the Council endorsed its first Social Inclusion Strategy 2010 - 2013, which included the key priority area of *Affordable Living*. This priority area included responses to: affordable housing / student housing; homelessness; sustainability / energy initiatives; and community gardens.

In 2012, work commenced on developing a draft Strategy 2012 - 2018 that would focus on housing more generally, including the building of the inner city residential population and more activity in areas of research and city promotion. When consulting with the housing sector on the draft strategy, it became clear that the sector had high expectations of the Council, and officers became concerned about the Council's capacity to deliver. It was considered that the strategy also underlooked a number of the activities that the Council could and did deliver on.

In January 2015, the Council resolved that its role in relation to housing and homelessness be articulated through the revision and updating of the Hobart City Council's Affordable Housing Strategy. It was further resolved that as part of this work a roundtable discussion be held with the community housing sector and peak body Shelter Tasmania, and that financial incentives be considered.

A roundtable was held with 20 members of the community housing sector on 23 July 2015, where the Council's role in responding to housing and homelessness was discussed and suggestions were made regarding effective approaches the Council could provide to support the work being done in the sector. Suggestions from the roundtable have been incorporated into this document.

In respect to determining a policy position of providing financial incentives, by way of rates remission, the Council resolved at its meeting on 27 April 2015 to endorse a new Council policy: *Rates Exemptions for Charitable Purposes*.

Homelessness

In 2009, the Council resolved to support a *Homeless Connect* event in Hobart during Anti-Poverty Week in October of that year. *Homeless Connect* is an initiative of the Council of Capital City Lord Mayors (CCCLM). A second *Homeless Connect* event was held in 2010. The event evaluation indicated that while the event was highly successful, it was not sustainable under the current level of funding (\$15,000 per event), despite the high level of in-kind support provided by the Council, participating organisations and businesses.

The Council resolved to cease involvement with *Homeless Connect Australia* and requested that Council officers engage with the housing and homelessness sector to assist with identifying appropriate and effective alternative activities. In 2013, with assistance provided by Shelter Tasmania, a workshop was facilitated with key local professionals working in the housing and homelessness field. Initiatives identified at the workshop were presented for Council consideration in May 2013, and included the acquisition and installation of safe and secure storage lockers at appropriate locations; the development of survival and information packs; and the development and installation of informative signage in appropriate locations.

The Council resolved to maintain a commitment to ongoing financial support of \$15,000, to be indexed annually by CPI. All recommended initiatives were implemented including: 26 lockers were installed at the Colony 47 Housing Connect office; eight lockers were installed at The Link Youth Health Service; St Vincent de Paul was engaged to produce 550 survival packs that have been distributed to major providers of homelessness services in Hobart, including Colony 47, Hobart City Mission and Bethlehem House; and signage was installed in poster frames in the City of Hobart's highly frequented public toilets, promoting the 24 hour Housing and Homelessness Support Service.

After further consultation with the sector, in 2014/2015 the homelessness budget allocation was utilised for the production of additional survival packs and for the provision of additional material in the packs including Metro Greencards.

The Council also worked with two homelessness outreach staff from The Salvation Army to provide homelessness awareness raising sessions with relevant City of Hobart staff. Six sessions were conducted in July 2014, which were attended by 91 employees from the Open Space Unit.

Demographic Context

Housing Stress

Tasmania has the nation's highest proportion of low income households with a third of households receiving their main source of income from government pensions and allowances. Of these, almost one quarter, or 14,618 low income households, are in housing stress or crisis. Householders most likely to be in housing stress or crisis are lone person households, one parent families, and couples with children.⁵

The demand gap for low cost housing includes both actual demand and the number of low-income households who are living in housing stress or crisis and need more affordable housing.

Housing stress is defined as the lowest 40% of income earners who pay more than 30% of their gross income on housing costs (eg rent or mortgage payments).

Housing crisis is defined as the lowest 40% of income earners who pay more than 50% of their gross income on housing costs.

Housing stress is more prevalent in Hobart than the rest of the state, particularly for renters in the Hobart LGA).⁵

12.9% of Hobart LGA household rent payments are more than 30% of household income.

5.6% of Hobart LGA household mortgage payments are more than 30% of household income.

In the Greater Hobart private rental market there are 3,500 households who need some form of financial / housing assistance to avoid housing stress.

14,618 (7.6%) of Tasmanian households were in housing stress or crisis in 2011.⁵

People with Disability

Two thirds of Tasmanians with a core activity limitation, or a school or employment restriction, live in low income households. ⁵

In 2013, less than 9% of rental properties in Tasmania were affordable for a single person on the age or disability support pension, and only 20% were affordable for a couple on the pension. ⁵

It is anticipated that there will be a further shortfall of 4,700 properties when the National Disability Insurance Scheme is fully rolled out.

