

**MINUTES OF A MEETING OF THE DIOCESAN COUNCIL HELD AT THE NEWCASTLE CLUB, NEWCOMEN STREET NEWCASTLE ON THURSDAY, 18 DECEMBER 2003 AT 10.00AM.**

**2003.115 THE MEETING** opened with Prayer.

**2003.116 PRESENT** The Right Reverend RA Herft(Chairman); His Honour Judge JF Lincoln (Chancellor); The Right Reverend GS Rutherford; The Very Reverend GR Lawrence; The Venerable IS Palmer; The Venerable B Pate; The Venerable DS Simpson ; Mr B Hockman (Diocesan Manager); The Reverend Canons CL Bullock and PS Robertson; The Reverend Dr JF Perry; The Reverends HN Bright, AJL Copeman, GC Dodd and RL Zohrab; Mr WK Allen ; Ms R Brand; Mrs B Fenwick; Messrs RA George, AG Green, JA Helman, JC Price and C Shevels.

**APOLOGIES** were received from The Venerable CL Ford; The Reverend Canon K Dean-Jones; The Revd. J.F. Perry (late arrival).

**2003.117 BISHOP'S REPORT TO COUNCIL** [tabled at meeting]

**Special Meeting of Diocesan Council**

The Bishop **noted** that there had been a special meeting of the Diocesan Council on 12 December for the purpose of discussing the development proposals for the land at Morpeth.

**St John's College Appointments**

It was further **noted** that there had been two appointments made to St John's College. The Reverend David Willsher has been appointed as Dean of Studies and the Reverend Jenny Willsher has been appointed as Program Co-ordinator.

**Departure of Mr Michael Armstrong**

It was **resolved**:

“The Diocesan Council extends its appreciation to Mr Michael Armstrong for his contribution to the Diocese through his work and ministry with CEY Ministries.”

Moved: The Reverend HN Bright Seconded: The Reverend Canon PS Robertson

**Sale of 44 Newcomen Street**

The Dean noted his delight at the sale of the Newcomen Street residence for \$826,000 which has freed capital which can now be used for new ministry.

The Bishops' report was **received**.

**2003.118 ASSISTANT BISHOP'S REPORT TO COUNCIL** [tabled at meeting]

The Assistant Bishop's report was **received**.

**2003.119 MINUTES OF THE PREVIOUS MEETING ON 16/10/2003**

The Diocesan Council noted that the minutes of the meeting of 16 October 2003 require the following changes:

1 At 2003.100 (D) Recommendation 2 was passed in the following terms:

“That, following appropriate consultation, a Risk Management and Audit Committee be set up by each of the Schools, Samaritans, Anglican Care and ASDF and that each Committee report to the Diocesan Audit Committee in addition to any other reporting requirements of the school or organisation”.

2 Also at 2003.100 (D) paragraphs 3, 4 and 5 were not carried and had been deferred.

3 The Reverend Canon Chris Bullock and the Reverend Dr Julia Perry were in attendance at the meeting and are to be added to the attendance list.

Following the above amendments the minutes were **approved** for signature as a true and correct record of the proceedings of that meeting.

### 2003.120 **BUDGET STRUCTURES REVIEW GROUP** [pages 18-21 of the Supplementary papers]

Mr JE Kilpatrick, a Trustee of Church Property, presented an Executive Summary to the members of Diocesan Council. This summary is appended to these minutes.

It was **resolved** that:

‘That Diocesan Council support the proposed changes for a presentation to Synod in February 2004, but excluding Item B on page 19 of the Executive Summary presented to this meeting.

Following the presentation to Synod:

- (A) the 2005 Budget be drafted to incorporate the proposed changes for consideration at the Deanery meetings prior to Synod in August 2005, and
- (B) an Ordinance to create additional Tyrrell Trusts be drafted for adoption by Synod prior to adoption of the 2005 Budget.

Mover: The Revd Canon PS Robertson

Seconder: Mr JC Price

**Carried** unanimously and by acclamation.

It was **resolved**:

‘That Diocesan Council permit Mr J Kilpatrick to be present for presentation regarding the Morpeth Land proposals.’

