



CITY OF HOBART

# MINUTES ATTACHMENTS

**PARKS AND RECREATION COMMITTEE MEETING**

**OPEN PORTION OF THE MEETING**

**THURSDAY, 18 AUGUST 2022**

**AT 5:15 PM**

**VENUE: COUNCIL CHAMBER, TOWN HALL**

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**Hobart Football Club – Overview to Support Submission:**

To paint a picture of some fixed costs that the club needs to meet to be sustainable, in an ordinary year (2020 is the exception due to half season) the cost of electricity, umpires, insurance, and ground hire comes to between \$40,000 - \$50,000

The ground hire component contributes to \$16,000 of this.

Again over that period the club has sustained significant financial losses between \$28,000 and \$40,000.

Within the SFL we are understanding that we are amongst the lowest player payments in the competition, and our ability to be successful and sustainable is also limited further as a result.

**Sustainability Challenge (an extract of costs)**

	2021	2020 (half year)	2019	2018
Ground Hire	15,652.81	7,869.85	16,636.88	9,767.70
Electricity	5,723.24	8,291.65	8,820.98	7,538.84
Umpires	12,705.29	6,331.98	14,146.37	13,230.02
Insurance	4,281.19	1,614.54	2,384.52	2,315.61
SFL Levies	*	*	4,109.12	4,100
Junior Insurance	3,014.54	1,848.86	3,164.55	1,279.09
Fixed Costs	\$41,377.07	\$25,956.88	\$49,262.42	\$38,231.26
Final Result	(\$39,993.78)	(\$5,540.69)	(\$31,455.52)	(\$28,131.48)
<b>Proposal - \$7k per year – which would still make us the highest paying SFL Club</b>				
Final Result (adjusted ground hire to \$7k full year)	(\$30k)	(\$2k)	(\$22k approx)	(\$25k approx)

*\*Now charged direct to players and income foregone (\$50 per head)*

**Across the SFL**

I have had some discussions with competing clubs to understand where the City of Hobart and the HFC compares relative to other community clubs at our level. My understanding is that the HFC pays significantly more ground hire than any other club in the SFL, more than double. This further jeopardises our sustainability.

The reality – is in our competition the most expensive other club to train \$33/hr, compared to our \$55/hr.

The most expensive match day \$250 all day most expensive (3 games) – would cost HFC \$600 approx. Four clubs pay either no charge or a nominal service fee.

The HFC doesn't want a free ride, but we want a somewhat level playing field to encourage participation in the City of Hobart for our players/members. Otherwise the reality is in a few years we won't exist.

The Proposal I'd put to the committee – CoH set the Ground Hire fee at \$7,000 per year including lighting

*This would still place the club as the highest paying club in the SFL.  
Estimate below is \$6,000*

Juniors 2 x hr per week x \$33 = 15 week = \$990  
Seniors 6 x hr per week x \$33 = 20 week = 3,960  
8 games x 4 hr =x \$33 = \$1,056

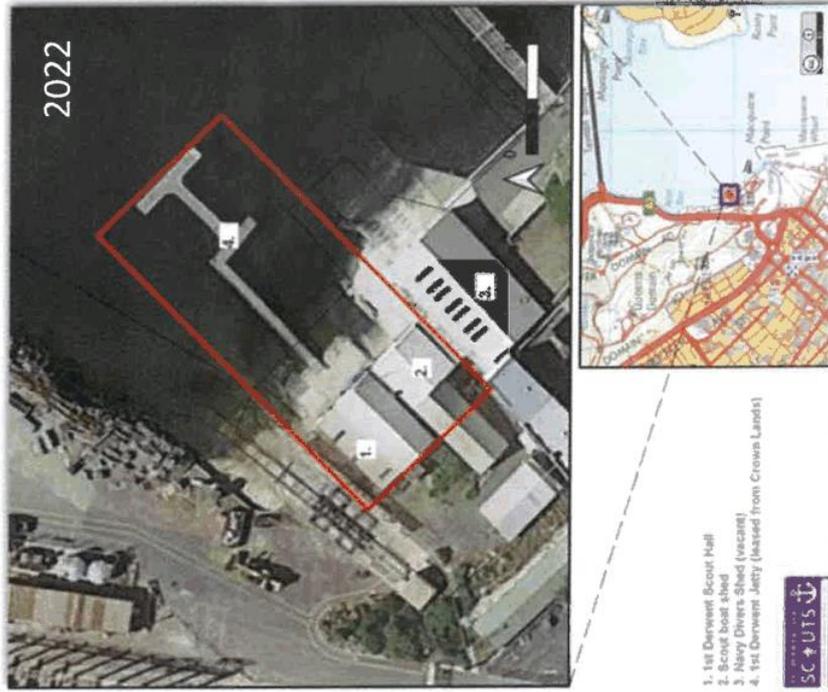
I'd also ask the committee to provide for refund of ground booking fees when ground is closed.