Young People

Young people are over-represented among the homeless population: a quarter (25%) of homeless Tasmanians are aged between 12 and 24. ⁵

Young people spend more of their gross income (34.4%) on housing, on average, than any other age group; this is above the 'housing stress' threshold of 30%. ⁵

Ageing People

On average, the older you are in Tasmania, the less likely you are to experience housing stress or crisis. ⁵ The local government areas with the highest proportions of 65+ year olds in housing stress are Glamorgan / Spring Bay (29.1%), Hobart (25.5%), Meander Valley (24.9%), Launceston (24.6%) and Latrobe (23.2%). ⁵

Domestic Violence and Relationship Issues

In 2013 - 2014, 25% of people who sought assistance through Specialist Homelessness Services (SHS) cited escaping family violence and relationship issues. This is an under-estimate as not all people escaping family violence.

People leaving Institutional Care (child protection, prisons, health or mental facilities)

Annually an average of 55 young people left Ashley Detention Centre over the period 2012 - 2013 to 2014 - 2015. Annually an average of 74 young people left child protection services over the period 2012 - 2013 to 2014 - 2015. Data is not available or is incomplete for people leaving prisons, health or mental health facilities.

Homelessness

In 2011, it was estimated that 1,579 people were experiencing homelessness in Tasmania (a rate of 31.9 per 10,000 people). ⁵ The regional breakdown shows greater Hobart has the highest proportion, at 744 persons (47%). In 2011, the majority of homeless people in Tasmania were aged under 44 years old. 12 to 25 year olds comprise approximately one quarter of all Tasmanian homeless people. The next highest age group were those aged between 25 - 34 years (16%) and 35 - 44 (15%).

⁵ Affordable Housing Strategy Tasmania 2015 - 2025.

Key Issues/ Considerations

A snapshot of the general housing issues and considerations for Hobart.

It is acknowledged that housing stress and the risks of homelessness can be reduced by the provision of adequate and appropriate supply of affordable housing.

The three key areas in relation to the provision of housing are:

- A need for new supply of housing stock;
- Inappropriateness of supply of current stock; and
- Poor access to supply of current housing stock.

Key considerations in relation to the housing component of the strategy include:

- The capacity for inner city residential growth and the factors that would attract people to live in the inner city.
- Economic, social, cultural and environmental impacts of decreasing housing affordability on the community.
- Diversity in the choice of housing to match the diversity of demand.
- The positive implications of inner city residents on City vitality, safety and sustainability.
- The cost of housing in the Hobart municipal area has increased significantly relative to the consumer price index and household earnings that may result in displacement of low income residents from inner urban areas.
- Funding for social housing (long-term, not-for-profit rental housing) in Tasmania has experienced a steady decline, resulting in a decline in supply and available stock becoming limited to high need households.
- Housing affordability in the Hobart municipal area is a key issue, with housing stress most pronounced in the private rental sector among low income households.
- Groups particularly affected by the lack of affordable housing supply include low to moderate income households, lone person households, young people (students), key workers and (in future) older persons.
- There is a significant opportunity for inner city Hobart to achieve growth in its residential population, particularly key workers and students, and thereby enhance economic prosperity, social mix and community safety.
- There is an expectation among stakeholders that local government, particularly capital city councils, will take an active role in promoting better housing outcomes for their communities.

A snapshot of the homelessness issues and considerations for Hobart.

Although Tasmania has the lowest homelessness rate in Australia, overall the number of people experiencing homelessness has increased nationally.

Tasmania's Affordable Housing Strategy 2015 - 2025 states that:

'There is a widening cohort of homeless people that includes families and the working poor. Over half (55 per cent) of Tasmanians who sought homelessness assistance in 2013 - 2014 cited affordability related issues as their main cause and a quarter (25 per cent) were escaping from family violence and relationship issues.'

Vulnerability is a key factor in homelessness with women and children being especially vulnerable, along with people living with a disability, especially mental illness, young and older people. Targeted early intervention through the provision of a range of affordable housing options can avoid housing stress that can lead to homelessness.

Service engagement is a significant challenge with the homeless population rarely expressing their need for services in a proactive manner. Rather, people who enter the health, human and allied services system in a state of homelessness often enter for reasons other than those involving tenure, are usually referred via a crisis or police service or invited in via the efforts of charitable organisations. Other people experiencing homelessness move through a social network of friends, relatives and associates and rarely present to homelessness services (Mackenzie and Chamberlain 2003).

It is also very difficult to determine the appropriate resources required for people who are homeless or at risk of homelessness due to the diverse personal circumstances of clients. These circumstances can range from financial hardship, through addictive behaviours involving gambling, alcohol and other drugs, to significant physical disability, poor mental health, and traumatic disorders caused by accidents, childhood abuse or neglect or negative interactions within the justice system.

The literature indicates that between 30% and 85% of homeless people have experienced or are experiencing some type of mental illness, and that this rate is highest amongst young people (AHURI 2013; Bisset et al 1999; Homelessness Australia 2011).

It is vitally important to break the cycle, get people back on their feet and move them through the crisis system to stable housing and, where possible, employment, with the support they need so homelessness does not recur.

