



CITY OF HOBART

AGENDA

OPEN PORTION OF THE COUNCIL MEETING
MONDAY, 24 JUNE 2024
AT 5.00PM



THE MISSION

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

OUR VALUES

THE COUNCIL IS:

PEOPLE

We care about people – our community, 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 work to high ethical and professional standards and are accountable for delivering outcomes for our community.

VISION

OUR VISION, MISSION AND VALUES HOBART: A COMMUNITY VISION FOR OUR ISLAND CAPITAL

Hobart breathes.

Connections between nature, history, culture, businesses and each other are the heart of our city

We are brave and caring.

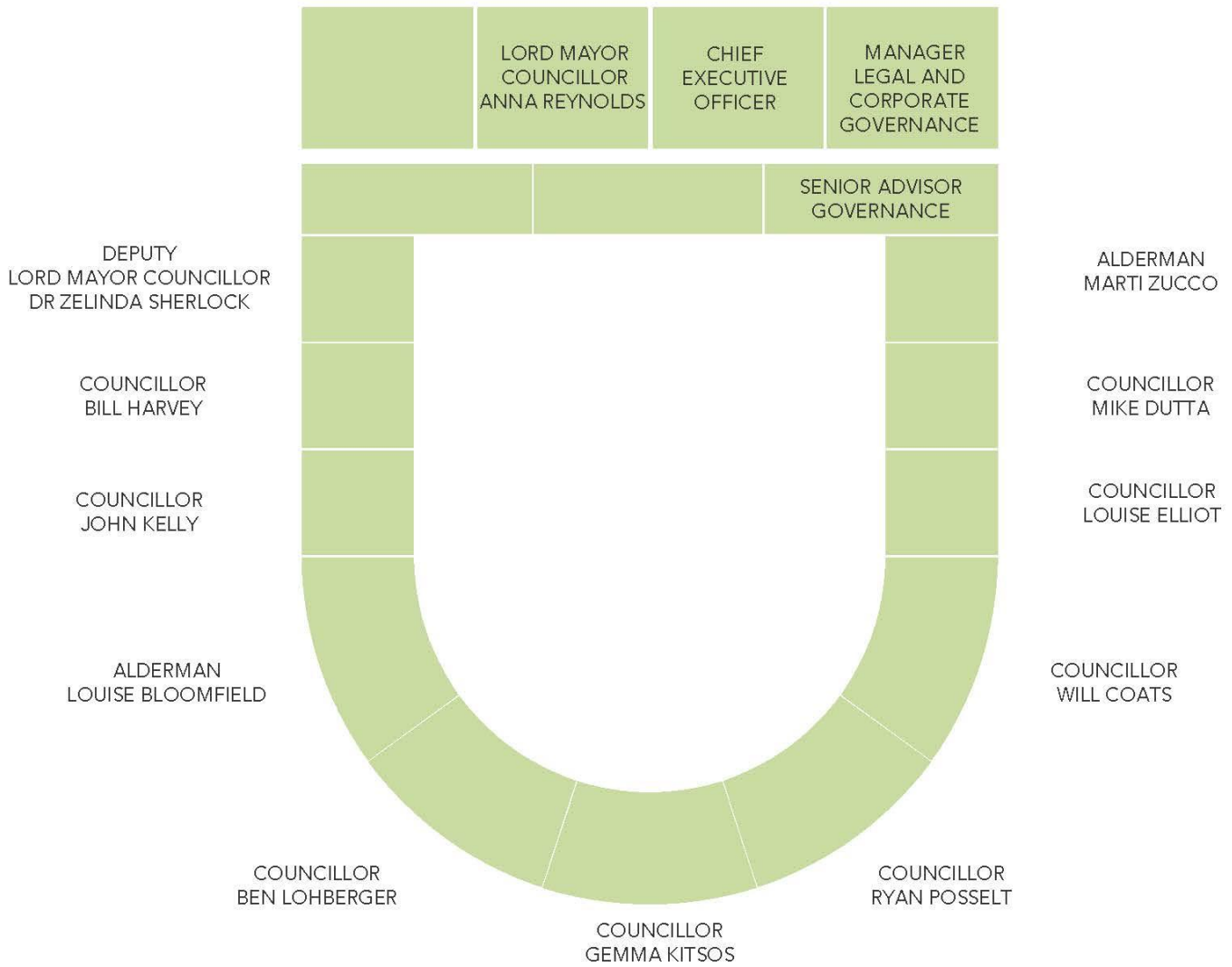
We resist mediocrity and sameness.

As we grow, we remember what makes this place special.

We walk in the fresh air between all the best things in life.



City of **HOBART**



ORDER OF BUSINESS

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REPORT OF THE CHIEF EXECUTIVE OFFICER

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A MEETING OF THE OPEN PORTION OF THE COUNCIL WILL BE HELD IN THE COUNCIL CHAMBER, TOWN HALL ON MONDAY, 24 JUNE 2024 AT 5.00PM.

**Michael Stretton
Chief Executive Officer**

The title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant s.61 of the *Local Government Act 1993* (Tas).

ELECTED MEMBERS:

Lord Mayor A M Reynolds
Deputy Lord Mayor Z E Sherlock
Alderman M Zucco
Councillor W F Harvey
Councillor M S C Dutta
Councillor J L Kelly
Councillor L M Elliot
Alderman L A Bloomfield
Councillor R J Posselt
Councillor B Lohberger
Councillor W N S Coats
Councillor G H Kitsos

APOLOGIES:

LEAVE OF ABSENCE: Nil.

1. ACKNOWLEDGEMENT OF COUNTRY

2. CONFIRMATION OF MINUTES

The Chairperson reports that she has perused the minutes of the meeting of the Open Portion of the Council meeting held on [Monday, 27 May 2024](#), finds them to be a true record and recommends that they be taken as read and signed as a correct record.

3. TRANSFER OF AGENDA ITEMS

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

4. COMMUNICATION FROM THE CHAIRPERSON

5. NOTIFICATION OF COUNCIL WORKSHOPS

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2015*, the General Manager reports that the following workshops have been conducted since the last ordinary meeting of the Council.

Date: Monday, 3 June 2024

Purpose: Ferries | Derwent Estuary Program | Advocacy Priorities

Attendance:

The Lord Mayor Councillor A Reynolds, Deputy Lord Mayor Councillor Z Sherlock, Councillors B Harvey, M Dutta, J Kelly, L Elliot, Alderman L Bloomfield, Councillors R Posselt, B Lohberger and G Kitsos.

Apologies:

Alderman M Zucco

Date: Monday, 17 June 2024

Purpose: Annual Plan progress report | Review Aboriginal Commitment A/P
| Briefing Stadium 2.0 | Governance Structure

Attendance:

The Acting Lord Mayor Councillor Dr Z Sherlock, Alderman M Zucco, Councillors B Harvey, M Dutta, J Kelly, L Elliot, Alderman L Bloomfield, Councillors R Posselt, B Lohberger W Coats and G Kitsos.

Apologies:

The Lord Mayor Councillor A Reynolds

6. PUBLIC QUESTION TIME

Regulation 31 *Local Government (Meeting Procedures) Regulations 2015*.
File Ref: 16/119-001

6.1 Public Questions

7. PETITIONS

8. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

RECOMMENDATION

That the Council resolve to deal with any supplementary items not appearing on the agenda, as reported by the Chief Executive Officer in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2015*.

9. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

Elected Members 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.

OFFICER REPORTS

10. 2024-25 Budget Estimates and Annual Plan File Ref: F24/48082

Report of the Chief Financial Officer, the Manager Rates, Procurement and Risk, and the Director City Enablers of 19 June 2024 and attachments.

Delegation: Council

REPORT TITLE: 2024-25 BUDGET ESTIMATES AND ANNUAL PLAN

REPORT PROVIDED BY: Chief Financial Officer
Manager Rates, Procurement and Risk
Director City Enablers

1. Report Summary

- 1.1. The purpose of this report is to present the City of Hobart's 2024-25 Budget Estimates; 2024-25 Annual Plan; 2024-25 Rates Resolution; and Interim Strategic Asset Management Plan 2024-2034 for formal adoption.

2. Key Issues

- 2.1. This report presents the City's 2024-25 Budget Estimates, 2024-25 Annual Plan and 2024-25 Rates Resolution together with the Interim Strategic Asset Management Plan 2024-2034.
- 2.2. The Long-Term Financial Management Plan 2023-2033, which was formally adopted at the Council meeting on 19 June 2023, has been included for information.
- 2.3. The 2024-25 Budget Estimates is consistent with the previously adopted Long-Term Financial Management Plan 2023-2033.
- 2.4. The 2024-25 Annual Plan details the major actions and initiatives the City will undertake during the coming year.
- 2.5. The major actions and initiatives identified in the 2024-25 Annual Plan have been funded as part of the 2024-25 Budget Estimates.
- 2.6. Following a 12-month review of the City's rating practices, which included community consultation, the City has adopted a Rating and Valuation Strategy 2024-28 to guide the City's rating practices for the next four years. 2024-25 is the first year of using the adopted strategy for levying rates and charges.
- 2.7. From 1 July 2024 Council will be changing the property valuation base it uses for the purpose of rating from Assessed Annual Value to the Capital Value of a property.
- 2.8. A differential rating system will continue for 2024-25 to ensure the equitable distribution of the rates burden amongst property owners in the move to Capital Value rating. A maximum increase cap on the General Rate will be used to help manage significant rate increases in the move to Capital Value rating for land used for commercial and industrial purposes.
- 2.9. The differential rating system will also include the differential general rate for properties used for short stay visitor accommodation and vacant

– residential land introduced in 2023-24 to ensure housing stock is retained, to ensure owners of residential land used for the commercial purpose of short stay visitor accommodation contribute to the provision of Council services and facilities associated with that commercial use and to stimulate residential development.

- 2.10. The changes have been reflected in an amended version of the City of Hobart Rates and Charges Policy attached to this report for formal adoption.
- 2.11. The City's Risk and Audit Panel met on 6 June 2024 and a summary of the Panel's advice to Council in respect of the budget estimates is included in this report.
- 2.12. It is proposed that the 2024-25 Budget Estimates; 2024-25 Annual Plan; Interim Strategic Asset Management Plan 2024-2034; the City's 2024-25 Rates Resolution be formally adopted by Council.

3. Recommendations

That:

- 1. *In accordance with section 82(2) of the Local Government Act 1993, the revenues, expenses and capital works program detailed in the 2024-25 Budget Estimates (Attachment A) be adopted.***
- 2. *The 2024-25 Annual Plan (Attachment B) be adopted.***
- 3. *The Interim Strategic Asset Management Plan 2024-2034 (Attachment C) be adopted.***
- 4. *The City of Hobart Rates Resolution 2024-25 (Attachment D), be adopted as follows:***
 - (i) *Pursuant to s.90 of the Local Government Act 1993, a General Rate of 0.2917 cents in the dollar of Capital Value be made.***
 - (ii) *Pursuant to s.107 of the Local Government Act 1993, Council declares by absolute majority that the General Rate is varied according to the use or predominant use of land, as follows:***
 - a) *for land used for commercial purposes, vary the General Rate to 0.6104 cents in the dollar of Capital Value.***
 - b) *for land used for industrial purposes, vary the General Rate to 0.6104 cents in the dollar of Capital Value.***
 - c) *for land used for primary production purposes, vary the General Rate to 0.2214 cents in the dollar of Capital Value.***
 - d) *for land used for public enterprise purposes, vary the General Rate to 0.3756 cents in the dollar of Capital Value.***

- e) *for land used for residential purposes, vary the General Rate to 0.2214 cents in the dollar of Capital Value.*
 - f) *For land used for residential short stay visitor accommodation purposes, vary the General Rate to 0.4428 cents in the dollar of Capital Value.*
 - g) *for land used for sporting or recreation facilities purposes, vary the General Rate to 0.2947 cents in the dollar of Capital Value.*
 - h) *for non-use of the land, vary the General Rate to 0.2753 cents in the dollar of Capital Value.*
 - i) *For non-use residential land, vary the General Rate to 0.5506 cents in the dollar of Capital Value.*
- (iii) *Pursuant to s.88A(1)(a) and (b) of the Local Government Act 1993 the Council by absolute majority sets and declares that the maximum percentage increase cap on the General Rate for land used or predominately used for commercial and industrial purposes (as previously made and varied in 4.i and 4.ii above) is 10 per cent above the amount payable in respect of that rateable land in the 2023-24 financial year.*
- (iv) *Pursuant to s.88A(2)(b) of the Local Government Act 1993 the Council by absolute majority fixes the condition that to qualify for the maximum percentage increase cap (as previously made and varied above) the rateable land must not be subject to a supplementary valuation issued by the Valuer-General during the period from 1 July 2024 to 30 June 2025.*
- (v) *Pursuant to s.93 of the Local Government Act 1993, a Stormwater Removal Service Rate of 0.0226 cents in the dollar of Capital Value be made.*
- (vi) *Pursuant to s.107 of the Local Government Act 1993, Council declares by absolute majority that the Stormwater Removal Service Rate is varied according to the use or predominant use of land, as follows:*
- a) *for land used for commercial purposes, vary the Stormwater Removal Service Rate to 0.0374 cents in the dollar of Capital Value.*
 - b) *for land used for industrial purposes, vary the Stormwater Removal Service Rate to 0.0339 cents in the dollar of Capital Value.*
 - c) *for land used for primary production purposes, vary the Stormwater Removal Service rate to 0.0194 cents in the dollar of Capital Value.*

- d) *for land used for public enterprise purposes, vary the Stormwater Removal Service Rate to 0.0201 cents in the dollar of Capital Value.*
 - e) *for land used for residential purposes, vary the Stormwater Removal Service Rate to 0.0187 cents in the dollar of Capital Value.*
 - f) *for land used for sporting or recreation facilities purposes, vary the Stormwater Removal Service Rate to 0.0120 cents in the dollar of Capital Value.*
 - g) *for non-use of the land, vary the Stormwater Removal Service Rate to 0.0193 cents in the dollar of Capital Value.*
- (vii) *Pursuant to s.93A of the Local Government Act 1993 and the provisions of the Fire Service Act 1979 (as amended), the Council makes the following service rates for land within the municipal area:*
- a) *A permanent brigade district fire rate of 0.0534 cents in the dollar of Capital Value subject to a minimum amount of \$49 in respect of all rateable land within the permanent brigade rating district.*
 - b) *A Fern Tree volunteer brigade district fire rate of 0.0135 cents in the dollar of Capital Value subject to a minimum amount of \$49 in respect of all rateable land within the Fern Tree volunteer brigade rating district.*
 - c) *A general land fire rate of 0.0130 cents in the dollar of Capital Value subject to a minimum amount of \$49 in respect of all rateable land within the municipal area which is not within the permanent brigade rating district or the Fern Tree volunteer brigade rating district.*
- (viii) *Pursuant to s.107 of the Local Government Act 1993, Council declares by absolute majority that the permanent brigade district fire rate is varied within the permanent brigade rating district according to the use or predominant use of land, as follows:*
- a) *for land used for commercial purposes, vary the permanent brigade district fire rate to 0.0830 cents in the dollar of Capital Value.*
 - b) *for land used for industrial purposes, vary the permanent brigade district fire rate to 0.0743 cents in the dollar of Capital Value.*
 - c) *for land used for primary production purposes, vary the permanent brigade district fire rate to 0.0424 cents in the*

dollar of Capital Value.

- d) for land used for public enterprise purposes, vary the permanent brigade district fire rate to 0.0890 cents in the dollar of Capital Value.*
- e) for land used for residential purposes, vary the permanent brigade district fire rate to 0.0420 cents in the dollar of Capital Value.*
- f) for land used for sporting or recreation facilities purposes, vary the permanent brigade district fire rate to 0.0236 cents in the dollar of Capital Value.*
- g) for non-use of the land, vary the permanent brigade district fire rate to 0.0416 cents in the dollar of Capital Value.*
- (ix) Pursuant to s.94 of the Local Government Act 1993, a Waste Management Service Charge be made and varied according to the use or predominant use of land as follows:*
 - a) A Service charge of \$290 to apply to residential properties; and*
 - b) A Service charge of \$580 to apply to non-residential properties.*
- (x) Pursuant to s.94 of the Local Government Act 1993, a Waste Management Service Charge of \$82 be made for kerbside food organics garden organics waste collection for all rateable land within the municipal area to which Council supplies or makes available a food organics garden organics waste collection service fortnightly utilising a food organics garden organics waste collection bin.*
- (xi) Pursuant to s.94 of the Local Government Act 1993, a Waste Management Service Charge for food organics garden organics collection be made in the sum of \$170.00 for all rateable land within the municipal area to which Council supplies or makes available a food organics garden organics waste collection service weekly utilising a food organics garden organics collection bin.*
- (xii) Pursuant to s.94 of the Local Government Act 1993, a service charge be made for waste management services to offset a levy payable by the Council to the State Government under the Waste and Resource Recovery Act 2022 (a Waste Management Levy Offset Service Charge) and varied according to the use or predominant use of land as follows:*
 - a) A Service charge of \$24 to apply to residential properties;*

and

- b) A Service charge of \$48 to apply to non-residential properties.*
- (xiii) Pursuant to s94 of the Local Government Act 1993, a service charge be made of \$113 for an initial service charge for waste, or recycling, residential or non-residential and \$185 to upgrade from a 120Lt to 240Lt mobile garbage bin residential.*
- 5. The penalty on unpaid rates be 3 per cent of the amount.*
- 6. The interest rate on unpaid rates be 10.14 per cent per annum, charged monthly.*
- 7. The following delegation be approved:*

 - (i) Pursuant to section 22 of the Local Government Act 1993, the Council delegate to the Chief Executive Officer, being the General Manager as appointed by Council pursuant to section 61 of the Local Government Act 1993 the power to expend monies on the Council's behalf identified as Delegation Classification 1 items in the Council's Annual Plan 2024-25; and, the Council authorise the Chief Executive Officer to delegate, pursuant Section 64 of the Local Government Act 1993, to such employees of the Council as he considers appropriate, the power to expend monies on the Council's behalf identified as Delegation Classification 1 items in the Council's Annual Plan.*
- 8. The Council adopt the amended City of Hobart Rates and Charges Policy (Attachment E).*
- 9. The Chief Executive Officer be authorised to make minor administrative amendments to finalise the City of Hobart Rates and Charges Policy and arrange for it to be made available to the public in a paper format from the Council's Customer Service Centre and in an electronic format from Council's website.*
- 10. The Council note the observations of the Risk and Audit Panel as detailed in this report.*

4. Background

- 4.1. This report presents the City's 2024-25 Budget Estimates.
- 4.2. The key documents included in this report include:
 - 4.2.1. The City of Hobart 2024-25 Budget Estimates. This document contains discussion of all elements comprising the Estimates and is required pursuant to section 82 of the *Local Government Act 1993* (LGA).
 - 4.2.2. The 2024-25 Annual Plan, which is required pursuant to section 71 of the LGA. The Annual Plan is required to set out how the objectives of the Council's Strategic Plan are to be met, including a summary of the Estimates adopted, and is to be formally adopted by the Council.
 - 4.2.3. The interim Strategic Asset Management Plan 2024-2034, which is required under section 70B of the LGA and is to be consistent with the Strategic Plan and Long-Term Financial Management Plan.
- 4.3. The 2024-25 Budget process has included community consultation and workshops with Elected Members.
- 4.4. The community consultation period enabled the community to provide input into what is important for the City to consider as part of the 2024-25 Budget and into the future.
- 4.5. Whilst not every proposal is able to be funded in 2024-25, these proposals will continue to be assessed by the City for inclusion in the forward estimate budgets at the appropriate time.
- 4.6. The workshops with Elected Members provided opportunity for discussion and feedback on issues considered important for the community.
- 4.7. Following a 12-month review of the City's rating practices, which included community consultation, at its meeting on 29 April 2024 Council adopted the City of Hobart Rating and Valuation Strategy 2024-28 to guide the City's rating practices for the next four years. 2024-25 is the first year of using the adopted strategy for levying rates and charges.
- 4.8. As part of the review, at its meeting on 30 October 2023, Council approved a change to the City's property valuation base for the purpose of rating from Assessed Annual Value (AAV) to Capital Value to take effect from 1 July 2024 for the 2024-25 rating year. Therefore, from 1 July 2024 Council will be changing the property valuation base it uses for the purpose of rating from the AAV to the Capital Value of a property.