### 2003.121 **MORPETH LAND SALE**

Minutes of Special Meeting of Diocesan Council 12 December 2003.

Following the inclusion of The Venerable IS Palmer as an apology, and The Reverend Canon CL Bullock as in attendance at that meeting, the minutes from the 12 December special meeting of Diocesan Council were **approved** for signature as a true and correct record of the proceedings of that meeting.

The Reverend AJL Copeman declared an interest in the proceedings given that the Dobler bid is from a Mr Bill Carpenter as agent, a communicant in the parish of Kincumber.

The Chair asked if any member of the Diocesan Council had business dealings with Mr Bill Carpenter. No member of Diocesan Council advised of any such dealings.

The ethics of the matter of there being no signed agency agreement was raised as it was believed it was poor practice to deal in this way. Such an agreement would be dealt with at a later stage.

**Background:** Following the meeting of Diocesan Council on 12 December the four bidders were faxed prior to close of business with the following questions:

1. The Diocese of Newcastle wants to retain four hectares of buildable land.
2. The heritage curtilage along Tank Street and Morpeth Road requires checking as to land usability.
3. Please respond to the common map and mark the subdivision areas.
4. Please advise your sensitivity to environmental issues over the entire site and to our preferred use of the remaining land as a theological training centre and centre of hospitality.
5. Please confirm the final offer price on your proposal in regard to the impact of your response to the above.

All four bidders responded by Wednesday lunchtime and an assessment of the responses follows.

**Mirambeena** – Noted that the Diocese’s new request in relation to the retention of a particular amount of land reduces the degree of certainty in the returns to the project. In their judgement it requires retention of some lands they would want to develop. Their offer was revised to \$9M, but the put option was withdrawn.

**Hunter Land** – Acknowledged the receipt of the questions, but made no modification to their proposal. All conditions of their offer remain as presented on 12 December. The offer is \$16M conditional on 368 units. This would be \$13.62M if only 300 units were approved.

**Impala** – Believes that there are 4 hectares of buildable land within their original proposal. Much of this is effectively what is presently the oval and there may be some doubt as to the willingness of Council to allow development on that highly visible area. They have also dropped the proposal to build a motel on the Tank Street/Morpeth Road corner. Without any other major modification of their proposal however they have increased their offer to \$14M.

**Dobler** – Their proposal has reduced in scale to now a total of 234 units on the site after allowing for 150 metre curtilage along Tank Street. This allows for the retention of the same sized units and blocks as in the presentation on 12 December. It should be noted that whilst the Dobler proposal specifically talked about strata titles and illustrated a map showing the location of each of the blocks of land, this proposal is the least intensive development on the site. As a result of the revisions to reflect the reduced number of units in the development the offer price has been reduced to \$14M.

#### **Assessment**

Although unable to meet as a group of four in the three working days between the two meetings of Diocesan Council, there had been discussions amongst the committee and the Trustees around the revised proposals.

The decision to be made by Diocesan Council should be between the Impala and Dobler proposals for the site. These two proposals are likely to represent the highest achievable price for the site taking into account the Diocese's expressed requirements.

The Mirambeena offer, whilst having certain attractions, was too far below the others and loses the benefit of the put option now that the 4 hectare requirement has been imposed.

The Hunter Land proposal does not allow for 4 hectares of buildable land and therefore failed to meet our requirements.

It was **resolved**:

*'Under three out of the four scenarios considered by Diocesan Council the net return from the Dobler offer will be higher than the net return from Impala. The risk in heritage related development projects is that the process takes more time than expected rather than less. On the balance of risks therefore the expected return to the Diocese is greatest if the Dobler offer is accepted. It is therefore recommended that the Trustees be asked to conclude an option agreement for the sale of approximately 26 Ha of land at St John's College Ministry Centre, Morpeth, with Dobler subject to:*

- (a) *clarification of the role of the Agent*
- (b) *a specific proposal from the Agent including specific input by the Diocese of Newcastle to the design guidelines, be approved in writing by the Diocesan Manager and to the satisfaction of the Trustees and,*
- (c) *retention by the Diocese of the open space land adjoining Tank Street and Morpeth Road and seeking to negotiate the provision of maintenance of the land by Dobler.'*

Mover: Mr WK Allen    Seconder: The Venerable DS Simpson

The following Council members **abstained** from voting The Venerable B Pate, The Reverend AJL Copeman and Ms R Brand.