## 1st Derwent Sea Scout Group – Future Accommodation Options

### Core Requirements

- Access to Derwent River
- Meeting Venue for 50+ for 4 sessions per week
- Storage for field equipment
- Storage for watercraft & equipment



1. 1st Derwent Scout Hall
2. Scout Boat Shed
3. Heavy Drivers Shed (proposed)
4. 1st Derwent Jetty (leased from Crown Lands)



## Long-Term Location Options

1

### Redevelop Current Site

- Rebuild Hall
- Retain Existing boatshed
- Consider adding Navy Divers' Shed
- Can support multi-user, community asset approach.
- Requires long-term lease
- Requires funding
- Requires temporary location during rebuild

2

### Integrate with Existing Facility

- No suitable facility identified yet
- May require additional funding
- May require temporary location during modification.
- Supports multi-user, community asset approach.

3

### Greenfields Site

- Several potential locations have been looked at – HCC advice required.
- Requires funding.
- Two-year minimum time-frame following agreement.
- Requires long-term lease
- May require temporary location during construction.
- Can support multi-user, community asset approach.

4

### Integrate with New Facility

- Efficient option if requirements are integrated with original design.
- May require temporary location until facility is ready.
- Supports multi-user, community asset approach.





## BRIEFING

### FUTURE ACCOMODATION NEEDS FOR 1st DERWENT SEA SCOUTS

#### Issue

- The 1<sup>st</sup> Derwent Sea Scout Group is currently facing the prospect of ceasing operations at the end of this year following a decision by TasPorts to not continue the current lease arrangements for the scout hall.
- This would end a 91-year history of continuous operation that has seen over 3000 young Hobart youth members involved in scouting programmes with a strong focus on the development of general scouting, citizenship, leadership, and maritime skills.
- This is likely to result in most of the current membership of nearly 100 youth and more than 20 trained adult leaders being lost to the scouting movement and a lost opportunity for many young Tasmanians in future.
- Recent negotiations with TasPorts about renewing the current lease have been ongoing since 2011 and 1<sup>st</sup> Derwent has put several proposals to TasPorts, some of which addressed sustainable, long-term proposals for the current site. On 19 January 2022 TasPorts indicated that they did not intend to continue the lease arrangements and confirmed at a meeting on 28 April 2022 that they expected the site to be vacated by early December.
- 1<sup>st</sup> Derwent and Scouts Tasmania have been exploring alternative locations and options since the formal January notification. No viable short-term solution that would allow the Sea Scout Group to continue to operate in Hobart beyond the end of 2022 has been identified to date.
- The short notice to vacate does not allow for the development and implementation of more comprehensive plans requiring the development of new facilities or the incorporation of Sea Scout needs in proposed future developments (such as the Regatta Point Stadium Complex).

#### Request

- We seek the support of the Government of Tasmania for the continuation of scouting activities, particularly those offered by sea scouts in the Hobart City area.
- Our preference is to continue operations from our current site but, if a viable short-term option can be implemented while a longer-term solution is developed, 1<sup>st</sup> Derwent's management and leadership teams would ensure that any reduction in youth participation and membership is mitigated.