Strategic Context

Hobart 2025 - A 20 Year Strategic Framework

Hobart 2025 was an extensive community visioning process that produced a framework for the City of Hobart's long term strategic planning. It gives a solid picture of what the people of Hobart want the city to be like in 2025.

Key Future Direction Statements

This picture is expressed in seven Future Direction Statements, three of which specifically target social inclusion outcomes.

- *Offers opportunities for all ages and a city for life*
In 2025 Hobart will be a city that provides opportunities for education, employment and fulfilling careers. A city that is able to retain its young people and provide a lifestyle that will encourage all ages to see the city as a desirable location and lifelong home.
- *Builds strong and healthy communities through diversity, participation and empathy*
In 2025 Hobart will be a city that reflects a spirit of community and tolerance. By valuing diversity and encouraging participation by all ages in the life of their community a friendly and compassionate society will underpin a safe and healthy city.
- *Is dynamic, vibrant and culturally expressive*
In 2025 Hobart will be a city that is a destination of choice and a place for business. Clever thinking and support for creativity will help build a strong economic foundation, and entertainment, arts and cultural activities promote the distinctive character of the city. Lifestyle opportunities and strong communities will ensure a vibrancy and way of life that is Hobart.

Strategic Plans

The City of Hobart's Capital City Strategic Plan 2015 - 2025 identifies community goals and identifies actions that the City will take over the next ten year period. GOAL 4 - STRONG, SAFE AND HEALTHY COMMUNITIES - *Our communities are resilient, safe and enjoy healthy lifestyles* is particularly relevant to this strategy.

This goal states that:

The Council will continue to build a socially inclusive city by working in partnership with community members, groups, organisations and government agencies. It is important that the Council understands its community through engagement, participation and information sharing. We will continue to foster social connectedness and build participation by providing and supporting a diversity of social, recreational, cultural and educational opportunities. The Council will continue to protect, facilitate and improve the health and wellbeing of the community as improved public health outcomes are linked to healthier lifestyles and safer communities. The Council's role will also focus on creating an environment that facilitates the appropriate supply of affordable housing.

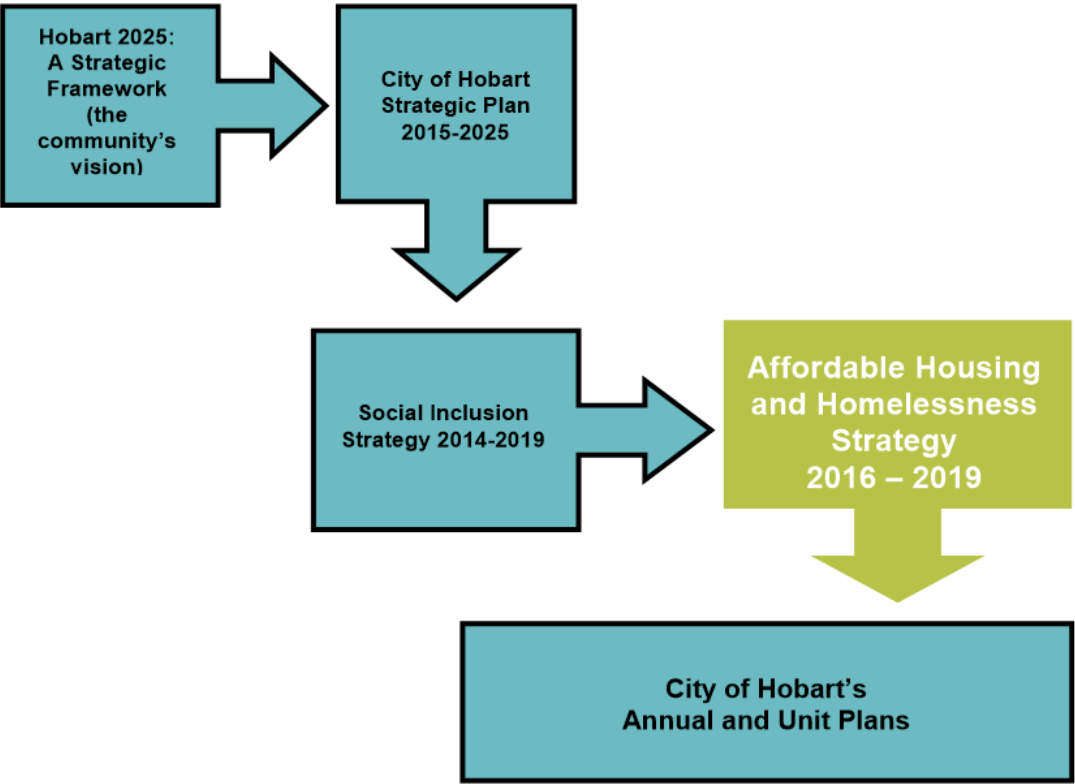
There are two key actions that directly relate to this strategy:

4.1.1 Implement the Social Inclusion Strategy 2014 - 2019 in conjunction with the Community Sector Reference Group

4.3.7 Implement a housing and homelessness framework

The Social Inclusion Strategy 2015 - 2019 is a Council-wide document that specifically identifies the social inclusion outcomes for the city. The strategy is delivered through annual action plans that includes the Unit Plan actions produced each year by the Council.