- 4.9. A differential rating system will continue for 2024-25 to ensure the equitable distribution of the rates burden amongst property owners in the move to Capital Value rating. This will include a differential General Rate, Stormwater Removal Service Rate and Fire Service Rate for the permanent brigade rating district. A maximum increase cap of 10 per cent on the General Rate will be used to help manage significant rate increases in the move to Capital Value rating for land used for commercial and industrial purposes.
- 4.10. The differential rating system will also include the differential general rate for properties used for short stay visitor accommodation and vacant – residential land introduced by Council in 2023-24 to ensure housing stock is retained, to ensure owners of residential land used for the commercial purpose of short stay visitor accommodation contribute to the provision of Council services and facilities associated with that commercial use and to stimulate residential development.
- 4.11. The changes have been reflected in an amended version of the City of Hobart Rates and Charges Policy attached to this report for formal adoption – refer Attachment E.
- 4.12. The Valuer-General has recently issued interim property valuation adjustments (indexation), which will apply from 1 July 2024. This happens every two years to adjust property values in line with current market value. Indexation is intended to lessen the impact of a full property revaluation, which occurs every six years and can lead to large jumps in property values.
- 4.13. The change arising from indexation is that commercial, public enterprise and sport and recreation property capital values have increased by 10 per cent, all other property types have remained the same. The new property values for commercial, public enterprise, and sport and recreation properties will be used to calculate the 2024-25 rates.

Risk and Audit Panel Observations:

- 4.14. The Risk and Audit Panel (RAP) met on 6 June 2024 to review the documents.
- 4.15. In reviewing the City of Hobart's 2024-25 draft Budget Estimates, Annual Plan, Long-Term Financial Management Plan, Interim Strategic Management Plan, Rates Resolution and associated documents, the Risk and Audit Panel in accordance with section 4.6.1 Long Term Financial Sustainability and section 4.6.2 Asset Management of its Terms of Reference:
 - 4.15.1. Notes the proposed 2024-25 Budget Estimates as being consistent with achieving the objectives of the City's Long Term Financial Management Plan (LTFMP), while noting that key elements of the LTFMP are subject to review.

- 4.15.2. Notes the proposed Interim Strategic Asset Management Plan 2024-2034 and potential material changes that may be required.
- 4.15.3. Notes the proposed 2024-25 Annual Plan.
- 4.15.4. Notes in particular the asset accounting report, which indicates Council may have key data in its primary asset and financial management plans which may need to be materially restated, and that this will be the subject of detailed assessment.
- 4.15.5. Observes that this review of key data is critical to Council assessing its long-term financial sustainability.
- 4.15.6. Observes that it is critical that Council invests in systems and resources necessary to support robust asset management and financial management into the future.
- 4.15.7. Notes the proposed operating deficit for 2024-25 and reiterates that consistent surpluses are necessary to achieve long term financial sustainability.
- 4.15.8. Reiterates its support of Council's decision to move to Capital Value as a basis for rating and the implementation of varied (differential) rates.
- 4.15.9. Acknowledges the efforts made during 2023-24 in working towards long term financial sustainability.

5. Legal, Risk and Legislative Considerations

- 5.1. Section 82 of the LGA requires the Chief Executive Officer to prepare Estimates of the Council's revenue and expenditure for each financial year, and details what the Estimates must contain.
- 5.2. The Estimates must be adopted by the Council before 31 August 2024 by absolute majority.
- 5.3. The Rating Resolution requires approval by absolute majority of the Council. If sufficient revenue is not raised by rates, the Council will be unable to deliver the level of services required by the community and the infrastructure required of a growing capital city.
- 5.4. Council's Rates and Charges Policy is required to be updated to reflect the change to Council's current rating strategy. This is a requirement pursuant to section 86B(4)(c) of the LGA, which states that:

A council must review its rates and charges policy at the same time, or before, making under section 107 a variation of a rate or charge in respect of a financial year, if such a variation of that rate or charge was not made in respect of the previous financial year.

- 5.5. A differential rating strategy is proposed pursuant to section 107 of the LGA, which states that:
- (1) *A council, by absolute majority, may declare that the general rate, a service rate or a service charge varies within the municipal area or within different parts of the municipal area according to any or all, or a combination of any or all, of the following factors:*
 - (a) *the use or predominant use of the land;*
 - (b) *the non-use of the land;*
 - (c) *the locality of the land;*
 - (d) *any planning zone;*
 - (e) *any other prescribed factor.*
- 5.6. Section 108 of the LGA states that:
- If a council varies a rate, the general manager must notify the ratepayer in a rates notice –*
- (a) *of the rate as varied; and*
 - (b) *of the factor on which the variation of the rate was calculated; and*
 - (c) *of the date on which the variation takes effect.*
- 5.7. Section 109 of the LG Act permits a ratepayer to object to a variation in a rate based on a particular use of land.
- 5.8. The only ground for an objection is that the use of the ratepayer's land is not the use of land on which the variation is based. Section 109 states the following:
- (3) *An objection is to –*
 - (a) *be made in writing within 21 days after receipt of a notice under [section 108](#) notifying the variation; and*
 - (b) *state the use of the ratepayer's land; and*
 - (c) *be accompanied by evidence of the use of the land; and*
 - (d) *be lodged with the general manager.*
 - (4) *A council is to make a decision in respect of an objection within 60 days after the objection is lodged.*
 - (5) *The council may decide that the variation in the rate –*
 - (a) *applies to the ratepayer based on the use of the ratepayer's land; or*
 - (b) *does not apply because of the use of the ratepayer's land.*
 - (6) *A ratepayer may apply to the Magistrates Court (Administrative Appeals Division) for a review of –*
 - (a) *a council's decision under [subsection \(5\)](#) ; or*
 - (b) *a council's failure to make a decision under [subsection \(5\)](#) ; or*
 - (c) *a council's failure to make a decision within the period specified in [subsection \(4\)](#) .*
 - (7) *If the council does not make a decision in respect of an objection within 60 days after the objection is lodged, the council is taken to have made a decision in respect of that objection on the last day of that period.*

6. Discussion

6.1. It is proposed that:

6.1.1. The 2024-25 Budget Estimates; 2024-25 Annual Plan; Interim Strategic Asset Management Plan 2024-2034; and 2024-25 Rates Resolution be formally adopted by Council.

6.1.2. The attached *City of Hobart Rates and Charges Policy*, as amended, be adopted and copies made available to the public in a paper format from the Customer Service Centre and in an electronic format prominently from the Council's website.

6.1.3. The Council note the observations of the Risk and Audit Panel as detailed in section 4 of this report.

Estimates Overview

6.2. Key aspects of the 2024-25 Budget include:

6.2.1. An operating budget of \$180.4 million for the delivery of services to the community;

6.2.2. A capital works program of \$35.8 million that will focus on renewing existing assets and grant funded projects.

6.2.3. The 2024-25 Budget is consistent with the Long-Term Financial Management Plan 2023-2033.

Operating Result

6.3. The 2024-25 Budget forecasts a \$1.2 million, or 0.7 per cent operating deficit.

6.4. This small deficit is manageable, and the City will be undertaking a number of reviews with the aim of returning to surplus in the short-term.

6.5. There is a need to reduce operational costs, and this will be achieved through a service review process over the next few years.

6.6. It is considered more sustainable to take a service review approach than attempting a rapid cost reduction program, which could impact service delivery to the community.

6.7. Some key factors of the 2024-25 Budget include:

6.7.1. Estimates forecast total rates income of \$115.6 million, an increase of \$5.9 million from the 2023-24 Estimates.

6.7.2. Parking fees and charges for car parks and on-street parking totalling \$22.3 million are forecast.

- 6.7.3. Interest revenue is forecast to increase by \$1 million, from \$1.7 million in 2023-24 to \$2.7 million in 2024-25.
- 6.7.4. A forecast increase in labour costs of \$4.3 million, noting that the City is currently undertaking negotiations for a new Enterprise Agreement from 1 July 2024.
- 6.7.5. An increase of \$5.2 million in Materials and Services expenses due to an investment in building maintenance, cleansing and information technology as well as cost increase impacts.
- 6.7.6. An increase in depreciation expense of \$2 million from the 2023-24 Estimate of \$35 million to \$37 million in 2024-25.

Cash Flows

- 6.8. The City's cash balance, including investments, is forecast to be approximately \$60 million at 30 June 2024.
- 6.9. It is anticipated that a similar cash balance will be reported at 30 June 2025.

Financing

- 6.10. Debt is a key element in a council's long-term financial management plan, as it helps with the acquisition of planned infrastructure and the renewal of existing infrastructure and supports intergenerational rating equity.
- 6.11. The City will generally borrow for infrastructure when it is appropriate, with the repayments being met and managed within the resources of the City.
- 6.12. Debt is an effective financial tool that can be utilised by the City when required.
- 6.13. The City has a modest level of debt, forecast to be \$40.1 million including accrued interest at 30 June 2024, for an annual budget of \$180.4 million which is sustainably serviced from operational expenditure.
- 6.14. The City is not entering into any new debt arrangements in 2024-25.
- 6.15. Existing debt principal repayments of \$4.1 million are currently forecast to be made during 2024-25.
- 6.16. At the Council meeting on 27 May 2024, a commitment was given to review the existing loans and to assess the benefit of early debt retirement. The review will be undertaken in the first quarter of 2024-25.

Capital Expenditure - New Assets/Upgrades and Asset Renewal

- 6.17. The Estimates include the proposed 2024-25 capital works program for Council consideration.
- 6.18. The 2024-25 Budget Estimates provides funding for a capital works program totalling \$35.8 million.
- 6.18.1. This includes projects in receipt of grant funding totalling \$10.3 million.
- 6.19. The 2024-25 Budget Estimates provide capital works funding from the Council's own funds of \$25.5 million, comprising
- 6.19.1. Asset renewal of \$17.8 million;
- 6.19.2. New assets of \$1.6 million;
- 6.19.3. Asset upgrades of \$2.6 million; and
- 6.19.4. Plant and equipment funding of \$3.5 million.
- 6.20. In addition, the budget includes \$10.3 million of grant funded capital works, comprising:
- 6.20.1. Asset renewals of \$2.3 million;
- 6.20.2. New assets of \$4.5 million; and
- 6.20.3. Asset upgrades of \$3.5 million.
- 6.21. Further details on the individual projects in the capital works program are included in the 2024-25 Budget Estimates.
- 6.22. In developing future Capital Works Programs, the City will consider making a provision for an annual allocation for public art projects.
- 6.23. The amount of the provision will be determined through the Budget development process.
- 6.24. The amount will not accumulate if unspent in any given year and should there be no identified projects in any given year, the funds will be redirected towards other priority projects.

Long-Term Financial Management Plan (LTFMP)

- 6.25. The 2024-25 Estimates have been prepared in accordance with the LTFMP (Attachment F).
- 6.26. The LTFMP has been prepared on the basis of a number of assumptions regarding the economic and financial environment into the future.

- 6.27. A more detailed review of the LTFMP will be undertaken in the first quarter of 2024-25 in preparation of informing the development of the 2025-26 Budget Estimates.

2024-25 Annual Plan

- 6.28. An Annual Plan is required pursuant to Section 71 of the LGA (Attachment B). The Plan sets out the strategic directions, major actions and initiatives that will guide the priorities of the organisation over the coming year.
- 6.29. The 2024-25 Annual Plan continues to deliver on the strategies and commitments in the Capital City Strategic Plan and the City's Community Vision.
- 6.30. The effectiveness of the strategic priorities, major actions and initiatives in the City's 2024-25 Annual Plan will be monitored through progress reports to the Council and through the City of Hobart Annual Report.
- 6.31. The major initiatives and actions identified in the 2024-25 Annual Plan have been funded in the 2024-25 Budget.

Rating and Valuation Strategy and Rates Resolution

- 6.32. The 2024-25 rates will be raised guided by the City's Rating and Valuation Strategy 2024-28, using Capital Value as the valuation base following Council's decision to move away from Assessed Annual Value from 1 July 2024.
- 6.33. A differential rating system will continue for 2024-25 to ensure the equitable distribution of the rates burden amongst property owners in the move to Capital Value rating. This will include a differential General Rate, Stormwater Removal Service Rate and Fire Service Rate for the permanent brigade rating district.
- 6.34. Increases on the General Rate will be limited for commercial and industrial properties using a 10 per cent maximum percentage increase cap to help manage any significant rate increases in the move to Capital Value for land used or predominately used for commercial and industrial purposes. Capping is not required for residential properties as modelling shows there is little impact in the move to capital value rating.
- 6.35. The differential rating system will also include the differential general rate for properties used for short stay visitor accommodation and vacant – residential land introduced in 2023-24.
- 6.36. The objective is to ensure housing stock is retained and to ensure owners of residential land used for the commercial purpose of short stay visitor accommodation contribute to the provision of the City's services and facilities that are associated with that commercial use e.g. economic development, tourism, communications and marketing.

- 6.37. For properties identified with a land use of vacant – residential, a differential rating strategy will encourage development of vacant land for housing and other purposes. This will encourage the development of all properties to their full potential thereby stimulating economic growth and development in all areas of the municipal area. This will also assist to discourage the holding of land and ensure vacant landowners contribute an equitable share of the rate burden compared to other types of landowners.
- 6.38. A \$5.9 million or 5.4 per cent increase in rates revenue is required for 2024-25 to fund Council operations. This translates into an increase for the average residential rate payer of 5.6 per cent and for the average commercial ratepayer an increase of 5.8 per cent, excluding State Government fire and waste levies.
- 6.39. The fire levy will increase by \$871,000 (6.12 per cent) to \$15.1 million in 2024-25. Pursuant to the *Fire Service Act 1979*, local government acts as a collection agent for this State Government levy, which is paid directly to the State Fire Commission. Council earns a 4 per cent collection fee, which is included in revenue.
- 6.40. From 1 July 2022, the State Government introduced a state-wide landfill levy pursuant to the *Waste and Resource Recovery Act 2022* on waste disposed to landfill both as a disincentive to landfilling and as a mechanism to fund strategic investment into Tasmania's waste and resource recovery sectors and circular economy. The Council is required to pay the levy to the State Government under the Act. The levy equates to \$20 per tonne of waste disposed to the City's landfill in the first two years, then \$45 per tonne after two years and \$66 per tonne after a further two years. For 2024-25, the amount to be collected from rates is \$612,000, reflecting the increase commencing 1 July 2024 required under the Act, being \$24 for residential properties and \$48 for non-residential properties.
- 6.41. The waste management service charge will increase by \$20 for residential properties and \$40 for non-residential properties for 2024-25, which includes \$10 and \$20 respectively to provide funding for rehabilitation costs at the McRobies Gully landfill site following completion of land filling, introduced in 2011-12.
- 6.42. A \$7 increase in the fortnightly Food Organics Garden Organics Collection Service Charge for residential properties is proposed. Weekly collection is available for businesses at a cost of \$170 per annum.
- 6.43. The amount required to fund stormwater removal services has increased by 5 per cent from 2023-24 reflecting costs increases.
- 6.44. Given the proposed changes to the rates, the *City of Hobart Rates and Charges Policy* has been amended to reflect these changes – refer Attachment E.

7. Capital City Strategic Plan

- 7.1. Pillar 8 – Governance and Civic Involvement is applicable in considering this report, particularly outcome 8.2.

Monitor and maintain financial sustainability into the future through responsible management of annual budgets, assets and long-term financial planning.

Align service delivery expectations with available funding so that the sustainable management of all required supporting assets is achieved.

Increase the efficiency and effectiveness of service delivery across the organisation and improve services, project management and asset planning.

Maintain a rating system that supports fairness, capacity to pay and effectiveness.

8. Financial Viability

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

8.1.1. NA

- 8.2. Impact on Future Years' Financial Result

8.2.1. NA

- 8.3. Asset Related Implications

8.3.1. NA

9. Community Engagement

- 9.1. During 2023-24, the City undertook community engagement to inform the 2024-25 Budget development process.

- 9.2. The community were provided with an opportunity to put forward budget ideas and proposals for consideration during the formulation of the 2024-25 Budget.

- 9.3. The City received 58 individual submissions from the community. Key themes from the consultation included:

9.3.1. City mobility

9.3.2. Open spaces

9.3.3. Strategic urban design and placemaking

- 9.4. Where possible, community budget submissions have been included in the draft 2024-25 Budget.

- 9.5. Budget submissions that could not be reflected in the 2024-25 Budget will be considered in the context of a broader strategy, ie. the Open Space Strategy, or continue to be assessed for funding in future budget development processes.

10. Communications Strategy

- 10.1. A comprehensive Communication Plan has been developed to accompany the Budget Estimates. The Plan will highlight the way in which rates are used to deliver services and meet community need.
- 10.2. The Plan will identify the State Government charges collected by the Council and their increases over which the Council has no discretion.
- 10.3. As in prior years, the City’s annual rates notice will clarify which are Council rates and charges, and separately identify State Government rates and charges collected by 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.



Michelle Wickham
CHIEF FINANCIAL OFFICER








Lara MacDonell
MANAGER RATES, PROCUREMENT AND RISK




Michael Reynolds
DIRECTOR CITY ENABLERS

Date: 19 June 2024
File Reference: F24/48082

- Attachment A: 2024-25 Budget Estimates (Supporting information) 
- Attachment B: Draft Annual Plan 2024-25 (Supporting information) 
- Attachment C: Interim Strategic Asset Management Plan 2024-2034 (Supporting information) 
- Attachment D: 2024-25 Rates Resolution (Supporting information) 

Attachment E: Amended City of Hobart Rates and Charges Policy (Supporting information) 

Attachment F: Long-Term Financial Management Plan 2023-2033 (Supporting information) 

11. Response to Petition - Marlyn Road Fire Trail
File Ref: F24/49699; 16/119

Report of the Program Leader - Bushland and the Acting Director City Life of 18 June 2024.

Delegation: Council

REPORT TITLE: RESPONSE TO PETITION - MARLYN ROAD FIRE TRAIL**REPORT PROVIDED BY:** Program Leader - Bushland
Acting Director City Life**1. Report Summary**

- 1.1. On 30 October 2023, the Council received a community petition to improve the surface of the Marlyn Road 'Fire Trail' (also known as the "**Bumpy Track**") located on private land owned by Cascade Brewery Company Pty Ltd (now known as **Asahi Beverages**) in South Hobart. This report responds to that petition.

2. Key Issues

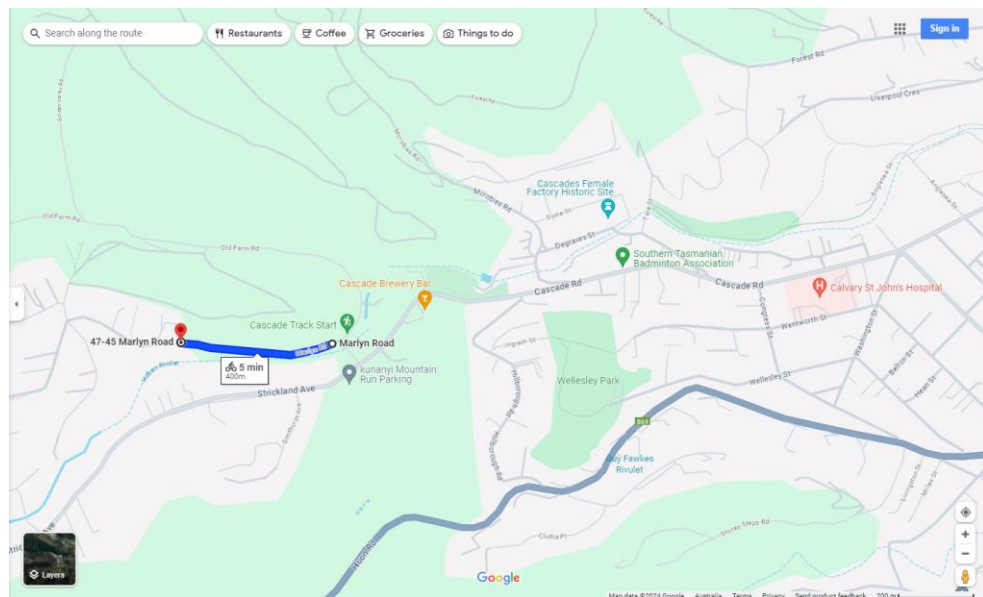
- 2.1. The works proposed in the petition have merit and, if funded, could potentially be of mutual benefit to the Council, Asahi Beverages and the community.
- 2.2. Funding in the order of \$70,000 is estimated to be required to deliver a gravel surface refurbishment akin to a fire trail.
- 2.3. The key issues to resolve are:
- 2.3.1. whether this project has sufficient priority to be included with the "priority 1 works" in the capital budget for financial year 2024-25;
- 2.3.2. the extent to which Asahi Beverages will make a financial contribution to the works; and
- 2.3.3. as the Bumpy Track is located on private land, clarifying the legal rights that the Council and the community have to use that land.