#### The 1<sup>st</sup> Derwent Sea Scout Group



Domain Slip  
McVilly Drive  
Hobart, Tasmania, 7000  
Australia

Website: [bit.ly/1stDerwent](http://bit.ly/1stDerwent)  
Email: [1stderwent.a@gmail.com](mailto:1stderwent.a@gmail.com)  
[www.facebook.com/1stDerwentSeaScoutGroup/](https://www.facebook.com/1stDerwentSeaScoutGroup/)  
Mail: c/- 330 Proctors Rd, Kingston TAS 7050

- 1st Derwent is a community organisation run entirely by volunteers. Its membership has grown steadily. It is currently the largest scout group in Hobart. There are currently close to 100 active youth members and more than 20 adult leaders undertaking a broad range of water and land-based activities throughout the year. This equates to more than 10 000 annual person/hours of challenging and safe activities designed to contribute to the building of resilient young community leaders and citizens. Since its foundation in 1931 over 3000 youth members have been active members.
- The group's operational base is the scout hall that provides a focal point for activities, storage space for a variety of watercraft, tentage, scouting equipment and a venue for indoor activities. The hall is located on land leased from the Hobart Marine Board and its successor, TasPorts since 1931.
- TasPorts indicated in January 2022 that it did not support the longer-term continuation of the lease and advised that Scouts Tasmania identify a different location as the support of sea scouting activities are "not consistent with current standards and valuations" and cannot commit to a long-term lease. A month-by-month overhold lease was offered to allow Scouts to identify a new location. This position was confirmed in a meeting between TasPorts and Scouts Tasmania on 28 April. TasPorts indicated that they would expect the current hall vacated by 1 December 2022.
- This leaves 1<sup>st</sup> Derwent not only without a hall but severs the lease to the jetty that we have through Crown Lands Services.

#### Options

The following options are being explored:

1. **Develop the existing site** as a community asset hosting Scouts and other community groups.

**Comment:** This is our preferred option since the site is ideally located close to the Hobart City centre with access to open space areas for land-based activities. A broader use of the facility (for example by other community groups reliant on water access) would maximise the return on investment for the community and provide long-term sustainability.

2. **Integrate the facility with a new development** in the region / **Provide Interim Facility.** Providing an integrated facility that provided the functionality required for the operations of the scout group and other community groups (eg the Regatta Association, rowing clubs) as part of a new development such as the proposed new stadium complex.

An interim facility may be required from December 2022 until the new development is available.

**Comment:** A design that enabled the operation of the Sea Scout Group, and allowed for an expanded membership as Hobart continues to grow, may be able to leverage new and proposed developments and maximise the return on investment for Scouts Tasmania and the other parties.

This process is likely to take several years. Unless a viable interim solution can be found, the Group may no longer exist.

3. **Relocate the group** to a new site close to the current location (between Macquarie Point and Newtown Bay) and construct a new facility as a community asset.

**Comment:** While this option breaks a 90-year link with the current site, it would provide similar community benefits to Option 1. The relocation may take several years.

4. **Cease operating** and distribute our youth members among other Scouting Groups in the Hobart area.

**Comment:** This option is not preferred. There is insufficient capacity to absorb either the ca 100 members from about 70 families. or the four 18 foot patrol boats, 15 kayaks Derwent and associated equipment required to operate the group.

This would be a major blow for the viability of Scouting in southern Tasmania. Without ready access to the watercraft, sea scout activities would not be possible in Hobart.