It was **noted** that any media release issued on the subject of this land sale should be forwarded to Diocesan Council members in order that a united answer be given.

#### **Extension of Development Application**

It was **resolved**:

*'That this Diocesan Council requests the Diocesan Manager to investigate the Development Application for the Morpeth land to see whether continuing its life is perceived to be to our advantage. If it is, then the Diocesan Manager is to do whatever is necessary to extend the life of that Development Application.'*

Mover: Mr A Green    Seconder: Mr JA Helman

**2003.122 WOMEN IN THE EPISCOPATE**

The Reverend GC Dodd advised that Bishop Jeff Driver will be making a response to this issued at the February session of Synod.

The Chair request The Reverend GC Dodd to liaise with Bishop Driver prior to the February Synod regarding the possibility of his making a presentation to Synod on the history of women in this Diocese.

It was **resolved**:

‘The Diocesan Council thanks the Reverend GC Dodd and Miss KH Stevens for their work in preparing and researching this issue prior to Synod.’

**2003.123 MATTERS ARISING FROM THE MINUTES****(A) Morpeth** [verbal]

Dealt with previously.

**(B) Schools Insurance** [page 11 of the business papers]

It was noted that the schools have responded that they have their own arrangements in relation to insurance. The Chairman noted that this item could be removed from the agenda.

**(C) Sickness and Accident Fund – Actuarial Reports**

Running Minute.

**(D) Business Action Plan**

Running Minute.

The Chairman advised that the 360-degree appraisal was being assessed but todate, only 50% had responded to the documents issued for reviewing the Diocesan Manager.

**(E) Visioning**

**Community & Evangelism** [pages 12-14 of the business papers]

This group had prepared a document in the hope that recommendations would be dealt with at this meeting of Diocesan Council.

These recommendations were:

- 1 **Clustering – of parishes with similar energies.** This is to share resources, minimise duplication and encourage creativity. These may be created through deaneries or on an ecumenical basis. This may work effectively with ‘events’ as well as ongoing ventures. It may be helpful in this context if there were an audit of resources, including buildings and land that the Diocese has and that may be available for use.
- 2 **In two places promote a community building opportunity** with parish workers linked to the Samaritans foundation.
- 3 **Lay ministry strategies in evangelism.** *Alpha* and other initiatives have been important but of limited value. The key to growth is not the priest as an evangelist but rather one on one – telling and gathering – lay evangelism in ordinary jobs. There is a need to give permission to equip and train.
- 4 **Institute a Youth Ministry training scheme** through St John’s College and use the Yondaio trust money to implement this.
- 5 **Examine ways in which community building can be rejuvenated** and used to train lay people as in 3 above. We recognise the very significant community building in the Diocese achieved by Cursillo. Everywhere a layperson is, is a place for ministry.
- 6 **People are looking for diversity.** There are parishes today with no future because they are working within a closed system. Singleton embraced engineering change. It is an experience and resource to be learnt from with special reference to Warkworth. Clergy become resource people. Lay ministries inside and outside the church are to be community building and

evangelistically focussed. The aim is not to make lay people look more like clergy!

It was resolved:

“That the report be received and the group encouraged to pursue the recommendations.”

**Ministry formation** [pages 11-12 of the supplementary papers]

The report was **received**.

The Bishop **noted** that the report from The Reverend Dr D Saines and the Reverend R Sharr on the culture and objectives of St John’s Ministry Centre had not yet been made available to members of Diocesan Council.

**Worship** [pages 13-15 of the Supplementary papers]

The report was **received**.

**Structures** [pages 16-17 of the supplementary papers]

The report was **received**.

The Bishop requested that each of the four visioning groups have one key strategy in place by the 2004 Synod. Each group is to report to the Synod at the dinner on the first evening.

**(F) Select Committee – Clergy Separation/divorce**

Senior Staff was yet to consider the paper that had been prepared. This matter was to be added to the next agenda of Senior Staff.

