



CITY OF HOBART

AGENDA

OPEN PORTION OF THE COUNCIL MEETING
MONDAY, 22 JULY 2024
AT 5.00 PM



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.

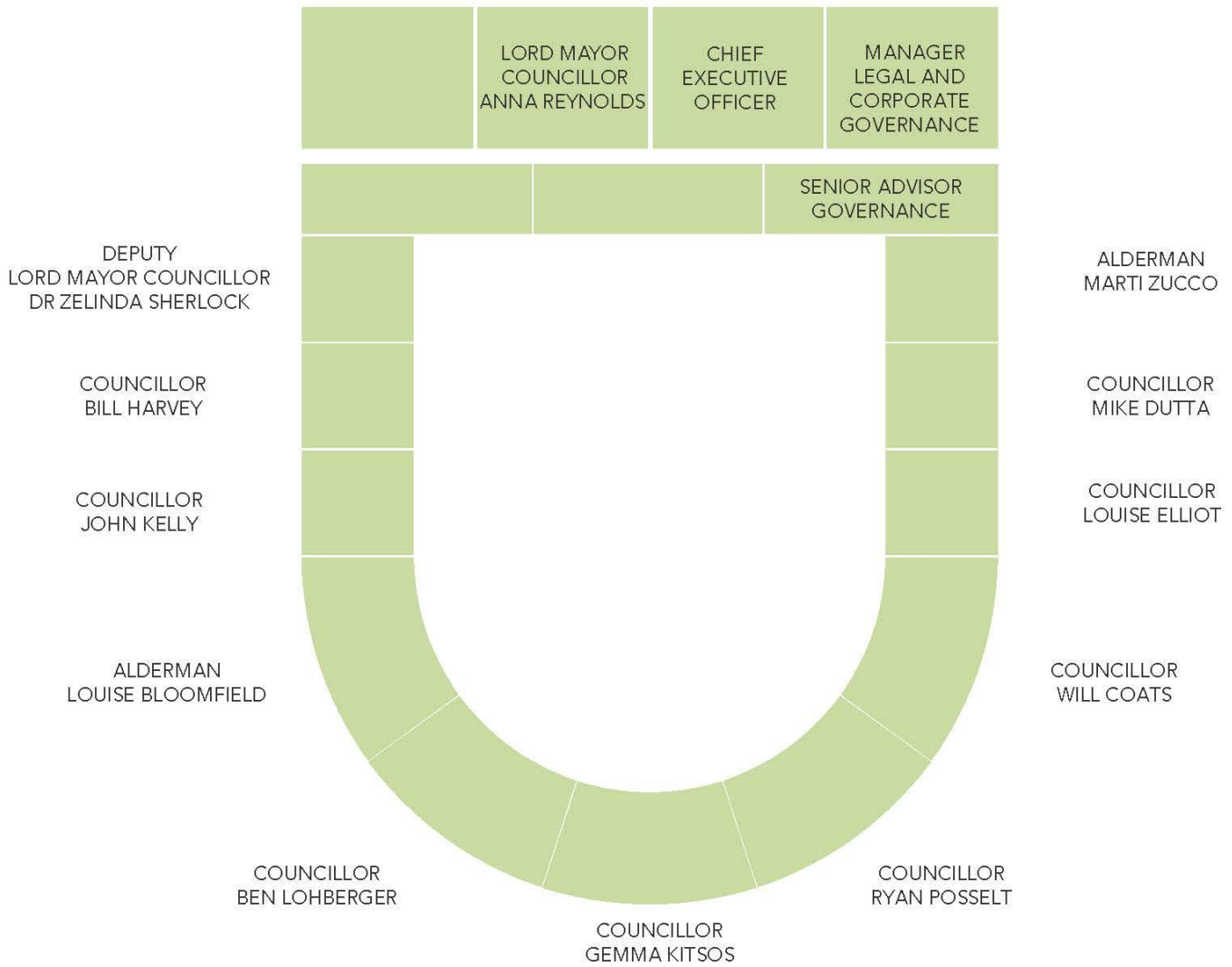
We resist mediocrity and sameness.

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

APOLOGIES AND LEAVE OF ABSENCE

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A MEETING OF THE OPEN PORTION OF THE COUNCIL WILL BE HELD IN THE COUNCIL CHAMBER, TOWN HALL ON MONDAY, 22 JULY 2024 AT 5.00 PM.

**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:

Lord Mayor A M Reynolds

LEAVE OF ABSENCE:

Councillor W N S Coats

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, 24 June 2024](#) and the minutes of the meeting of the Open Portion of the Special Council meeting held on [Wednesday, 3 July 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, 1 July 2024
Purpose: Waste Management | Briefing TasWaste South | Streetside Dining

Attendance:

The Lord Mayor Councillor A Reynolds, Deputy Lord Mayor Councillor 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.

Date: Monday, 15 July 2024
Purpose: Tennis Centre Update | Mac Point (MPDC) Update | Funding Grants Sponsorship | Annual Plan

Attendance:

The Deputy Lord Mayor Councillor 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. Transport Strategy 2024 and Parking and Kerbside Management Plan File Ref: F24/43112

Report of the Senior Transport Planner, Manager City Mobility, and the Director City Futures of 17 July 2024 and attachments.

Delegation: Council

REPORT TITLE: TRANSPORT STRATEGY 2024 AND PARKING AND KERBSIDE MANAGEMENT PLAN**REPORT PROVIDED BY:** Senior Transport Planner
Manager City Mobility
Director City Futures**1. Report Summary**

- 1.1. The purpose of this report is to provide an update on the Hobart Transport Strategy 2024 and Parking and Kerbside Management Plan following engagement on the draft documents from 1 to 31 May 2024, and to seek Council's endorsement of the final documents.
- 1.2. This report summarises the development of the final Hobart Transport Strategy 2024 and Parking and Kerbside Management plan including details of the community and stakeholder engagement process and outcomes which informed the draft and final documents.

2. Key Issues

- 2.1. The Hobart Transport Strategy 2024 (the Transport Strategy) identifies and responds to the challenges and opportunities for Hobart's transport network and establishes key principles for the City to support greater transport choice.
- 2.2. Providing more transport choice for the City's residents, workers and visitors underpins all themes and implementation actions of the Transport Strategy. Key transport targets have previously been identified by the State Government such as doubling active transport activity in 10 years (*Keep Hobart Moving*) and increasing public transport use to 10% (*Hobart City Deal Key Performance Indicator*). While it is intended that the City's strategy will assist these targets being achieved it is the increase transport choices on offer that is the primary objective.
- 2.3. An Implementation Plan is embedded within and supports the Transport Strategy to guide the delivery of short and medium-term actions to achieve the Hobart community vision. The actions included are to be undertaken by the City of Hobart directly and in some instances, in partnership with key stakeholders.
- 2.4. Stakeholder and community input has resulted in the development of a priority action plan of key implementation actions for delivery in the short term and demonstrates the City's commitment for the Transport Strategy to deliver tangible improvements to transport choice in the short term.
- 2.5. The Parking and Kerbside Management Plan, prepared concurrently alongside the Transport Strategy, recognises the key role of parking in the user experience for all transport modes, city services, places and the transport network as a whole.

3. **Recommendation**

That:

1. ***Council endorse the Hobart Transport Strategy 2024 included at Attachment A to this report.***
2. ***Council endorse the Parking and Kerbside Management Plan included at Attachment B to this report.***
3. ***Council notes the responses to the outstanding notice of motions relevant to transport and parking matters in section 4 of this report.***

4. **Background**

- 4.1. Since 2018, the work of the City Mobility unit has been guided by the endorsed themes and position statements of the 2018 Draft Transport Strategy. At its meeting on 19 September in that year, Council resolved the following in relation to the 2018 Draft Transport Strategy:
 1. *The Council adopt the 9 themes and position statements in the draft strategy.*
 2. *The actions contained in the strategy be reviewed in light of the feedback received and a further report provided.*
- 4.2. The Hobart City Deal was declared on 24 February 2019, representing a shift in focus at the national and regional scale for the City of Hobart. In response, the Hobart Transport Strategy 2030 Implementation Framework (HTSIF) was developed to respond to Council's Strategic Plan, the broader context of the Hobart City Deal, and the above resolution of Council.
- 4.3. At its meeting on 7 December 2020, Council resolved, in response to a notice of motion, that *a report be prepared that a percentage of CBD parking revenue be reinvested in the CBD, and that the report also give consideration for all precinct shopping strips and centres within the City.*
- 4.4. 'Parking Benefits Districts' and their suitability for Hobart were explored in development of the Parking and Kerbside Management Plan. Rather than a dedicated Parking Benefits Districts Policy, the approach adopted in the Plan is to *'allocate additional parking fee revenue to projects aligned with city strategies and the Transport Strategy, including projects that deliver transport choice for Hobart.'* This does not preclude additional parking revenue from newly ticketed areas being allocated to specific precincts. Rather it allows revenue to support projects with broader, city-wide benefits that align with strategic objectives.

- 4.5. Each year, the City heavily invests in the CBD area through its capital projects program, with improvements and new developments to its pathways and roads, carparks and bus stops, parks and green areas and other infrastructure. The City has undertaken several large projects to support traders in the past two years with significant parking and road improvements to the Salamanca, North Hobart, New Town and Lenah Valley shopping areas, and most recently completed an extension to the Lefroy Street Car Park.
- 4.6. At its meeting on 28 April 2021, the City Infrastructure Committee resolved the following in relation to the HTSIF:
- 1. That the Committee notes the intention to undertake select stakeholder consultation on the Draft Hobart Transport Strategy Implementation Framework before formal consideration of its adoption.*
- 4.7. In August 2023, the City appointed AECOM to prepare a transport strategy for the City of Hobart, to include an implementation plan and parking management plan.
- 4.8. The resulting Transport Strategy is informed by community and stakeholder engagement (refer section 12 of this report and **Attachment C**), research and consideration of best practice approaches applicable to Hobart's unique context, challenges and opportunities. The draft Transport Strategy will guide the City's strategic and operational transport decision-making over the next ten years.
- 4.9. At its meeting on 29 January 2024, Council resolved to endorse a submission to the Department of State Growth regarding its draft Keeping Hobart Moving Plan. The draft Hobart Transport Strategy 2024 supports the objectives of the draft Keeping Hobart Moving Plan and outlines key advocacy priorities to support the City's transport vision.
- 4.10. At its meeting on 29 January 2024, Council also resolved in response to a notice of motion that:
- 1. The existing and proposed bus layovers within the CBD be examined as a priority within the current Transport Strategy Refresh.*
- 2. The Transport Strategy Refresh also investigates a requirement that buses cease idling and emitting diesel fumes while sitting in City of Hobart provided layovers.*
- 4.11. Public transport, including bus layover, is considered in the Parking and Kerbside Management Plan (**Attachment B**). In addition to the principles and actions outlined in the Parking and Kerbside Management Plan, the City is involved in ongoing discussions with the Department of State Growth regarding optimisation of bus layover space.
- 4.12. At its meeting on 29 January 2024, Council, also in response to a notice of motion to also resolved that:

1. *As part of a response to encouraging the uptake of road-registered motorised scooters and motorbikes, the Council consider:*

- a. *Improving parking options in the city and at other areas in the municipality such as shopping precincts for motor bikes and motor scooters, with safety and convenience in mind*
- b. *Converting a number of car spaces in Dunn Street car park as safer alternatives to motorbike parking in fast-moving traffic.*

4.13. Furthermore the Council resolved in an earlier notice of motion at its meeting on 27 June 2022, as follows:

The Council consider reinstating motor bike parking in the middle of Elizabeth Street between Macquarie and Davey Street and other suitable motor bike parking areas in the CBD, in consultation with stakeholders, with a report prepared by the Chief Executive Officer for the appropriate committee and Council to determine the outcome.

4.14. The above resolutions of Council have been considered in development of the Parking and Kerbside Management Plan. The approach taken to motorcycle parking is as follows:

- We will continue to explore opportunities to provide appropriate motorcycle parking across the municipality; and
- We will provide motorcycle parking that is flat, easy to access and away from busy traffic with consideration to supply and demand; and
- Action 13: Undertake an audit of motorcycle provision and use this to better understand demand and supply and inform action.

4.15. This audit will include reviewing the suitability of both Dunn Place car park and Elizabeth Street as locations for motorcycle parking. The City of Hobart has previously written to the Tasmanian Government regarding motorcycle parking on Elizabeth Street. The City will continue to engage with the Tasmanian Government on this matter through its audit.