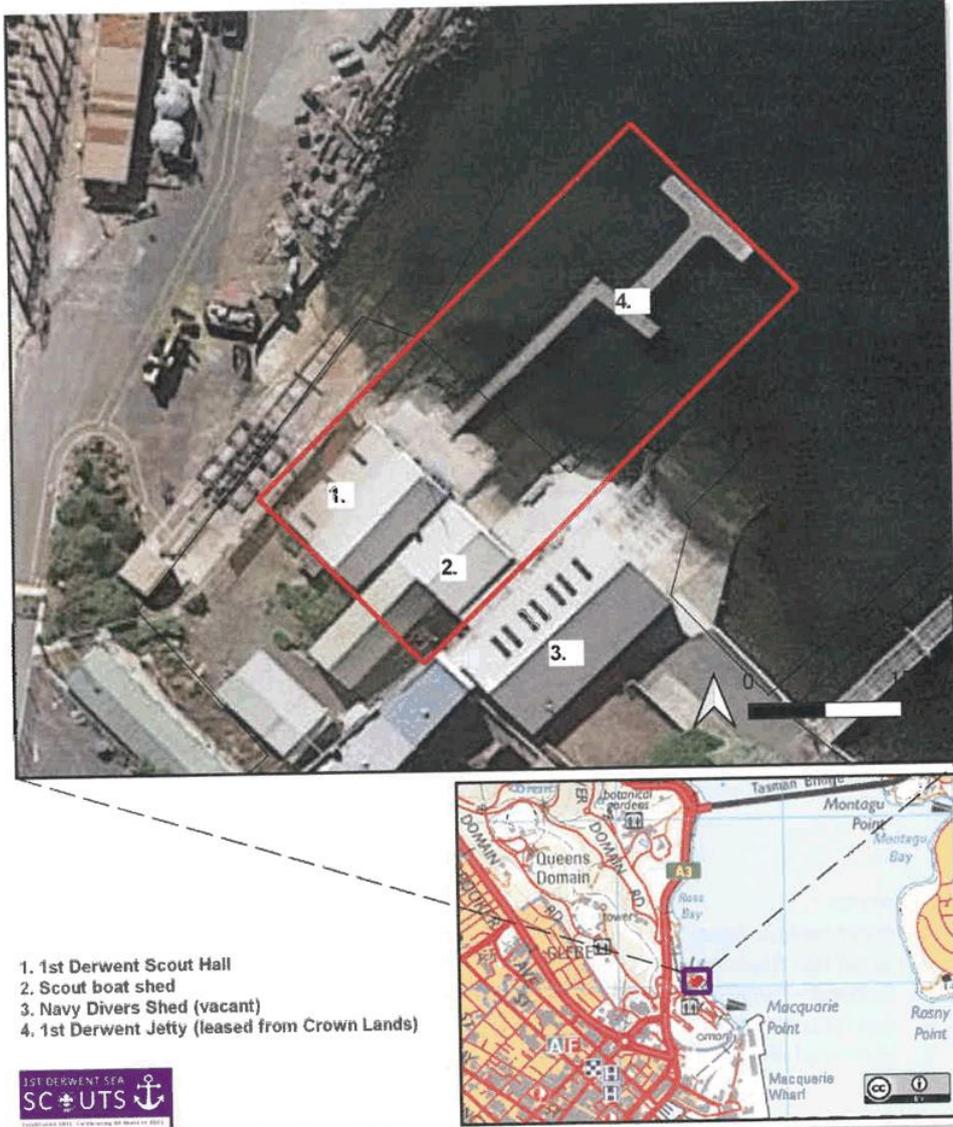
**Klaus Felsche**  
Group Leader

30 May 2022

**Attachments:**

1. Scout Hall Location
2. Scout Hall Replacement – Background
3. Options – Long-term and Short Term
4. Brief History of 1<sup>st</sup> Derwent Sea Scouts
5. History of interaction 1<sup>st</sup> Derwent Seas Scouts and TasPorts

Attachment 1



Current Scout Hall Location (June 2022)

## Attachment 2

**Scout Hall Replacement - Background**

**The Scout Group.** Scouting gives young people unique opportunities to develop a wide range of social, physical and spiritual skills, together with an ethic of community engagement and service.

- Australian Scouting has in recent years modified its structure and practices to better reflect community trends, promote inclusion and rigorously ensure protection of youth members, while preserving the inherit Scouting ethos of encouraging initiative and adventure.
- The 1st Derwent Sea Scout Group (Derwent) has experienced strong and continuous growth over the last six years, with a recent surge during and after the first Covid-19 lockdown in Tasmania.
- Derwent currently provides for about 100 youth members ranging in age from 5 to 18 years old.
- Youth members are supported by some 20 adult leaders and a Support Committee concerned with logistic and financial support comprised of (grand)parents and former members.
- Most sections are at capacity, given the constraints of our accommodation.