3. Recommendation***That:***

- 1. The Council notes that this project has been included in the "Priority 1" capital works list for the 2024-25 financial year.***
- 2. The CEO or his delegate have further discussions with Cascade Brewery Company Pty Ltd (Asahi Beverages) regarding their financial contribution to the cost of the works, along with clarifying the legal arrangements for the Council and community to use its land if these works are carried out.***
- 3. The petitioners be formally advised of the outcome of the Council decision.***

4. Background

- 4.1. On 30 October 2023, a petition was presented to the Council calling for the Council to improve the condition of Lower Marlyn Road Fire Trail (locally known as “Bumpy Track”) so that it is safe for walking and cycling. There were 215 signatories to the petition.
- 4.2. The 400m section of fire trail in South Hobart is used for recreation and off-road commuting, and connects to sealed municipal roads at either end.



Bumpy track highlighted in blue connecting South Hobart to CBD



Condition of Marlyn Road Fire Trail – January 2024

- 4.3. The petition states:
- 4.3.1. *“The ‘Bumpy Track’ (lower Marlyn Rd) is used by children, walkers, commuters, cargo-bikers and cyclists. It has lacked maintenance for too long. The erosion and rutting has become dangerous.”*
 - 4.3.2. *“Upper South Hobart residents need and deserve a safer alternative to the narrow Strickland Ave – especially the growing numbers carrying their children on cargo bikes. Lower Marlyn Road is the obvious alternative. Given the land owner, Cascade is happy to go ahead, it's time for the Hobart City Council to step in and repair lower Marlyn Road.”*
 - 4.3.3. *“It is also the other option out in case of emergency and bushfire if Strickland Avenue gets closed with a fallen tree or traffic accident - especially during catastrophic fire weather days which is when it would be needed most as an alternate route out of here.”*

Background to City / Asahi Beverages Working Relationship

- 4.4. Over the last ten years, the City of Hobart and Asahi Beverages (or Cascade, as it was previously known) have been working in partnership on a land strategy and some recreational and fire risk projects of mutual benefit.
- 4.5. Following the joint City of Hobart and CUB Cascade Estate Strategic Land Review (circa ~ 2014 - 2019), Asahi Beverages resolved to retain ownership of its land within the Estate and expressed the desire to co-operate with the City in the future management of relevant land and recreational management issues. These issues were considered at the Parks and Recreation Committee meetings held on [10 January 2019](#), Council on [21 January 2019](#) and Committee again on [12 September 2019](#).
- 4.6. A commitment was made for the Council and Asahi Beverages to continue to work together to explore opportunities for the use of Asahi Beverages land which would benefit the community.
- 4.7. Regarding recreational trails for community access and use on Asahi Beverages land, the City has a history of working in partnership with Asahi Beverages on a number of mutually beneficial tracks or trails (with agreements in place). For example, the nearby 2km Cascade Track is on Asahi Beverages land. The Australian Government funded the track, Council built it and maintains it and Council has a 99 year peppercorn licence over the track easement.
- 4.8. Regarding fire risk and biodiversity management, Asahi Beverages and the Council have also worked collaboratively on a number of fire management issues including Hazard Reduction Burning & fire breaks.

5. Legal, Risk and Legislative Considerations

- 5.1. The Bumpy Track is included on the Council's municipal map as a "yellow road", which has the following status:

PRIVATE STREETS (Maintenance and construction of the public carriageway is a private responsibility).

- 5.2. So the status of this land, according to our municipal map, is as follows:

5.2.1. it is an existing highway, which means that the public have the right to pass over the land; and

5.2.2. it is the responsibility of the landowner i.e. Asahi Beverages to maintain it and the Council does not have any obligation to do so.

- 5.3. It is strongly recommended that the Council does not carry out works to the standard so that the Bumpy Track would be considered to be part of our road network, that is, a green road, according to our municipal map, for which the Council is fully responsible. This would require carrying out works to certain standards and is likely to cost well in excess of \$1M. It is understood that this is not being proposed by the petition.

- 5.4. It is recommended that works are carried out to a fire trail / shared trail standard. This would ensure that there is no misunderstanding on the status of the "highway" or its intended use. For this reason, it is not recommended that the Bumpy Track is sealed.

- 5.5. There is some risk that the municipal map has mistakenly recorded this land as a yellow road. To address this risk, it is recommended that there is a formal legal agreement entered into with Asahi Beverages to clarify the responsibility for the works, any maintenance and associated ongoing costs. It is recommended that this legal agreement clarifies the extent of Council and public use of the land, for clarity.

6. Discussion

Capital Works Prioritisation

- 6.1. Finding estimated to be \$70,000 is required to deliver a gravel surface refurbishment akin to a fire trail.

- 6.2. In preparing a draft capital works list, this project was initially proposed as a "Priority 1B" item. That is, a project which would be funded if all items on the Priority 1 list had been carried out or were unable to be carried out.

- 6.3. The rationale for that prioritisation was:

6.3.1. The project is on private land (Asahi Beverages).

- 6.3.2. The Council arguably has higher priority track / trail maintenance projects across Council's bushland network.
- 6.3.3. Although the fire trail is bumpy and rough in parts, it can be traversed by emergency vehicles and walked, run, or ridden by mountain bikes (with full recognition that it is not as accessible as it could be for commuter bikes or prams).
- 6.4. After a further review of the capital works list and having received feedback from Elected Members, these works are now contained in the proposed "Priority 1" list of projects. That is, projects which are expected to be carried out in the 2024-25 financial year. That list is subject to Elected Member approval at the June 2024 Council meeting.
- 6.5. The upgrade to the track can be supported for the following reasons:
 - 6.5.1. The project has benefits for the community. Given the petition and other approaches by members of the community, this track is anticipated to be popular and used often.
 - 6.5.2. The petition proposal is an example of a potential partnership project between Council and Asahi Beverages arising from the Strategic Land Review referred to above.
 - 6.5.3. City Mobility Unit advise there is the Draft School Active Travel Plans in development that makes reference to the route put forward by the petition. It identifies an action to work collaboratively with Asahi Beverages to resolve the issue of surface condition of the "bumpy track" between Marlyn Road and the Asahi Beverages 'silos' car park.
 - 6.5.4. In a report to Council responding to a petition for "a safe and continuous pedestrian link for Strickland Avenue" (which was considered at the [30 October 2023](#) meeting) there was also reference to discussions occurring between City of Hobart and Asahi Beverages regarding the Bumpy Track for the purposes of exploring opportunities for activating and upgrading this link (paragraphs 4.7 and 4.8 of the report).
 - 6.5.5. The Council endorsed [Hobart Rivulet Park Strategic Master Plan 2011](#) also includes recommendations that specifically relate to this area. "*Consult with Cascade Brewery to investigate the potential to formalise pedestrian and cycling access to the existing track between Marlyn Road and Old Farm Road*" (pg 67 Master Plan Three).

Contribution to Cost of Works

- 6.6. Asahi Beverages have indicated their support for this project. Representatives of Asahi Beverages has informally indicated that it would be willing to make a financial contribution to the works. Further discussions would need to take place to clarify the extent of any contribution, now that further costings have been done.

Clarifying Legal Rights

- 6.7. For the reasons set out in Section 5 of this report, it is recommended that there are also further discussions with Asahi Beverages to clarify the legal rights for the Council and the community to use this land, before the works are carried out.

7. Hobart: A Community Vision For Our Island Capital

- 7.1. The project would help deliver the City's community vision - in particular Pillar 5 – movement and connectivity.

8. Capital City Strategic Plan

- 8.1. The Capital City Strategic Plan 2023 includes the following:

Pillar 6 – Natural Environment

6.5.4 Develop and enhance the network of walking, cycling, mountain biking and other recreational tracks and trails throughout the City's open space network.

6.1.1 Strengthen open space connectivity, prioritising links between the river, city, bushland and the mountain, through acquisitions and other opportunities.

6.2.1 Support initiatives for residents and visitors to foster their connection to nature.

Pillar 5 – Movement & Connectivity

5.2.4 Develop and enhance greenways and linear parks between the city centre and surrounding areas.

5.2.7 Develop, upgrade and maintain the City's network of roads, bridges, cycleways, footpaths and walkways to ensure they are safe, accessible and sustainable.

9. Financial Viability

- 9.1. Funding Source and Impact on Current Year Operating Result
 - 9.1.1. No funding is required for the current financial year.
- 9.2. Impact on Future Years' Financial Result
 - 9.2.1. Official estimates / quotes are yet to be obtained – however the following high level cost estimate is provided.
 - 9.2.2. Approximately \$70,000 would be required to deliver a gravel surface refurbishment with a similar scope to the works implemented in recent years across the 125 km Council fire trail network.
 - 9.2.3. The estimate was prepared in May 2023 for initial planning purposes only. Assumptions / caveats include:
 - Scope: to create a track that has a smoother gravel surface for walking and cyclists, and to allow emergency and maintenance 4x4 access. (To meet the standard for fire trails substantial widening (to 4 metres) and a passing bay would be required).
 - Allowance: none for excavation in rock or structural works.
 - 9.2.4. The overall cost to the Council is subject to further discussions with Asahi Beverages to understand the extent to which they are willing to contribute.
 - 9.2.5. Once upgraded, it is anticipated that there will be an associated ongoing maintenance cost. Further discussions can be had with Asahi Beverages about the extent to which they will contribute to this maintenance.
- 9.3. Asset Related Implications
 - 9.3.1. Fire Trails require regular ongoing routine maintenance – especially in steeper sections and after significant rainfall events.

10. Collaboration

- 10.1. Subject to the decision Council makes regarding this report. If the project were to proceed it could be promoted as a partnership project and another example of Asahi Beverages and the City of Hobart collaborating for broader community benefit.

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.



Greg Milne
PROGRAM LEADER - BUSHLAND



Karen Abey
ACTING DIRECTOR CITY LIFE

Date: 18 June 2024
File Reference: F24/49699; 16/119

12. Response to Petition - QR Codes
File Ref: F24/51766; 16/119

Report of the Acting Director City Life of 18 June 2024.

Delegation: Council

REPORT TITLE: RESPONSE TO PETITION - QR CODES**REPORT PROVIDED BY:** Acting Director City Life**1. Report Summary**

- 1.1. On 15 August 2022, the Council received a petition suggesting that QR codes may be an appropriate way to provide information about heritage buildings and places of interest. There were 318 signatories to the petition.
- 1.2. This report responds to that petition.
- 1.3. A QR code (quick-response code) is a type of two-dimensional matrix barcode, which you can scan with a smart phone which will then link you to a website containing information.

2. Key Issues

- 2.1. This petition was received shortly prior to the creation of the City Heritage Portfolio Committee (the committee). Part of the remit of the committee is to consider the promotion of heritage within Hobart.
- 2.2. Contained with the committee's annual workplan is the consideration of heritage walks and brochures around Hobart. This topic has been considered twice by the Committee, most recently on 28 May 2024.
- 2.3. In the context of that discussion, the petition was considered by the Committee and the use of QR Codes is not recommended.

3. Recommendation***That:***

- 1. The use of QR Codes on heritage buildings not be progressed.***
- 2. The City Heritage Portfolio Committee continue to consider the best way for heritage to be celebrated and promoted within Hobart, and will make recommendations to the Council on how to do so.***
- 3. The petitioners be formally advised of the outcome of the Council decision.***

4. Background

4.1. The petition states:

That the City investigates the option of having QR Codes on Hobart's heritage building and places / items of interest etc with the QR Codes linked to a webpage explaining the history of the item.

4.2. The petition sought the following from the Council:

A report to Council with details incl. feasibility, setup & ongoing costs, timeline, possible grants etc with a recommendation to Council.

5. Legal, Risk and Legislative Considerations

5.1. Planning permission is likely to be required in order to place QR Codes on buildings.

5.2. An agreement would need to be reached with any landowners other than Council buildings for the placement of QR Codes on their properties.

6. Discussion

6.1. The feedback from the City Heritage Portfolio Committee, which includes representatives who are a young student through to retired professionals, included:

6.1.1. QR Codes are considered to be unlikely to be used extensively;

6.1.2. In order for them to be successful, you would need to have a guided walk so that people knew where to find them;

6.1.3. If there was a guided walk then the information about the properties could be provided in a different way which did not rely on physical QR Codes;

6.1.4. QR Codes could provide clutter, particularly in a heritage context;

6.1.5. The priority is to maintain the appearance of the heritage buildings rather than add more signage; and

6.1.6. It would be important to recognise both Aboriginal heritage along with other forms of heritage.

6.2. A key recommendation from the City Heritage Portfolio Committee is to consider the creation of a Hobart Heritage Strategy, including an interpretation strategy. This would provide a framework for how the City will celebrate and promote all forms of history, along with providing some branding which is easily identifiable as Hobart. Further recommendation on this matter will be presented to the Council as part

of the report on the outcomes of the committees work against its 2023-24 work plan. The committee felt strongly that it was important to start with this overarching body of work, which would inform future steps, rather than considering individual mechanisms for identifying heritage places and items.

7. Hobart: A Community Vision For Our Island Capital

7.1. The Community Vision recognises Hobart's heritage as a fundamental part of who we are and it is something to be celebrated and protected.

8. Capital City Strategic Plan

8.1. Heritage is also a strong theme which runs throughout the Strategic Plan as something which the City will actively protect and promote.

9. Financial Viability

9.1. Funding Source and Impact on Current Year Operating Result

9.1.1. No action is proposed in this report, so there are no financial impacts.

9.2. Impact on Future Years' Financial Result

9.2.1. As above.

9.3. Asset Related Implications

9.3.1. As above.

10. Collaboration

10.1. There is no action proposed in this report and, as such, no need for collaboration at this point. Any work on a heritage strategy would need collaboration and input from the community. This will be proposed to the Council in a different report.

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



Karen Abey
ACTING DIRECTOR CITY LIFE

Date: 18 June 2024
File Reference: F24/51766; 16/119

**13. North Hobart Neighbourhood Plan
Draft Structure Plan
File Ref: F24/49370; 23/40**

Report of the Manager Land Use and Development Planning and the Director City Futures of 18 June 2024 and attachment.

Delegation: Council

**REPORT TITLE: NORTH HOBART NEIGHBOURHOOD PLAN
DRAFT STRUCTURE PLAN****REPORT PROVIDED BY:** Manager Land Use and Development Planning
Director City Futures**1. Report Summary**

- 1.1. The purpose of this report is for Council to consider endorsing the release of the Draft North Hobart Neighbourhood Plan (Structure Plan) (**Attachment A**) for consultation with key stakeholders and the community.
- 1.2. The North Hobart Neighbourhood Plan project benefits the community by providing an appropriate Structure Plan framework to help guide strategic land use and development decision making and public infrastructure investment in North Hobart.

2. Key Issues

- 2.1. The draft North Hobart Neighbourhood Plan (the draft Plan) includes recommendations and guidance for planning policies, planning scheme amendments, and public realm improvements including open space and transport improvements, which support sustainable growth in North Hobart over the next twenty years.
- 2.2. The purpose of the draft Plan is to inform and consult (in accordance with IAP2 Spectrum of Public Participation) with the community and stakeholders on the goals, objectives, strategies and actions as outlined in the draft Plan. A detailed Community Engagement Plan has been prepared with engagement planned for a period of 6-weeks from mid-July to end of August 2024.
- 2.3. The draft Plan builds on and responds to the community and stakeholder feedback received during the community engagement undertaken for the North Hobart Neighbourhood Plan – Discussion Paper stage. The draft Plan balances the concerns and aspirations raised during the engagement and seeks to respond to all the issues and opportunities whilst setting out an actionable vision for the future growth of the neighbourhood.
- 2.4. The draft Plan proposes four Goals. Each Goal is supported by a series of Objectives and Strategies to achieve its intent. Proposed Actions will help the Goals be realised as summarised at a high level in this report.

3. **Recommendation**

That the Council endorse the release of the draft North Hobart Neighbourhood Plan (Structure Plan), marked as Attachment A, for consultation with the community and that a report be provided on the outcomes of the consultation once completed.

4. **Background**

- 4.1. In February 2020, the City of Hobart invited North Hobart residents, traders and visitors to share their thoughts on the future of the Elizabeth Street North Hobart retail and restaurant strip.
- 4.2. The Council received more than 735 responses from people sharing their ideas and opinions through surveys and face-to-face workshops facilitated by place making and transport consultants Village Well and MRCagney. These contributions helped the consultants develop the following reports:
 - 4.2.1. The North Hobart Place Vision Framework developed by Village Well, which offers an aspirational vision for North Hobart.
 - 4.2.2. The Access and Parking Plan developed by MRCagney, which offers a series of recommendations to guide future place making, amenity, transport and parking improvements in the precinct.
- 4.3. Council resolved that a Precinct Plan (Neighbourhood Plan) for North Hobart be developed in consultation with key agencies and stakeholders including North Hobart traders, landowners and residents on 20 September 2021.
- 4.4. Subsequently, the 30-year Greater Hobart Plan was jointly endorsed in 2022 by the State Government, City of Hobart, City of Glenorchy, City of Clarence and Kingborough Councils.
- 4.5. The Greater Hobart Plan has identified that there will be population growth in Greater Hobart over the next 30 years. This growth is best placed in areas with high amenity and good services, in a way that maintains the key attributes that make these areas liveable and attractive. The timely upgrading of infrastructure, utilities and services, including public transport, open space and community facilities, will be critical to support the growth.
- 4.6. The Australian Bureau of Statistics recorded that Greater Hobart's total population grew by 16% in the decade from 2011-2021.
- 4.7. The latest population projections from the Australian Bureau of Statistics project that Greater Hobart will increase its share of the

Tasmanian population from 44% in 2022 to between 45% and 46% in 2032 to more than 279,000 people (medium range) (2022, abs.gov.au).

- 4.8. The population of the Hobart Local Government Area is predicted to increase from almost 56,000 to 60,400 by 2031 or 7.5%, at an average growth rate of 0.70%.
- 4.9. To manage this expected population growth, land use strategies are being put in place in Greater Hobart. We as the City of Hobart have a role to play in this growth, with 70% of the growth required in established suburbs through infill development, and the other 30% in greenfield developments (as set out in the Greater Hobart Plan). For our municipality, this represents over 2,000 new homes by 2031 based on the City of Hobart's population forecast and over 5,200 by 2046 (.id Consulting, January 2024).
- 4.10. The Tasmanian Housing Strategy 2023-2043 sets out a vision to end homelessness in Tasmania, by delivering a well-functioning housing system that provides safe, appropriate and affordable housing for all Tasmanians, with the intention to reduce demand for social housing and crisis accommodation.
- 4.11. The Strategy builds on existing initiatives and reinforces the State Government's commitment to a target of a net increase of 10,000 social and affordable homes across Tasmania by 2032.
- 4.12. The draft Plan is a 20-year structure plan that will include recommendations for policies, development controls and projects to guide planning and sustainable growth in the subject areas of Hobart.
- 4.13. A Discussion Paper was prepared to communicate:
 - relevant background information from the North Hobart Retail and Entertainment precinct: Part A - Place Vision project and additional information;
 - analysis undertaken during the preparation of the Discussion Paper including: Aboriginal culture and heritage; Economic Analysis; Built Form and Public Realm; Blue and Green Network; Transport Network and Strategic and Statutory Planning and Policy; and
 - the proposed Plan Vision, Directions, and Ideas.
- 4.14. Community consultation and stakeholder engagement was undertaken throughout the month of September 2023 to gauge the community and key stakeholders support for the Directions, Ideas and Opportunities raised in the Discussion Paper. This feedback was used to help inform the draft Plan.