4.16. Elected Members have participated in a briefing and subsequent workshops in relation to the Transport Strategy and Parking and Kerbside Management Plan:

4.16.1. On 20 October 2023, Elected Members were briefed on the Transport Strategy project by City officers and AECOM. The session included a discussion of the key transport challenges and opportunities for Hobart and the need for a clear implementation plan to accompany the Transport Strategy. Elected Member input at this session has informed development of the Transport Strategy themes and implementation actions.

4.16.2. On 8 April 2024, Elected Members were briefed on the draft Transport Strategy, Implementation Plan and Parking and Kerbside Management Plan by City officers and AECOM. Feedback provided by Elected Members at this workshop was used to refine the draft Strategy to ensure its suitability for adoption. This includes development of priority action plans for both the Transport Strategy and Parking and Kerbside Management Plan, which have been informed by stakeholder and community input during the May 2024 engagement period.

4.17. At its meeting on 29 April 2024, Council resolved:

That the Council endorse the release of the draft Hobart Transport Strategy 2024 and Implementation Plan... with the inclusion of a discussion point on oversized vehicles parking in Hobart, and the draft Parking and Kerbside Management Plan, for consultation with the community for a period of four weeks.

4.18. Stakeholder and community engagement ran from 1 to 31 May 2024. The findings of this engagement and how this has informed the final documents are provided in the Engagement Summary Report (**Attachment C**) and summarised in section 12 of this report.

4.19. Discussion of the impacts of oversized vehicles was included in the consultation draft Parking and Kerbside Management Plan. Feedback received from the community on this matter has been considered and incorporated into both the final documents and is outlined in the Engagement Summary Report (**Attachment C**).

5. Legal, Risk and Legislative Considerations

5.1. Other than reputational and normal project management risk considerations, no specific legal, risk and legislative issues apply to the Transport Strategy and Parking and Kerbside Management Plan. Ongoing reporting will be undertaken and an internal steering group established for implementation of both documents.

6. Discussion

6.1. The Transport Strategy has been developed alongside an Implementation Plan and Parking and Kerbside Management Plan. This approach enables clear line of sight between strategic objectives and decisive, achievable action to improve transport choice in Hobart over the next ten years.

6.2. Delivering transport choice for Hobart is the central pillar of the Transport Strategy. This pillar recognises that all modes of transport are important to the future of transport in Hobart. The City has a role in making it easier and more convenient to choose from a range of different transport options, to enable people to choose the mode that best suits their circumstances.

- 6.3. The central pillar is supported by four overarching themes, representing core values to underpin the strategy:
- Encouraging and enabling behaviour change
 - Climate ready transport
 - Safe and healthy streets
 - Emerging trends to enhance our city
- 6.4. The central pillar is also supported by Transport Modes and City Operations:
- Transport Modes: represent the main ways we move around the city to help organise initiatives for particular transport modes:
 - Walking
 - Bike riding and micromobility
 - Public transport
 - Driving
 - City Operations: represents how key aspects of the transport system support Hobart's economy, environment and liveability and contribute to our vision.
 - Street space, function and management
 - Freight and goods last mile connectivity
 - Parking and kerbside management
- 6.5. The draft Transport Strategy includes an Implementation Plan to guide the next ten years of transport planning and operations. The draft Transport Strategy includes 71 actions across the overarching themes, transport modes and city operations. This includes the following:
- 6.5.1. Projects, programs, policies and plans to be administered and delivered by the City of Hobart directly.
- 6.5.2. Actions for the City of Hobart to deliver in partnership with other agencies such as the Department of State Growth.
- 6.5.3. Actions which are related to matters outside the remit of responsibility of the City of Hobart that impact on or relate to the vision of the Transport Strategy, where advocacy is required.

- 6.6. Feedback received during the engagement period has contributed to the development of key priority actions to deliver transport choice for Hobart in the short term, drawn from the Implementation Plan:
- 6.6.1. Public Transport
 - 6.6.1.1. Actively participate in a Tasmanian Government review of the Greater Hobart bus network (A.55).
 - 6.6.1.2. Work with the Tasmanian Government on active transport connectivity to new ferry terminals (A.50).
 - 6.6.2. Bikes and Micromobility
 - 6.6.2.1. Connect and protect key strategic bicycle routes, including projects for Collins Street and Augusta Road (A.39).
 - 6.6.2.2. Deliver a City of Hobart Bike Plan (A.46).
 - 6.6.3. Walking
 - 6.6.3.1. Undertake a complete audit of streets and pedestrian crossings in Central Hobart, and prioritise accessibility and safety (A.33).
 - 6.6.3.2. Deliver Local Area Mobility Plans to improve active transport in our neighbourhoods (A.29).
 - 6.6.4. Driving
 - 6.6.4.1. Partner with the Tasmanian Government to review signal operations and support traffic flow on key routes (A.63).
 - 6.6.5. Behaviour Change
 - 6.6.5.1. Implement a City of Hobart workplace travel plan (A.4).
 - 6.6.5.2. Trial a travel behaviour change event with one of our School Access Travel Plan partner schools (A.7).
 - 6.6.6. Safe and Healthy Streets
 - 6.6.6.1. Trial an area-wide speed limit reduction to inform a Speed Limit Reduction Policy. (A.13).
 - 6.6.7. Climate Ready Transport
 - 6.6.7.1. Create a city for walking, bike riding and public transport (A.23).

- 6.6.7.2. Develop a policy for future fuels and infrastructure (A.25).
- 6.6.8. Parking and Kerbside Management
 - 6.6.8.1. Develop a Parking and Kerbside Management Plan to align with the vision and priorities of this strategy. Note that this action is further detailed below from 6.7 and the Parking and Kerbside Management Plan is provided at **Attachment B**.
- 6.7. A Parking and Kerbside Management Plan has been developed to respond to the identified priorities within the Transport Strategy. The plan supports the City of Hobart in their role in the management of kerbside space and will guide decisions relating to parking supply, management and optimisation of this important and limited resource.
- 6.8. The following principles set the strategic direction for the future of kerbside space in the City of Hobart:
 - 6.8.1. Transport choice: People will have a range of transport choices available to access the city and everything it has to offer.
 - 6.8.2. Reliability and availability: Reliability and availability of parking and access will be prioritised in decision making to ensure that people can expect and plan to make journeys and access the city. This will reduce uncertainty and frustration around parking and access.
 - 6.8.3. Transport user and customer experience: People are put first in planning for the city and feel valued and welcomed to the city.
 - 6.8.4. Value of parking and kerbside access: Parking and kerbside access will be financially sustainable for network users and the City of Hobart, and add overall value to city access and liveability. This will also lead to benefits such as reliability and availability when it is needed most.
 - 6.8.5. Demand: Increasing parking availability and reducing driver frustration can be achieved by managing demand. This involves making decisions based on evidence and data.
 - 6.8.6. Efficiency and equity: City streets will become more efficient for people when they are driving and when they choose to travel by other modes as well. People will feel like they are being treated fairly by the parking system.
- 6.9. Feedback received during the engagement period has contributed to the development of a shortlist of key priority actions drawn from the Parking and Kerbside Management Plan:

- 6.9.1. Review our residential parking permit policy to align with the principles of this plan (A.30).
- 6.9.2. Review on and off-street parking occupancy annually and develop appropriate parking control responses to manage the use of space in accordance with the principles of this plan (A.22).
- 6.9.3. Conduct a review of current City-managed off-street parking locations and identify suitable longer-term locations for public short and long stay facilities (A.21).
- 6.9.4. Expand bike parking, including secure bike parking in our CBD and neighbourhood centres (A.7).
- 6.9.5. Work with bus operators to optimise kerbside space for public transport (A.3).
- 6.9.6. Develop a kerbside management strategy for key routes in and around the city to enable reallocation of kerbside space for active and public transport (A.3).
- 6.9.7. Implement designated hire and ride micromobility parking in key locations to protect pedestrian space (A.14).
- 6.9.8. Trial removing time limits for paid parking where price has been adjusted to demand in a suitable location (A.23).
- 6.9.9. Implement app-based dynamic parking information for wayfinding and availability (A.17).
- 6.9.10. Develop a policy for expansion of parking sensors to our neighbourhood centres to support better management, encourage parking turnover and for data collection to enhance parking management (A.26).

7. Hobart: A Community Vision For Our Island Capital

- 7.1. The Transport Strategy supports Pillar 5: Movement and Connectivity of the Community Vision, with the draft Transport Strategy vision derived from this pillar:

We are a city where everyone has effective, safe, healthy and environmentally-friendly ways to move and connect, with people, information and goods, and to and through spaces and the natural environment.

- 7.2. This vision is action-oriented and clearly articulates the City's aspirations for the future transport network of Hobart to support the city and its people. The themes of the Transport Strategy respond to this vision.

8. Capital City Strategic Plan

- 8.1. The draft Transport Strategy is an 'Informing Strategy' of the Capital City Strategic Plan as part of Council's planning and reporting requirements outlined at *Tasmanian Local Government Act Part 7 Administration Division 2 – Plans and Reports 70B Long-Term Strategic Asset Management Plans*.
- 8.2. The key strategic outcomes of the Capital City Strategic Plan supported by the draft Transport Strategy are:
 - 8.2.1. 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.
 - 8.2.2. Pillar 2. Inclusion, Participation and Belonging
 - Outcome 2.3 Hobart communities are active, have good health and wellbeing and are engaged in lifelong learning.
 - 8.2.3. Pillar 3. Creativity and Culture
 - Outcome 3.4 Civic and heritage spaces support creativity, resulting in a vibrant public realm.
 - 8.2.4. Pillar 4. City Economics
 - Outcome 4.1 Hobart's economy reflects its unique environment, culture and identity.
 - Outcome 4.4 Hobart's economy is strong, diverse and resilient.
 - 8.2.5. 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 5.3 Technology serves Hobart communities and visitors and enhances quality of life.
 - Outcome 5.4 Data informs decision-making.
 - 8.2.6. Pillar 6. Natural Environment
 - Outcome 6.1 The natural environment is part of the city and biodiversity is conserved, secure and flourishing.

Outcome 6.4 Hobart is a leader on climate change moving toward a zero emissions and climate-resilient city.

8.2.7. Pillar 7. Built Environment

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

8.2.8. Pillar 8. Governance and Civic Involvement

Outcome 8.1 Hobart is a city that is well governed that recognises the community as an active partner that informs decisions.

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.

9. Regional, State and National Plans and Policies

9.1. The draft Transport Strategy supports the objectives of existing Tasmanian Government plans and strategies, in particular:

9.1.1. Tasmanian Walking and Cycling for Active Transport Strategy (2010).

9.1.2. Tasmanian Urban Passenger Transport Framework (2010).

9.1.3. Southern Tasmania Regional Land Use Strategy (2010-2035).

9.1.4. Tasmanian Road Safety Strategy (2016).

9.1.5. Greater Hobart Cycling Plan (2021).

9.1.6. 30-Year Greater Hobart Plan (2022).

9.1.7. Draft Keeping Hobart Moving Plan (2023).

9.2. The City of Hobart lodged a submission with the Department of State Growth in relation to the draft Keeping Hobart Moving Plan in January 2024. A report was provided to Council on 29 January 2024 outlining the City's key advocacy priorities in relation to the draft Keeping Hobart Moving Plan and these advocacy priorities have been included in the draft Transport Strategy.

10. Financial Viability

10.1. Funding Source and Impact on Current Year Operating Result

10.1.1. Funding for this project was provided within the 23/24 operating budget for the City Mobility unit.

10.2. Impact on Future Years' Financial Result

10.2.1. The Implementation Plan outlines a range of actions some of which will require both operational and capital funding in future years. The City Mobility unit will prepare funding requests and seek out grant opportunities as appropriate to implement these actions.

10.3. Asset Related Implications

10.3.1. The financial implications for assets will be addressed in implementation of specific relevant projects identified in the Implementation Plan in future years.

11. Sustainability Considerations

11.1. Transport currently contributes half of the Hobart community's emissions, and Transport Strategy represents a significant opportunity to respond to the climate and biodiversity emergency.

11.2. 'Climate Ready Transport' is an overarching theme for the Transport Strategy. Proposed actions under this theme will support increased active and public transport choice, as well as the uptake of new fuel technologies to reduce transport emissions.

11.3. Walking, bike riding and public transport are the most sustainable modes of transport, with substantial co-benefits for the Hobart community. The Transport Strategy and Implementation Plan support more people to walk, ride and catch public transport to deliver transport choice and a climate ready Hobart.