**(G) Group Considering Synod membership matters**

This group had not met.

**(H) Budget Structures Review Group** [pages 15-17 of the business papers]

This matter was dealt with earlier in the meeting (Refer 2003.120).

**(I) Guidelines for the appointment of members of Boards/Councils**  
[page 22 of the supplementary papers]

The Diocesan Council adopted the form shown on page 22 of the Supplementary Papers as one to be used when vacancies are to be filled.

**(J) General Synod Office – Sexual Abuse Committee** [page 18 of the business papers]

**(K)** The group to prepare relevant material for the Special Synod (see Item 2003.101 of previous minutes) was to be convened by the Dean.

**2003.124 REPORTS**

**(A) Bishop’s Official Acts and Record** [pages 19-22 of the business papers]

The list of Bishop’s Official Acts and Record was **received**.

The Council asked if Senior Staff could prepare guidelines for clergy for the wording of epitaphs, plaques and similar things.

**(B) Property Approvals Board 13/11/2003** [pages 23-27 of the business papers]  
**and 11/12/2003** [pages 23-24 of the supplementary papers]

**Blacket Church**

It was **resolved**:

‘The Diocesan Council having received the report of the Property Approvals Board requests the Bishop of the Central Coast and the Chair of the Property Approvals Board to ascertain from the Parish of Gosford its exact intentions for the use of the Blacket building.’

Mover: The Very Reverend GR Lawrence    Seconder: Mr. A.G. Green

Both sets of minutes were noted and **received**.

**(C) Shared Ministry Group**

This group met on 7 November, but a report was unavailable. This meeting raised more issues than initially expected and a written report was to be available for next meeting of Diocesan Council.

Verbal report **received**.

**(D) General Synod Standing Committee** [circulated separately]

A written report from the Dean of the General Synod Standing Committee meeting was **received**.

**(E) Trustees of Church Property Minutes 18/11/2003** [pages 28-31 of the business papers]

The Diocesan Council directed that the minutes of the Trustees of Church Property be removed from the business paper and from consideration by the Diocesan Council. It was noted that a **report** only should be provided.

**(F) Clergy Emoluments Advisory Board** [pages 38-31 of the business papers]

A list of stipends rating Newcastle in comparison to other dioceses was requested for the next meeting of Diocesan Council.

It was **resolved**:

‘That clergy stipends increase by 2.5% from 1 January 2004.’

Mover: Mr A Green

Seconder: Ms R Brand

**No clergy voted in respect of this motion.**

It was **resolved**:

‘That the car depreciation rate remain at \$7,260 for 2004.’

Mover: Mr JC Price

Seconder: Mr A Green

It was **resolved**:

‘That the car running allowance remain at 27.5 cents per kilometre with an interim review should fuel costs increase substantially.’

Mover: Mr J Helman

Seconder: Mrs R Brand

The Venerable IS Palmer was asked to prepare a paper for the April meeting of Diocesan Council on the travelling costs incurred by laity attending Diocesan committees.

**(G) Diocesan Ecumenical Committee** [Page 33 of business paper]

The report was **received**.

**(H) CEY Commission**

A verbal report was received for the Reverend GC Dodd. Mr M Armstrong would leave this month to attend St John’s College. The departure of Mr Armstrong allows opportunity for the CEY Commission to review the service that CEY Ministries provide to the Diocese. At a recent meeting of the Commission the following four core areas for vision were adopted: lay/clerical, evangelism, structure and worship. The CEY Commission is looking at how CEY Ministries can work in tandem with the Diocesan vision and is currently investigating various models.

The Commission’s current view is a move away from current model but one that retained young people meeting together. The Commission would like to move from the existing model to one staff member supporting successful youth ventures in the diocese. This model and vision was bigger than the Yondaio Trust.

It **noted** that The Reverend GC Dodd has been elected as Chair of the CEY Commission.

It was **resolved**:

‘That Diocesan Council thanks The Reverend GC Dodd for his presentation and requests that a report be brought to the next meeting of Diocesan Council.’