- 4.15. Key stakeholders including staff from Homes Tasmania and the Department of State Growth attended the workshops, as well as separate stakeholder meetings.
- 4.16. Community engagement activities included pop ups, presentations, Council portfolio committee meetings, workshops and an online survey. 125 people responded to the survey and 34 people attended face to face workshops.

5. Legal, Risk and Legislative Considerations

- 5.1. Other than reputational and normal project management risk considerations, no specific legal, risk and legislative issues are seen to apply to the proposed next engagement stage of the project.
- 5.2. The draft Plan is likely to require implementation in part through amendments to the planning scheme. This will be subject to a further consideration by Council once the draft Plan is prepared and implementation has begun.
- 5.3. The draft Plan will address risks to the Council, such as resilience and adaptation required due to Climate Change.

6. Discussion

- 6.1. The Greater Hobart Plan seeks to enable well designed medium-density developments within existing neighbourhoods. The draft Plan supports this aspiration. North Hobart can continue to provide a high level of amenity and services, to an increased population, which is due, in part, to its proximity to the city centre and the Queens Domain.

North Hobart has the potential to provide suitable locations for housing including social and affordable housing which is supported by the necessary services and infrastructure such as schools, employment, public transport and public open space.

North Hobart has the potential to provide suitable locations for what is often described as the missing middle or medium density housing. The draft State Medium Density Design Guidelines, describes medium density housing as:

“Multiple dwellings on a site, that can range from single storey to six storeys in height. Typical typologies include single-storey villa developments, duplexes and co-joined dwellings, terrace housing, townhouses, apartment buildings, shop top housing and mixed-use residential developments with commercial ground floor tenancies.”

The draft Plan identifies opportunities to facilitate social, affordable, and key worker housing through a range of medium density housing typologies up to five stories. Proposed rezoning is intended to provide flexible space for residential growth in the study area.

The provision of additional retail and non-retail employment floorspace is required to support future needs for more and varied employment types. Proposed rezoning is intended to provide flexible space for employment growth in the study area.

The timely upgrading of infrastructure, utilities and services, including public transport, open space and community facilities, will be critical to support future growth in employment and housing.

- 6.2. The draft Plan includes four sections (set out below). Part One includes the Vision as well as the strategic and regulatory context. Part Two contains the Neighbourhood Framework which is divided into four Goals, Part Three sets out how we will implement the Plan and Part Four is the document appendix. The community will be invited to provide feedback during a 6-week engagement period which will be used to fine-tune the final North Hobart Neighbourhood Plan.

6.2.1. **Part One:** includes the Vision, a summary of key drivers of change, and a brief overview of the strategic context supporting the draft Plan and its development. A summary of community and stakeholder engagement is included, highlighting the key findings we have heard so far from the community.

6.2.2. **Part Two:** sets out the Neighbourhood Shaping Goals, Objectives, Strategies and Actions that support the North Hobart Vision.

Ideas for future Directions were proposed in the earlier Discussion Paper. Through feedback received during the community and stakeholder engagement process, the Directions have been consolidated to form Objectives under each of the Neighbourhood Shaping Goals and associated Strategies and Actions.

Goal One: North Hobart is a welcoming and inclusive neighbourhood to live and work.

Objective 1: More diverse housing options including social and affordable housing

Strategy 1.1: Support well-designed medium density housing in the right locations through mechanisms in the planning scheme

Strategy 1.2: Review strategic opportunity sites to deliver medium density, social, affordable, and key worker housing

Strategy 1.3: Create a sustainable balance between short stay visitor accommodation and housing for residents

Draft Actions to implement these strategies include:
Preparing planning scheme amendments to encourage

medium density housing and mixed-use renewal; and to consider standards in a Specific Area Plan to implement the North Hobart Urban Design Principles; to prevent new applications for the permanent conversion of entire dwellings to visitor accommodation. As well as investigating Council-owned assets to deliver more medium density, affordable and/or social housing.

Objective 2: Jobs and services, and everyday convenience that is within walking distance.

Strategy 2.1: Support existing and future employment needs with new and renovated buildings that offer different sized tenancies at varying price points to support a range of business and employment needs.

Draft Actions to implement this strategy include: Planning scheme amendments to rezone land more appropriately and to consider standards in a Specific Area Plan to provide protected employment areas, as well as masterplan to coordinate the renewal of land surrounding Providence Valley Rivulet.

Objective 3: Well-designed and sustainable buildings that respond to heritage.

Strategy 3.1 Ensure new buildings respond to North Hobart's diverse character, heritage and surrounding context.

Strategy 3.2 Support design quality and excellence in new buildings.

Strategy 3.3 Encourage sustainable building design and adaptive reuse of existing buildings, with renewable energy, greening and WSUD.

Draft Actions to implement these strategies include: Continuing to prepare the CoH Hobart Heritage Design Guidelines and Urban Design Guidelines (LGA wide), prepare a planning scheme amendment to apply a Specific Area Plan to implement the North Hobart Urban Design Principles and consider the best mechanism to utilise the Medium Density Guidelines (State Government).

Goal Two: North Hobart is a creative and diverse neighbourhood on palawa Country.

Objective 4: A welcoming and diverse place of creativity and culture.

Strategy 4.1: Cultivate North Hobart's creative heart and provide welcoming spaces and places to innovate, experiment and connect with others.

Strategy 4.2: Provide opportunities for cultural expression, including connection to Country throughout North Hobart and the Providence Valley Rivulet.

Draft Actions to implement these strategies include:
Supporting and encouraging public art, and creative, cultural and community uses within the creative heart and North Hobart Oval.

Objective 5: A lively and flourishing High Street precinct.

Strategy 5.1 : Support retail, services, food, live music and entertainment between Elizabeth and Argyle Streets.

Strategy 5.2: Reimagine Providence Valley Rivulet

Strategy 5.3: Boost 'High Street festivals, events and street activation

Strategy 5.4: Create enticing laneways and streets

Draft Actions to implement these strategies include:
Preparing an extension to the Elizabeth Street Vision Plan to implement a program of street initiatives and upgrades, and preparing a Providence Valley Rivulet Master Plan to implement a program of laneway initiatives and upgrades activating spaces and providing better connections through to the streets beyond.

Goal Three: North Hobart is a resilient and sustainable neighbourhood.

Objective 6: Greener, more resilient and attractive.

Strategy 6.1: Create a network of green streets to increase urban cooling in summer and to provide attractive streetscapes.

Strategy 6.2: Incorporate flood responsive design along streets and in areas that are most likely impacted by flooding.

Draft Actions to implement these strategies include: Planning Scheme Amendments with a mechanism to implement the North Hobart Urban Design Principles including Built Form and Design Guidelines and Landscape Setbacks.

Objective 7: A strong public open space network that enriches life.

Strategy 7.1: Provide new open spaces including pocket parks and plazas and forecourts and upgrade existing open spaces.

Strategy 7.2: Investigate the future role of North Hobart Oval and Bowls Club to meet future demand for recreational and open space needs.

Draft Actions to implement these strategies include: Consider the provision of open space in North Hobart as part of the City of Hobart Open Space Strategy, as well as investigating the future role of North Hobart Oval Precinct to deliver community benefits for North Hobart's diverse population in addition to the current sporting activities through a future masterplan.

Objective 8: Easy access to the Queens Domain

Strategy 8.1: Provide at least one new connection to the Domain.

Strategy 8.2: Improve access of existing connections to the Domain for pedestrians and micro mobility users.

Draft Actions to implement these strategies include: Advocating and partnering with the State and/or Federal Government to identify the preferred location and funding for potential new links to the Queens Domain.

Goal Four: North Hobart is an accessible and walkable neighbourhood.

Objective 9: High-quality walkways, footpaths, lanes, and streets, including new connections.

Strategy 9.1: Define a walking network hierarchy of primary and secondary streets and laneways, and upgrade existing footpaths, lanes, streets and pedestrian crossings, and identify potential locations for new links, bridges, and pedestrian crossings.

Strategy 9.2: Strengthen Elizabeth Street's role as pedestrian-friendly commuter spine with landscape and urban design upgrades such as widened footpaths, pedestrian scale lighting, seating, water bubblers and wayfinding.

Draft Actions to implement these strategies include: Investigate a planning scheme amendment to introduce a pedestrian priority street overlay under the Parking and Sustainable Transport Code, as well as preparing an extension to the Elizabeth Street Vision Plan to guide a

program of initiatives and upgrades to enhance the Elizabeth Street streetscape and its accessibility for pedestrians.

Objective 10: An integrated network of safe cycle and micromobility lanes and facilities.

Strategy 10.1: Define a micromobility network of primary (protected) and secondary cycle lanes and facilities.

Strategy 10.2: Increase bicycle parking on Elizabeth Street and at key destinations.

Strategy 10.3: Provide designated zones and parking facilities for electric micromobility options.

Draft Actions to implement these strategies include: Progressively connecting the bicycle network within North Hobart as identified in the Greater Hobart Cycling Plan and the Micromobility Plan.

Objective 11: Making North Hobart streets safer and more enjoyable for all.

Strategy 11.1: Encourage vehicles to use Argyle Street or the Brooker Highway when travelling through North Hobart to reduce traffic congestion for those travelling to North Hobart.

Strategy 11.2: Make parking smarter, easier and more reliable.

Draft Actions to implement these strategies include: Investigating parking management in North Hobart as part of a wider City of Hobart parking plan, and investigating and identifying locations where footpath condition, gradient or width reduces access for pedestrians or users with impaired mobility, and identify improvements to provide better access for all.

Objective 12: A simpler, more frequent and reliable public transport network.

Strategy 12.1: Advocate for improvements to the public transport network.

Strategy 12.2: Advocate for alternative routes and bus stop locations to support temporary closure for events.

Draft Actions to implement these strategies include: Expand future editions of the Inner Hobart Transport Network Operations Plan to include key routes in North Hobart in partnership with the Tasmanian Government to identify the function of these routes, guided by the Neighbourhood Plan;

apply for funding for bus stop improvements such as shelters through the All Access Weather Bus Stop Upgrade Program.

7. Hobart: A Community Vision For Our Island Capital

- 7.1. The draft Plan sets out to deliver on the community's Vision for North Hobart by translating the Vision into actionable Goals, Strategies and Actions.
- 7.2. The draft Plan directly addresses Pillar 7 - Built Environment in planning how North Hobart can: "enhance the density, scale and character of our city", "engage on how planning issues affect our city" and are "plans for the future".
- 7.3. Due to its diverse Actions, it will also help deliver on pillars 1,2,3,4 and 5.
- 7.4. Lastly, the draft Plan is informed by extensive analysis, as well as stakeholder and community engagement to ensure that future growth enhances the City's character, as per the desire contained in the Community Vision "as we grow, we remember what makes this place special".

8. Capital City Strategic Plan

- 8.1. The North Hobart Neighbourhood Plan project will assist in the achievement of the strategic outcomes of the Capital City Strategic Plan 2023.

The Capital City Strategic Plan 2023 elaborates on how, the Pillars set out in Hobart: A community vision for our island capital, can be achieved. While the North Hobart Neighbourhood Plan will have many "touchpoints" with the strategic outcomes within the Strategic Plan the key strategic outcomes that have particular relevance include:

8.1.1. Pillar 1. Sense of Place

Outcome: 1.1 Hobart keeps a strong sense of place and identity, even as the city changes.

Outcome: 1.2 Hobart's cityscape reflects the heritage, culture and natural environment that make it special.

Outcome: 1.3 In City decision-making, we consider how different aspects of Hobart life connect and contribute to sense of place.

8.1.2. Pillar 2. Community Inclusion, Participation and Belonging

Outcome: 2.1 Hobart is a place that recognises and celebrates Tasmanian Aboriginal people, history and culture, working together towards shared goals.

Outcome: 2.3 Hobart communities are active, healthy and engaged in lifelong learning.

Outcome: 2.4 Hobart communities are safe and resilient, ensuring people can support one another and flourish in times of hardship.

8.1.3. Pillar 3. Creativity and Culture

Outcome: 3.1 Hobart is a creative and cultural capital where creativity is a way of life.

Outcome: 3.4 Civic and heritage spaces support creativity, resulting in a vibrant public realm.

8.1.4. Pillar 4. City Economies

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

Outcome: 4.5 Hobart's economy is strong, diverse and resilient.

8.1.5. Pillar 5. Movement and Connectivity

Outcome: 5.1 An accessible and connected city environment helps maintain Hobart's pace of life.

Outcome: 5.2 Hobart has effective and environmentally sustainable transport systems.

Outcome: 5.4 Data informs decision-making.

8.1.6. Pillar 6. Natural Environment

Outcome: 6.1 The natural environment is part of the city and biodiversity is preserved, secure and flourishing.

Outcome: 6.3 Hobart is a city with renewable and ecologically sustainable energy, waste and water systems.

Outcome: 6.4 Hobart is responsive and resilient to climate change and natural disasters.

Outcome: 6.5 Hobart's bushland, parks and reserves are places for sport, recreation and play.

8.1.7. Pillar 7. Built Environment

Outcome: 7.1 Hobart has a diverse supply of housing and affordable homes.

Outcome: 7.2 Development enhances Hobart's unique identity, human scale and built heritage.

Outcome: 7.3 Infrastructure and services are planned, managed and maintained to provide for community wellbeing.

Outcome: 7.4 Community involvement and an understanding of future needs help guide changes to Hobart's built environment.

8.1.8. Pillar 8. Governance and Civic Involvement

Outcome: 8.1 Hobart is a city of best practice, ethical governance and transparent decision-making.

Outcome: 8.4 People are involved in civic life, and the City's communication and engagement with Hobart communities are proactive and inclusive.

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

9. Regional, State and National Plans and Policies

9.1. The following plans and policies are referenced within the draft Plan:

9.1.1. The State Government's 30-Year Greater Hobart Plan: Strategy for Growth and Change 2022.

9.1.2. The Southern Tasmanian Regional Land Use Strategy.

9.1.3. The Southern Tasmanian Industrial Land Strategy 2012

9.1.4. The Hobart City Deal and Implementation Plan 2019

9.1.5. State Policy on Water Quality Management 1997

9.1.6. Draft Medium Density Guidelines, 2024

9.1.7. Greater Hobart Cycling Plan 2021

9.1.8. Tasmanian Housing Strategy, March 2023.

For a detailed list see the Appendix set out in the draft Plan.

10. Financial Viability

10.1. Funding Source and Impact on Current Year Operating Result

10.1.1. Funding for this project has been allocated within the 23/24 budget for the City Futures Divisional.

10.2. Impact on Future Years' Financial Result

10.2.1. The draft Plan will outline a strategic approach to future requirements that may require funding in future years.

10.3. Asset Related Implications

10.3.1. The financial implications for assets will be addressed in the implementation plan phase of the project for consideration in future years.

11. Sustainability Considerations

11.1. Climate change, Resilience and Sustainability are key drivers for the project.

11.1.1. Adapting to a changing climate presents both risks and transformative opportunities for North Hobart. To reduce risks, we need to prepare for natural disasters and climate-related shocks. To leverage opportunities, we need to consider how to move towards zero emissions.

11.1.2. The future growth and investment in North Hobart must respond to the challenges of climate change to create a more resilient and sustainable neighbourhood including outcomes that will foster active transport, mitigate flooding risks and provide quality parks and places for community resilience and wellbeing.

11.2. At a fundamental level, the plan will help deliver on the 70% infill target set out in the 30 Year Greater Hobart Plan. A compact city significantly decreases the need for additional infrastructure and the need for travel, both of which are sources of greenhouse emissions. Reduced need for urban sprawl outside of existing suburb boundaries also reduces the need for tree clearing and negative impacts on agricultural land for housing.

11.3. Furthermore, the emphasis on active travel will make it easier to reduce emissions in relation to transport, which is Hobart's largest source of greenhouse emissions.

11.4. Finally, the draft Plan calls for buildings that are designed to be environmentally sustainable with building setbacks that allow for solar access, water sensitive urban design (WSUD) provisions and improved neighbourhood amenity.

Community Engagement

11.5. A detailed Community Engagement Plan has been developed by Council staff and builds on the engagement work undertaken through the Discussion Paper. This stage of the project focuses on informing and consulting in accordance with IAP2 guidelines.

11.5.1. The engagement plan specifically sets out to:

- To seek feedback on the Vision, Goals, Objectives, Strategies and Actions.
- To inform Council what Actions the community think Council should prioritise.
- To build stronger partnerships with stakeholders.
- To gauge community sentiment on enabling medium density social and/or affordable housing at the council owned land currently used for the Condell Place car park.
- To gauge community sentiment on the Urban Design Principles including Built Form Guidelines, such as maximum building heights.
- To explain benefits of proposed Actions (changes) such as wider footpaths, to enable universal access for people with a disability, outdoor dining, street trees, dedicated areas for bike and scooter parking etc.

11.5.2. The engagement process will ensure:

- Broad, diverse and accessible engagement to hear from different voices and gather a range of opinions from traditional owners, residents, businesses and visitors.
- A considered and clear North Hobart Neighbourhood Plan that builds on an understanding of the needs of residents, visitors and workers, and honours the history and essence of North Hobart.

11.6. Subject to Council's endorsement, the draft Plan will be released for public exhibition for 6 weeks through mid-July and August 2024.

The following engagement activities have been planned at this stage:

11.6.1. Two pop-up stalls at different times/days of the week.

11.6.2. Online survey on the City of Hobart Your Say webpage.

11.6.3. Project 'key concepts' engagement video (to be shared on the project Your Say page and through social media channels).

12. Communications Strategy

12.1. Council's Strategic Communications and Marketing team have developed a Communications Plan for the project.

13. Innovation and Continuous Improvement

- 13.1. The draft Plan seeks to introduce development certainty in North Hobart through the proposed Urban Design Principles for built form controls, including maximum building heights, buildings street walls and setbacks.
- 13.2. The draft Plan provides clear guidance on how development can contribute to the improvement of North Hobart through public open space, laneway connections, better building design, etc.
- 13.3. The draft Plan seeks to build on the work of the Central Hobart Plan.

14. Collaboration

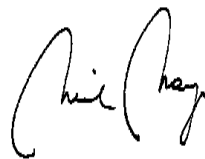
- 14.1. The draft Plan represents the collective effort of Council officers across various business units, consultants, key stakeholders, and the community. As such, it is a document that represents the North Hobart communities' future aspirations for its much-loved neighbourhood.
- 14.2. Draft Actions included in the draft Plan, involved extensive conversations and detailed checking with other business units. This helped ascertain their relevance, relationship with other work undertaken by these units, their timeline and other considerations that would influence their delivery.

Implementation of the North Hobart Neighbourhood Plan must involve early engagement and collaboration with key stakeholders, the community, and the State Government to ensure the objectives are achievable in the timeframes specified.

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.



Jennifer Lawley
**MANAGER LAND USE AND
DEVELOPMENT PLANNING.**



Neil Noye
DIRECTOR CITY FUTURES

Date: 18 June 2024
File Reference: F24/49370; 23/40

Attachment A: Draft North Hobart Neighbourhood Plan (Supporting information) 

14. Lease Renewal - Amplitel - Part of 2 Davies Avenue, Queens Domain
File Ref: F24/39877; 15/153-689

Report of the Property Officer, the Manager Legal and Corporate Governance and the Director City Enablers of 18 June 2024 and attachments.

Delegation: Council

REPORT TITLE: LEASE RENEWAL - AMPLITEL - PART OF 2 DAVIES AVENUE, QUEENS DOMAIN

REPORT PROVIDED BY: Property Officer
Manager Legal and Corporate Governance
Director City Enablers

1. Report Summary

- 1.1. This report is seeking approval to enter a lease with Amplitel for part of 2 Davies Avenue, Queens Domain as shown on the plan at Attachment B for a term of ten years together with a ten-year option with a rent of \$20,000 (GST exclusive) pa indexed annually by 3%.

2. Key Issues

- 2.1. The key issue is that Amplitel are seeking an expanded lease area as shown on the plan at Attachment B.