12. Community Engagement

12.1. Findings of Phase One engagement, which informed development of the draft Transport Strategy and Parking and Kerbside Management Plan, are available on the City's Yoursay page.

12.2. The May 2024 engagement period sought feedback from the Hobart community and key stakeholders on the priority actions to deliver on the drafted Transport Strategy vision, and priority actions of the drafted Parking and Kerbside Management Plan.

12.3. Community engagement opportunities were available online and in person, these included:

- A survey (online and hardcopy)
- Pop up stalls at Farm Gate Market, Doone Kennedy Hobart Aquatic Centre and Mathers House

12.4. The Transport Strategy vision and themes were derived from Phase One engagement and analysis. As a result, the purpose of these

engagements was to hear from our community about the most important transport modes to support greater transport choice, to inform how key actions should be prioritised, as well as to hear additional feedback on the draft Strategy and Parking and Kerbside Management Plan.

12.5. Key findings from the engagement period were:

- Our community cares deeply about our transport system and have many ideas about how this can be improved.
- Our community wants the City of Hobart to prioritise public and active transport to support transport choice.
- More people are supportive of the Strategy intent than oppose it.

12.6. Further details of engagement activities and key findings are included in the Engagement Summary Report (**Attachment C**).

13. Communications Strategy

13.1. How we communicate with our community about their transport choices, and about the work we're doing to deliver greater choice, can be an effective and low-cost way to support behaviour change. *Developing a Strategic Communications Plan for transport, to ensure a cohesive, city-wide approach to communicating the City's projects, policies and programs for transport and events that are aligned with the strategy themes* is identified in the Transport Strategy Implementation Plan (Action 1).

14. Collaboration

14.1. City officers have sought input from key internal and external stakeholders in development of the Transport Strategy. Many actions identified in the Implementation Plan require collaboration both across Council and with key external stakeholders. Actions where external collaboration is required are indicated in the Implementation Plan.

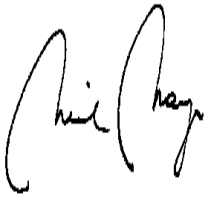
As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



Ruby Pettit
SENIOR TRANSPORT PLANNER






Daniel Verdouw
MANAGER CITY MOBILITY



Neil Noye
DIRECTOR CITY FUTURES

Date: 17 July 2024
File Reference: F24/43112

- Attachment A: Transport Strategy and Implementation Plan (Supporting information) 
- Attachment B: Parking and Kerbside Management Plan (Supporting information) 
- Attachment C: Engagement Summary Report (Supporting information) 

11. Crowther Statue Update
File Ref: F24/61062; 16/119

Report of the Manager Development Compliance, the Program Lead Creative City - Arts and Culture Program, the Acting Director City Life and the Acting Director Connected City of 17 July 2024 and attachment.

Delegation: Council

REPORT TITLE: CROWTHER STATUE UPDATE

REPORT PROVIDED BY: Manager Development Compliance
Program Lead Creative City - Arts and Culture Program
Acting Director City Life
Acting Director Connected City

1. Report Summary

1.1. On 17 May 2024, the Council made the following resolution:

A report be prepared by Officers outlining options for possible repairs (or not) of the Crowther Statue in consultation with key stakeholders and associated professionals advice including planning advice.

1.2. This report addresses that resolution.

1.3. In addition, the report addresses questions raised about the potential for an event marking the completion of Stage 3 of the project given the level of community engagement and general public interest.

2. Key Issues

2.1. A key issue is whether the planning permit has “substantially commenced”. If it has commenced, all of the requirements of the permit must be complied with.

2.2. Given that the statue was illegally removed by unknown persons, rather than a deliberate act by the Council, the view of Heritage Tasmania and Council officers is that the planning permit has not been commenced and the detailed requirements are not currently required to be complied with.

2.3. However, the current arrangement with the damaged statue and temporary box covering part of the statue and the plinth, cannot remain as a permanent outcome, unless further planning permission is obtained. Given the conditions which were attached to the permit for removal of the statue which was approved by the Tasmanian Civil and Administrative Tribunal, it is unlikely that a permit would be granted to allow the current arrangement. Realistically, this should be discounted as an option available to the Council.

2.4. The options available to the Council are therefore:

2.4.1. repair the statue so that it is restored on top of the plinth, removing the temporary box; or

2.4.2. commence the planning permit by removing the balance of the statue, repairing it and complying with all permit conditions.

- 2.5. In order to bring a resolution to this long-running issue, it is recommended that the Council confirms that steps should be taken under the permit and that the Crowther statue is repaired properly under the care of suitably qualified experts.

3. **Recommendation**

That:

1. ***Steps are to be taken under planning permit PLN-23-379 for the removal of the Crowther statue and installing temporary signage.***
2. ***Once the balance of the Crowther statue is removed from the plinth, steps are taken to repair and restore the statue to enable the permit conditions to be fully complied with.***

4. **Background**

- 4.1. Crowther Reinterpreted is a long running public art and community engagement project which responds to continued requests for action regarding the William Crowther statue in Franklin Square.
- 4.2. The project began in 2020 and three of the four stages are now complete.

Stage one

- 4.3. Between late 2020 and the start of 2022, four temporary public art works were commissioned and installed on or beside the statue of William Crowther in Franklin Square. The four works were selected to present diverse perspectives and to acknowledge, question, provoke discussion or increase awareness about the story of Crowther and his treatment of the body of well-known Aboriginal leader William Lanne, after his death in the 1860s.
- 4.4. Members of the Tasmanian Aboriginal community have expressed their discomfort with the existence of the William Crowther statue during previous consultation, and this project was developed in response for their desire for something to be done to recognise the story of what happened to William Lanne.
- 4.5. The City's Aboriginal Commitment and Action Plan, sets out a commitment to visibility and truth telling across the city, with an action under this commitment being:

Undertake an interpretation project to tell the layered story of Crowther in Franklin Square. (Action 6)

- 4.6. This project responds directly to this commitment and action and is intended to allow multiple voices to comment on and discuss this contested element within the city.
- 4.7. Each artwork was in place for approximately two months, with the installations running one after the other throughout 2021. Throughout the installation period, an online survey was conducted using the City's Your Say page, to capture feedback and reflections on the project, its impact and what the City might do as a permanent response in the park.

Stage two

- 4.8. The second stage of this project looked at what a permanent response to the William Crowther statue might be. The City's Arts and Culture team worked with the engagement team, direct stakeholders and other relevant, interested parties to analyse the information captured by the project to date and develop a proposal for a permanent response. The proposal was put to Council on 15 August 2022, and the following recommendation was approved by Council:

That:

1. In recognition of the Council's 2020 Aboriginal Commitment and Action Plan and the submissions received in response to the Crowther Reinterpreted project, Council support the proposal for partial removal of the William Crowther statue from Franklin Square - the bronze component – to the City's Valuables Collection, pending further negotiations with local collecting institutions, for a permanent location for this element (Stage 3).

(i) This partial removal would be subject to receipt of planning approval by the Council and be paired with the instatement of temporary signage on the Franklin Square site, explaining the project.

2. Subsequently, that officers develop a detailed proposal, in consultation with relevant stakeholders, for commissioning new, permanent, interpretative and/or sculptural elements to be installed beside the Crowther plinth (Stage 4). This would form the basis of a future report to the Council.

3. Following the completion of the Crowther Reinterpreted project, the Council support the development of a Monuments Policy to inform future additions or removals to the City's collection.

Stage three

- 4.9. The third stage of the project is to implement the first resolution of the Council.

- 4.10. On 23 August 2023, the Council (as planning authority) approved a planning application for the removal of the bronze component of the statue, and add temporary signage on the site. That decision was appealed to the Tasmanian Civil and Administrative Tribunal (Tribunal).
- 4.11. On 15 May 2024, the Tribunal determined that the appeal was refused and the planning permit issued by the Council for the removal of the bronze component of the Crowther statue and installation of temporary signage, has been upheld.
- 4.12. While it was possible that the Tribunal decision could have been appealed to the Supreme Court of Tasmania, the parties to the appeal did not do so.

Stage four

- 4.13. The final phase of the project will involve commissioning interpretive elements for the site including content that presents the various, relevant stories of this statue, the people involved, the context of the time and the process by which the statue was removed. The final design for these elements will also be subject to planning approval (another Development Application, submitted to Council for approval, prior to any permanent work commencing on site).

Illegal Removal

- 4.14. Also on 15 May 2024, the statue was illegally removed by unknown persons. The damaged statue has been placed into temporary storage until the appeal period expired. The remaining part of the statue and the plinth have been covered temporarily with a wooden cover so that it is protected.
- 4.15. At a Council meeting on 27 May 2024, the following resolutions were made:
 1. *The Council condemn the destructive vandalism of the Dr William Crowther statue.*
 2. *A report be prepared by Officers outlining options for possible repairs (or not) of the Crowther Statue in consultation with key stakeholders and associated professionals advice including planning advice.*

5. Legal, Risk and Legislative Considerations

- 5.1. Heritage Tasmania has indicated that it does not consider that the illegal removal of the statue constitutes any steps under the planning permit. The temporary storage arrangements are considered to be “emergency works”.

- 5.2. Council's Manager City Compliance agrees that the planning permit has not been commenced. It is her opinion that the current arrangement cannot remain, unless further planning approval is obtained to allow this to occur.
- 5.3. Planning permits have a life of two years, which may be extended for up to two years on two occasions (a total possible life of six years).

6. Discussion

- 6.1. A copy of the planning permit is at **Attachment A**.
- 6.2. The requirements which must be met under the planning permit arise from:
 - 6.2.1. the permit conditions;
 - 6.2.2. the Tasmanian Heritage Council's Notice of Heritage Decision, which is attached to the permit; and
 - 6.2.3. the Heritage Impact Assessment, which is also attached to the permit.
- 6.3. In summary, those requirements are as follows:
 - 6.3.1. *Archive* - Before any works are commenced, an archival record must be made of the monument.
 - 6.3.2. *Removal* - The statue must be dismantled and removed with the least possible damage. All works to remove the statue and conserve the plinth must be carried out by suitably qualified and experienced specialist conservators.
 - 6.3.3. *Storage* - It must be stored in "good condition at a secure location", and "details of the storage location must be provided to, and be to the satisfaction of, Heritage Tasmania's Works Manager". The statue not removed from storage except to be re-used with approval of the Tasmanian Heritage Council.
 - 6.3.4. *Notice of Decision* - A copy of the Tasmanian Heritage Council's Notice of Heritage Decision must be kept "in a protective plastic sleeve" with the statue.
 - 6.3.5. *Public access* - Long term decisions about the future of the Crowther Monument should protect the values important to the community's sense of place by ensuring inclusivity, avoiding marginalisation, and facilitating truth telling. An Interpretation Strategy and subsequent Interpretation Plan should be developed and implemented. Management strategies should ensure that public access be maintained for the Crowther Statue in some form, be this through permanent display in another location or managed public access.