**2003.125 FINANCIAL MATTERS****(A) Budget Account as at 30 November 2003** [pages 34-45 of the business papers]

The Diocesan Council **noted** the answers which were given on page 10 of the business papers but asked for more specific responses.

It was further **noted** that a balance sheet had not been produced and is to be forwarded with the minutes to all members of Diocesan Council.

**Mission Money** – The Council indicated that a cut-off point for receipt of these monies before Christmas was better governance than a date in early January.

Following further questions and clarifications, the Budget Account was **received**.

**(B) Special Purposes & Extra Special Purposes Fund as at 30 November 2003** [page 46 of the business papers]

The financial statement for this fund was **received**.

**Christian Art piece ACTION**

This matter was **deferred** until the February 2004 meeting of Diocesan Council. In the meantime, the Council asked that a letter of support be sent to the organisers saying we will determine in February our intentions regarding support.

**(C) Small Permanent Trusts**

Running Minute

**(D) Property Sales and Permanent Trusts** [pages 47-48 of the business papers]

It was **resolved**:

‘Where the proceeds of a sale are placed in Permanent Trust that 10% of the nett proceeds of all parish property sales be invested by the Trustees of Church Property for the Diocese of Newcastle in a fund administered by the Property Approvals Board. These funds are to be applied to the acquisition of property in developing areas with the Diocese.’

Mover: The Venerable DS Simpson Secoder: The Very Reverend GR Lawrence

The Chairman of PAB was requested to ensure parishes are informed on the above resolution.

The Council considered the following recommendation:

‘That in order to protect permanent trusts from loss of real value through the effects of inflation, at least one third of future interest distributions from all permanent trusts must be reinvested in the capital of the trust so that only two-thirds of the interest earned is available to the parish.’

This recommendation was deferred by Diocesan Council and was referred back to the Property Approvals Board.

**(E) NARU Funding 2003** [pages 49-56 of the business papers]

‘That NARU fees of \$1950 for 2004 be paid.’

Mover: Mr B Hockman Secoder: Mr JC Price

**(F) Episcopal Certificate – Anglican Care** [pages 57-67 of the business papers]

The board of Anglican Care sought approval for the issue of an Episcopal Certificate for \$14M.

It was resolved:

‘That Diocesan Council recommend to the Bishop that he issue an Episcopal Certificate for \$14M to support borrowings by Anglican Care in connection with its reconstruction of the Booragul site.’

Mover : Mr B Hockman

Secoder: Mr C Shevels

**(G) Episcopal Certificate – Bateau Bay** [page 68 of the business papers]

‘That the Bishop be asked to cancel Episcopal Certificate #000137 and to issue an Episcopal Certificate to Westpac Banking Corporation in the amount of the remaining balance of the Provisional District of Bateau Bay’s loan as security for a loan to the Provisional District of Bateau Bay to refinance the original construction loan.’

Mover: The Rt Rev’d GS Rutherford Seconder: The Reverend AJL Copeman

**(H) Provincial Synod Assessment 2004** [pages 69-70 of the business papers]

It was **resolved**:

‘That Provincial Synod Assessment of \$3994 for 2004 be paid.’

Mover: The Very Rev’d GR Lawrence Seconder: Mr WK Allen

**(I) 2003 Parish Aid & Development** [page 71 of the business papers]

It was resolved:

‘That the following parishes be paid grants as indicated below from the Parish Aid & Development Fund:

Denman	\$1500
Merriwa	\$3000
Clarence Town	\$1500
Dungog	\$1500
Gloucester	\$1500
Gresford/Paterson	\$1500
Murrurundi	\$3000’

Mover: The Reverend HN Bright Seconder: The Rev’d Canon PS Robertson

**(J) 2004 Budget – Advice of Parish Contributions for 2004**

It was **resolved**:

‘That Diocesan Council request the Diocesan Manager, with the assistance of the Archdeacon of Maitland, to send a letter immediately to all parish treasurers acknowledging that we are remiss in having not asked for this earlier and requesting advice regarding each parish’s 2004 parish contribution and missionary target. Results to be reported to February meeting of Diocesan Council.’