3. Recommendation

That:

1. ***The Council grant a lease of the area at 2 Davies Avenue, Queens Domain, as shown in the plan at Attachment B to this report, to Amplitel for a term of ten years together with a 10-year option, to no objections being received during the statutory public advertising period required under Sections 178 of the Local Government Act 1993.***
2. ***The rent for the lease is to be not less than \$20,000 (GST exclusive) per annum, indexed annually by 3 per cent and a market review to take place on the exercise of the option.***
3. ***Should any objections be received during the community engagement period, a further report will be provided to the Council.***
4. ***The Chief Executive Officer be otherwise authorised to negotiate and agree to the final terms of the lease.***

4. Background

- 4.1. The City of Hobart ("**City**") currently leases a portion of the Queens Domain near the TCA Grounds to Telstra Corporation Ltd for the purpose of a telecommunications tower and associated infrastructure as shown at Attachment A. The lease is due to expire on 30 June 2024. The passing rent is \$10,979 (exclusive of GST).

- 4.2. In 2021 Telstra Corporation Ltd undertook a restructure which included spinning off its tower assets into a partnership with a consortium which now trades as Amplitel. Telstra retains a controlling majority ownership.
- 4.3. Amplitel have now approached Council seeking to renew the lease of the TCA Grounds site and extend the lease area to allow for additional infrastructure to be installed as shown at Attachment B.
- 4.4. Negotiations commenced for a renewal of the current lease area with Amplitel offering a rent of \$11,090 to be increased annually by 3% (n.b. the current lease contains 3 per cent annual indexation). Council obtained a valuation which recommended a rent of \$20,000 (GST exclusive) pa. Amplitel obtained a valuation which recommended a rent of \$12,000 (GST exclusive) pa. Council obtained further advice from a qualified valuer who confirmed their valuation of \$20,000 for the site but noted a wider range.
- 4.5. Following a further exchange of proposals, including proposed indexation by CPI, Amplitel proposed to extend the lease area and proposed a rent of \$15,000 (GST exclusive) pa for the extended lease area. Council then obtained a new valuation which recommended a rent of \$22,000 (GST exclusive) pa with a range of \$20,000 to \$24,000.
- 4.6. The professional advice from the qualified valuer was that telecommunication leases are not valued on a per square metre basis. Amplitel did not obtain a further valuation. However, it would be reasonable to assume that Amplitel's qualified valuer would have similarly only noted an increase in value of approximately \$2,000 (leading to a total assessed value of \$14,000 GST exclusive pa).
- 4.7. Following a further exchange, a rent of \$20,000 (GST exclusive) to be increased annually by 3 per cent was agreed in-principle subject to Council approval. Taking into the account the divergent starting points between the parties, and the differing valuations the proposed rent is a reasonable and a fair compromise, officers regard \$20,000 (GST exclusive) as a fair and reasonable compromise.
- 4.8. Since the matter was deferred Amplitel have advised that they won't enter further negotiations as the proposed rent is already above what they deem to be the market rent.

5. Legal, Risk and Legislative Considerations

- 5.1. The Legal and Property team will negotiate the final terms of the lease to ensure the City's interests are protected. This will include requiring a market review on the exercise of the option.
- 5.2. There is a risk that if Council do not agree to the rent agreed to in-principle that Amplitel will refer the matter to a valuer's conference where an independent valuer will determine the market valuation. This would provide an opportunity for Amplitel to bring the rent more in line with their initial rent valuation of \$12,000.00.

- 5.3. Pursuant to Section 179 of the *Local Government Act 1993*, as the requested lease term exceeds five years, the City will undertake a period of public advertising as required under Section 178 of the Act.
- 5.4. Following the advertising period prescribed under Section 178 of the Act, it is proposed that subject to no objections being received regarding the proposed lease, the CEO negotiate and finalise the lease.
- 5.5. In accordance with the Act, should any objections be received from the public, a further report will be presented to the Council.

6. Discussion

- 6.1. The current lease has been in place since 1 July 2014. Telecommunication infrastructure is currently located on the area shown at Attachment A. The infrastructure provides coverage for telecommunication users in and around Hobart.
- 6.2. Amplitel has advised that they are seeking additional space to provide their customers with the ability to install and upgrade equipment necessary to improve the telecommunication network. Amplitel has advised improving access to providers at this location will minimise the need for additional telecommunication towers.
- 6.3. The proposed lease area extends into an area of Queens Domain managed by the City's Open Space Unit. The Open Space Unit has been consulted and have no objections to the extended lease area.

7. Hobart: A Community Vision For Our Island Capital

- 7.1. Granting the lease for an existing and future telecommunications infrastructure is in line with Pillar 5: Movement and Connectivity in particular statement 5.3.3:

We encourage connectivity to distinctive and diverse businesses, groups and locations by providing transport and technology systems that cater to our long-term needs.

8. Capital City Strategic Plan

- 8.1. Granting the lease will facilitate the use of telecommunication technologies in the surrounding area. Accordingly, the lease contributes to achieving Outcome 5.3, *Technology serves Hobart communities and visitors and enhances quality of life.*

9. Financial Viability

- 9.1. Funding Source and Impact on Current Year Operating Result
 - 9.1.1. The negotiations of the lease have been undertaken by the Legal & Property team out of Legal & Property budget. Amplitel have agreed to contribute \$1,500 to the City's legal fees.

9.2. Impact on Future Years' Financial Result

9.2.1. The passing rent under the current lease is \$10,979 (exclusive of GST). Accordingly, if the lease is approved there will be an initial increase in rent of \$9,021 pa then increased annually by 3 per cent.

9.3. Asset Related Implications

9.3.1. Minor reduction in public open space on Queens Domain during term of lease.

10. Community Engagement

10.1. As noted previously, the lease will be advertised in accordance with s.178 of the *Local Government Act 1993*.

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.



Andrew Topfer
PROPERTY OFFICER





Wes Young
MANAGER LEGAL AND CORPORATE GOVERNANCE



Michael Reynolds
DIRECTOR CITY ENABLERS

Date: 18 June 2024
File Reference: F24/39877; 15/153-689

Attachment A: Current Lease Area (Supporting information) 
Attachment B: Proposed Lease Area (Supporting information) 

**15. Annual Maintenance Grants - Leased Facilities - Tasmanian Hockey Centre, Domain Tennis Centre and Hobart Netball and Sports Centre
File Ref: F24/47698**

Report of the Program Leader Sport and Recreation and the Director City Futures of 18 June 2024.

Delegation: Council

REPORT TITLE: ANNUAL MAINTENANCE GRANTS - LEASED FACILITIES - TASMANIAN HOCKEY CENTRE, DOMAIN TENNIS CENTRE AND HOBART NETBALL AND SPORTS CENTRE

REPORT PROVIDED BY: Program Leader Sport and Recreation
Director City Futures

1. Report Summary

- 1.1. The purpose of this report is to seek approval to provide annual grants to assist with the maintenance of a number of large leased facilities including the Tasmanian Hockey Centre, the Domain Tennis Centre and the Hobart Netball and Sports Centre.

2. Key Issues

- 2.1. Council has previously provided annual grants to assist with the maintenance of the Tasmanian Hockey Centre, Domain Tennis Centre and Hobart Netball and Sports Centre.
- 2.2. The terms of these grants have now expired and the lessees are requesting an extension of the funding arrangement.
- 2.3. All three lessees have requested an extension to the grant.
- 2.4. The annual grants provide assistance with the ongoing maintenance costs of these major spending facilities and enable the organisations to be more focussed on maximising the use of facilities and providing recreational opportunities to the community.
- 2.5. The report recommends a grant be provided to each of these facilities for a period of two (2) years.
- 2.6. It is considered a shorter term be approved on this occasion due to possible major developments at each of the facilities in the near future.

3. Recommendation

That:

- 1. An annual grant of \$81,661 (exc GST) be provided to Hockey Tasmania for a period of two (2) years to assist with the maintenance of the Tasmanian Hockey Centre.***
- 2. An annual grant of \$52,052 (exc GST) be provided to the Domain Tennis Centre Inc for a period of two (2) years to assist with the maintenance of the Domain Tennis Centre.***
- 3. An annual grant of \$37,349 (exc GST) be provided to the Southern Tasmanian Netball Association for a period of two (2) years to assist***

with the maintenance of the Hobart Netball and Sports Centre.

- 4. Each grant provided to commence in the 2024-25 financial year.**
- 5. All grant funding must be utilised for asset maintenance that will extend the life of the financial assets that are under lease.**
- 6. The grant recipients provide an annual grant request submission which must outline the proposed use of the City's annual maintenance grant, with an annual grant acquittal to be provided to the Council and assessed prior to the City's consideration of the subsequent year grant submission.**
- 7. An increase to subsequent year grant funding be linked to the rate of Hobart CPI.**
- 8. The value of each grant be recorded in the City's Annual Report in accordance with the Council Policy 'Grants and Benefits Disclosure.'**

4. Background

Hockey Tasmania (Tasmanian Hockey Centre)

- 4.1. The Council originally approved a grant to Hockey South (now Hockey Tasmania) in 2006 to assist with the ongoing maintenance of the Tasmanian Hockey Centre, who at that time had just commenced on a major redevelopment. The term of the original grant was for a five (5) year period.
- 4.2. The grant was subsequently extended in 2011, 2016, 2019 and was last extended in 2021 for a further three (3) years.
- 4.3. The grant has been utilised to cover a significant amount of maintenance in the Centre including the synthetic pitches, building maintenance, lighting and light tower maintenance and the general upkeep.

Domain Tennis Centre Inc (Domain Tennis Centre)

- 4.4. In 2012 the Council approved a grant to the Domain Tennis Centre Inc for a five (5) year period to assist with the ongoing maintenance of the Centre. Approval of the grant aligned with the completion of the major development of the Centre and a significant increase in the asset value at the Centre.
- 4.5. A new three (3) year agreement was approved by Council 2019 with a further three (3) years granted in 2021.
- 4.6. The grant has been utilised to cover expenses such as maintenance of clay courts, stadium cleaning, lighting maintenance and grounds keeping.

**Southern Tasmanian Netball Association
(Hobart Netball and Sports Centre)**

- 4.7. In 2015 the Council initially approved a grant for the Southern Tasmanian Netball Association for a three (3) year period. This grant was approved to coincide with the expiry dates for both the Hockey and Tennis grants. Additional three (3) year agreement was approved by Council 2019 with a further three (3) years granted in 2021.
- 4.8. This grant has been used on maintenance of lighting, access ramp as well as landscaping.

Grant Purposes and Benefits

- 4.9. Each of these major sporting facilities were developed by the Clubs or Associations on City-owned land and are the subject of long-term lease agreements with the Council. Each of the lessees do an excellent job of maintaining the facilities.
- 4.10. It is of great value to the City having these facilities, managed by organisations who are professionals in the sports and activities they run, as they are more focussed on maximising the use of facilities and providing recreational opportunities.
- 4.11. Each dollar the City provides to assist with maintenance allows for that dollar to be reinvested in the sport that allows for greater opportunities for residents.
- 4.12. It is considered that a condition of the grants be that the funding must be spent on the maintenance of a capital assets where it is demonstrated that the work undertaken will extend the life of that asset.
- 4.13. The report recommends approval for the respective grants for a further two (2) year period.
- 4.14. Each of these lessees currently hold a lease where a minimal rental is charged (around \$50 per annum) to recognise that the facilities are fully maintained by the lessees.

5. Legal, Risk and Legislative Considerations

- 5.1. There are no considerations foreseen.

6. Discussion

- 6.1. An annual grant of \$81,661 be provided to Hockey Tasmania for a period of two (2) years to assist with the maintenance of the Tasmanian Hockey Centre.
- 6.2. An annual grant of \$52,052 be provided to the Domain Tennis Centre Inc for a period of two (2) years to assist with the maintenance of the Domain Tennis Centre.

- 6.3. An annual grant of \$37,349 be provided to the Southern Tasmanian Netball Association for a period of two (2) years to assist with the maintenance of the Hobart Netball and Sports Centre.
- 6.4. Each grant provided to commence in the 2024-25 financial year.
- 6.5. An increase to the level of the Hobart CPI be provided each year if demanded.
- 6.6. The annual grant request submission is to outline the Club's proposed use of the City's annual maintenance grant, with a grant acquittal to be received and assessed prior to the City's consideration of the subsequent year grant submission.

7. Capital City Strategic Plan

- 7.1. This proposal is consistent with the Capital City Strategic Plan 2019-2029, particularly:

Goals and Strategic Objectives, Goal 2 – *“Community inclusion, participation and belonging”*,

Strategic Objective 2.3 – *“Hobart communities are active, healthy and engaged in lifelong learning”*;

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”*.

8. Financial Viability

- 8.1. Funding Source and Impact on Current Year Operating Result
 - 8.1.1. The previous grant approval included the current financial year, and all of the grants for the current year have been paid.
- 8.2. Impact on Future Years' Financial Result
 - 8.2.1. A budget allocation has been included in the 2024-25 operating budget request.
 - 8.2.2. Should the grants be approved the requested allocation of \$171,063 will be expended against the Sporting Facilities operation budget.
 - 8.2.3. A similar allocation will be required in the 2025-26 budget, with a CPI increase.

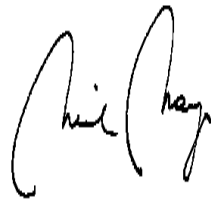
8.3. Asset Related Implications

- 8.3.1. The provision of grants to these organisations to assist with maintenance costs will help to ensure that sufficient funding is provided towards the repair and maintenance of assets.
- 8.3.2. Whilst these assets at the Centres are considered non-valuation assets (i.e. the City does not allocate funding towards their replacement), it is in the City's interests as landowner to ensure these significant facilities are adequately maintained.

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



Shannon Avery
**PROGRAM LEADER SPORT AND
RECREATION**



Neil Noye
DIRECTOR CITY FUTURES

Date: 18 June 2024
File Reference: F24/47698

16. Proposed Lease - Cornelian Bay Sportsground - TasWater
File Ref: F24/47637

Report of the Program Leader Sport and Recreation and the Director City Futures of 18 June 2024 and attachment.

Delegation: Council

**REPORT TITLE: PROPOSED LEASE - CORNELIAN BAY
SPORTSGROUND - TASWATER****REPORT PROVIDED BY:** Program Leader Sport and Recreation
Director City Futures**1. Report Summary**

- 1.1. The purpose of this report is to reconsider a request from TasWater to lease land at Cornelian Bay Sportsground, off Bell Street, New Town for a period of one year with an option for a monthly lease for a further period of up to two years to facilitate the TasWater Macquarie Point pipeline project.
- 1.2. The leased area (approximate area below) is directly adjacent to the Cornelian Bay Sportsground, however will not interfere with the predominant recreational use of the wider site.



- 1.3. The area will be utilised for hoarding, topsoil strip and hardstand construct, quarry material stockpiles, spoil material stockpiles, material laydown and cribroom and toilets.
- 1.4. Council will recall that it agreed to lease another parcel of land at the end of Gas Road, Cornelian Bay for this TasWater project at the May 2024 meeting of Council.
- 1.5. A copy of the proposed lease area is included as Attachment A to this report.
- 1.6. The Council originally considered this report at its meeting held on 29 April 2024, however resolved to defer the matter, subject to the provision of further information. The further information has been addressed under 'Key Issues' in this report.

2. Key Issues

- 2.1. The proposed site is of little value to the City in its current format and does not provide any formal recreation opportunities. It is noted, however, there are groups that do use this space for volleyball, however there is no hire agreement with Council, and officers would be willing to work with this group to find an alternative location.
- 2.2. The location is close to neighbours in Bell Street who have not yet been consulted. The proposed operating times for the site are 7:00am – 6:00pm weekdays and 9:00am to 1:00pm on Saturday. These times are in compliance with noise restrictions and it is understood that most days of operation will be less than the stated hours.
- 2.3. Other affected stakeholders in the area include the Boathouse Restaurant, the owners of the boat sheds and users of the Oval who will also need to be consulted.
- 2.4. TasWater have undertaken significant work with officers on identifying the most appropriate land for the laydown area. Factors considered in these discussions included:
 - 2.4.1. Appropriate size – approximately 5,000 m² is required for the space to be suitable.
 - 2.4.2. Location – the site needs to be in close proximity to the pipeline (which will run adjacent to the Oval) and the wastewater treatment plant site. The further away from these locations will mean greater truck movements and longer duration for the project.
 - 2.4.3. Environmental – other sites considered had greater environmental and heritage values than this location and would require significant vegetation clearing.
 - 2.4.4. Access to services – this site provides access to water, power and sewer for crib room facilities which is essential.
- 2.5. An alternative site that was investigated, and was considered not appropriate was the site to the north of the Hockey Centre, which has received Council approval for a Community Shed. A planning application for this facility is immanent and therefore it is not expected to be vacant and therefore available for very long.



- 2.6. Tas Water will rehabilitate the site to be in better condition than it currently is preferably in a level state so it can serve as an additional playing surface with replacement plantings providing an improved landscaped buffer to Bell Street.
- 2.7. It is understood that the location of this laydown is important, and if TasWater were to be unable to secure it, it would have significant implications to the project and potentially wider disruption for traffic movement as a result.

3. **Recommendation**

That:

1. ***In principle approval for a lease of the area shown on the plan (marked as Attachment A) to TasWater for a term of one year and thereafter a monthly lease for a maximum of a further two years be provided subject to consultation being undertaken with the residents of Bell Street and that feedback being provided to Council.***
2. ***Should there be reasonable objections to the proposal that the Council reconsider the matter.***
3. ***The rent for the lease be not less than \$7.50 per square metre for the site, with an approximate annual rental due of \$37,000.***
4. ***That following the end of the lease period, the site be returned to the City of Hobart in a level state, top soiled, seeded and irrigated suitable as a sport playing surface. Any trees/shrubs removed are***

to be replanted, with TasWater responsible for maintaining the land during an eight week maintenance and establishment period and that any other infrastructure damaged during the lease period be repaired.

- 5. *The Chief Executive Officer be authorised to negotiate and agree to the final terms of the lease consistent with the above recommendations.***

4. Background

- 4.1. The program of work is part of TasWater's commitment to investing in new and improved sewage infrastructure to cater for Hobart's future growth.
- 4.2. There are four separate but interconnected projects which are the Selfs Point Sewage Treatment Plant Expansion, near New Town Bay, the Macquarie Point to Selfs Point pipeline, the new Macquarie Point Sewage Pump Station, and decommissioning of the existing Macquarie Point Sewage Treatment Plant.
- 4.3. The Macquarie Point Sewage Treatment Plant currently treats wastewater from residential, business and light industrial customers within North Hobart, West Hobart, Glebe, South Hobart, Battery Point and the Hobart Central Business District (CBD).
- 4.4. The Selfs Point Sewage Treatment Plant was built in 1972 to support the treatment of Hobart's wastewater. The plant currently treats around nine megalitres of wastewater from suburbs including Lenah Valley, New Town, Mount Stuart, Sandy Bay, Dynnyrne, Tolmans Hill, Mount Nelson and Taroona.
- 4.5. As part of this transformative project, TasWater will be building a new 4.5-kilometre pipeline to connect the new pump station at Macquarie Point and the expanded Selfs Point Sewage Treatment Plant.
- 4.6. The pipeline will run from Macquarie Point across the Queens Domain and Cornelian Bay Bayside Grounds.
- 4.7. The lease of the land will facilitate the construction of the pipeline.

5. Legal, Risk and Legislative Considerations

- 5.1. The Legal and Property team will negotiate the final terms of the lease to ensure the City of Hobart's interests are protected.
- 5.2. Pursuant to Section 179 of the *Local Government Act 1993*, as the proposed lease term does not exceed five years, the City will not need to undertake a period of public advertising as required under Section 178 of the Act.

- 5.3. TasWater has undertaken a Cultural Heritage Assessment for the project, compliance with outcomes of the assessment will be a condition of the lease.

6. Discussion

- 6.1. Following the request to lease the parcel of land the City engaged a valuer to determine a fair valuation for the site. The site which is approximately 4,900 m² was determined to have a rental a rate of \$7.50 m² or around \$37,000 per annum.
- 6.2. Should the Council approve the in-principle lease Tas Water will be required to undertake community engagement and provide the results to the City.
- 6.3. Should there be a negative community reaction to the proposal the matter will need to be reconsidered by Council.
- 6.4. Should the lease be approved a lease agreement will be develop by Council staff and provided to TasWater for signature.
- 6.5. As noted earlier the lease will require TasWater to level the site and prepare and plant the site suitable as a playing surface adding a further playing field to the highly utilised stock of playing fields on offer within the city. This outcome is consistent with the draft Selfs Point and Cornelian Bay Masterplan for this location (presented to a Council workshop on 20th March 2024). It will also be necessary to replace any trees or shrubs removed to facilitate the temporary use and to fix any damage to other assets that resulted from the use of the site.