**The Site.** First Derwent Sea Scouts has occupied premises in McVilly Drive, to the south of the Domain slipway, for its entire 90-year history.

- Throughout that time there has been a single landlord, the maritime authority in Hobart, currently TasPorts.
- The lease has traditionally been renewed on a decade-by-decade basis, but Derwent has been informed that at the expiry of the current lease on 30 June 2022 the lease will be rolled over on a month-by-month basis.
- TasPorts undertook limited work to address critical safety issues in 2021 (eg fencing off derelict boatsheds, installation of a safety rail, repair of access door) but the existing hall reflects its age and lacks key attributes expected of such a facility in 2022 (eg accessibility). In the absence of any development plan, 1<sup>st</sup> Derwent proposed a detailed site redevelopment proposal in August 2021 based on the concept of this site being managed as a community asset. The response from TasPorts stating that the lease was not be renewed was received 5 months later.
- It is understood that TasPorts is developing a Master Plan for Derwent's current lease area and the Domain slipway, but the timing of the completion of the plan is unknown to Derwent.
- Derwent has been actively seeking for an alternative suitable central site on both sides of the river without success to date. In a meeting with The Hon. Councillor Anna Reynolds, Lord Mayor of Hobart, in November 2021, Derwent enquired about the area near the current Hobart Regatta pavilion and was told that the area would be hotly contested and there was no chance of Scouting premises being established in the area. This was confirmed by the Regatta Association in their discussions with Scouts Tasmania on 17 May 2022. It is understood that the area is proposed for Hobart's AFL stadium, but the accommodation needs of the Hobart Regatta Association will be catered for in or near the stadium.

## Attachment 3

## Options – Long-term and Short Term

## Long Term

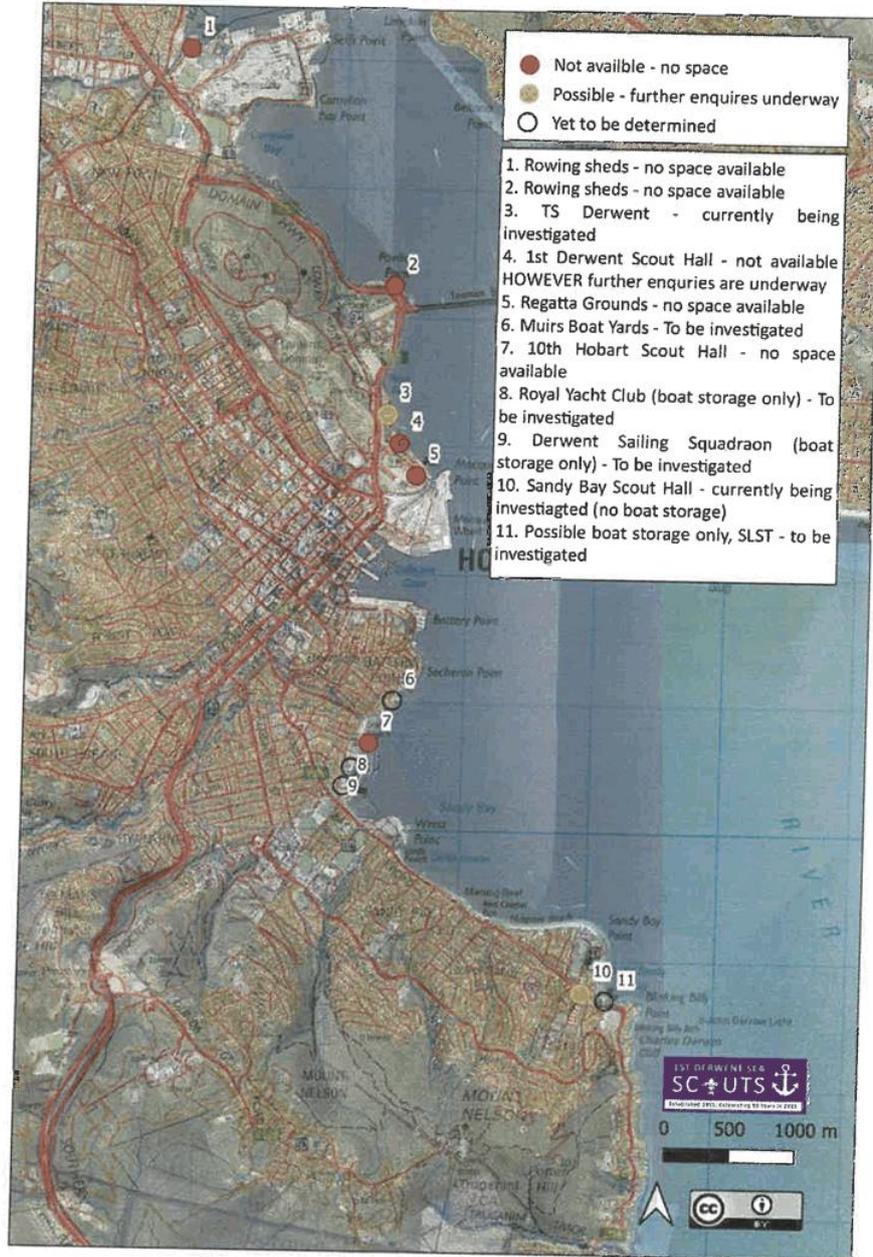
1. **Redevelop current site.** This option is predicated on a willingness by TasPorts to support a long-term lease that would support the development of a sustainable community asset and attract required funding.
2. **Integrate Sea Scout activities with new development.** While in the early concept stage, the redevelopment of the Hobart Regatta area focused on a new stadium provides an opportunity to accommodate sea scout (and other) activities as part of the redevelopment. Both the Regatta Association and Returned Services League have provided early, informal support.
3. **Construct New Facility.** A number of sites on Crown Land or Hobart City Council managed land may be suitable for the development of facilities (storage, water access and meeting).