- 6.3.6. *Temporary signage* - The temporary fencing and signage must be installed within two weeks of the removal of the statue and must be removed within two weeks of the installation of permanent interpretation devices.
- 6.3.7. *Archaeology* - When installing the signage, steps must be taken regarding the archaeological potential, with excavation and disturbance of the site to be monitored and steps taken if any features or deposits are found.
- 6.3.8. *Ownership and management* - There is a requirement to split the asset into two parts – the statue and the plinth. The existing asset would be retained for the Crowther Plinth, with the existing location in Franklin Square retained on the digital mapping system, and the asset be given a revised description, value, asset owner, and management regime. Both the plinth and the statue should remain in public ownership. Any divestment of the Crowther Statue to another government agency should be documented and publicly communicated.
- 6.3.9. *Maintenance* - A cyclical maintenance program should be maintained for both the Crowther Statue and Crowther Plinth. Maintenance is to account for base-line condition, and the long-term environmental conditions, for both the Crowther Statue and Crowther Plinth. In the event of the removal and relocation of any part of the Crowther Monument, this program should be informed by the identification of a future location for either the Crowther Statue or Crowther Plinth.
- 6.4. Given that the statue was illegally removed by unknown persons, rather than a deliberate act by the Council, the view of Heritage Tasmania and Council officers is that the planning permit has not been commended and the detailed requirements are not currently required to be complied with.
- 6.5. However, the current arrangement with the damaged statue and temporary box covering part of the statue and the plinth, cannot remain as a permanent outcome, unless further planning permission is obtained. Given the conditions which were attached to the permit for removal of the statue which was approved by the Tasmanian Civil and Administrative Tribunal, it is unlikely that a permit would be granted to allow the current arrangement. Realistically, this should be discounted as an option available to the Council.
- 6.6. Further, if the Council applied for further planning permission then the Council would:
- 6.6.1. be acting contrary to the City's Aboriginal Commitment and Action Plan;

- 6.6.2. be acting contrary to the resolution passed on 15 August 2022;
- 6.6.3. be acting contrary to the “Crowther Reinterpreted” project.
- 6.7. It would also leave the community in somewhat of a state of limbo on this issue, leaving all those with differing views possibly unsatisfied and leave a feeling of the issue being unresolved. This includes the parties who appealed the Council’s decision (as planning authority) to the Tribunal. They have expressed a preference to focus on reconciliation and to move forward as a community.
- 6.8. For those reasons, it is recommended that the Council act on the planning permit and comply with the various requirements set out above. This is expected to show respect and a balanced approach to both those who supported the removal and those who were opposed.
- 6.9. Based on preliminary enquiries, it is expected that the statue can be repaired and restored. A materials conservator – International Conservation Services (ICS) – has provided the following in principle advice regarding the materials of the statue and the potential for repair (sight unseen):
- All bronze is repairable by welding and we regularly undertake such damage rectification. Last year we replaced a toe on the statue of Ethos outside the ACT Parliament in Canberra that had been broken off. The heat generated in the process changes the patination, so the area requires repatination afterwards. In this instance we would probably add internal armatures for further stability.
 - The sandstone plinth had some damage beforehand that I remember remarking on. There are various ways of dealing with chips and spalling from localised lime washing to consolidate what is there, to cementitious infills and in extremis by stone indents, ie patches.
 - In regards to the graffiti, yes we can generally get everything off - we just need to work through the process from the least aggressive to the most aggressive methods.
- 6.10. In relation to a possible event to mark the end of stage 3, the following has been considered:
- 6.10.1. There has been considerable interest in Stage 3 of the project.
- 6.10.2. There is a desire to mark the legal and civic decision for this change in the city.
- 6.11. It is proposed that a small event be developed in collaboration with key stakeholders including members of the local palawa and heritage communities, marking the completion of the material work required

onsite on the Crowther plinth. Invitees would be those directly involved with the project.

7. Capital City Strategic Plan

- 7.1. The Crowther Reinterpreted project, including the removal of the Crowther statue is supported by Pillar 2 of the Strategic Plan, to provide for community inclusion, participation and belonging.

8. Financial Viability

8.1. Funding Source and Impact on Current Year Operating Result

- 8.1.1. There is an allowance of \$20,000 in the budget for 24/25 for steps to comply with the planning permit, but the full work has not yet been quoted, so there may be some variance in the final cost.

- 8.1.2. In terms of the repair of the statue, this is subject to further examination by a suitably qualified expert, who can then provide an estimate of the costs to do so.

- 8.1.3. It is also important to note that a portion of the costs should be covered by an insurance claim given the illegal damage. The but the full scope of the claim is yet to be assessed or approved by the insurer but that process is underway.

- 8.1.4. The portion will only cover any claim and repair costs directly related to the damage caused.

8.2. Impact on Future Years' Financial Result

- 8.2.1. Stage four of the Crowther Reinterpreted project will involve commissioning further interpretive elements. The process to do so and funding impacts will be addressed with the Council separately. This will require further planning approval and community consultation.

8.3. Asset Related Implications

- 8.3.1. Assuming the planning permit is commenced, the Heritage Impact Assessment has specific requirements as to the treatment of the statue and plinth as assets. Those permit conditions must be complied with.

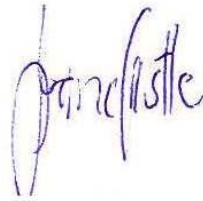
9. Collaboration

- 9.1. There is an opportunity for collaboration between the Council and another public entity for the display of the Crowther statue. This would be subject to further discussions on the topic.

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.



Kirsten Turner
**MANAGER DEVELOPMENT
COMPLIANCE**



Jane Castle
**PROGRAM LEAD CREATIVE CITY -
ARTS AND CULTURE PROGRAM**



Karen Abey
ACTING DIRECTOR CITY LIFE



Felicity Edwards
**ACTING DIRECTOR CONNECTED
CITY**

Date: 17 July 2024
File Reference: F24/61062; 16/119

Attachment A: Planning Permit - Crowther Statue Removal & Temporary Signage (Supporting information) 

12. South Hobart Sustainable Community Inc (South Hobart Community Garden) - Lease Renewal
File Ref: F24/29660; 15/153-603

Report of the Open Space Planner, the Acting Manager Open Space, and the Acting Director City Life of 5 July 2024 and attachments.

Delegation: Council

**REPORT TITLE: SOUTH HOBART SUSTAINABLE COMMUNITY INC
(SOUTH HOBART COMMUNITY GARDEN) - LEASE
RENEWAL**

REPORT PROVIDED BY: Open Space Planner
Acting Manager Open Space
Acting Director City Life

1. Report Summary

- 1.1. The purpose of this report is to consider a proposal to grant a lease to South Hobart Sustainable Community Inc. (SHSC) of part of 136 Wentworth Street, South Hobart as shown on **Attachment A** ('the subject site'), to continue operation of the South Hobart Community Garden (the 'community garden'), a subsidiary community group of SHSC.
- 1.2. The community garden is a well-established volunteer, not-for-profit, community organisation that facilitate a community garden and associated workshops and events, such as food fairs.
- 1.3. SHSC has occupied the subject site for approximately 11 years under a licence agreement. The previous licence agreement was for a term of five years at a peppercorn rate.
- 1.4. SHSC is now seeking a lease for a further five years.
- 1.5. SHSC is a community organisation with limited income and could not viably afford a full-priced market rent.

2. Key Issues

- 2.1. The community garden is a volunteer run, not-for-profit, community organisation whose activities focus on community gardening. The garden is open to the public at anytime, providing the opportunity for the community to grow food, share knowledge and engage in quiet personal enjoyment of nature.
- 2.2. The support of the City of Hobart enables SHSC to facilitate the community garden and associated activities, providing important services to the community relating to physical and mental wellbeing, social connection, food security and environmental and sustainability education.

3. **Recommendation**

That:

1. ***The Council grant a lease of the area at 136 Wentworth Street, South Hobart, shown in the plan at Attachment A to this report, to South Hobart Sustainable Community Incorporated for a term of five years. The rent for the lease is to be not less than \$100 (GST exclusive) per annum.***
2. ***The Chief Executive Officer be authorised to negotiate and agree to the final terms of the lease.***
3. ***The reduced rental be recorded in the Council's Annual Report in accordance with the Council's policy 'Leases to Non-Profit Organisations'.***

4. **Background**

- 4.1. SHSC is not-for-profit, community organisation that has occupied Council land at the subject site for approximately 11 years. The previous licence was for five years at a peppercorn rate.
- 4.2. SHSC oversee its subsidiary, the South Hobart Community Garden, who operate the community garden, providing garden beds, workshops and social events, to support and educate the community about growing healthy food in a sustainable manner. The land is also used for play and recreation by local residents and families, and excess produce is donated to a local, free food pantry.
- 4.3. The community garden has made capital improvements to the subject site, including construction of a garden shed, garden beds and shelter, primarily achieved through various grants.
- 4.4. SHSC is seeking a new lease of five years.

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

- 5.1. If approved the Legal & Property team will negotiate a lease to ensure Council's interests are protected.
- 5.2. In accordance with Council's request for improved due diligence relating to leasing to not-for-profit organisations, and in line with the WLF Accountancy and Advisory recommendations, additional information relating to the operations of SHSC has been provided and assessed. This information is shown at **Attachment B** and includes:
 - (a) evidence of either ACNC or CBOS registration;

- (b) a list of all past and present directors or committee members (whichever is relevant in the circumstances);
- (c) details of all related parties, transactions and arrangements in place;
- (d) disclosure of any conflicts of interest within the governance of the organisation (including the provision of services); and
- (e) a written undertaking from the directors or committee members of the organisation warranting they are a not-for-profit organisation, they comply with the policy, the completeness of the information provided and the accuracy of that information.

5.3. The Council's policy 'Leases to Non-Profit Organisations' sets out criteria against which lease proposals seeking reduced rental are to be assessed. The table below provides commentary regarding the proposal against the criteria in the policy.

Criteria	Comments
Use, or proposed use of the property	Proposing to use property for community garden, recreation and associated programs and events. They currently provide 29 individual rented plots and larger communal garden beds. The land is also used for recreation and quiet enjoyment of locals and visitors of nearby services. There are monthly working bees, workshops and food fairs, to grow food, share knowledge, connect with nature and foster community connection.
Alignment with the Council Strategic Plan and other relevant Council strategic documents	Aligns well with Community Inclusion and Equity Framework and the Capital City Strategic Plan 2019-29.
Level of community benefit - proposed or provided, which could include one or more of the following: <ul style="list-style-type: none"> • Health and wellbeing • Lifelong learning • Arts and culture • Social inclusion • Heritage and history 	This not-for-profit community organisation provides significant community benefit in the areas of social inclusion, health and wellbeing, lifelong learning, environment and welfare.

Criteria	Comments
<ul style="list-style-type: none"> • Economic • Environment / environment management • Welfare 	
Value of land and buildings	<p>The value of the land according to the most recent market valuation is approximately \$8-12/m².</p> <p>On this basis, the value of the Market Net Rent was deemed to be \$6,750 (GST exclusive) per annum.</p>
Potential for alternative use	<p>The land proposed for lease is currently utilised by the community garden. The land is zoned as Recreation with limited uses (subject to a planning permit) such as sport and recreation, emergency services, general retail and hire, tourist operation and visitor accommodation.</p>
Viability and capability of the organisation	<p>The organisation has shown to be very proactive and successful; obtaining several grants to undertake improvements to the property and obtain equipment, running additional events and successfully operating for over a decade.</p>
Capacity to pay, after all income and expenditure is taken into account	<p>The organisation receives a nominal income from plot rentals which is largely used to cover insurance and operating costs.</p>
Capacity to invest in and maintain the asset, or degree of capital investment undertaken	<p>The community garden has made improvements to the property including a garden shed, garden beds and shelter. It is understood this was primarily through Commonwealth and City of Hobart grants.</p>
Type of facility	Land.

Criteria	Comments
Capacity to invest in the community, or level of community investment provided, through disbursement of surplus funds to local community groups, organisations or activities	They do not generate excess funds, with any modest funds generated used to improve the quality of the community service. However, excess produce is donated to a free food pantry.
Length of tenure sought	Five years.
For lease renewals only, the level of compliance with existing lease terms and conditions	Although not a true lease renewal, it should be noted the lessee has complied with all existing licence terms and conditions.

6. Hobart: A Community Vision For Our Island Capital

- 6.1. The proposal reflects the following focus areas in the Community Visions under Pillar 2. Community Inclusion, Participation and Belonging

7. Capital City Strategic Plan

- 7.1. This proposal aligns with the City of Hobart Capital City Strategic Plan 2023, specifically:

Pillar 2 – Community Inclusion, Participation and Belonging

- 2.2.5 Recognise the impact and value of volunteering on the delivery of City programs and the benefits to the community.
- 2.3.1 Provide diverse activities and programs that reduce social isolation and build social cohesion and improve health and wellbeing.
- 2.3.8 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.
- 2.3.8 Encourage and support community initiated social food initiatives that contribute to sustainable and resilient food systems, such as community gardens, food banks and other community enterprises

Pillar 6 – Natural Environment

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

7.2. The proposal also aligns strongly with the Council's *Hobart: A City For All - Community Inclusion and Equity Framework*.

8. Financial Viability

8.1. Funding Source and Impact on Current Year Operating Result

8.1.1. If the lease is approved, there would be a small increase in income in this financial year due to the higher rental being paid by SHSC.

8.2. Impact on Future Years' Financial Result

8.2.1. If the lease is approved, there would be an increase of \$99.00 (GST inclusive) in rental income for the 2024-25 financial year.

9. Sustainability Considerations

9.1. The community garden actively educates the community on how to grow food, self-sustainability practices and garden sustainability, also reducing food miles and carbon emissions.

10. Community Engagement

10.1. The proponent is an established community group recognised in their community.

11. Communications Strategy

11.1. Given the long-term operation of the community garden, public communications is not deemed necessary.

12. Collaboration

12.1. The support from the City of Hobart provides an excellent opportunity for positive public relations to increase awareness of the benefits of community gardening for recreation, health and wellbeing, and social cohesion.

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.