This strategic framework is provided as a visual representation below.



Policy and Statutory Context

National Affordable Housing Agreement

There has been a growing focus on the requirement for action and cooperation across all levels of government to address housing affordability issues, particularly evidenced by the COAG National Affordable Housing Agreement (NAHA) 2009.

Under the terms of the NAHA, all parties to the Agreement (including local government) are accountable to the community for their performance against agreed objectives and outcomes in respect of their allocated roles and responsibilities.

Local governments are responsible for:

- ❖ Building approval processes;
- ❖ Local urban planning and development approval processes; and
- ❖ Rates and charges that influence housing affordability.

National Partnership Agreement on Homelessness

On 1 July 2015, the new National Partnership Agreement on Homelessness (NPAH) commenced. Under the 2015-17 NPAH, the Commonwealth Government is providing \$230 million over two years, matched by states and territories, to fund frontline homelessness services.

The new NPAH gives priority to frontline services focusing on women and children experiencing domestic and family violence, and homeless youth. States and territories retain responsibility for determining where services are located, which service providers are contracted, and the amount of funding each service provider receives.

The 2015-17 NPAH retains the commitment by the Commonwealth and states and territories to reduce homelessness through partnerships with business, the not-for-profit sector and the community sector.

Reform of Federation White Paper – Roles and Responsibilities in Housing and Homelessness – Issues Paper 2

In December 2014, the Australian Government released an Issues Paper on the Roles and Responsibilities in Housing and Homelessness. The Issues Paper looks specifically at the roles and responsibilities of the Commonwealth and the States and Territories in relation to housing assistance and homelessness services.

The paper details the evolution of government involvement in housing and homelessness; examines pressures on current government housing assistance and sets out questions to guide consideration of reform options.

The White Paper process seeks to compliment (and not duplicate) the analysis provided in a number of other reviews that more fully address broader housing affordability pressures. There are also important links between the White Paper on the Reform of the Federation and the White Paper on the Reform of Australia's Tax System (Tax White Paper).

Tasmania's Affordable Housing Strategy 2015 - 2025

During 2014/2015 stakeholders from government, local councils, community housing providers, homelessness services, representatives from industry bodies and the private sector began the conversation about what direction was required to improve Tasmania's housing situation over the next decade.

Tasmania's Affordable Housing Strategy 2015-2025 provides the direction that the Tasmanian Government will take to achieve better housing outcomes for low income Tasmanians.

The State Government has committed to working in partnership with the community and private sectors to invest in creative and innovative solutions to increase the supply of affordable housing. The strategy outlines priorities for the next decade including a target to increase supply by around 900 new homes, as well as funding a range of supports, such as landlord incentives, head leases, and Streets Ahead, that will provide housing for 1600 vulnerable Tasmanian households.

The strategy addresses the full spectrum of housing, from homelessness services, social and community housing, private rental, as well as encouraging more Tasmanians into home ownership.

Regional Land Use Strategy 2010 - 2035

The Southern Tasmania Regional Land Use Strategy was declared by the Minister for Planning on 1 October 2013. The Strategy is intended to guide land use, development and infrastructure investment decision across the region by State and Local Government, and infrastructure providers.

This Regional Land Use Strategy is a broad policy document that facilitates and manages change, growth, and development within Southern Tasmania until 2035. It provides comprehensive land use policies and strategies for the region. Whilst this Land Use Strategy arises from a joint initiative between State and Local Government (the Regional Planning Initiative), it is intended that it be a permanent feature of the planning system – monitored, maintained and reviewed into the future.

Planning Reform

The Hobart Interim Planning Scheme 2015 took effect on 20 May 2015 and replaced the City of Hobart Planning Scheme 1982 and the Battery Point Planning Scheme 1979. It can be viewed on the iplan website at www.iplan.tas.gov.au/hobips.

The State Government introduced a second legislative package in late 2015 to implement its remaining election commitments. The amendments to the Land Use Planning and Approvals Act 1993 came into operation on 17 December 2015 and provides for the implementation of the Tasmanian Planning Scheme and associated local provisions schedules. The draft Tasmanian Planning Scheme will go through a public exhibition and assessment process in 2016 and it is expected that it will come into operation in 2017.

Guiding Principles

The City of Hobart's Housing and Homelessness Strategy 2016 - 2019 sits within the context of the City of Hobart's Social Inclusion Guiding Principles, as outlined below.