Mover: The Very Rev’d GR Lawrence Seconder: Mr A Green

**2003.126 DIOCESAN COUNCIL AS SYNOD**

Diocesan Council was summoned as Synod for the purpose of considering the following draft Ordinances. The Reverend AJL Copeman and Mr JA Helman were appointed Acting Clerical and Lay Secretaries respectively.

**(A) The Parish Administration Ordinance 1995 Amending Ordinance 2004**

Running Minute

**(B) The St John’s College Ministry Centre Land Sale Ordinance 2003** [page 72 of the business papers]

It was **moved**:

‘That the St John’s College Ministry Centre Land Sale Ordinance 2003 be approved in principle.’

Synod moved into committee to consider the bill in detail.

Clause 3 of the Ordinance was amended by deleting the words ‘twelve months’ in line 5 and inserting in lieu thereof the words ‘three years’. The words ‘the Parish Council shall refer the matter of the disposal of the said property to the Property Approvals Board accompanied with details of how the parish wishes to proceed’ were

deleted and the words ‘the Diocesan Council shall reconsider the sale’ were inserted in lieu thereof.

Synod moved out of committee

It was **resolved**:

‘That the bill as amended do now pass.’

The Bishop gave his **Assent** to the ordinance as amended.

**(C) The Gosford (Springfield Residence) Land Sale Ordinance 2003**  
[page 73 of the business papers]

It was **moved**:

‘That the Gosford (Springfield Residence) Land Sale Ordinance 2003 be approved in principle.’

It was **resolved**:

‘That the bill do now pass.’

The Bishop gave his **Assent** to the ordinance as passed.

The Council moved out of Synod.

**2003.127 MINISTRY REVIEW COMMITTEE** [page 74 of the business papers]

It was **resolved**:

‘That the Diocesan Secretary be asked to write to the Secretary of the Lake Macquarie Regional Council regarding the position of this committee explaining that the Ministry Formation Group was taking up the issues raised by the Ministry Review Committee.’

**2003.128 WOMEN IN THE EPISCOPATE** [pages 75-78 of the business papers]

Dealt with earlier.

**2003.129 GOSFORD ANGLICAN CHURCH INCORPORATION** [page 79 of the business papers]

It was **resolved**:

‘Diocesan Council is not prepared to grant incorporation under the terms described, but asks the Central Coast Regional Executive to meet with the CEO of Samaritans to discuss how to proceed to obtain funding.’

**2003.130 DISPOSITION OF PROCEEDS** [page 80 of the business papers]

**The Gosford (Springfield) Land Sale Ordinance 2003**

It was **resolved**:

‘That the nett proceeds of this sale be directed towards the costs of constructing a new rectory in the parish of Gosford.’

Mover: The Venerable DS Simpson    Second: The Reverend AJL Copeman

**The St John’s Ministry Centre Morpeth Land Sale Ordinance 2003**

It was **resolved**:

‘That the nett proceeds of the sale of this property be determined by Diocesan Council after future consideration of proposals for disposition.’

Mover: The Very Rev’d GR Lawrence    Second: Mr JC Price

**2003.131 LETTER OF THANKS – Bishop Alfred Holland** [page 81 of the business papers]

It was resolved:

‘That Diocesan Council receive Bishop Holland’s letter with deepest appreciation.’

**2003.132 NOTABLE ANNIVERSARIES**

The Council:

**(A) Noted** that Bishops Robert Beal, Barry Hunter and Keith Rayner celebrate the 50<sup>th</sup> anniversary of their priesting and The Reverend Greg Holmes celebrates the 40<sup>th</sup>

anniversary of his priesting and The Reverend Peter Rushton celebrates the 40<sup>th</sup> anniversary of his deaconing.

It was **resolved**:

‘That Diocesan Council appreciates the ministry and work of these persons and requests the Bishop to write to each accordingly.

- (B) The Venerable Ian Palmer: - The Council noticed (and observed!) the incapacity of Archdeacon Palmer and offered its prayers and concern for a recovery from his present affliction.

**2003.133**      **DATE OF NEXT MEETING** 26 February 2004 at 10.00am

**2003.134**      **THERE BEING NO OTHER BUSINESS** the meeting closed with The Grace at 4.30pm