7. Hobart: A Community Vision For Our Island Capital

- 7.1. The proposal reflects the following focus areas in the Community Vision under Pillar 7 Built Environment:

7.3 Infrastructure and Services Support a High Quality of Life

7.3.1 We have world-class infrastructure that supports affordable living and access to work, study, services and other facets of life.

7.3.2 Our infrastructure, services and other aspects of our built environment support equal access for all.

7.3.3 Our infrastructure and services are planned, managed and maintained so they provide long-term benefits to Hobart communities.

8. Capital City Strategic Plan

8.1. The proposal furthers a number of strategies in the Capital City Strategic Plan 2023 including:

1.1.4 Understand, prepare for and respond to the impacts of the global climate and biodiversity emergency and other factors on Hobart's identity and sense of place.

2.4.1 Protect and improve public and environmental health, wellbeing and safety.

6.1.3 Protect and enhance Hobart habitats, key natural assets and ecosystems, including wildlife corridors and waterways.

6.1.5 Regulate, measure and manage potentially polluting activities, prioritising air and water quality.

6.3.3 Improve water quality in Hobart's waterways and identify water catchment activities that are contributing to stormwater pollution.

9. Financial Viability

9.1. Funding Source and Impact on Current Year Operating Result

9.1.1. The investigation and implementation of the proposal will be funded by the Legal and Property and Open Space unit operational budgets as part of their ordinary functions.

9.2. Impact on Future Years' Financial Result

9.2.1. Additional income received from the lease of the land will be \$37,000 per annum commencing from the 24/25 financial year should the lease be approved.

9.3. Asset Related Implications

9.3.1. The lease will be conditioned to safeguard the use of the land and the condition in which it is returned to the City of Hobart.

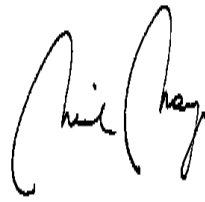
10. Community Engagement

- 10.1. As noted earlier in the report, a condition of approval for the lease will be adequate community engagement with nearby residents and businesses.

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




Shannon Avery
PROGRAM LEADER SPORT AND RECREATION



Neil Noye
DIRECTOR CITY FUTURES

Date: 18 June 2024
File Reference: F24/47637

Attachment A: Proposed Lease Area (Supporting information) 

17. Derwent River Ferry Expansion
File Ref: F24/42487

Report of the Project Manager - Office of the CEO of 19 June 2024 and attachment.

Delegation: Council

REPORT TITLE: DERWENT RIVER FERRY EXPANSION**REPORT PROVIDED BY:** Project Manager - Office of the CEO**1. Report Summary**

- 1.1. The purpose of this report is to provide detail on the development of infrastructure to enable the expansion of the ferry service operating on the Derwent River.
- 1.2. The report also seeks approval in principle for the location of the proposed new passenger ferry terminals.
- 1.3. The report notes the \$20M funding secured from the Australian Government to develop infrastructure at key locations to enable the expansion of the ferry service to proceed.
- 1.4. The report also details investment by the Tasmanian Government and its commitment to the operation of an expanded ferry service.

2. Recommendation***That:***

1. ***The report detailing the development of infrastructure to enable the expansion of the ferry service operating on the Derwent River be noted.***
2. ***The Australian Government grant funding of \$20M having been secured to develop infrastructure at key locations to enable the expansion of the ferry service to proceed be noted.***
3. ***In principle approval be provided for the establishment of a new passenger ferry terminal by the councils at Sandy Bay, with the approval of the terminal site to be considered and agreed by the Council at a future meeting, once it has been determined.***
4. ***The proposed establishment of new passenger ferry terminals in the following locations be noted:***

Lindisfarne Sailing Club

Wilkinsons Point
5. ***The Chief Executive Officer be authorised to:***
 - (i) ***Progress the development of plans, identification of P90 cost estimates and any additional stakeholder engagement required.***
 - (ii) ***Undertake an advocacy campaign with other Greater Hobart***

councils to strongly encourage the Tasmanian Government to development systems to enable direct connectivity between Metro Tasmania and the Derwent River passenger ferry terminals.

- (iii) Undertake investigations for the imposition of time limited parking restrictions in the proximity of the newly established passenger ferry terminal at Sandy Bay.***
- (iv) Progress detailed planning and lodge applications for the statutory approvals required.***

6. *The Council notes there are processes and submissions to complete in terms of the Australian Government grant, and that these processes need to occur alongside community consultation and work with the Tasmanian Government.*

3. Background

- 3.1. This project is being progressed as a component of the Greater Hobart City Deal. Governance arrangements are in place with the establishment of a Steering Committee comprising of the CEOs of the City of Hobart, Clarence City Council and the Kingborough Council along with the General Manager of the Glenorchy City Council.
- 3.2. The Steering Committee reports directly to the Hobart City Deal Implementation Board.
- 3.3. Hobart commuter ferry services commenced as a one-year trial to establish demand. To date, over 200,000 passengers have used the service, with around 10,000 passengers using it during the January 2022 Ashes Test alone.
- 3.4. Due to the high uptake of this trial service, a second vessel was deployed from the end of November 2021 to run an additional four services a day, bringing the total daily services to 19 and catering for an additional 400 passengers a day.
- 3.5. In December 2021, a limited trial of Saturday services commenced to support summer access to the Hobart CBD, subsidised by the Hobart City Council. The additional services ran on Saturdays from mid-December 2021, carrying an average of over 700 visitors each Saturday.
- 3.6. The trial is widely regarded as a success and there is strong community support.
- 3.7. Greater Hobart is seeing population, employment, and tourism growth which is increasing the demand for space and placing pressure on existing transport infrastructure.

- 3.8. Even accounting for slowing population growth into the future there is a need to provide more transport options for the Greater Hobart area to ease existing and future traffic congestion issues.
- 3.9. Ferries reduce road congestion and are competitive against other modes of transport where they provide a clear journey time advantage. Across the Greater Hobart Region, a ferry network will assist in reducing road traffic congestion.
- 3.10. International evidence is clear that public transport is most successful when it caters for all people partaking in a wide range of societal activities. A connected multi modal network providing connections – directly and via interaction – is critical to achieving this. In Greater Hobart's case a modern ferry network fills a gap in public transport provision.
- 3.11. Ferries are an established part of the transport system for other river-based capital cities in Australia such as Brisbane and Sydney.
- 3.12. Work commissioned by the councils during 2022 / 23 confirmed the viability of an expanded passenger ferry service on the Derwent River. The work also confirmed the need (as an initial priority) for new (or upgraded) terminals at Lindisfarne, Wilkinsons Point and Sandy Bay.
- 3.13. The report also identified the locations of Regatta Point, Kingston Beach and Geilston Bay as priorities for development of the infrastructure in a subsequent round.
- 3.14. The Tasmanian Government developed the draft *River Derwent Ferry Service Master Plan*. This plan considered over 30 potential locations for new passenger ferry infrastructure on the Derwent River and shortlisted areas identified as a priority for development. The prioritised locations identified align with the councils' priorities.
- 3.15. The Master Plan, however, differs in identifying Howrah Point, rather than Geilston Bay as a second-round priority. The draft plan is being finalised and will be presented to the new Minister for Transport in the near future.
- 3.16. Following the initial investigations, local engineering firm Burbury Consulting was engaged by the councils to undertake a detailed assessment of each locality to identify the specific site, develop concept plans and P90 costings of the proposed infrastructure.
- 3.17. Burbury Consulting has also been engaged by the Tasmanian Government to undertake the design development of the upgraded ferry terminal at Bellerive. The use of this local firm provides the benefit of extensive local knowledge and consistency of the design for all terminals.
- 3.18. Numerous sites in each of the locations identified by the councils were assessed against established criteria. A report detailing each of the

sites, the assessment process and the proposed site in each area is attached.

- 3.19. The proposed locations are:

Lindisfarne Sailing Club

The assessment of the sites at Lindisfarne was complex. A total of five sites underwent assessment resulting in two sites (Lindisfarne Sailing Club and Natone Bay) being shortlisted for more detailed consideration.

Wilkinsons Point

The existing council owned jetty at Wilkinsons Point has been assessed as the most appropriate site for development. The jetty will require significant upgrade with improved connectivity to adjacent developments in the area.

Sandy Bay

Four sites were assessed at Sandy Bay with two sites (Wrest Point and Lords Beach) being shortlisted for more detailed consideration.

- 3.20. Concerns have been raised regarding a proliferation of car parking by ferry users in close proximity to the new passenger terminals. The Tasmanian Government has been very clear that the new facilities will not be supported by car parking.

- 3.21. To address this issue, it is proposed the councils consider:

3.21.1. The implementation of time limited parking restrictions in the proximity of the new terminals.

3.21.2. Undertaking a concerted campaign of lobbying the Tasmanian Government to improve seamless connectivity with Metro Tasmania with the newly established ferry terminals.

4. Capital City Strategic Plan

- 4.1. The expansion of the Derwent Ferry service is consistent with outcomes 5.1 and 5.2 of the *City's Strategic Plan 2023*:

Partner with Greater Hobart Councils and state and federal government to explore regional initiatives to improve transport networks.

Prioritise and promote opportunities for safe, accessible and integrated active transport.

Advocate for and promote the increased use of public transport.

Identify and implement infrastructure improvements to enhance access and road safety and reduce air and noise pollution.

5. Financial Viability

- 5.1. In April 2022, in the lead up to the Federal Election, the Labor Party announced a funding commitment of \$20M to develop infrastructure that would facilitate the expansion of a ferry service on the Derwent River.
- 5.2. After winning the election, the Labor Government confirmed the availability of the capital funding in the October 2022 Federal budget.
- 5.3. Following a protracted application process, the Australian Government funding has now been secured and a grant deed has been executed accordingly.
- 5.4. The Tasmanian Government also made a commitment to the enhancement of the existing ferry service (from the CBD to Bellerive) with a commitment of \$19.5M to upgrade facilities at Bellerive and operate the service.
- 5.5. More recently (during the Tasmanian Election campaign) the Liberal Party committed an additional investment of \$20M to help develop infrastructure to support an expanded ferry service, which has recently been expanded to include weekend sailings.
- 5.6. Whilst there is no direct investment to be provided by Local Government for the operation of the service, it will be incumbent on the Councils to invest in shore-based transport facilities (walkways, cycleways etc) to ensure the ferry service is well connected to existing services and centres. To this end, each Council has committed to the investment of \$500,000 (over a two-year period).
- 5.7. It is also intended that investment be leveraged from third parties to help develop and optimize the shore-based facilities at each location.
- 5.8. The work undertaken to date has confirmed that the available budget will be adequate to develop the terminals in each location as proposed. This will be validated following the development of concept designs and the associated identification of cost estimates.
- 5.9. A condition of the funding provided by the Australian Government is that the councils own and maintain the terminals for a minimum of five years.
- 5.10. The councils will, however, work collaboratively to negotiate the longer terms ownership of the new terminals to the Tasmanian Government.
 - 5.10.1. As the councils will not planning for the replacement of the terminals, a future report will be prepared that recommends that annual depreciation not be recognised for the infrastructure.

- 5.11. During the period that the terminals will be within council control, it is expected that some operating costs may impact on each council’s budget.
- 5.12. With this in mind, a basic annual operational budget has been developed, with the aim of utilising any commercial activity at each site against basic expenses:

Revenue	Kiosk rental	\$20,000
	Advertising at terminal	\$ 5,000
 Expenses	Insurance	 \$ 3,000
	Electricity	\$ 2,000
	Maintenance and repair	\$20,000

- 5.13. At this stage, these estimates are very indicative but suggest expenses associated with the terminals could be offset by income derived from their operation.

6. Community Engagement

- 6.1. The community has expressed strong support for the expansion of ferry services on the Derwent River to provide alternative transportation opportunities for commuters and help reduce traffic congestion on the roads.
- 6.2. The Tasmanian Government undertook a high level of consultation when releasing the draft River Derwent Ferry Service Masterplan. This plan detailed each of the sites now proposed for establishment by the councils.
 - 6.2.1. The Masterplan identified locations for the new terminals now being developed by the councils.

7. Collaboration

- 7.1. The Greater Hobart councils are working collaboratively on this project as a component of the Greater Hobart City Deal.
- 7.2. The Councils are also collaborating closely with the Tasmanian Government via officers in the Department of State Growth on all aspects of this project.

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



Glenn Doyle
**PROJECT MANAGER - OFFICE OF
THE CEO**



Michael Stretton
CHIEF EEXECUTIVE OFFICER

Date: 19 June 2024
File Reference: F24/42487

Attachment A: Derwent Ferries Site Appraisal Investigation (Supporting information) 

18. City of Hobart Modern Slavery in Supply Chains Prevention Policy
File Ref: F24/47942

Report of the Manager Rates, Procurement and Risk and the Director City Enablers of 18 June 2024 and attachments.

Delegation: Council

REPORT TITLE: CITY OF HOBART MODERN SLAVERY IN SUPPLY CHAINS PREVENTION POLICY**REPORT PROVIDED BY:** Manager Rates, Procurement and Risk
Director City Enablers**1. Report Summary**

- 1.1. The purpose of this report is to present a draft City of Hobart Prevention of Modern Slavery in Supply Chains Policy to the Council for formal adoption.
- 1.2. The community benefit is to ensure that Council takes steps to consider, identify and manage modern slavery risks within its supply chains to reduce the risk that modern slavery is occurring.

2. Key Issues

- 2.1. According to the United Nations (UN) modern slavery is prevalent in many countries in the world and exists in Australia.
- 2.2. In 2018 new legislation, being the Modern Slavery Act 2018 Cwlth, came into effect requiring entities based or operating in Australia, which have an annual consolidated revenue of more than \$100 million, to report annually to the Australian Government on the risks of modern slavery in their operations and supply chains.
- 2.3. While the legislation does not impact local government or councils in Tasmania it is considered good practice to take steps to prevent the risk that modern slavery is occurring in any of the City's supply chains.
- 2.4. It is therefore proposed that Council adopt a new policy position and implement steps to consider, identify and manage modern slavery supply chain risks.
- 2.5. While development of an Ethical, Social and Sustainable Procurement Policy is part of the City's Procurement Strategy 2023-27 and to be considered during 2024-25, it is considered that addressing the risk of modern slavery in the City's supply chains now is an important step as a large proportion of the City's spend is related to construction activities, clothing, facilities and asset management including security and cleaning services, which are the categories of spend identified by the UN as having a higher risk for modern slavery occurrence.
- 2.6. Even if the City's own business operations are free from modern slavery, these practices can exist within supply chains and ethically it is considered that this is an important issue to address.
- 2.7. The City's Risk and Audit Panel met on 6 June 2024 and considered the draft Policy. Comments from the Panel are included in this report.

3. **Recommendations**

That:

1. ***The Council adopt the City of Hobart Prevention of Modern Slavery in Supply Chains Policy, marked as attachment A to this report.***
2. ***The Chief Executive Officer be authorised to make any minor amendments necessary to finalise the City of Hobart Prevention of Modern Slavery in Supply Chains Policy and arrange for it to be made available from the City's website.***
3. ***The ethical statements setting out the expectations and behaviours for doing business with the City for the City's suppliers, marked as attachment B to this report, be included in the existing City of Hobart Code for Tenders and Contracts.***

4. **Background**

- 4.1. Modern slavery is the exploitation of other people for personal or commercial gain. The UN and 2023 Global Slavery Index estimates that globally 49.6 million people are victims of modern slavery and that there are around 41,000 potential victims in Australia. More than 12 million are children with over half women and girls.
- 4.2. Modern slavery comes in many forms. The most common forms are:
 - 4.2.1. Human trafficking –transporting, recruiting, or harbouring people using violence, threats or coercion for the purpose of exploitation.
 - 4.2.2. Forced labour – any work or service that people are forced to do against their will under the threat of some form of punishment.
 - 4.2.3. Debt bondage / bonded labour – when people borrow money they cannot repay and are required to work to pay off the debt but lose control over the conditions of both their employment and the debt.
 - 4.2.4. Descent–based slavery – a person born to an enslaved parent inheriting their slave status.
 - 4.2.5. Slavery of children – exploiting a child for someone else's gain.

- 4.3. Someone who is being subjected to modern slavery is trapped and unable to free themselves from their situation due to being controlled by the perpetrator.
- 4.4. In 2018 new legislation, being the Modern Slavery Act 2018 Cwlth, came into effect requiring entities based or operating in Australia, which have an annual consolidated revenue of more than \$100 million, to report annually to the Australian Government on the risks of modern slavery in their operations and supply chains, and actions undertaken to address those risks. This report is known as the Modern Slavery Statement. Entities that fall below the threshold can report voluntarily.
- 4.5. Local government is not required to publish a Modern Slavery Statement under the Commonwealth Act but larger councils with revenues above the \$100M threshold may choose to do so voluntarily.
- 4.6. This is not yet a requirement for Tasmanian councils. However, some other jurisdictions have introduced modern slavery State legislation affecting councils. As an example, commencing on 1 January 2022 a NSW Modern Slavery Amendment Act 2021 came into effect and amendments made to the NSW Local Government Act 1993, which from 1 July 2022 required all councils to take reasonable steps to ensure that goods and services are procured by and for the council are not the product of modern slavery and imposing modern slavery disclosures in the council's annual report.

5. Risk and Audit Panel Observations

- 5.1. The Risk and Audit Panel met on 6 June 2024 and considered the draft Policy.
- 5.2. The Panel made the following comments for the consideration of Council:
 - 5.2.1. That the Policy and proposed approach was a positive step to addressing the risk of modern slavery occurring in the City's supply chains.
 - 5.2.2. Acknowledgement that it was a first step to be further developed.
 - 5.2.3. Noted that the City of Hobart would be the first Tasmanian council with such a Policy as the capital city council.

6. Legal, Risk and Legislative Considerations

- 6.1. Legal issues have been considered elsewhere in this report.
- 6.2. The following table outlines key risk indicators relating to modern slavery relevant to Council:

Risk Factor	Explanation
A short turnaround time for manufacture and delivery	If a large order is placed and the supplier can arrange a very short turn-around to produce the goods, there is a risk that staff are being forced to work unreasonable hours and/or in poor conditions.
Low price	If a supplier quotes a price that is too cheap, there is a risk that staff are not being paid properly.
Category of spend	The following categories of spend have been identified in the Global Slavery Index as having a higher risk for modern slavery occurrence: Domestic work, cleaning services, construction, manufacturing, agriculture, forestry, and fishing.
Product	The following products have been identified in the Global Slavery Index as having a higher risk for modern slavery occurrence: Cotton, bricks, garments, and electronics – laptops, computers and mobile phones
Country of manufacture	The Global Slavery Index identifies the following countries/regions as having a high prevalence of modern slavery. Products and raw materials sourced from these countries/regions should be considered as having a higher modern slavery risk: Afghanistan, Uzbekistan, Africa, Cambodia, China, Laos, India, Myanmar, North Korea, Middle East, Turkey and Vietnam

7. Discussion

- 7.1. While modern slavery can occur in any industry and sector, according to the UN forced labour and bonded labour are the most prevalent forms of modern slavery found in Australia, particularly within the construction, textiles, cleaning services and agricultural sectors. Councils are therefore exposed to the risk that modern slavery is occurring within their supply chains, particularly where appropriate measures are not in place.
- 7.2. Modern slavery can have significant impacts on businesses generally. It can distort markets and undercut responsible business. It can pose reputational and legal risks and damage relationships with suppliers.
- 7.3. It is not currently proposed that Council voluntarily provides an annual Modern Slavery Statement to the Australian Government. Entities that voluntarily report must address the following mandatory criteria, which would require the City to obtain a Modern Slavery Statement from each of its suppliers. Given a high percentage of the City’s suppliers are small business, it is considered that this would add unnecessary complexity to the City’s procurement processes and burden on the City’s suppliers at a time when security of supply chains is an ongoing issue and wouldn’t be required:
 - 7.3.1. identify the reporting entity,
 - 7.3.2. describe the reporting entity’s structure, operations and supply chains,

- 7.3.3. describe the risks of modern slavery practices in the operations and supply chains of the reporting entity and any entities it owns or controls,
 - 7.3.4. describe the actions taken by the reporting entity and any entities it owns or controls to assess and address these risks, including due diligence and remediation processes,
 - 7.3.5. describe how the reporting entity assesses the effectiveness of these actions,
 - 7.3.6. describe the process of consultation with any entities the reporting entity owns or controls (a joint statement must also describe consultation with the entity giving the statement), and
 - 7.3.7. provide any other relevant information.
- 7.4. Instead it is proposed that Council adopts a policy position on modern slavery prevention - a draft Council Policy – Prevention of Modern Slavery in Supply Chains is attached, refer **Attachment A** and takes the following steps to consider, identify and manage the City's modern slavery supply chain risks:
- 7.4.1. **Risk assessment:** conduct a modern slavery risk assessment of the City's supply chains to identify which products and services Council procures are at higher risk of being produced/delivered (fully or in part) by slavery. Thereafter, work with suppliers, particularly those that supply products and services with high modern slavery risk, to understand their business practices and how they identify and manage modern slavery risks in their operations and supply chains.
 - 7.4.2. **Supplier engagement:** communicate with the City's suppliers Council's policy position and expectations in relation to modern slavery.
 - 7.4.3. **Staff awareness:** increase awareness of modern slavery across all of Council by providing staff with access to modern slavery awareness. This would define modern slavery, how it relates to Council and its supply chains, and how the City will be addressing modern slavery in its supply chains.
 - 7.4.4. **Reporting:** establish a reporting mechanism through the City's existing public interest disclosure procedures, reinforcing confidential mechanisms, and direct to the Australian Federal Police. It is noted that reporting is available for both the community and suppliers.
 - 7.4.5. **Tendering:** include a modern slavery tender criterion that would be a mandatory condition requiring our suppliers to meet the condition in relevant tenders. Include a schedule in the City's Tender Forms to provide assurance and information on how

suppliers are addressing modern slavery in their operations and supply chains, which would provide the information to assess the mandatory condition. Also, include and ensure assessing staff understand how to interpret responses.