Social Inclusion – Guiding Principles

In recognition of the fundamental right of all citizens of Hobart to have the opportunity to participate fully socially, culturally, economically, physically and politically in the life of their community, the City of Hobart is committed to the following guiding principles:

- Recognising that diversity in the community is one of its greatest strengths;
- Acknowledging that all individuals and communities have strengths, and building capacity through a whole-of-community approach;
- Ensuring that the needs and aspirations of the most vulnerable and disadvantaged people in the community are addressed in partnership with other key stakeholders;
- Understanding and being informed about all aspects of the community;
- Engaging the community as identifiers of community needs and aspirations and participators in the responses;
- Identifying and understanding the underlying causes of social exclusion and giving priority to supporting early intervention and prevention approaches;
- Promoting and providing equity and access to all City of Hobart's activities, programs, facilities and services;
- Ensuring the City of Hobart's practices, policies and procedures actively build social inclusion and do not contribute to social exclusion; and
- Utilising a whole-of-organisation approach to address the barriers that exclude people from full participation in community life through the implementation of the Social Inclusion Strategy.

Social Inclusion Domain Framework

The aim of the Council's Social Inclusion Strategy is that Hobart becomes a more socially inclusive city. The Social Inclusion Strategy groups the City of Hobart's actions under seven outcome domains or areas of activity:

Community Engagement and Participation	Encouraging community engagement and providing participation opportunities
Vibrant Places	Providing spaces and linkages that support community interaction and enhance celebration of arts & culture
Affordable Living	Encouraging a mix of housing, homelessness responses and food security
Effective Transport	Supporting connected transport networks that enable people to be part of community life
Community Safety	Ensuring our community is strong and safe
Economic Participation	Supporting education and employment pathways for the whole community
Health and Wellbeing	Encouraging healthy connected lifestyles

These domains sit together as a framework that produces an overall social inclusion outcome and as such they are interrelated and overlap. The scope of some actions sits across several domains; where this occurs, the actions are identified in the action plan under the lead domain.

Role of the City of Hobart

The City of Hobart considers its role primarily to be an enabler in the housing sphere in Hobart, rather than a provider of housing. This integrated with its social inclusion roles, which are defined as follows:

Leadership

Hobart has a unique role as the capital city and regional hub. Many people who live outside the municipal area look to the City of Hobart as a key driver in addressing social issues.

Advocacy

There are many issues and opportunities where the City of Hobart can use its voice to advocate for outcomes that will benefit all.

Management

The City of Hobart has a key role in the strategic planning, development and management of land, infrastructure and facilities in order to benefit the community.

Connection

The City of Hobart has a significant lead role in bringing people and organisations together and establishing relationships in order to achieve community outcomes.

Informing

The City of Hobart as an organisation has access to a vast array of information, is a collector and source of information for the community and has a vital role in raising awareness on issues.

Facilitation

The City of Hobart is in a unique position of being able to provide a broad range of support to facilitate innovative community-based initiatives that respond to local need, and may include delivery of services when there is a clear need and a lack of capacity in the community to provide the required service.

Accountability

The performance of the City of Hobart's Housing and Homelessness Strategy will be monitored as follows:

Internal Mechanisms

Social Inclusion Strategy Implementation Team

A team of staff from across all Divisions in the organisation, who have social inclusion as part of their role; the team that meets quarterly to ensure that implementation of actions is occurring in accordance with agreed timeframes.

Current Reporting System

As all actions in the Social Inclusion Strategy Action Plan are recorded within the Annual Plan and in internal Divisional Unit Plans, the current reporting system as outlined indicates the reporting process shown in the strategic diagram on page 14.

External Mechanisms

Community Sector Reference Group

A group of community sector representatives, comprising of people from all major community organisations in Hobart and the sector peak bodies, meets with City of Hobart staff bi-annually to provide feedback on the City's performance in relation to the Social Inclusion Strategy Action Plan and to provide input into future actions, including identifying emerging issues and appropriate responses.

There is also regular involvement with and reporting to the Southern Homelessness Forum, and regular engagement with Shelter Tasmania.

Priority Areas of Activity

Planning

Involves both control of existing and new development, and 'strategic planning' to ensure resources are carefully managed to match future needs and expectations. Planning evolves and responds to community changes.

Parklands and civic space management

Provides accessible public spaces and a variety of infrastructure to facilitate community interaction and reduce the necessity for housing developments to include individual recreation spaces. Links the community to parks, bushland, halls etc to encourage community ownership that supports community identity and cohesion.

City activation and connection

Supports the development of multiple inter-connected transport networks (including pedestrian and cycling) to enable participation in community life regardless of residential address. City activation projects encourage urban living, enhancing economic prosperity, social mix and community safety.