Jordan Cargill
OPEN SPACE PLANNER





Sean Black
ACTING MANAGER OPEN SPACE



Karen Abey
ACTING DIRECTOR CITY LIFE

Date: 5 July 2024
File Reference: F24/29660; 15/153-603

Attachment A: Proposed Lease Area (Supporting information) 
Attachment B: Letter of Representation (Supporting information) 

13. 2023-24 Annual Plan - Final Report for the Financial Year
File Ref: F24/59867

Report of the Senior Advisor - Strategic Planning, the Manager Policy Lab and the Acting Head of Intergovernmental Relations and Partnerships of 17 July 2024 and attachment.

Delegation: Council

REPORT TITLE: 2023-24 ANNUAL PLAN - FINAL REPORT FOR THE FINANCIAL YEAR

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 2023-24 Annual Plan final report for the period ending 30 June 2024 (refer Attachment A).

1.1.1. Performance on each of the major actions and initiatives will be included in the City of Hobart 2023-24 Annual Report.

1.2. In accordance with the Council resolution of 22 May 2023, the Annual Plan final report was the subject of a Council workshop on 15 July 2024.

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 included 83 major actions and initiatives. Implementation for the year has seen 43 per cent of major actions and initiatives have been completed, 25 per cent are in progress and on track, 13 per cent in progress but there is some delay and 19 per cent are on hold or have been carried forward to 2024-25.

2.3. The final report for the 2023-24 financial year, showing progress for each action, is provided at Attachment A.

3. Recommendation

That the Council note the 2023-24 Annual Plan final report for the year ending 30 June 2024, marked as attachment A to this report.

4. Background

- 4.1. 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.
- 4.2. 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 Strategic Directions, 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.
 - 4.2.1. The 2023-24 Annual Plan included a capital works program that delivered and enhanced community facilities and infrastructure. It also included planning for the future of Hobart to ensure long term, transformative growth through the development of the Central Hobart and North Hobart Neighbourhood Plans and a refreshed best practice Community Engagement Framework.

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 final progress report provided at **Attachment A**, reports on the progress for the actions for the period 1 April to 30 June 2024.
- 6.2. The 2023-24 Annual Plan has 83 major actions and initiatives listed. Implementation for the year has seen 43 per cent of major actions and initiatives have been completed, 25 per cent are in progress and on track, 13 per cent in progress but there is some delay and 19 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.

Pillar 8: Governance and civic involvement

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

- 8.1.2 *Practice and communicate good city governance and decision-making.*

8.1.3 *Ensure systematic and useful measurement of community outcomes and the City's performance.*

7.2. The preparation of this report provides an account of the major actions and initiatives in the 2022-23 Annual Plan.

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: 17 July 2024
File Reference: F24/59867

Attachment A: 2023-24 Annual Plan Final Progress Report - period ending 30 June 2024 (Supporting information) 

14. Proposed Delegation - TasWater Selfs Point Treatment Plant
File Ref: F24/61023; 16/119

Report of the Acting Director City Life of 5 July 2024.

Delegation: Council

**REPORT TITLE: PROPOSED DELEGATION - TASWATER SELFS
POINT TREATMENT PLANT****REPORT PROVIDED BY:** Acting Director City Life**1. Report Summary**

- 1.1. TasWater has applied for planning approval for the upgrade of its sewerage treatment plant at Selfs Point.
- 1.2. Part of the land which requires a permit is Council land which is not road reservation. This would normally mean that the application is delegated to the Planning Committee, not Council officers.
- 1.3. Given the nature of this project, it is proposed that the Council provide a special delegation to the Acting Director City Life to determine the application.

2. Key Issues

- 2.1. Due to the nature of this proposal, the application will be assessed by the Environment Protection Authority (EPA) under the *Environmental Management and Pollution Control Act 1994* (EMPCA). While the Council, as planning authority, also has some discretions to consider for the application, the most serious issues are assessed by the EPA.
- 2.2. The application was advertised for a period of 28 days. No representations were received.
- 2.3. This application was lodged on 22 December 2023 and has taken longer than expected to assess, due to the complexities of the issues being considered by the EPA. This has placed TasWater in a position where it may experience commercial risk associated with existing contracts. For that reason, they have requested that the application is determined by the Council, as planning authority, as soon as possible.
- 2.4. The EPA is expected to consider the application on 30 July 2024 and issue its decision. The assessment period for the Council is 42 days from receipt of the EPA decision. If a special delegation is granted, as proposed, this will allow the application to be determined on behalf of the Council as planning authority as soon as possible.
- 2.5. It is noted that TasWater have provided numerous briefings to Elected Members, along with a site tour on 19 June 2024, so that the planning application and associated works could be properly understood.

3. **Recommendation**

That the Director City Life be delegated to determine planning application PLN-23-746, made on behalf of TasWater, for the land at 10, 10A, 12 and 12A Selfs Point Road, New Town for Sewerage Treatment Plant Upgrade.

4. **Background**

- 4.1. It is well known that, promoted by proposed development at Macquarie Point, TasWater intends to change its sewerage treatment facilities in central Hobart. This has four components:
 - 4.1.1. Macquarie Point – new pump station;
 - 4.1.2. Macquarie Point to Selfs Point – new rising main;
 - 4.1.3. Selfs Point – upgraded sewage treatment plant; and
 - 4.1.4. decommissioning of the existing treatment plant.
- 4.2. The new pump station and the new rising main are exempt from requiring planning approval.
- 4.3. The upgraded sewerage treatment plant is the subject of the current planning application.
- 4.4. The decommissioning will be a separate process.

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

- 5.1. Tasmanian Water and Sewerage Corporation Pty Ltd (TasWater) is a corporation established pursuant to the *Water and Sewerage Corporation Act 2012*.
- 5.2. TasWater has statutory powers under the *Water and Sewerage Industry Act 2008*, section 56I and *Water and Sewerage Industry (General) Regulations 2019*, regulation 11 which allow certain works to be carried out without obtaining planning approval pursuant to the *Land Use Planning and Approvals Act 1993*.
- 5.3. To the extent that the exempt works are on or will impact Council land, there has been a close working relationship between TasWater and Council officers to address any concerns, where possible. TasWater will obtain permits issued under our by-laws and also under the *Urban Drainage Act 2013*.
- 5.4. The key assessing body is the Environment Protection Authority (EPA) since this is a level 2 activity under the *Environmental Management and Pollution Control Act 1994*. While there are a number of discretions to

assess under the *Hobart Interim Planning Scheme 2015*, the environmental issues are assessed by the EPA, not the Council.

- 5.5. The Council has the power under the *Land Use Planning and Approvals Act 1993* to delegate its powers under that Act as stated in section 6(3):

A planning authority may, by resolution, delegate any of its functions or powers under this Act other than this power of delegation to a person employed by the authority.

- 5.6. The current delegations to officers allow officers to determine applications where there are no representations, except in some circumstances, one of which is where the application relates to Council land (except road reservation).
- 5.7. This application relates to Council land which is intended to be transferred to TasWater. This has been endorsed by the Council separately. It also relates to land which will remain in Council ownership, with some changes to topography and minor stormwater infrastructure.

6. Discussion

- 6.1. This special delegation is proposed for the following reasons:
- 6.1.1. the relatively minor assessment to be undertaken by the Council, as compared to the assessment by the EPA;
 - 6.1.2. no representations were received from the community, suggesting that there will be no concerns if this application is approved;
 - 6.1.3. TasWater has worked to address any concerns held by Elected Members through a number of briefings and a site visit, and will continue to do so if necessary; and
 - 6.1.4. the tight timeframes faced by TasWater and the possibility that it may experience commercial risk associated with existing contracts.
- 6.2. The Acting Director City Life will follow the officer recommendation. It is anticipated that this will be recommended for approval, subject to conditions.

7. Capital City Strategic Plan

- 7.1. Pillar 8 supports efficient and effective service delivery. Providing this special delegation would be in line with this approach.

8. Financial Viability

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

8.1.1. No impact.

8.2. Impact on Future Years' Financial Result

8.2.1. No impact.

8.3. Asset Related Implications

8.3.1. No impact.

9. Collaboration

9.1. TasWater has worked closely with Council officers and provided information to Elected Members to ensure that any concerns about this project have been addressed.

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: 5 July 2024
File Reference: F24/61023; 16/119

15. Procurement Strategy Performance Report for the Period Ending 30 June 2024
File Ref: F24/62414

Report of the Manager Rates, Procurement and Risk and the Director City Enablers of 4 July 2024 and attachments.

Delegation: Council

**REPORT TITLE: PROCUREMENT STRATEGY PERFORMANCE
REPORT FOR THE PERIOD ENDING 30 JUNE 2024****REPORT PROVIDED BY:** Manager Rates, Procurement and Risk
Director City Enablers**1. Report Summary**

- 1.1. The purpose of this report is to present the performance report for the City of Hobart Procurement Strategy 2023-27 for the period ending 30 June 2024.
- 1.2. The community benefit is consistent with strategy 8.2.6 in the City of Hobart Capital City Strategic Plan 2023 being to deliver high quality and timely procurement to support the delivery of programs, projects and services while achieving value for money.

2. Key Issues

- 2.1. At its meeting on 20 March 2023 the Council approved the City of Hobart Procurement Strategy 2023-27 and approved that a performance report from implementation progress be prepared annually to the community from the City's website.
- 2.2. A report detailing performance against the procurement strategy action plan and implementation progress as at 30 June 2024 is attached.
- 2.3. The performance report shows that 30% of the actions in the procurement strategy action plan are complete, a further 46% are in progress and 24% are not yet scheduled to commence. The benefits realised in implementing the procurement strategy actions are outlined for each action.
- 2.4. The Procurement Strategy performance report will be made available from the City's website.

3. Recommendation

That the report 'Procurement Strategy Performance Report' for the Period Ending 30 June 2024' be received, noted and made available from the City's website.

4. Background

- 4.1. At its meeting on 20 March 2023 Council approved the City of Hobart Procurement Strategy 2023-27 (Procurement Strategy). This is the second Procurement Strategy for the City, with the inaugural City of Hobart Procurement Strategy 2018-2022 completed as at 31 December 2022. The Procurement Strategy is available from the City's website.
- 4.2. The aim of the Procurement Strategy is to ensure the City's procurement activities are legislatively compliant and undertaken within the City's policy framework, whilst realising the economic, social and environmental benefits for the City and its communities, aligning with the strategic objectives of the City of Hobart Capital City Strategic Plan 2023, including:
 - 4.2.1. Strategy 8.2.6 – Delivery of high quality and timely procurement to support the delivery of programs, projects and services while achieving value for money.
- 4.3. The Procurement Strategy has eight strategic objectives that outline where the City needs to take its procurement activities over the 4-year period. These eight strategic objectives provide the structure and framework from which work and priorities are planned and implemented. Each are interrelated and designed around a key procurement theme with actions to be undertaken to realise the objective over the period.
- 4.4. In approving the Procurement Strategy Council noted that performance against the action plan will be reported to the City's Executive Leadership Team on a quarterly basis as at 30 September, 31 December, 31 March and 30 June each year and resolved that a performance report be provided annually to the community.
- 4.5. The Procurement Strategy Performance report for the period to 30 June 2024 is attached – refer **Attachment A**.

5. Legal, Risk and Legislative Considerations

- 5.1. A council Procurement Strategy is not required under legislation; however, it is considered best practice. The City of Hobart is the only council in Tasmania that has a procurement strategy.

6. Discussion

- 6.1. The Procurement Strategy is being implemented across the four years period 2023-27 and an Action Plan has been created.
- 6.2. The eight interrelated strategic procurement objectives provide the structure and framework from which work and priorities are implemented in the Action Plan.

- 6.3. 30% of actions in the 2023-27 Action Plan are complete, a further 46% are in progress and 24% are not yet scheduled to commence. A number of actions in-progress will remain that way for the life of the Action Plan because they are ongoing actions.
- 6.4. The Action Plan includes the benefits achieved in implementing the actions to meet the outcomes the City wants to achieve as set out in the City's Procurement Strategy.

7. Hobart: A Community Vision For Our Island Capital

- 7.1. The Procurement Strategy links to the Community Vision and includes a procurement vision.

8. Capital City Strategic Plan

- 8.1. This report is consistent with strategy 8.2.6 in the City of Hobart Capital City Strategic Plan 2023, being:
 - 8.1.1. Delivery high quality and timely procurement to support the delivery of programs, projects and services while achieving value for money.