If the group is required to vacate their current location in December 2022, interim accommodation will need to be sourced to allow the group to continue its operation. Typically, scouts will join as Joey scouts at age 5 or six and then continue through to the Venturer Scout level over a period of 10 – 12 years (progressing through Cubs and Scouts). A break in continuity is likely to result in a generational loss.

## Current Options – Short Term

The options explore a number of different operational requirements including:

- meeting venue, watercraft storage, access to water and equipment storage in one location; and
  - meeting venue in a different venue with watercraft and equipment storage at different locations.
1. **Newtown Bay Rowing Complex.** Status: No storage available. No meeting venue.
  2. **Pavilion Point.** Status: No storage available. No meeting venue.
  3. **Regatta Association.** Status: No space available.
  4. **10<sup>th</sup> Hobart Scout Group (Sandy Bay).** Status: current usage of meeting venue and storage is at full capacity and limited opportunities to expand.
  5. **Royal Yacht Club.** Status: exploring boat storage options.
  6. **Sandy Bay Scout Hall.** Status: no storage available, currently operating group. Exploring use of the hall for meetings.
  7. **Derwent Sailing Squadron.** Status: exploring boat storage options.
  8. **Sandy Bay Beach.** Status: exploring options for sharing Surf Life Saving storage for boat storage.
  9. **TS Derwent (Royal Australian Navy).** Status: site visit and discussions scheduled for early June.
  10. **Muir's Boatyard (Sandy Bay).** Status: Identification of current occupancy and feasibility being explored.



## Attachment 4

**HISTORY**

Mr WH Strutt, the Master Warden of the then Hobart Marine Board (MBH), forerunner of TasPorts, hosted the founder of Scouting Lord Robert Baden-Powell, on a trip on the Derwent in Summer 1931, during which Baden-Powell told Strutt that this was a place for a Sea Scout Group.

Derwent was founded in November 1931.

This was embraced by Strutt and led to the building of Derwent's hall by the MBH with the active input of members and Scouts of the fledgling Scout Group, led by Mr R Hudspeth, President of the Parents and Friends Association.