Community information and awareness raising

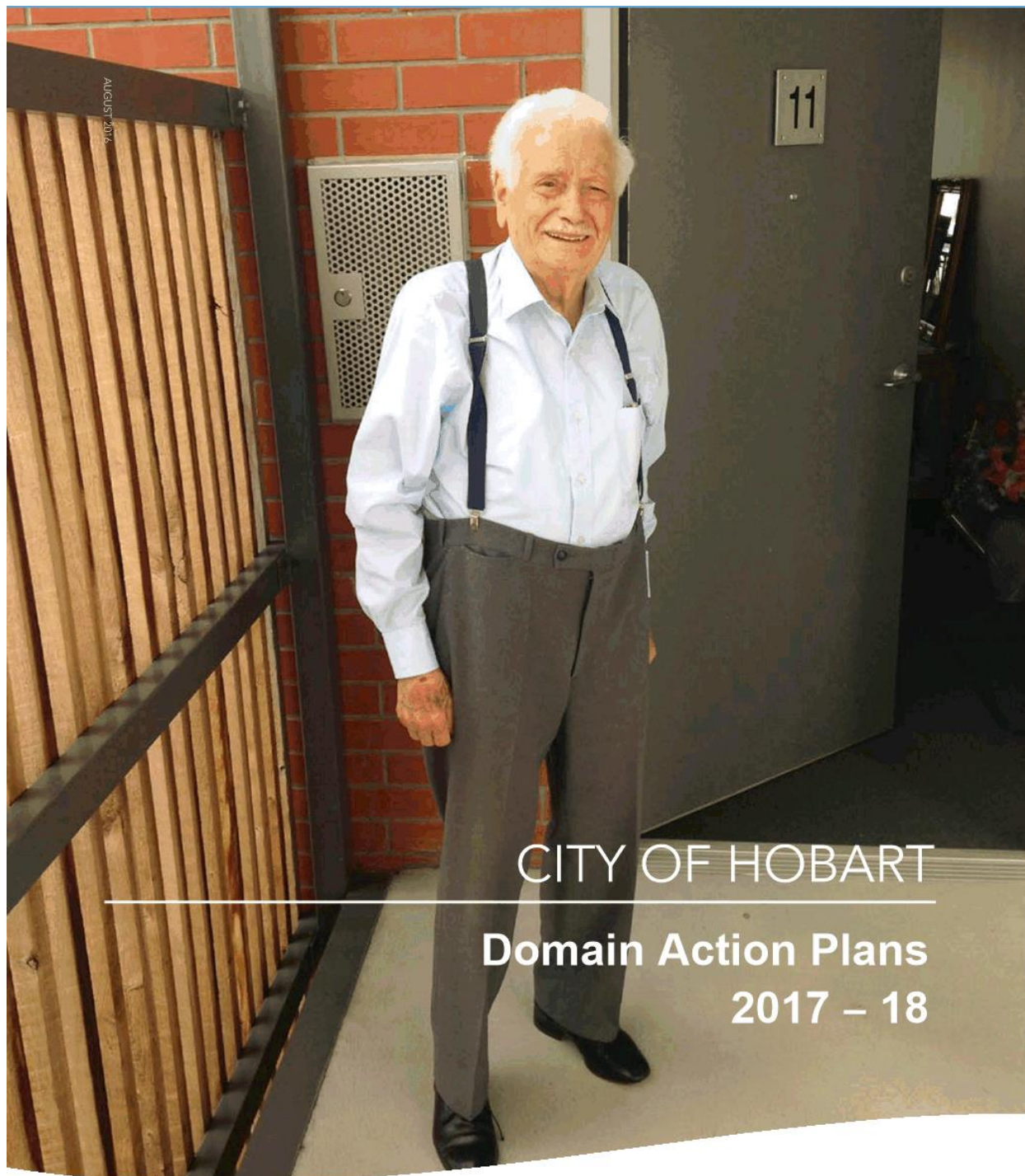
Delivers and supports ongoing community education and awareness programs in relation to a range of social issues relevant to the community including homelessness. Promotes exploring opportunities for adaptive re-use of sites, encourages best practice in urban design and raises community awareness on socially responsible design that is inclusive and environmentally sustainable.

Strategic partnerships

Develops partnerships with other levels of government, neighbouring councils, housing peak bodies, investors, social housing providers, educational, community and voluntary organisations to:

- Identify opportunities to support housing projects utilising a partnership approach and a combination of resources, including in particular projects which leverage off federal and state housing assistance; and
- In response to specific proposals, assess and consider the potential to provide Council-owned land to affordable and other housing developments in strategic partnership arrangements.

Work with relevant key players to incorporate community inclusion planning in future public housing developments to minimise the likelihood of anti-social issues arising in those precincts.



CITY OF HOBART

Domain Action Plans
2017 – 18

Domain Action Plan: Community Engagement and Participation**Domain Descriptor**

This domain is about engaging with the community and building community capacity by encouraging people to work with the Council and each other on responses to local aspirations and issues through activities, projects and consultative mechanisms. It is about civic participation, valuing the diversity of individuals, communities and cultures in Hobart.

Why is this important?

In communities where people's views are ignored or people are excluded because they are different, fear and isolation are often common experiences. When diversity and creativity are ignored, communities tend to narrow views and tried-and-true responses, often lacking in robust planning and innovative thinking. A society that includes everyone has the broadest possible base for recognising opportunities and developing creative and innovative responses.