- 7.4.6. **Contracting:** include modern slavery related clauses in the City's Contracts. These would require suppliers to take reasonable steps (appropriate to their size and circumstance) to identify, assess and address modern slavery risks within their operations and supply chains, to notify Council in writing of any modern slavery occurrence detected and enabling Council to terminate Contracts if the supplier fails to notify and take action to rectify any modern slavery occurrence.
- 7.4.7. **Ethical procurement:** include modern slavery related ethical statements setting out the expectations and behaviours for doing business with the City for its suppliers in the City of Hobart Code for Tenders and Contracts – refer **Attachment B**.

- 7.5. While development of an Ethical, Social and Sustainable Procurement Policy is part of the City's Procurement Strategy 2023-27 and to be considered during 2024-25, it is considered that addressing the risk of modern slavery in the City's supply chains now is an important step as a large proportion of the City's spend is related to construction activities, clothing, facilities and asset management including security and cleaning services, which are the categories of spend identified by the UN as having a higher risk for modern slavery occurrence. Even if the City's own business operations are free from modern slavery, these practices can exist within supply chains and ethically this is an important issue to address.

8. Capital City Strategic Plan

- 8.1. This proposal is consistent with the following strategies in the City of Hobart Capital City Strategic Plan 2023, being:
- 2.2.4 – build and leverage our evidence base, experience and community knowledge to understand those who are most disadvantaged, excluded and vulnerable and develop appropriate initiatives.
 - 4.1.2 – identify and support Hobart's industries, which reflect the geography, climate, places and skills found in Tasmania.
 - 4.1.4 – support the local community and businesses to foster the vibrancy of local areas to contribute to attractive and unique destination.
 - 4.2.3 – actively support and engage with local businesses, business groups and networks, industry associations, key institutions and other stakeholders in the Hobart economy.

- 8.2.6 - deliver high quality and timely procurement to support the delivery of programs, projects and services while achieving value for money.

8.2. This proposal also relates to the City of Hobart Code for Tenders and Contracts.

9. Financial Viability

9.1. Funding Source and Impact on Current Year Operating Result

9.1.1. There are no impacts from this proposal on the City's current year operating result.

9.1.2. The steps proposed to consider, identify and manage the City's modern slavery supply chain risks will be conducted in-house using the City's existing resources.

9.2. Impact on Future Years' Financial Result

9.2.1. There is no impact on the City's future years' financial result.

9.3. Asset Related Implications

9.3.1. Not applicable.

10. Communications Strategy

10.1. As outlined in section 7.4 of this report, supplier communications and engagement, and staff awareness will form part of the steps to be taken consider, identify and manage the City's modern slavery supply chain risks.

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 RISK**



Michael Reynolds
DIRECTOR CITY ENABLERS

Date: 18 June 2024
File Reference: F24/47942

Attachment A: Draft Council Modern Slavery in  Supply Chains Prevention Policy (Supporting information)

Attachment B: Ethical Supplier Statements for the Code for Tenders and Contracts (Supporting information) 

19. Annual Plan Progress Report for the period ending 31 March 2024
File Ref: F24/28039

Report of the Senior Advisor - Strategic Planning, the Manager Policy Lab, and the Acting Head of Intergovernmental Relations and Partnerships of 19 June 2024 and attachment.

Delegation: Council

REPORT TITLE: ANNUAL PLAN PROGRESS REPORT FOR THE PERIOD ENDING 31 MARCH 2024**REPORT PROVIDED BY:** Senior Advisor - Strategic Planning
Manager Policy Lab
Acting Head of Intergovernmental Relations & Partnerships**1. Report Summary**

- 1.1. The purpose of this report is to present the progress report for the City of Hobart's 2023-24 Annual Plan for the period ended 31 March 2024. (Refer **Attachment A**).

2. Key Issues

- 2.1. The Annual Plan is developed as part of the annual budget and sets out the major actions and initiatives for the 2023-24 financial year. Actions in the Annual Plan must be aligned with the City's Strategic Plan.
 - 2.1.1. Reports on the progress of the Annual Plan are provided each quarter to the Council for noting.
- 2.2. The 2023-24 Annual Plan has 83 major actions and initiatives listed. Implementation for the period 1 January to 31 March 2024 has seen 29 per cent of major actions and initiatives completed, 40 per cent are in progress and on track, 14 per cent in progress but there is some delay and 17 per cent are on hold or have been carried forward to 2024-25.

3. Recommendation

That the Council note the 2023-24 Annual Plan Progress Report for the period ending 31 March 2024, marked as Attachment A to this report.

4. Background

- 4.1. The Annual Plan is required pursuant to Section 71 of the *Local Government Act 1993*. It is adopted by Council with the budget estimates and other budget papers. The Annual Plan sets out the major actions and initiatives that will guide the priorities of the organisation over the coming 12 months and must include a summary of the budget estimates.
 - 4.1.1. The 2023-24 Annual Plan includes actions that are planning for the future of Hobart to ensure long-term, transformative growth, the enhancement of community facilities and the development of some key strategies.

5. Legal, Risk and Legislative Considerations

- 5.1. The Annual Plan is prepared in accordance with section 71 of the *Local Government Act 1993* and must be summarised in the Annual Report (section 72(1)(a) of the Act).

6. Discussion

- 6.1. The progress report provided at **Attachment A**, reports on the progress of the Annual Plan major actions and initiative for the period 1 January to 31 March 2024.
- 6.1.1. The 2023-24 Annual Plan has 83 major actions and initiatives listed. Implementation for the period 1 January to 31 March 2024 has seen 29 per cent of major actions and initiatives completed, 40 per cent are in progress and on track, 14 per cent in progress but there is some delay and 17 per cent are on hold or have been carried forward to 2024-25.

7. Capital City Strategic Plan

- 7.1. The Annual Plan progress report provides a summary of the progress of the major actions and initiatives in the Annual Plan and aligns with various strategies in the Capital City Strategic Plan 2023 including best practice, transparency and accountability to the community.

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.



Paula Gudgeon
**SENIOR ADVISOR - STRATEGIC
PLANNING**




David McIver
MANAGER POLICY LAB



Laura Eaton
**ACTING HEAD OF
INTERGOVERNMENTAL RELATIONS
& PARTNERSHIPS**

Date: 19 June 2024
File Reference: F24/28039

Attachment A: Annual Plan Progress Report for period ending 31 March 2024
(Supporting information) 

20. Sale of Land - South Hobart
File Ref: F24/58251

Report of the Property Officer, the Manager Legal and Corporate Governance and the Director City Futures of 19 June 2024 and attachment.

Delegation: Council

REPORT TITLE: SALE OF LAND - SOUTH HOBART

REPORT PROVIDED BY: Property Officer
Manager Legal and Corporate Governance
Director City Futures

1. Report Summary

- 1.1. Council has previously resolved to sell part of 136 Wentworth Street, South Hobart to Homes Tasmania subject to no objections being received during the statutory advertising period required under s.178 of the *Local Government Act 1993*.
- 1.2. The statutory advertising period has been undertaken. Council has received four objections to the sale, and three letters of support.
- 1.3. This report now presents the issues raised by the representations for Council's consideration and recommends that Council affirm its decision to sell the land at 136 Wentworth Street, South Hobart to Homes Tasmania.

2. Key Issues

- 2.1. The key issue for Council is to consider the objections that have been received.

3. Recommendation

That:

1. ***The Council by absolute majority affirm its decision of 19 March 2024 to:***
 - (i) ***sell that part of 136 Wentworth Street, South Hobart in Tasmania (CT 94118/1) indicated in Attachment A ("Proposed Sale Area"); and***
 - (ii) ***grant a right of way over that area indicated in Attachment A ("Proposed Easement") to facilitate access to the development, to Homes Tasmania for the market valuation of \$400,000.00.***
2. ***The Chief Executive Officer be otherwise authorised to negotiate and agree to the final terms of the transfer.***

4. Background

- 4.1. In its meeting of 17 July 2023 the Council resolved (amongst other things) to:
 - 4.1.1. "...sell that part of 136 Wentworth Street, Hobart in Tasmania (CT 94118/1) indicated in Attachment A ("Sale Area") to Homes Tasmania...";
 - 4.1.2. "...seek a financial contribution from Homes Tasmania for the disposal of the Sale Area and the granting of any easements necessary to facilitate the development based on a market valuation"; and
 - 4.1.3. "If Council resolves to seek a financial contribution, a further report be provided to seek approval of the amount of that contribution."
- 4.2. In its meeting of 19 March 2024 the Council resolved (amongst other things) to:
 - 4.2.1. "...sell that part of 136 Wentworth Street, Hobart in Tasmania (CT 94118/1) indicated in Attachment A ("Sale Area")"; and
 - 4.2.2. "...grant a right of way over that area indicated in Attachment B to facilitate access to the development, to Homes Tasmania for the market valuation of \$400,000.00 subject to no objections being received during the statutory advertising period required under Sections 178 of the Local Government Act 1993".
- 4.3. The sale of the Sale Area was then advertised in accordance with s178 of the *Local Government Act 1993* (Tas). During the advertising period Council received four objections to the proposed sale and three submissions in support of the sale.

5. Legal, Risk and Legislative Considerations

- 5.1. Under s178 (6) of the *Local Government Act 1993*, Council is required to consider any objections received during the advertising period and notify the objectors of their decision within seven (7) days of making the decision.
- 5.2. Council must also notify the objectors of their rights of appeal. Section 178A of the *Local Government Act 1993* grants appeal rights to any person who lodged an objection during the advertising period.
- 5.3. An appeal to the sale of public land may only be made on the ground that the decision of Council is not in the public interest in that –
 - (a) the community may suffer undue hardship due to the loss of access to, and the use of, the public land; or

(b) there is no similar facility available to the users of that facility.

- 5.4. Under s178 (3) of the *Local Government Act 1993*, a resolution to sell public land must be passed by an absolute majority.
- 5.5. Homes Tasmania has the power to acquire the land under the *Land Acquisition Act 1993* (Cth). Homes Tasmania has previously advised that it would not move to acquire the land without Council's prior consent.

6. Discussion

- 6.1. Council have received four objections to the proposed sale of part of 136 Wentworth Street, South Hobart. Many of the objections relate to the proposed development on the site. As foreshadowed in the original report to Council on 17 June 2023, a new development permit was required to allow the site to be continued to be occupied under the State Government's *Planning Directive No.7 – Permits for Temporary Housing*. Homes Tasmania was also proposing a larger footprint to allow for several purpose-built homes to be installed in the complex.
- 6.2. The development application was recommended for approval by Council planning officers subject to conditions and was approved by the Director City Planning in accordance with the Council's approved delegations. A permit was subsequently issued on 22 September 2023.
- 6.3. The proposal was assessed against the *Planning Directive 7 – Permits for Temporary Housing*. It was also assessed against the *Potentially Contaminated Land Code*. The Planning Directive stipulates that the development application not be considered against other parts of the planning scheme.
- 6.4. The development application was publicly advertised in the Mercury, adjoining neighbours were notified by letter, and site notices were erected in accordance with statutory requirements.
- 6.5. The key consideration for Council when making a decision under s178 of the *Local Government Act 1993* is any potential impact on public amenity by a proposed sale of public land. Planning matters should be addressed by the Council when exercising its powers as Planning Authority under *Land Use Planning and Approvals Act 1993* (Tas).
- 6.6. The issues raised in the objections are set out in the table below along with council officer responses.

Objection	Response
<u>The Easement</u>	
<ul style="list-style-type: none"> 'The land in the carpark is used by the community for multiple reasons and 	The car park in which the easement is proposed to be located is public land. Homes Tasmania

<p>therefore transferring the easement to one party with an interest in the land is unreasonable.'</p> <ul style="list-style-type: none"> • 'This easement will enable removal of a facility that was only built in 2019-20.' • 'Access to the South Hobart Community Garden will be impeded.' 	<p>does not need to rely on the easement to remove the current facility. Following the sale of the land and the granting of the easement, the carpark will remain public land accessible by members of the public.</p> <p>The parcel of land to be sold does not abut a road. The creation of the easement will provide the new lot with legal access to a road. In any event, Homes Tasmania has advised that it may not rely on the easement as practical access can be obtained through the public carpark as well as through the Homes Tasmania lot on Cascade Road.</p> <p>In the event that Homes Tasmania does seek to rely on the easement for access it is unlikely that any car spaces will be removed.</p>
<p><u>Contaminated Land</u></p>	
<ul style="list-style-type: none"> • '136 Wentworth is a disused Tip any disturbing of this ground threatens the Health of the local community.' • 'These new purpose-built dwellings will presumably be more complicated to remove at the end of their short life than the current shipping containers, and will stir up dust from the excavated material which "should be treated as contaminated".' • 'The potential environmental issues from disturbing a former tip site is a concern & potentially detrimental to the health & wellbeing of local residents'. • 'I have concerns on the environmental and resident health impact (particularly resident children) in building a structure on and disturbing the land of a disused waste facility'. 	<p>This is a planning issue. As noted above, planning application was assessed against the <i>Potentially Contaminated Land Code</i> and approval was conditioned accordingly. Any further development applications would likely be assessed against the same code.</p>
<p><u>Water Flow</u></p>	
<ul style="list-style-type: none"> • 'Water course in the area is already a concern, water flows down the hill, this is of particular concern during heavy rain/flood events'. 	<p>This is a planning issue. The planning application was assessed for stormwater considerations and conditioned accordingly.</p>
<p><u>Noise of Use</u></p>	
<ul style="list-style-type: none"> • 'The current residents have a right to a peaceful environment. There have been many occurrences of situations of disturbances in the compound and surrounding area'. 	<p>This is a planning issue. The planning application assessment noted the concern but considered it should be addressed as part of ongoing management of the site. The assessment concluded that the proposed use is essentially a residential one which is consistent with the area.</p>

<u>Noise of Construction</u>	
<ul style="list-style-type: none"> • 'I am a shift worker & on call midwife & often need to sleep during the daytime so the noise from the construction will disturb me'. • 'I am a long-term resident and have had to put up with the noise pollution of the demolition of the original structures on that land. The then building of the new permanent units and then again when the temporary units were installed. Residents have a right to a peaceful environment, particularly in an era where most now work from home'. 	<p>While the concern is noted, it is matter that can be dealt with through noise management measures. It should also be noted that any disturbance caused by the installation/construction works will only be a temporary disturbance. The issue is not directly relevant to the sale of the land.</p>
<u>Lighting</u>	
<ul style="list-style-type: none"> • 'The Light pollution in the area from the current structures have been a nuisance in the area and are not fitting of the current area'. • 'The current lighting on the current temporary structure at night is so bright it restricts the peace of residents to use their own backyards/decks. This would be amplified with even more units developed'. 	<p>While the concern is noted, it is matter that should be addressed as part of ongoing management of the site. The issue is not directly relevant to the sale of the land.</p>
<u>Development Not Temporary</u>	
<ul style="list-style-type: none"> • 'The original development was rushed through council with no public consultation under the guise of being temporary to address a critical shortage in accommodation. There was no suggestion of permanency of this arrangement or change of configuration. The understanding was that permanent accommodation was meant to be occurring elsewhere'. • 'It is currently unclear how the building of a structure on site as opposed to shipping container conversions that were transported and craned into place, are actually temporary'. 	<p>This a planning issue. The development has been assessed under <i>Planning Directive No.7 – Permits for Temporary Housing</i>.</p>
<u>Use of Property</u>	
<ul style="list-style-type: none"> • 'The majority of the units are uninhabited for the majority of the time'. • 'The current shipping container-based facility hardly seems to get any use'. • 'HCC has not shown any interest in explaining it's current role to neighbours, who are overwhelmingly supportive of 	<p>The site is managed by Homes Tasmania. The issue is not directly relevant to the sale of the land.</p>

initiatives to help the homeless’.	
<u>Costs</u>	
<ul style="list-style-type: none"> ‘There has been a massive amount of expense on site up to now and that will all be sunk cost when work is occurring on the site. This is a waste of ratepayers funds’. 	The development has been undertaken by Homes Tasmania, not the City of Hobart.
<u>Unsuitability of Development</u>	
<ul style="list-style-type: none"> ‘The area is not suitable for this high density living, the infrastructure required is not able to support this development on a permanent basis’. 	This is a planning issue. The development has been assessed under <i>Planning Directive No.7 – Permits for Temporary Housing</i> .
<u>Lack of Consultation</u>	
<ul style="list-style-type: none"> ‘While the advertising of developments may have been technically met by putting a notice in an area not frequented regularly and in mainland papers, it has not practically been advertised’. ‘Genuine consultation with affected neighbours has been minimal. Signs have generally not been posted where roads border the park as required (there are 4 road entrances to the park, only one sign was posted, 7 days into the 21-day comment period). I do not trust that HCC will discuss any variation of the current approved application with us or advertise it reasonably’. ‘There was inadequate notice last year and as an adjacent member of the community to this, I was not made aware that this was even happening until now’. 	<p>The proposed sale was advertised in accordance with s178 of the <i>Local Government Act</i>. This section requires notices be placed in newspapers available in the local area on two occasions and signs be placed on the boundary of the public land being sold and any abutting road.</p> <p>Notices were placed twice in the Mercury. The parcel of public land to be sold does not share a boundary with any road (as noted above this has caused the need for an easement). On a strict interpretation of the legislation on site signage was not applicable.</p> <p>To ensure users of the public land were informed of the proposed sale and how to get more information, signs were placed at the two entrances to Wellesley Park closest to the parcel of land to be sold. Logistical difficulties meant there was a delay of approximately seven (7) days between the newspaper advertising and the placement of the signs. The signs remained on site for fourteen (14) days.</p> <p>As previously advised, the development application itself was advertised in accordance with statutory requirements.</p>
<u>Privacy</u>	
<ul style="list-style-type: none"> ‘I have concerns to the privacy of those residents adjacent to the development where first floor windows overlook and into backyards and decks of adjacent residents’. 	This is a planning issue. The development has been assessed under <i>Planning Directive No.7 – Permits for Temporary Housing</i> .
<u>Parking</u>	
<ul style="list-style-type: none"> ‘Development will reduce the availability of parking’. 	The car park is public land. Homes Tasmania will need relevant permits to occupy public land

	<p>while undertaking works.</p> <p>Homes Tasmania has advised that it may not need to rely on the easement as practical access can be obtained through the public carpark as well as through the Homes Tasmania lot on Cascade Road.</p> <p>If Homes Tasmania does seek to rely on the easement for access it is unlikely that any car spaces will be removed.</p>
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- 6.7. Council have also received three submissions in support of the proposed sale.
- 6.8. The supportive submissions note that the initial development of the site lead to the removal of a path connecting Hillborough Road with the Cascade Road Car Park. The submissions request Council improve the steep incline onto the 'mezzanine' level on the Hillborough Road side as well as the dirt path between Wentworth Street and Cascade Road.
- 6.9. The submissions were referred to the Open Space Unit. The Open Space Unit were aware of the issues and had already developed concept designs. Residual funds in the capex budget have been made available to progress these projects. Both projects are expected to be completed before the end of the 2023/2024 financial year.