The hall, measuring 10X10 yards was officially opened on 21 May 1932.

The core of its structure remains as the larger part of Derwent's current hall, albeit in ramshackle condition, subject to incursion by king tides and at increasing risk by sea-level rise.

Subsequent site development, including the enclosure of the former boatshed (1993) and jetty were made by 1<sup>st</sup> Derwent following the change access arrangements when TasPorts modified their slipway. A large TasPorts storage shed was constructed on the leased area behind the scout hall by TasPorts.



*1<sup>st</sup> Derwent Sea Scouts 1930s*

Over 3000 Tasmanians have been members of our Group over the previous 90 years including two former Tasmanian Governors: William Cox and the late Peter Underwood.



Attachment 5

**HISTORY OF INTERACTION WITH TasPorts**

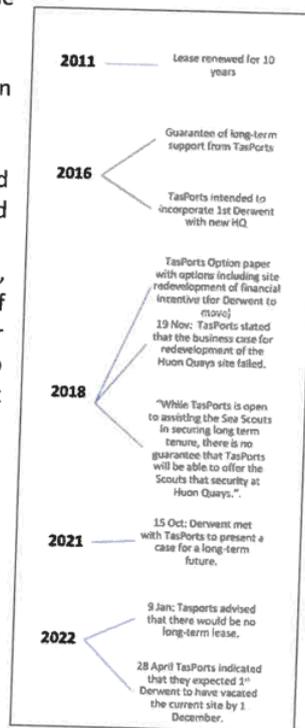
TasPorts, the Tasmanian Government state owned corporation with responsibility for the operation and management of all ports in in the State and indirect successor to the MBH, was established on 1 January 2006.

Since that time the advice and actions by TasPorts made longer-term planning and maintenance difficult. The absence of a public and strategic direction, guiding the use of this area, have impacted on the efficiency of Derwent’s operations, financial planning and ability to confidently build for our future:

- The expansion of the Domain slipway into a larger industrial site curtailed Derwent’s ability to transport trailers and boats for activities outside our lease area via McVilly Drive.
- The construction of a storage shed in the middle of our lease area restricted our activities further and reduced security over our assets, particularly contents of the hall and the adjacent boatshed. However, TasPorts has mostly managed the security aspect well.
- Instructions from TasPorts preventing us from undertaking any improvements on our lease area without express permission hindered essential maintenance and stoped us undertaking small repairs and even the painting of the hall.

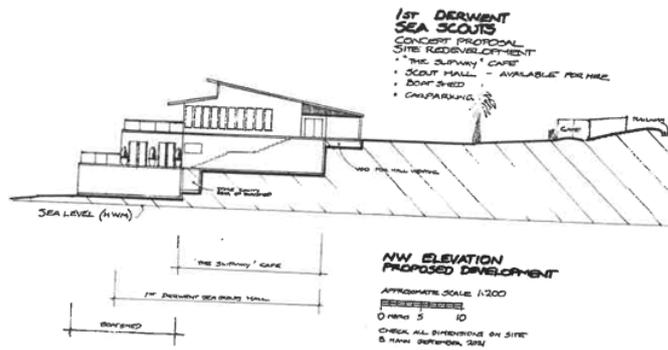
**Timeline.** The following events provide a brief overview of liaison and interaction between 1st Derwent and TasPorts:

- On 17 November 2011, Derwent was advised by TasPorts that its lease, under existing terms and conditions, was to be renewed to 30/06/2022.
- On 23 September 2016, TasPorts initiated a meeting, attended by the Tasmanian District Commissioner of Scouts at which it committed to supporting Derwent for the long term. We were told that TasPorts intended to build a new headquarters on our site and that Derwent would occupy the lower level of that building, or a separate building in front of the Huon Quays.
- In November 2016, Derwent had discussions with architects and TasPorts about our requirements.
- On 8 January 2018, Derwent met with TasPorts to discuss unsafe flooring in the kitchen and den of our hall, a problem exacerbated by uncontrolled drainage through our site. We were told this work had been costed at \$50K in 2016, but a works order would be submitted.
- On 20 February 2018, TasPorts advised that an options paper was being prepared with respect to Derwent’s future, to consider the following:



- Do nothing: which we were advised was unacceptable, but had to be in the document;
  - Move Derwent to the former Navy Divers building (NDB, located immediately to the south of our lease area on the shoreline);
  - Fix Derwent's current site to acceptable standards;
  - Provide a financial incentive for Derwent to quit the site.
- In April 2018, Derwent formed a subcommittee to prepare a response to TasPorts and guide ongoing negotiations.
- On 9 August 2018, Derwent explained that the NDB was unsuitable for a permanent hall, mainly because it is too small, but presented a series of options for the hall and the boatshed immediately to the south:
  - we believed the feasible options for the hall were:
    - Retain the existing site and TasPorts undertake extensive repairs to the hall.
    - Move to the NDB or suitable large adjacent building.
  - a feasible options for the boatshed was:
    - Retain the existing boatshed, and adjacent jetty and pontoon.
    - Move all boats and equipment into the NDB and demolish the existing shed. Under this option we would need to retain the existing jetty and pontoon for mooring or TasPorts build a new pontoon and walkway adjacent to the NDS boat ramp at an estimated cost of \$50,000.
- On 9 August TasPorts replied, stating that it would consider fixing the current site to a fit-for-purpose standard and had requested that this work be costed.
- On 16 November, Derwent wrote, stating requirements for a new hall, mainly that it should be at least a metre higher and that there needed to be provision for showers and safe boat haulage.
- On 19 November 2018, TasPorts stated that the business case for redevelopment of the Huon Quays site failed to achieve an appropriate level of financial return and the construction of new offices and scout hall of the Derwent lease site would not take place. TasPorts was looking at leasing the Huon Quays site to a third party, but would continue to investigate repairs to the floor in the Derwent Scout Hall and fix the non-compliant greywater drainage. The point was made that: "While TasPorts is open to assisting the Sea Scouts in securing long term tenure, there is no guarantee that TasPorts will be able to offer the Scouts that security at Huon Quays."
- On 6 February 2020, TasPorts met with Derwent and stated that it had conducted a safety audit on the lease area and planned to carry out works to address identified issues. This did not extend to the jetty which is outside the lease area and held under a Crown licence.
- The promised repairs to the floor and drainage were completed and improved fencing, installation of guard rails and gravelling and grading in front of the hall all improved safety and were gratefully acknowledged by Derwent on 6 April.
- Relations with TasPorts remained good and Derwent received permission to use an area in front of the Huon Quays building for our post-Covid revival on 9 September 2020.
- On 15 October 2021, Derwent met with TasPorts to present a case for a long-term future on our current site. We presented a conceptual plan for a new hall on our lease area and boatshed and a concept for a community facility that would be occupied for

- 40+ hours per week and be largely self-sustaining from hire charges levied to community groups and possibly a longer-term commercial arrangement, e.g. onsite café. To raise the capital required, Derwent said it would need long term security of tenure (20-30 years +) and suggested a contribution from TasPorts of 25% of the capital costs (including in-kind contributions).
- TasPorts indicated it was not keen to renew our lease post 30/06/2022 and encouraged Derwent to investigate alternative opportunities, particularly on Hobart City Council and south of Huon Quays. It did intimate that the industrial nature of the Domain slipway was out of context with its setting and that it would be developing a masterplan for the area it controls north of Huon Quays.
  - On 19 January 2022, TasPorts replied stating that co-investment in building a new hall was "outside its primary vision of facilitating trade and logistic solutions" but would assist Derwent in seeking new premises where possible and would commit to an overhaul (following the termination of our lease on 30/06/2022) on a month-by-month basis.
  - 28 April 2022 TasPorts indicated that they expected 1st Derwent to have vacated the current site by 1 December. It was indicated by TasPorts that a Development Application (DA) was being produced and that there was no provision for the Scout Hall. The DA has not been released.



Current Site – Scout Hall as a Community Asset: 2021 Concept  
(Presented to Stakeholders for comment in September 2021.)