Initiatives/Actions	Lead Responsibility	Performance Measure	Comments on Progress
Support programs and activities that encourage a liveable, people friendly city with opportunity for civic participation by all.	Community Development	Ongoing and new programs supported	
Provide and encourage the use of Council assets, parks and open spaces that enhance inner city living and ensure access to services and parking by all.	Parks and City Amenity	Parks and facilities provided and promoted	

Initiatives/Actions	Lead Responsibility	Performance Measure	Comments on Progress
Work with UTAS to support and provide opportunities for international students who will be residing in the new university accommodation in Melville Street to participate in community life.	Community Development	Relationship developed/ opportunities offered	
Ensure that the Council continues to be accessible to, and builds formal links and collaboration with the community housing and homelessness sector. (Including the nomination of a specific person as a first point of contact and coordinator for affordable housing.)	Community Development	Provide a staff point of contact for the community housing sector	
Work with the community housing and homelessness sector to raise general community awareness about homelessness, including through continuing to participate in such initiatives as Homelessness Week.	Community Development	Participate in community awareness raising activity	
Ensure the development and review of all management and master plans consider social inclusion implications.	Parks and City Amenity	Master Plans include social inclusion implications	
Provide equal access to City of Hobart's public facilities using best practice design principles.	Infrastructure Services	All new works include equal access best practice principles	
Continue the activation and place-making role to benefit all, promoting inclusion, connectivity and livability.	Community Development	Develop and Implement City Activation Framework	

Initiatives/Actions	Lead Responsibility	Performance Measure	Comments on Progress
As part of the upgrading and development of the City, provide appropriate infrastructure for homeless people, in particular showers, water bubblers / refill station, recharge stations for mobile phones and Wi-Fi hot spots.	City Planning / City Infrastructure	Projects include appropriate infrastructure	
Continue to provide Council training and awareness raising sessions for relevant City of Hobart staff.	Community Development	Training delivered	

Domain Action Plan: Vibrant Places

Domain Descriptor

This domain is about provision of accessible public spaces and a variety of infrastructure that facilitates the celebration of arts and culture and supports community interaction. It is about linking the community parks, bushland, halls, shops and local facilities, as well as enhancing access to kunanyi/Mount Wellington and the Derwent foreshore.

Why is this important?

For the community to come together it needs places to do so: neighborhoods need places that they see as shared space; communities need meeting points. The easier these places are to access and the more people are able to identify them as their 'own' places, the more likely they are to support community identity and cohesion.

Initiatives/Actions	Lead Responsibility	Performance Measure	Comments on Progress
Continue the activation and place-making role to benefit all promotion connectivity and liveability.	Community Development	Develop and Implement City Activation Framework	
As part of the upgrading and development of the city, provide appropriate infrastructure for homeless people, in particular showers, water bubblers/refill stations, recharge stations for mobile phones and Wi-Fi spots.	City Planning / City Infrastructure	Projects include appropriate infrastructure	

Domain Action Plan: Affordable Living

Domain Descriptor

This domain is about encouragement of a diverse mix of sustainable housing options for the whole community, the support of responses to the issue of homelessness and promotion of food security.

Why is this important?

Where people live and how they are living has a significant effect on the nature of a city. When affordability forces many in the community out of a city there is often a rise in traffic congestion and associated greenhouse gas emissions. The absence of people in a city also results in a significant drop in economic prosperity and community safety. The opposite is a city full of a diverse range of people who work where they live and have close access to a broad range of food and recreational, cultural and social opportunities.

Initiatives/Actions	Lead Responsibility	Performance Measure	Comments on Progress
Continue working with UTAS in investigating student housing needs, and where appropriate, assisting with the development of student housing	Executive and Economic Development	Student housing needs investigated	
Engage with the homelessness service provider sector to establish initiatives to be developed and implemented in 2017/2018.	Community Development	Engagement undertaken and initiatives implemented	
Maintain and monitor borrowing of HEAT kits and coordinate development of media format on "how to use the kit".	City Planning	Borrowing monitored and media developed	
Monitor and review the role of the Council as the coordinating body for HEAT kits for other local government authorities in Tasmania.	City Planning	Review and update of HEAT kits Tasmania wide	

Initiatives/Actions	Lead Responsibility	Performance Measure	Comments on Progress
Where appropriate, support Queens Walk Apartments utilising a community development approach.	Community Development	Support where appropriate	
Where appropriate, support the Trinity Hill complex utilising a community development approach.	Community Development	Support where appropriate	
Investigate financial assistance for the community housing sector.	Financial Services	Investigation undertaken	
Support community gardens on City of Hobart owned land where available and practicable and at other locations with community partners, in line with the Council's Community Garden Guidelines.	Parks and City Amenities / Community Development	Gardens supported	
Actively participate with the CCCLM on activities relating to homelessness.	Community Development	Participate in CCLC activities	
Investigate opportunities to work with the sector on a publicity campaign to change public perceptions and reduce the stigma often associated with affordable/social housing.	Community Development	Promotional campaign undertaken	
Develop a new Hobart Safety Strategy that includes key homelessness issues such as domestic violence and alcohol and other drug issues.	Community Development	Strategy Developed	
Actively participate in the National Local Government Drug and Alcohol Committee.	Corporate Services	Participate on groups / committees	
Where appropriate, support the State Government to implement actions from the Tasmania's Affordable Housing Strategy 2015 - 2019.	Community Development	Support where appropriate	