9. Financial Viability

- 9.1. Funding Source and Impact on Current Year Operating Result
 - 9.1.1. There are no financial implications for the current year. All actions outlined for 2024-25 have already been budgeted for in the 2024-25 budget estimates.
- 9.2. Impact on Future Years' Financial Result
 - 9.2.1. There is no impact on future years' financial results per se as all actions proposed for future years will be included in the respective year's budget estimates.
- 9.3. Asset Related Implications
 - 9.3.1. Not applicable.

10. Communications Strategy

- 10.1. The Procurement Strategy Performance Report as at 30 June 2024 will be made available from the City's website for 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.




Lara MacDonell
**MANAGER RATES, PROCUREMENT
AND RISK**



Michael Reynolds
DIRECTOR CITY ENABLERS

Date: 4 July 2024
File Reference: F24/62414

Attachment A: City of Hobart Procurement Strategy Performance Report as at 30 June 2024 (Supporting information) 

16. Proposed Motion - Local Government Association Tasmania General Meeting
File Ref: F24/62725

Report of the Manager Legal and Corporate Governance and the Director City Enablers of 5 July 2024 and attachment.

Delegation: Council

REPORT TITLE: PROPOSED MOTION - LOCAL GOVERNMENT ASSOCIATION TASMANIA GENERAL MEETING**REPORT PROVIDED BY:** Manager Legal and Corporate Governance
Director City Enablers**1. Report Summary**

1.1. Council has received a notice of motion from the Local Government Association of Tasmania ("LGAT") which the Burnie City Council is proposing to put at the LGAT July General Meeting.

1.2. The proposed motion and rationale is set out in Attachment A. The motion states:

That the local government sector calls upon the State Government to amend its Pensioner Rates Remission Guidelines to benefit pensioners who receive an eligible card within a financial year, post the 1st July.

1.3. Council officers recommend that the Hobart City Council resolve to support the motion proposed by the Burnie City Council.

2. Recommendation

That Council supports the motion set out in Attachment A proposed by the Burnie City Council that:

- (a) the local government sector calls upon the State Government to amend its Pensioner Rates Remission Guidelines to benefit pensioners who receive an eligible card within a financial year, post the 1st July.***

3. Background

- 3.1. Council has received a notice of motion from the Local Government Association of Tasmania ("LGAT") which the Burnie City Council is proposing to put at the LGAT July General Meeting. The meeting is set to be held on Friday, 26 July 2024
- 3.2. The proposed motion and rationale is set out in Attachment A. The motion reads:

That the local government sector calls upon the State Government to amend its Pensioner Rates Remission Guidelines to benefit pensioners who receive an eligible card within a financial year, post the 1st July.

4. Legal, Risk and Legislative Considerations

- 4.1. The current *Pensioner Rates Remission Guidelines* do allow eligible cardholders to make retrospective claims for one financial year. The prescribed remission amounts are indexed.

5. Discussion

- 5.1. The City of Hobart receives enquiries from pensioners who become eligible for assistance post 1 July but can't access the pensioner discount (or any part of it) if they were not an eligible pensioner as at 1 July in that year.
- 5.2. This current legislation and guidelines mean that pensioners can't receive any part of the discount and councils are limited to providing financial hardship support, which doesn't include rate remissions.
- 5.3. Pensioners feel that this is unfair because they would instantly qualify for other types of government support e.g., medical, travel, other utilities.
- 5.4. It is acknowledged that there would be challenges to work through in relation to how a pro-rata or new cut-off date would work administratively including the councils claims process with the State Government. However, City of Hobart officers would be pleased to contribute to these discussions should this motion be passed.

6. Capital City Strategic Plan

- 6.1. Supporting this motion will contribute to the City of Hobart achieving Outcome 8.2 of the Capital City Strategic Plan by implementing strategy 8.2.5.

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.

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

7. Financial Viability

7.1. Implementing the motion will be undertaken by LGAT.

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.




Wes Young
**MANAGER LEGAL AND CORPORATE
GOVERNANCE**



Michael Reynolds
DIRECTOR CITY ENABLERS

Date: 5 July 2024
File Reference: F24/62725

Attachment A: Proposed Motion and Rational (Supporting information) 

17. Lease Arrangements - 22 Creek Road
File Ref: F24/62426

Report of the Manager Community Programs, and the Acting Director
Connected City of 5 July 2024.

Delegation: Council



City of **HOBART**

MEMORANDUM: COUNCIL

Lease Arrangements - 22 Creek Road

At its meeting of 29 April 2024 the Council resolved, inter alia, with regard to the leasing of the city owned facility at 22 Creek Road, Lenah Valley to Stepping Stones Children's Services:

That the Chief Executive Officer be given the authority to negotiate with Stepping Stones Children's Services the terms and conditions of the lease, for a term of three years together with a two-year option.

Through the development of the lease document it was noted that Stepping Stones had requested a lease period of five years with a five year option.

Subsequently discussions have been held with Stepping Stones Children's Services who have advised that they are wish to progress the five plus five year lease term noting that they are intending on investing considerable funds into improvements to the facility to meet licencing requirements. These improvements include replacement of glass and upgrading of the toilet facilities. Apart from the lease term, there are no other proposed changes to the lease arrangements.

It is noted that Stepping Stones Children's Services would be paying above the assessed market rent for the property with CPI to be applied each year ensuring a strong financial return for the City.

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.

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 Chief Executive Officer negotiate and finalise the lease.

In accordance with the Act, should any objections be received from the public, a further report will be presented to the Council.

RECOMMENDATION**That:**

1. **The Council resolve by absolute majority to overturn its decision of 29 April 2024, being:**

“The Chief Executive Officer be given the authority to negotiate with Stepping Stones Children’s Services the terms and conditions of the lease, for a term of three years together with a two-year option.”

2. **The Council resolve:**

- (a) **To grant a lease of the facility at 22 Creek Road, Lenah Valley, to Stepping Stones Children’s Services for a term of five (5) years together with a five (5) year option, subject to no objections being received during the statutory public advertising period required under s.178 of the Local Government Act 1993 (Tas).**
- (b) **Should any objections be received during the public advertising period outlined above, a further report will be provided to the Council.**
- (c) **To otherwise delegate authority to the Chief Executive Officer to negotiate and agree to the final terms of the lease.**

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



Kimbra Parker
MANAGER COMMUNITY PROGRAMS



Felicity Edwards
ACTING DIRECTOR CONNECTED CITY

Date: 5 July 2024
File Reference: F24/62426

18. 2024-25 Fees and Charges - Fees for Community Liability Pack
File Ref: F24/63413

Report of the Manager Rates, Procurement and Risk and the Director City Enablers of 5 July 2024.

Delegation: Council

**REPORT TITLE: 2024-25 FEES AND CHARGES - FEES FOR
COMMUNITY LIABILITY PACK****REPORT PROVIDED BY:** Manager Rates, Procurement and Risk
Director City Enablers**1. Report Summary**

- 1.1. The purpose of this report is to seek approval to amend fees in City's fees and charges booklet 2024-25 relating to the City's Community Liability Pack, which is an insurance policy taken out for the purpose of extending cover to uninsured hirers of Council owned or controlled facilities and participants in Council run events.

2. Key Issues

- 2.1. The City of Hobart takes out an insurance policy each year called the Community Liability Pack. The Community Liability Pack insurance policy enables uninsured persons or groups who hire or use Council owned or controlled facilities and participants in Council run events to purchase public liability insurance at an affordable cost, when required.
- 2.2. The Community Liability Pack insurance policy for 2024-25 has been renewed and as a result amendments are required to the current fees for this insurance in the City's fees and charges booklet 2024-25.

3. Recommendations***That:***

1. ***The Council amend its existing fee in its 2024-25 fees and charges booklet for Part B of the City's Community Liability Pack insurance policy for uninsured hirers and permit holders from \$33.95 (incl GST) to \$44.00 (incl GST) to reflect the Community Liability Pack insurance renewal.***
2. ***The Council amend its existing fee in its 2024-25 fees and charges booklet for Part A of the City's Community Liability Pack insurance policy for uninsured hirers of Council owned or controlled facilities from \$14.35 (incl GST) to \$15.00 (incl GST) to reflect the Community Liability Pack insurance renewal.***
3. ***The Council amend its public liability insurance excess for uninsured hirers and permit holders from \$1,000.00 to \$500.00 to reflect the Community Liability Pack insurance renewal.***

4. Background

- 4.1. The City of Hobart takes out an insurance policy each year that enables uninsured persons or groups to purchase public liability insurance from Council where they are hiring Council owned or controlled facilities or utilising Council owned or operated premises or facilities for their own use.
- 4.2. There are two parts to the Community Liability Pack insurance policy:
 - 4.2.1. Part A: hire of Council owned or controlled facility.
 - 4.2.2. Part B: utilising Council owned or operated premises or facilities for own use, including presenters, performers, stallholders, artists, buskers, street stallholders and tutors / instructors.
- 4.3. Council approved its 2024-25 fees and charges at its meeting on 27 May 2024, however, the City's insurance renewals do not occur until late June 2024. Therefore, the City's Fees and Charges booklet for 2024-25 includes the existing fees for the Community Liability Pack insurance.
- 4.4. Following the renewal of the Community Liability Pack insurance policy for 2024-25 amendments are required to the current public liability insurance fees in the City's fees and charges booklet 2024-25.

5. Legal, Risk and Legislative Considerations

- 5.1. Pursuant to section 205 of the *Local Government Act 1993 (Tas)*, Council has the following powers:
 - (1) In addition to any other power to impose fees and charges but subject to subsection (2), a council may impose fees and charges in respect of any one or all of the following matters:
 - (a) the use of any property or facility owned, controlled, managed or maintained by the council;
 - (b) services supplied at a person's request;
 - (c) carrying out work at a person's request;
 - (d) providing information or materials, or providing copies of, or extracts from, records of the council;
 - (e) any application to the council;
 - (f) any licence, permit, registration or authorization granted by the council;
 - (g) any other prescribed matter.
 - (2) A council may not impose a fee or charge in respect of a matter if –

- (a) a fee or charge is prescribed in respect of that matter; or
- (b) this or any other Act provides that a fee or charge is not payable in respect of that matter.
- (3) any fee or charge under subsection (1) need not be fixed by reference to the cost to the council.

6. Discussion

- 6.1. It is proposed that the City's fees and charges booklet for 2024-25 be updated to reflect the insurance renewal for the City's Community Liability Pack.
- 6.2. Council's own public liability insurance does not cover third party activities. The Community Liability Pack reduces Council's risk exposure by ensuring adequate public liability insurance is available to and in place for third parties at an affordable cost, when required.
- 6.3. If approved, the City's 2024-25 fees and charges booklet will be updated accordingly.

7. Capital City Strategic Plan

- 7.1. This proposal is consistent with the strategy 8.2.7 in the City of Hobart Capital City Strategic Plan 2023, being:

Ensure risks and legal processes are identified and managed effectively to achieve organisational priorities and strategic objectives and legislative requirements.

8. Financial Viability

- 8.1. Funding Source and Impact on Current Year Operating Result
 - 8.1.1. Not applicable.
- 8.2. Impact on Future Years' Financial Result
 - 8.2.1. There is no impact on future years' financial result. These fees and charges related to the 2024-25 budget only.
- 8.3. Asset Related Implications
 - 8.3.1. Not applicable.

9. Communications Strategy

- 9.1. The Fees and Charges booklet is made available from the City's website.

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: 5 July 2024
File Reference: F24/63413

REPORT OF THE CHIEF EXECUTIVE OFFICER

**19. Code of Conduct Determination Report
Helen Burnet v Councillor Louise Elliot
File Ref: F24/66948**

Report of the Chief Executive Officer of 17 July 2024 and attachment.

Delegation: Council



City of **HOBART**

MEMORANDUM: COUNCIL

**Code of Conduct Determination Report
Helen Burnet v Councillor Louise Elliot**

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 former Councillor Helen Burnet against Councillor Louise Elliot.