7. Community Engagement

- 7.1. As noted above it, Council must notify all the objectors of its decision regarding the sale of the land as well as notify the objectors of their rights of appeal under s178A of the *Local Government Act 1993*.

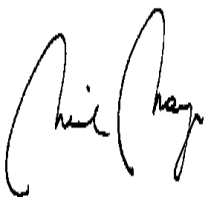
As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



Andrew Topfer
PROPERTY OFFICER




Wes Young
MANAGER LEGAL AND CORPORATE GOVERNANCE



Neil Noye
DIRECTOR CITY FUTURES

Date: 19 June 2024
File Reference: F24/58251

Attachment A: Plans - Sale Area and Easement (Supporting information) 

REPORT OF THE CHIEF EXECUTIVE OFFICER

**21. Code of Conduct Determination Report
Councillor Louise Elliot v Councillor Ryan Posselt
File Ref: F24/49140**

Memorandum of the Chief Executive Officer of 7 June 2024 and attachment.

Delegation: Council



City of **HOBART**

MEMORANDUM: COUNCIL

**Code of Conduct Determination Report
Councillor Louise Elliot v Councillor Ryan Posselt**

Pursuant to section 28ZK(2) of the *Local Government Act 1993* I have been provided with a copy of a determination report from the Code of Conduct Panel in respect to a complaint lodged by Councillor Louise Elliot against Councillor Ryan Posselt.

The Act requires that I table this at the first meeting of the Council which is practicable to do so and which is open to the public. As such, a copy of the determination report is included as **Attachment A** to this report.


RECOMMENDATION

That the Council receive and note the Code of Conduct Determination Report in respect to a complaint lodged by Councillor Louise Elliot against Councillor Ryan Posselt, shown as Attachment A to this report.

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

Michael Stretton
CHIEF EXECUTIVE OFFICER

Date: 7 June 2024
File Reference: F24/49140

Attachment A: Code of Conduct Determination Report - Cr Elliot v Cr Posselt
(Supporting information) 

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN**IN ACCORDANCE WITH REGULATION 16(5) OF THE LOCAL GOVERNMENT
(MEETING PROCEDURES) REGULATIONS 2015****22. Proposed Council Correspondence - Code of Conduct Process**
File Ref: F24/56407; 13-1-9

Lord Mayor Reynolds and Councillor Kitsos

Motion

“That:

1. The Lord Mayor write to the Director of Local Government and Minister for Local Government to request the prioritisation of Amendments to the *Local Government Act 1993* and/or General Regulations 2015 requiring the parties to a Code of Conduct complaint to attempt conciliation as a mandatory part of the requirements under section 28Y of the *Local Government Act 1993*, prior to the referral of a complaint to the Code of Conduct Panel.

Should a conciliation be unsuccessful at resolving the dispute that this be communicated to the Code of Conduct Panel to inform their deliberations.

2. While these statewide changes are being finalised, Council requests that elected members follow the process set out in the Elected Member Issues Resolution Policy, which is that prior to commencing a formal Code of Conduct Complaint, elected members who are parties to any disagreement should endeavour to resolve their differences through discussion or formal mediation.”

Rationale:

“As detailed in answers to recent questions taken on notice from councillors Hobart ratepayers are ultimately carrying the financial burden for Code determinations, including for relatively minor matters that could be better handled via mediation.

Conciliation also affords better prospects for repairing relationships between the parties and returning parties to their relative positions prior to a complaint.

Section 28V (fb) of the *Local Government Act* presently only requires complainants to ‘*detail all the efforts made to resolve the issue.*’ A declaration that ‘no effort’ has been made presently satisfies the requirement. This is also a statutory impediment to having either a Council policy (or directive from the Director of Local Government) mandating and/or directing that mediation/conciliation be attempted as a pre-condition to undertaking a preliminary assessment of a Code complaint under section 28Y.

Council has been informally advised that the proposed amendments have passed both houses of the Tasmanian Parliament and await gazetting, which is anticipated for August. The Office of Local Government is believed to be presently focussed on completing the associated policy framework, prior to commencing consultation with the sector.”

Administration Response to Notice of Motion

Discussion

Officers are supportive of the Motion and note the significant financial cost to ratepayers for determining Code of Conduct complaints and that they are an adversarial process, which fails to provide for restorative justice considerations and/or relationship repair. The latter should be better reflected within the Code of Conduct framework for councillor v councillor matters as it is in the best interests of both council and the community that a positive working relationship can be retained to aid for continued good government, which in and of itself is also an objective of the *Local Government Act*.

Officers also note that the reform process has been delayed by the recent State election. Ideally, advocacy from the sector (including the City of Hobart) may see the proposed timeline brought forward.

Strategic, Legislative and Policy Implications

Capital City Strategic Plan

Pillar: 8 – Governance and Civic Involvement

Outcome: 8.2 - Hobart is a city that delivers public value and excellence by being a financially responsible, high performing and accountable organisation that is responsive to the needs of the community.

Strategy: 8.2.11 - Foster a positive and supportive organisational culture that prioritises the health, safety and wellbeing of staff, elected members and volunteers.

Legislation and Policy

Legislation: *Local Government Act 1993*

Policy: Elected Member Issues Resolution Policy

Financial Implications

1. None identified.

23. Methodology Data on Collins Street Trial
File Ref: F24/57032; 13-1-9

Alderman Bloomfield

Motion

“That the CEO be requested to supply all Elected Members (at the earliest opportunity) with the plans denoting the methodology of data collection and compilation of information for the Collins Street Bike Trial. In particular information that gives the elected members understanding that:

- a. The data collection plans considered meet Transport Commission directives
- b. That the final compilation of data conclusions meet Transport Commission directives.
- c. A plan demonstrating the pre-trial traffic and behavioural environment such that it supplies a reasonable time frame and solid base line in all areas being examined.
- d. Detailed methodologies of data collection such as questionnaires applied and size and type of sample size taken.
- e. Details around proposed compilation methodology of results so that it is clear to all concerned that the report is of good standing and fit for purpose.”

Rationale:

“The Collins Street Tactical Bicycle Infrastructure proposal which includes the removal of 59 car parks from Collins St and the addition of separated bike lanes on both sides of Collins Street (from Molle to Murray Streets) is a significant change to our CBD with the potential to impact a broad range of businesses and users of our CBD.

This motion is not about establishing a benefit to one ‘side’ or another – but rather ensure that debate and final decision is based on the best information available.

It is essential that Elected Members have access to relevant, reliable and current data. It is understood that recent data the Council has on the current bike and scooter usage of Collins Street from Molle Street to Murray St is limited, and primarily focuses on the Collins and Molle Street intersection. It is acknowledged that broader data sources that do not necessarily relate directly to this location, such as Bicycle Network and Census data.

All data collection sources should meet a high integrity of accuracy and reliability – and be available for interrogation.

Given the Council has already implemented bike lanes in Campbell and Argyle Streets, information around what impact this infrastructure has had on the volume of bicycle and scooter uses in these locations will be valuable.”

Administration Response to Notice of Motion

Discussion

1. In relation to points a) and b), Transport Commission directions relate to local government demonstration of appropriate consideration of design guidance material contained in Austroads Guides and other applicable material. Current Transport Commission directions can be provided to Elected Members.
2. In relation to points c) – e) methodology of data collection and compilation of information will be provided as part of the report to Council where approval of the detailed design is sought. An overview of the planned monitoring and evaluation program was provided to Council at its May meeting, refer Item No. 10 at 6.5.

Strategic, Legislative and Policy Implications

Capital City Strategic Plan

Pillar: 5 - Movement and Connectivity of the Community Vision

Outcome: Outcome 5.1 An accessible and connected city environment helps maintain Hobart's pace of life.

Outcome 5.2 Hobart has effective and environmentally sustainable transport systems.

Outcome 5.3 Data informs decision-making.

Strategy: 5.1.1 – Improve connectivity throughout Hobart's innercity and suburbs.

5.1.4 – Collaborate with stakeholders and business on accessible, efficient, sustainable and innovative movement of people, information and goods.

5.2.1 – Prioritise zero emissions and energy efficient transport and technology initiatives that improve city life.

5.2.2 – Prioritise and promote opportunities for safe, accessible and integrated active transport.

5.2.7 – Develop, upgrade and maintain the City's network of roads, bridges, cycleways, footpaths and walkways to ensure

they are safe, accessible and sustainable.

5.4.1 – Gather and appropriately manage relevant data that can be used to guide decision-making, monitor trends and measure progress.

Legislation and Policy

Legislation:

Policy: Draft Guidelines for Adjustable Bicycle Infrastructure.

Financial Implications

1. There are no financial implications expected with this motion.

24. Domain Tennis Centre and Helping Support the New Grant Funding
File Ref: F24/57198; 13-1-9

Councillor Coats

Motion

“That Council:

- (1) Note that the Domain Tennis Centre (DTC) is the preeminent club for the sport of tennis in Hobart and supports active participation by the community in the sport of Tennis.
- (2) Note that the DTC has a close relationship with the City of Hobart as a steward and tenant of the Domain Tennis Facility which is owned by the City.
- (3) Note that DTC is a community club (member owned) and its broad goal is to increase participation and growth of the sport of Tennis in Tasmania and that increased community participation and involvement in sport and active movement aligns with the City’s goals around increasing health and wellbeing.
- (4) Note that DTC was recently successful in being awarded significant grants, including for new pickleball courts as well as an additional clay court, new equipment including wheelchairs and upgrades to centre court lighting and that these enhanced facilities will enable further growth of the club and the ability for more Hobartians to access sport and participate in recreational activity.
- (5) Call on council to engage with the DTC to support the club in their efforts to effectively activate these new grants as well as promote the opportunity to the wider community.”

Rationale:

“The Domain Tennis Centre (DTC) presented to the Healthy Hobart Committee on the 4th of June to outline the activity they undertake to promote a healthy Hobart and support the participation and playing of tennis in Tasmania.

Under the auspices of ‘where Hobart goes to play’ the DTC outlined their reach and programs to support the community to access Tennis and to grow participation in the sport.

The committee were briefed that:

DTC support ~6000 people each year to play tennis and engage in the sport. This includes school children, adults, people with disability as well as supporting group groups such as Hobart Out Tennis Club and Tennis Tasmania tournaments.

DTC has built up a successful ecosystem of support groups as sub-tenants, including the shop for equipment, a bespoke gym, physiotherapy and directly supports the employment of coaches and trainers.

DTC has grown membership by over 100% and has successfully hosted national (and in conjunction with Tennis Tasmania) international competitions, including the recent Australian school sports national championships 'the Jack Pizzey Cup'.

DTC briefed council on exciting news about the future growth and activity of the club and that they have recently been awarded significant grant funding.

DTC advised that they have been awarded a \$400,000 grant from the State Government under the Active Tasmania Grant program. This grant, along with a \$100,000 contribution by DTC, will fund the construction of one additional clay tennis court and six dedicated pickleball courts. The total project budget is estimated to be \$500,000 and represents a significant upgrade to HCC facilities.

Alongside this they have also received \$5,458 from Active Tasmania for paddles, nets, balls and tennis wheelchairs and finally they received National Court Rebate funding from Tennis Australia for the upgrade of centre court lighting.

This funding package significantly increases their ability to increase participation and enables more people to be active and take up sport.

The Healthy Hobart Committee questioned DTC about the accessibility of the sport from a cost barrier perspective and were advised that like any club there are pressures, but that funding raised goes back into the sport and that increases in membership and participation can in turn reduce upfront membership and increase financial accessibility. The committee heard there are opportunities for casual use and that there is usage by groups such as the LGBT community and youth tournaments. It was noted that they have active players in their 90's, people with disabilities as well as school children who participate so it truly is accessible by all.

Overall, the Healthy Hobart Committee were pleased to hear of the usage of the facility and noted the benefits of active participation for community members. It was pleasing to hear of the expansion of pickleball which is a very fast-growing sport especially popular and of greater access to those new to racquet sports and that these new facilities will be the first outdoor courts available for Hobart.

The committee heard that the DTC would like a closer working relationship with the City of Hobart to help promote the benefits of sport participation and that, noting that HCC is the landlord, one of the key risks for the club is major infrastructure renewal.

This motion was brought to inform the council and note that there is a unique opportunity to help implement the new grant funding and work with the DTC to promote an increase in participation in healthy activity.”

Administration Response to Notice of Motion

Discussion

Officers recently provided a letter of support to the Domain Tennis Centre for abovementioned grant on what will be a very worthwhile project with significant community benefit. It is understood that at times the tennis courts at the Domain Tennis Centre are at capacity. It is also known that pickleball is a sport where participation is growing quickly with venue options very limited.

Discussion with the General Manager of the Domain Tennis Centre is that they are seeking in kind support for the project by way of waiving development fees for planning, building and plumbing fees, as well as the potential for Council crews to assist with trimming trees and shrubs which have encroached into the lease area.

The City has provided financial support to the Domain Tennis Centre by way of a cash grant to assist with maintenance to the value for approximately \$50,000 for the past nine (9) years. It should be noted that the Council will consider an extension of this grant by a further two (2) years at the Council meeting to be held on 24 June 2024 (this meeting).

The City has also supported tennis by provision of grant funding toward the Hobart Women’s International which is held at the Centre each January and in-kind access to nearby carparks.

The City’s very popular Healthy Hobart program has also worked with the Club on two occasions to stage ‘come and try’ tennis sessions and will look to incorporate another session in the near future.

Officers will be available to assist the DTC in providing advice through the development application process and will continue to assist to promote healthy activities where resourcing allows and opportunities arise.

Strategic, Legislative and Policy Implications

Capital City Strategic Plan

Pillar: 2 – Community inclusion, participation and belonging.
Outcome: 2.3 – Hobart communities are active, have good health and wellbeing and are engaged in lifelong learning.

Strategy: 2.3.1 – Provide diverse activities and programs that reduce social isolation and build social cohesion and improve health and wellbeing.

2.3.2 – Provide and progressively enhance a range of accessible quality places, facilities and infrastructure that support healthy living and where people can enjoy social, education and recreation activities and events.

Legislation and Policy

Legislation:

Policy: N/A

Financial Implications

1. The likely loss of income to Council as a result of waiving statutory approval fees is anticipated to be around \$7,000, noting the exact figure will not be known until plans have been developed
2. It is estimated the cost for Council crews to undertake the required work on trimming trees and shrubs will be approximately \$5,000.

25. Collins Street Clearway
File Ref: F24/58226; 13-1-9

Councillor Elliot and Councillor Kelly

Motion

“That a report be provided to investigate the feasibility of timed clearways being implemented in Collins Street to support bicycle and scooter use with on-street parking remaining outside of these times, and for details and findings to be provided to all elected Members at the earliest opportunity (before the July 2024 Council meeting).”

Rationale:

“The Collins Street Tactical Bicycle Infrastructure proposal which includes the removal of 59 car parks from Collins St and the addition of separated bike lanes on both sides of Collins Street (from Molle to Murray Streets) is a significant change to our CBD with the potential to impact a broad range of businesses and users of our CBD.

Data obtained directly by some elected members shows that there are clear peaks in the usage of Collins Street by bicycles and scooters between certain hours and on certain days. For example, there is an obvious peak between 7:30 am and 9:30 am on weekdays. Conversely, the on-street parking usage is more consistent and extends across a much broader range of the day and night. A clearway approach has the potential to balance the needs of all and warrants full and fair investigation.”

Administration Response to Notice of Motion

Discussion

1. Several alternative arrangements for the proposed tactical separated bicycle lanes in Collins Street have been considered. It is intended that the details and findings in relation to these options including the clearway option outlined above will be provided within the officer report on the matter to the Council at its July 2024 meeting.

Strategic, Legislative and Policy Implications

Capital City Strategic Plan

Pillar: 5 - Movement and Connectivity of the Community Vision

Outcome: Outcome 5.1 An accessible and connected city environment

helps maintain Hobart's pace of life.

Outcome 5.2 Hobart has effective and environmentally sustainable transport systems.

- Strategy:
- 5.1.1 – Improve connectivity throughout Hobart's innercity and suburbs.
 - 5.1.4 – Collaborate with stakeholders and business on accessible, efficient, sustainable and innovative movement of people, information and goods.
 - 5.2.1 – Prioritise zero emissions and energy efficient transport and technology initiatives that improve city life.
 - 5.2.2 – Prioritise and promote opportunities for safe, accessible and integrated active transport.
 - 5.2.7 – Develop, upgrade and maintain the City's network of roads, bridges, cycleways, footpaths and walkways to ensure they are safe, accessible and sustainable.

Legislation and Policy

Legislation: *Traffic Act 1925*

Policy: Draft Guidelines for Adjustable Bicycle Infrastructure

Financial Implications

1. There are no financial implications with providing this information.

26. RESPONSES TO QUESTIONS WITHOUT NOTICE
File Ref: F24/54409

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

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

26.1 Pre-Employment Screening

Memorandum of the Director City Enablers 7 June 2024.

26.2 Councillor Elliot - Donations




Memorandum of the Chief Executive Officer 7 June 2024.

26.3 Cross Street, Valentine Street, New Town Road - Resurfacing

Memorandum of the Director City Enablers 12 June 2024.

Recommendation

That the attached responses to Questions Without Notice be received and noted.

- Attachment A: Pre-employment Screening (Supporting information) 
Attachment B: Councillor Elliot - Donations (Supporting information) 
Attachment C: Cross Street, Valentine Street, New Town Road - Resurfacing (Supporting information) 

27. QUESTIONS WITHOUT NOTICE
File Ref: F24/54434

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

- (1) A councillor at a meeting may ask a question without notice –
 - (a) of the chairperson; or
 - (b) through the chairperson, of –
 - (i) another councillor; or
 - (ii) the general manager.

- (2) In putting a question without notice at a meeting, a councillor must not –
 - (a) offer an argument or opinion; or
 - (b) draw any inferences or make any imputations – except so far as may be necessary to explain the question.

- (3) The chairperson of a meeting must not permit any debate of a question without notice or its answer.

- (4) The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.

- (5) The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.

- (6) Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.

- (7) The chairperson of a meeting may require a councillor to put a question without notice in writing.

BUSINESS ARISING**28. Questions Taken on Notice During Debate**
File Ref: F24/58358

In accordance with the Council's *Meetings: Procedures and Guidelines Policy*, attached is a register of questions taken on notice during debate of previous items considered by the Council.

Recommendation

That the register of questions arising during debate, marked as Attachment A, be received and noted.

Attachment A: Questions During Debate - as at June 2024 (Supporting information) 

29. CLOSED PORTION OF THE MEETING

RECOMMENDATION

That the Council resolve by absolute 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:

- Leave of Absence
- Information provided to the Council on condition it remain confidential
- Personal hardship of a ratepayer in the municipality

The following items are listed for discussion:-

- | | |
|------------|---|
| Item No. 1 | Minutes of the last meeting of the Closed Portion of the Council Meeting |
| Item No. 2 | Communication from the Chairman |
| Item No. 3 | Leave of Absence |
| Item No. 4 | Consideration of supplementary Items to the agenda |
| Item No. 5 | Indications of pecuniary and conflicts of interest |
| Item No. 6 | 2023-24 Supplementary Rates - Variation Objection
LG(MP)R 15(2)(g) and (j) |
| Item No. 7 | Code of Conduct Determination Report and Addendum
Councillor Louise Elliot v Councillor Ryan Posselt
LG(MP)R 15(2)(g) |
| Item No. 8 | QUESTIONS WITHOUT NOTICE
LG(MP)R 15(2)(g) |
| Item No. 9 | Questions Taken on Notice During Debate
LG(MP)R 15(2)(g) |