Initiatives/Actions	Lead Responsibility	Performance Measure	Comments on Progress
Continue to be an active member of Shelter Tasmania and engage with the Community Housing Sector where appropriate.	Community Development	Maintain Shelter Tasmania membership	
In response to specific proposals, assess and consider the potential to provide Council-owned land to affordable housing developments in strategic partnership arrangements.	Corporate Services	Proposals to Council assessed as required	
Council facilitates a roundtable discussion with affordable housing and homelessness sector to identify gaps in the data to better understand the housing market, and to move forward in relation to visitor accommodation and the supply of housing.	Community Development	Round Table held	
Lobby The Local Government Association of Tasmania and State Government for: <ol style="list-style-type: none"> 1. Affordable housing provisions through the Land Use Planning Approval Act 1993 and the proposed State Planning Provisions. 2. Adaptable Housing Legislation, through the Building Act 2000. 	City Planning	Lobby LGAT and State Government	

Initiatives/Actions	Lead Responsibility	Performance Measure	Comments on Progress
Partner with Shelter Tas to approach Local Government Association of Tasmania to discuss the potential for a regional approach to addressing affordable housing and homelessness issues in Greater Hobart.	Community Development	Meeting held	
Council continue to liaise with the Macquarie Point Development Corporation to encourage the provision of affordable housing as part of new residential use and development at Macquarie Point.	City Planning	Liaison undertaken	
Research the Role of Local Government in Addressing Homelessness and specifically the “public housing stock transfer – impacts and implications for local government”, from the National Centre for Housing, Urban and Regional Development.	Community Development	Research undertaken	
Research specialist housing - accessible/aged friendly.	Community Development	Research undertaken	
Attend the Homelessness Services Southern Forum to share information and consult with the homelessness sector in the Hobart region.	Community Development	Forums attended	

Domain Action Plan: Community Safety

Domain Descriptor

This domain is about ensuring our community is more resilient and able to cope with potential emergencies. It is about developing effective initiatives that build community safety and the perceptions of safety, and responding to anti-social issues, including those relating to alcohol and other drugs.

Why is this important?

The sense of fear that comes from feeling vulnerable and unsafe creates isolation as people withdraw in order to feel safe and secure. For many people the sense of being vulnerable to community emergencies, criminal acts or anti-social behaviour can have just as much of an adverse affect as the actual threat. People who feel this way find it very difficult to participate in community life and quickly become excluded.

Initiatives/Actions	Lead Responsibility	Performance Measure	Comments on Progress
Working in collaboration with the homelessness sector, continue to fund the distribution of resources to homeless residents in Hobart.	Community Development	Resources distributed	
Collaborate with other agencies and the homelessness sector to enhance the safety of the City's homeless residents, including addressing issues relating to substance abuse and mental health.	Community Development	Support the Safe Streets Teams	

10. QUESTIONS WITHOUT NOTICE

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

An Elected Member may ask a question without notice of the Chairman, another Elected Member, 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 Elected Member 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, Elected Members, 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 Elected Members, at the appropriate time.
 - (iii) upon the answer to the question being circulated to Elected Members, 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.

11. CLOSED PORTION OF THE MEETING

RECOMMENDATION

That the Committee resolve by majority that the meeting be closed to the public pursuant to regulation 15(1) of the *Local Government (Meeting Procedures) Regulations 2015* because the items included on the closed agenda contain the following matters:

- Contract Extension;
- Information of a personal and confidential nature; and
- Financial Hardship.

The following items are listed for discussion:-

Item No. 1	Minutes of the last meeting of the Closed Portion of the Committee Meeting
Item No. 2	Consideration of supplementary items to the agenda
Item No. 3	Indications of pecuniary and conflicts of interest
Item No. 4	Reports
Item No. 4.1	Contract Extension - Provision of GIS Products LG(MP)R 15(2)(d)
Item No. 4.2	Remissions of Rates and Charges Granted LG(MP)R 15(2)(g)
Item No. 4.3	Financial Hardship - Rates Remission Request LG(MP)R 15(2)(j)
Item No. 5	Committee Action Status Report
Item No. 5.1	Committee Actions - Status Report LG(MP)R 15(2)(b), (c)(i), (c)(ii), (d), (f), (g), (i) and (j)
Item No. 6	Responses to Questions Without Notice
Item No. 6.1	Air B&B - Rates Remission Requests LG(MP)R 15(2)(j)
Item No. 7	Questions Without Notice