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 Helen Burnet against Councillor Louise Elliot, 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: 17 July 2024
File Reference: F24/66948

Attachment A: Code of Conduct Determination Report - Helen Burnet against Councillor Louise Elliot (Supporting information) 

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN**IN ACCORDANCE WITH REGULATION 16(5) OF THE LOCAL GOVERNMENT
(MEETING PROCEDURES) REGULATIONS 2015****20. Halls Saddle
File Ref: F24/66128**

Acting Lord Mayor Councillor Sherlock, Councillor Lohberger

Motion:

“That the Hobart City Council:

1. Determine that the Halls Saddle site (220 Waterworks Road, Ridgeway) should be included in the proposed State Government Strategic Review of kunanyi/Mt Wellington despite the fact that the site is outside the current Wellington Park boundary.
2. Agree that the site should be considered for the provision of value adding uses and/or infrastructure such as a transport and/or visitor hub (etc), as part of its current review of kunanyi/Mt Wellington.
3. Delegate to the CEO to write and directly liaise with the Department of State Growth, to request that Halls Saddle be included in the Review’s Terms of Reference
4. Delegate to the CEO to write or personally liaise with the Wellington Park Management Trust to include Halls Saddle in their review of the Wellington Park Management Plan.
5. Request the CEO to arrange to hold an open day at Halls Saddle to highlight to the wider public the huge size and convenient location of the site, and its potential value for kunanyi/Mt Wellington.

Rationale:

This motion welcomes the State government’s review of management and funding for kunanyi/Mt Wellington. We note that the Wellington Park Management Trust has done excellent work over the past 30 years in helping to manage and oversee the mountain park, but it has been underfunded and is unable to deliver the current upgrades required on the mountain. This motion notes the value of the assets managed by the Hobart City Council (HCC) on kunanyi/Mt Wellington is around \$85 million, and that HCC ratepayers are ultimately liable for significant depreciation costs on these assets of around two million dollars per annum.

We also note that the HCC ratepayers are also funding the majority of all maintenance and upgrade works on kunanyi/Mt Wellington, to the tune of around three million dollars per annum, but that HCC ratepayers make up less than 15% of the current users on the mountain. It has been widely discussed that there are currently serious traffic congestion and parking issues on the road to The Springs and to the pinnacle, and that other infrastructure, such as toilets, is also being overwhelmed by a huge rise in tourist numbers in recent years.

It is conceivable that a large proportion of Tasmanians may not be aware of the Halls Saddle site, despite many of us regularly driving past the site entrance on the road to Fern Tree. It is understood that historically the Hobart City Council has supported the establishment of a new transport hub at Halls Saddle, to address the transport congestion issues in the mountain park, especially at The Springs and on the pinnacle. It is noted that Halls Saddle is located just outside the Wellington Park boundary, and is potentially the most appropriate location between Hobart and the Pinnacle for a large new transport hub.

The Halls Saddle site is Council owned and a former quarry site situated just outside the Wellington Park boundary, within the Ridgeway Reserve in the eastern slopes of kunanyi/Mt Wellington. The site is accessed from an existing small car park area where Chimney Pot Road meets the Huon Road.

The cleared area of the site is largely made up of three tiered areas of flat ground. At the rear of the site is a steep escarpment with a higher level of land to the east. Elevated areas of the site offer panoramic views towards kunanyi/Mt Wellington and the surrounding foothills.

The site is adjacent to the Huon Road and is a 10-minute car journey from The Springs and 20-minute drive from The Pinnacle, it has access to electricity and water supply. Preliminary site assessments undertaken in 2020 confirmed the appropriateness of the area for further consideration to be developed as a transport hub, gateway of front door access to Wellington Park and kunanyi/Mt Wellington.

Administration Response to Notice of Motion

Discussion

The intent of this motion is supported as the Halls Saddle site has the potential to play an important role in the future management and/or operation of the kunanyi/Mount Wellington and therefore, it is important that it be included in the Strategic Review process.

Whilst it is only very early in the review process early meetings with the Officers from State Growth have identified that the scope of the review will be broad and a recommendation to include the Halls Saddle site in the review has

already been made to the Officers. Whilst this is the case, if the Council supports this motion it would only further highlight the need for the site to be included.

In respect to the proposed open day, it would seem appropriate to liaise with State Growth to determine a timing and style of an event which would benefit the overall strategic review process, whilst highlighting the potential of the Halls Saddle site.

Strategic, Legislative and Policy Implications

Capital City Strategic Plan

Pillar: Pillar 1: Sense of place.

Pillar 2: Community Inclusion, participation and belonging.

Pillar 5: Movement and connectivity.

Pillar 6: Natural Environment.

Pillar 8: Governance and Civic Involvement.

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

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

5.2 Hobart has effective and environmentally sustainable transport systems.

6.1 The natural environment is part of the city and biodiversity is conserved, secure and flourishing.

8.1 Hobart is a city that is well governed that recognises the community as an active partner that informs decisions

Strategy: 1.1.1 Work with community & stakeholders to protect and enhance core elements of Hobart identity – kunanyi/Mt Wellington.....- so they are valued as central features of Hobart's landscape and social fabric.

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.

5.2.3 Develop, upgrade and maintain the City's networks of

roads, bridges, cycleways, footpaths and walkways.

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

8.1.2 Ensure the needs of the community are well represented through effective advocacy and strong collaborative partnerships with key

Legislation and Policy

- Legislation:
1. A development at Halls Saddle would require planning approval under the *Hobart Interim Planning Scheme 2015*.
 2. External preliminary opinion is that the concept plans are generally in conformity with the requirements of the planning scheme.
 3. The site is outside Wellington Park and therefore there are no permits or approvals required from the Wellington Park Management Trust.

Policy: The kunanyi / Mount Wellington - Halls Saddle Visitor Hub - Feasibility Study report focuses on establishing a visitor hub at Halls Saddle. This initiative aims to enhance visitor access to kunanyi / Mount Wellington, Tasmania's most visited natural attraction. The study finds the Halls Saddle site viable for development, proposing a hub with approximately 285 car parks, a bus interchange, and visitor facilities.

The next steps involve design development, stakeholder and community engagement, and further planning to secure external funding opportunities and advance the project.

Financial Implications

1. Should the decision be made to build a Halls Saddle Visitor Hub, funding in the order of \$5.7M will be required.
2. At present there is no capital allocation for this project in the 10-Year Capital Works Program.
3. Alternative options to the City funding the built infrastructure in full may be available. Potential concessions to a long-term lessee who could fully or partially fund the construction are one such option. Any exploration or investigation of these alternatives will be detailed in future reports to the Council.

Asset Related Implications

1. Should the Halls Saddle development eventuate, it would be a new asset and incur new ongoing maintenance costs.

21. Respect and Appreciation of Staff
File Ref: F24/66157

Councillor Posselt

Motion:

That the Hobart City Council affirms the following:

A sincere appreciation for staff, who serve the residents and visitors of Hobart in a professional and capable manner.

Respect for City Officers and their unique training, expertise and knowledge that results in expert advice being provided to elected members for decision making.

Recognition that City Officers work to implement decisions of the council made at the strategic level and that individual projects are a reflection of actions within strategic documents elected members endorse.

Condemns commentary and debate that brings the city into disrepute, targets city officers, causes offense or bullies/harasses any individual.

Work with the Local Government Association of Tasmania (LGAT) and other interested councils to develop and run a public facing campaign to promote City Officers and the expertise/qualities they bring to the city in concert with a public education campaign that promotes respectful conduct and debate in public discourse.

Rationale:

City officers (staff) are critical to the functioning of The City of Hobart. They perform crucial tasks such as maintaining sports ovals, compliance, customer service, collecting rubbish, city cleansing, leadership, training, construction, fabrication, arboriculture, planning and administration and much more. In addition, they provide their expertise in good faith to build a city and initiate activities consistent with strategic decisions made by the Council.

It is important that the popularly elected Council recognise that the majority of the work in The City of Hobart is performed by City Officers and from time to time formally recognise the input they have into the functioning and good governance of the city.

Unfortunately, debate on various matters in the public realm leads to Council Officers feeling undervalued, unsupported and vilified for simply doing their job: enacting the decisions of this council. This is especially true of commentary on social media, where aggressive and demeaning language is too often used against both staff and elected members. This is unacceptable and presents a work health and safety risk to our people in this organisation. It also risks unacceptably high staff turnover, which is inherently bad for the city. Our people, their experience and expertise matter.

This motion serves to recognise City Officers for their work and formally thank

them for what they do. It also asks that the City of Hobart work with other councils and LGAT to promote the good work City officers undertake in their daily duties. It further seeks to provide education through a public facing campaign on principals of respectful conduct and debate.

Administration Response to Notice of Motion

Discussion

The personal backlash that is often received by our elected members, and, in some cases even our staff, is not something anyone deserves and not representative of the type of community we all aspire to be.

Our elected members take the responsibility of making decisions that affect the lives of the Hobart community very seriously. These decisions can range from local policies to significant developmental projects, often sparking diverse opinions and harmful commentary online, however, this type of abuse is not something anyone deserves and not acceptable.

Council officers have been engaging with LGAT specifically around the development and roll out of a dedicated campaign calling out online abuse towards elected members. This is in response to elected members, continuing to receive a high-level of interest and backlash from the community and also some highly vitriolic comments on their social media platforms..

The Local Government Association in the UK rolled out a dedicated campaign in 2021, which was called '*Debate not Hate: Ending abuse in public life for Councillors*'. It was a call for change, raising public awareness of the role of councillors in their communities, encouraging healthy debate and improving the responses and support for local politicians facing abuse and intimidation.

LGAT are currently working with an external provider on how a similar campaign can be adopted in Tasmania and what this might look like. Council officers will commit to keeping elected members informed on the progress.

Whilst this campaign is specifically for elected members, Council officers will discuss with LGAT whether staff can be included in any public facing campaign.

Further, noting the City of Clarence recent motion calling for the development and delivery of a community awareness campaign, aimed at addressing poor behaviour and conduct towards both councillors and council staff, which sought coordination with LGAT and other councils across the State, to ensure consistency and collaboration across the sector.

Strategic, Legislative and Policy Implications

Capital City Strategic Plan

Pillar: Pillar 8: Governance and Civic Involvement

Outcome: 8.2.10: Attract, retain and invest in a high performance, diverse, values-led, and engaged workforce.

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

Strategy: Capital City Strategic Plan 2023

Legislation and Policy

Legislation: NA

Policy: NA

Financial Implications

1. Unknown at this point in time, to be determined at a later stage.

22. Addressing Council Values
File Ref: F24/66177

Alderman Bloomfield

Motion:

That the Council:

1. Note that we have had a messaging platform of 'Hobart respects all' since 2019 and as an organisation are committed to be against discrimination.
2. Note that we have recently had a special item on behalf of the Council publicly apologising for directly breaching the *Anti-Discrimination Act 1998* and being found as an organisation to have engaged in direct discrimination.
3. Note the current process to develop Council's Aboriginal Commitment Action Plan has identified that there is a view that the Hobart City Council is not considered a culturally safe place for Aboriginal people.
4. Note how there have been direct motions singling people out for different treatment due to health conditions and that menopause is a personal private matter that staff shouldn't have to talk to their employer about.
5. Note that the Welcoming and Inclusive Hobart portfolio committee is to help oversee the commitments under the 2019-2029 strategic plan, including pillar 2 "*Community inclusion, participation and belonging*". As part of this, the portfolio committee is to oversee the Hobart respects all 2.0 campaign as well as the Aboriginal Development Action Plan.
6. Calls on the Hobart City Council to apologise for the culture of allowing such discrimination to take place and for this to be noted in the summary media of this meeting.
7. Calls on Council staff to provide a report outlining recommendations for our governance arrangements to help oversee an improved culture of being welcoming and inclusive of all.

Rationale:

It is noted that there have been multiple instances recently where Hobart Council has been reported to have either directly engaged in discrimination or has overseen culture and workplace environments that don't align to our strategic plan and ambition of being welcoming and inclusive.

It was shocking to hear that we are not a culturally safe place for Aboriginal people to work.

Likewise, to have menopausal women isolated for special treatment when Menopause literally means an end to your personal identity. It is an intensely personal point of life where one recognises the loss of childbearing ability. Acknowledging that a huge potential of your personal self has disappeared for good is overwhelming on a good day. Being reminded of it on a constant basis in your workplace with the suggested posters on the walls is cruel to those who are still grieving the change. It becomes potentially discriminatory when your superiors are also continually reminded by same that post-menopausal women 'need additional support' for normal biological maturity as it supplies negative influence in and connotations which are unfair and discriminatory.

This motion simply asks that we note the current situation the council finds itself in, apologises, and asks for a report to come back recommending any changes so that it hopefully doesn't occur going forward.

Administration Response to Notice of Motion

Discussion

The Council's involvement in the blocking of the room booking and RTI processes have been well documented, and apologies have been issued to Louise Elliot for the wrongdoing that occurred. The Council is acting to address the cultural issues that contributed to these occurrences last year through the One Hobart Cultural Development Program, together with specific training on Discrimination being delivered by Equal Opportunity Tasmania. It is anticipated that through these initiatives we will see a move to a more constructive organisational culture.

In respect to work that is occurring on the Aboriginal Commitment Action Plan, it is clear that the organisation is on a journey and is working with the local Aboriginal community to ensure that we are a culturally safe work environment. It is through work such as this that we can make changes within the workplace to ensure that everyone feels safe and included.

In respect to the Council's motion relating to menopause, reflecting on the discussion by Elected Members in the Chamber at the time the motion was raised, the discussion is not considered to be targeted or disrespectful. Indeed, Elected Members were seeking to address the issue with an understanding and desire to achieve positive outcomes for women during this time of their lives. It's fair to say that the City recognises the personal nature of menopause and its impact on women and is responding to the Council's agreed motion with care and sensitivity. In this regard, the City is now actioning the specific items of the resolution through an integrated Wellness Program which is expected to be released next year.

Aside from the matter of the room booking, for which apologies have been issued, it would difficult to draw a conclusion that a broader apology is warranted.

An update on the One Hobart Cultural Development Plan is provided below.

Update One Hobart Culture Plan

The One Hobart Culture Plan has the main tenets of inclusion and belonging and community impact at its core and underpins a number of key Frameworks that have been developed. It is important that there is a holistic approach to all people and culture initiatives, strategies and policies to ensure a cohesive and best practice approach to improving culture, behaviour, performance, inclusion and belonging and work health and safety.

"Where to from here" workshops

"Where to from here workshops" are being held across the organisation. These workshops enable Managers and employees to have conversations about the culture plan, the components of the One Safe Framework and their interpretations of what this means in their context.

The workshops are being delivered by the Organisational Development team to Managers leading teams. These workshops will continue over the next 12 months to assist in the One Hobart Culture Plan and the Leadership Development Program embed a positive culture across our organisation.

One Hobart Capability Framework

The One Hobart Capability Framework is aligned to the Culture Plan aims and the Leadership Development Program and enables Managers and Supervisors to have conversations around behaviour expectations and how Managers can better support employees through training and development and coaching opportunities.

Leadership Practise Follow Up workshops will be rolled out over the next 12 months to Managers and Supervisors to continue to embed the learnings from the Leadership Development Program and to assist all leaders in recognising and developing talent, promoting and modelling positive behaviour and team collaboration, sharing learnings and maximising formal and informal training and development.

Diversity Equity and Inclusion Framework

The Diversity, Equity and Inclusion framework is currently being developed and it is anticipated that a draft framework will be ready by November 2024. The framework will focus on inclusion and wellbeing for all employees and an increased capacity by the City to adapt and accommodate employees regardless of the dimension of diversity. The Organisational Development team will work with the Diversity Council, key internal and external stakeholders and academia to develop a best practise model.

One Safe Framework

One Safe Framework will be developed to ensure staff wellbeing and psychological safety of employees covering both development and prevention. This framework will also intersect with the Culture Plan

Induction

The induction refresh is being finalised ready for roll out in August. All new Managers and Supervisors will be enrolled in training in respect of the One Hobart Culture Plan, the Leadership Development Program and other activities relating to performance and behaviour improvement.

Success Planning App

A further iteration of the Success Planning App which replaces the Performance Management Review process has been completed. The App is used to manage performance and includes goal setting and behaviour and performance review. This App has been rolled out to the indoor workforce over the previous 12 months and a working group will be established in August to design a pragmatic approach in reviewing performance with our outdoor employees.

Leadership Development Program

The Leadership Development Program is currently being designed for in-house delivery to Supervisors from August through to December this year with additional cohorts undertaking this program through to June 2025. This program will be available to all Managers and Supervisors. A more streamlined, pragmatic approach to leadership with the outdoor workforce will be designed and rolled out to all Supervisors who primarily have outdoor work crews. Focus will be on performance and behaviour and team collaboration.

Strategic, Legislative and Policy Implications**Capital City Strategic Plan**

Pillar: Pillar 2: Community Inclusion, Participation and Belonging
Pillar 8: Governance and Civic Involvement

Outcome: 2.1: We celebrate Tasmanian Aboriginal Community, Heritage and Culture
2.4: We are informed and always learning
2.5: We are healthy, joyful and content
8.1: We are strong in our ethics

Strategy: A City for all – Community Inclusion and Equity Framework.

Legislation and Policy

Legislation: Work, Health and Safety Act

Policy: Social Inclusion Policy 2020

Financial Implications

1. N/A

23. Save UTAS Signage Franklin Square
File Ref: F24/66325

Councillor Elliot

Motion:

That Council support 'Respect the vote, Save UTAS' signage being placed upon (or near) the plinth in Franklin Square until such time that an alternative plan for the empty plinth is ready for implementation.

Rationale:

Franklin Square is a prominent, public place in Hobart. There is currently an empty plinth in the Square, where the bronze statue of Dr Crowther once stood. The plinth will likely be empty for an extended period. During this time this public space should be used for the benefit of the community.

There is currently a community campaign underway to 'Save UTAS'. The Save UTAS movement is ongoing and has broad support, evidenced by the 74 percent result in the Hobart elector poll.

As this is a prominent spot, and one of the Council's functions under the local government act is to "promote and represent the interests of the community", it is seen as appropriate that this public space be used to convey this important community messaging.

Administration Response to Notice of Motion**Discussion**

1. It is noted that there is a report on the Crowther statue and the options for the Council in terms of next steps, on this agenda.
2. Placement of a "Save UTAS" banner in Franklin Square would require planning approval in that this is a new sign.
3. If it was proposed to place the sign on the plinth itself, this may not be supported from a heritage point of view. If the sign was placed next to the plinth and was proposed on a temporary basis, it is likely this could be supported, subject to reviewing any representations made by the community. Given that the proposal would be on Council land, it would be considered by the Planning Committee and would not be officer delegated.
4. Like the Crowther statue, any application would prompt the consideration by the Council both as landowner and as planning authority. While the elector poll was a process to obtain input from the public on specific issues relating to the University of Tasmania, this did not extend to the proposed sign. The Council as landowner may utilise the statutory planning process

as a way to obtain further public feedback, although the feedback may be limited to planning issues. Further consultation could be arranged, if that is preferred.

Strategic, Legislative and Policy Implications

Capital City Strategic Plan

Pillar: 8 Governance and Civic Involvement

Outcome: 8.1 Hobart is a city that is well governed that recognises the community as an active partner that informs decisions.

Strategy: 8.1.1 Build community trust through the implementation of effective civic leadership, ethical conduct and responsible governance processes that ensure accountability, transparency and compliance with all legislated and statutory requirements.

8.1.2 Ensure the needs of the community are well represented through effective advocacy and strong collaborative partnerships with key stakeholders and all levels of government.

Legislation and Policy

Legislation: *Land Use Planning and Approvals Act 1993*

Policy: n/a

Financial Implications

1. The cost of a planning application would not be significant. A consultant may be required to prepare and support this application.
2. The cost of a sign would depend on what was proposed.

24. Engaging Developers and Promoting Development
File Ref: F24/66343

Councillor Kelly

Motion:

“That the Council:

1. Note that Hobart has the lowest commercial vacancy rate among all CBD's in Australia as recently reported by the City of Hobart and the Lord Mayor, and that this low vacancy rate leads to higher rents for commercial property.
2. Note that Hobart has very low vacancy rates for residential property and that this low vacancy rate leads to high rents which are impacting on cost-of-living pressures for renters.
3. Note that the 2021-2023 Affordable Housing and Homelessness Commitment gave an undertaking to “*ADVOCATE The City will collaborate with business, community and the sector to advocate for positive change, where appropriate, in order to address local and regional affordable, social housing and homelessness issues.*”
4. Note that Hobart has many underdeveloped sites, including open air car parks and empty sites across the CBD.
5. Note that under the developer contact register the chair of the Housing and Homelessness committee has never met with a single developer, the Deputy Mayor has never met with a single developer and that the Lord Mayor has only ever met with the developer behind the stadium 2.0 proposal. None of the three bothered to meet with the developers behind the recent Argyle Street homelessness shelter proposal.
6. Call upon council officers to prepare a report outlining a strategy for better engagement with the developer sector.

Rationale:

The laws of supply and demand matter for the delivery of affordable property, both commercial and residential. Hobart residents and businesses deserve a market where supply of property results in reasonable prices so that they can conduct their affairs without burdensome cost pressures. It is staggering that in the current rental crisis, and with commercial properties in Hobart so tight that we have the lowest vacancy rate of all CBD's in the country, our leadership team aren't even meeting with developers. This is happening despite multiple underutilised sites within the Hobart CBD. Council needs to come up with a new strategy and approach given the failure of the current one. As we require new property, commercial and residential, to be built then we need to work with the development sector.”

Administration Response to Notice of Motion

Discussion

1. The CEO and Directors of City Life and City Futures have been engaging in a series of meetings with developers over the past few months to understand where there are opportunities for improvements from their perspectives. These meetings are ongoing, and have already been fruitful in identifying future actions.
2. An immediate action which has been identified is the need to hold regular developer forums, which is in the process of being organised. The need for a forum such as this has also been identified as part of the ongoing work of the Housing & Homelessness Portfolio Committee.
3. Another idea other is the need for a development 'concierge' type service to assist larger, more complex development applications to be managed by the Council and the Position Description for the new Economic Development Manager has been updated to include this type of approach.
4. We are also in the process of initiating greater upfront engagement with developers who have proposals that involve heritage listed buildings/sites, following feedback from the development industry over recent months.
5. Further, the Manager Development Appraisal and Director City Life meet with industry representative groups for feedback on our processes. This includes the Property Council, Housing Industry Association, Building Designer Association of Australia, and Architects Institute of Australia. Where there are systemic issues identified that we are able to address, we adjust our processes as appropriate.
6. From a broader perspective, a significant amount of strategic planning is currently being undertaken, including the Central Hobart Plan (endorsed and implementation commenced), North Hobart Neighbourhood Plan (approved for consultation on draft), Sandy Bay and Mount Nelson Neighbourhood Plan (still being developed, having received significant input on early ideas) and the Inner North East Neighbourhood Plan (in the early stages of development). Each of these plans is an opportunity for developers to provide feedback on what is feasible and achievable in the context of future development and how development could contribute to the future of City.
7. Finally, the Urban Design Advisory Panel explore residential options in the context of "pre-application" meetings, when designs are at an early stage. Feedback from developers on a number of projects has been that commercial or other development is more feasible than residential in the current economic climate.
8. The CEO and Acting Director City Life have had questions raised from

several developers as to whether the Council would be willing to offer rates waivers or discounts as an incentive for developers to construct further residential development. This has not yet been explored or costed in any detail, but a report could be provided to the Council with options and the financial implications.

9. The present and future work is about engaging collaborative and productively with developers, other parts of Government and the community to deliver on the social, economic, environmental and cultural outcomes in line with the Hobart – A Community Vision for Our Island Capital.

Strategic, Legislative and Policy Implications

Capital City Strategic Plan

Pillar: 7 Built Environment

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

Strategy: 7.1.1 Identify issues and pursue opportunities to address homelessness and housing affordability.

7.1.2 Advocate for increased housing supply including social and affordable housing delivered through a range of supported accommodation models.

7.1.3 Advocate for legislative and other tools that support increased supply of housing, including social and affordable housing.

7.1.4 Identify and leverage City-owned assets that could support beneficial social and affordable housing outcomes.

7.1.5 Monitor and respond to research and trends that may impact housing supply.

Legislation and Policy

Legislation: *Land Use Planning and Approvals Act 1993*

Policy: n/a

Financial Implications

1. The actions mentioned above do not involve significant financial implications. For example, a developer forum may have some minor catering or venue hire.

25. RESPONSES TO QUESTIONS WITHOUT NOTICE
File Ref: F24/63386

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 Consultancy Services - Costs

Memorandum of the Chief Financial Officer 4 July 2024.

Recommendation:

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

Attachment A: Consultancy Services - Costs (Supporting information) 

26. QUESTIONS WITHOUT NOTICE
File Ref: F24/63405

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**27. Questions Taken on Notice During Debate**
File Ref: F24/63817

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 July 2024 (Supporting information) 

28. 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
- Proposal for an interest of Council's land
- Contracts and their terms and conditions

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 | Proposed Expression of Interest - 3 Morrison Street
LG(MP)R 15(2)(f) |
| Item No. 7 | Contract Extension - Supply and / or Delivery of Aggregate
LG(MP)R 15(2)(d) |
| Item No. 8 | QUESTIONS WITHOUT NOTICE
LG(MP)R 15(2)(g) |