



CITY OF HOBART

AGENDA

The Hobart Workshop Committee Meeting
Open Portion
Monday, 13 October 2025
at 4.00pm
Lady Osborne Room



City of **HOBART**

THE MISSION

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

THE VALUES

The Council is:

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

ORDER OF BUSINESS

Business listed on the agenda is to be conducted in the order in which it is set out, unless the committee by simple majority determines otherwise.

APOLOGIES AND LEAVE OF ABSENCE

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The Hobart Workshop Committee Meeting (Open Portion) held Monday, 13 October 2025 at 4.00pm in the Lady Osborne Room.

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).

COMMITTEE MEMBERS

Apologies:

Councillor R J Posselt (Chairperson)
Deputy Lord Mayor Councillor Dr Z E Sherlock
Councillor J L Kelly
Councillor L M Elliot
Alderman L A Bloomfield
Councillor B Lohberger
Councillor G H Kitsos

NOMINEE MEMBERS

Lord Mayor Councillor A M Reynolds
Alderman M Zucco
Councillor M S C Dutta
Councillor W F Harvey
Councillor W N S Coats

Leave of Absence:

Deputy Lord Mayor Councillor Dr Z E Sherlock
Councillor M S C Dutta

1. ACKNOWLEDGEMENT OF COUNTRY

2. CONFIRMATION OF MINUTES

The minutes of the Open Portion of the Hobart Workshop Committee meeting held on [Monday, 22 September 2025](#), are submitted for confirming as an accurate record.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

Ref: Part 2, Regulation 10(7) of the *Local Government (Meeting Procedures) Regulations 2025*.

Recommendation

That the Committee resolve to deal with any supplementary items not appearing on the agenda, as reported by the Chief Executive Officer.

4. INDICATIONS OF CONFLICTS OF INTEREST

Ref: Part 2, Regulation 10(8) of the *Local Government (Meeting Procedures) Regulations 2025*.

Members of the Committee are requested to indicate where they may have, or are likely to have, interest in the agenda.

5. TRANSFER OF AGENDA ITEMS

Regulation 17 of the *Local Government (Meeting Procedures) Regulations 2025*.

A Committee may close a part of a meeting to the public where a matter to be discussed falls within 17(2) of the above regulations.

In the event that the Committee transfers an item to the closed portion, the reasons for doing so should be stated.

Are there any items which should be transferred from this agenda to the closed portion of the agenda, or from the closed to the open portion of the agenda?

6. OFFICER REPORTS

6.1 Lease Renewal - Lost Freight Cafe - The Springs, Wellington Park File Ref: F25/47346; 15/153-848

Report of the Advisor Legal and Property, Manager Legal and Corporate Governance and Director Corporate Services of 2 October 2025 and attachment.

Delegation: Committee

REPORT TITLE: LEASE RENEWAL - LOST FREIGHT CAFE - THE SPRINGS, WELLINGTON PARK

REPORT PROVIDED BY: Advisor Legal and Property
Manager Legal and Corporate Governance
Director Corporate Services

1. Report Summary and Key Issue

- 1.1. The purpose of this report is to seek approval for a renewal of the lease and licence between Mountain Coffee Co. and the Hobart City Council for the site of the Lost Freight café at The Springs, Kunanyi/Mount Wellington.

2. Recommendation

That:

- 1. The Council grant a lease and a licence for the sites shown in Annexure A to Mountain Coffee Co. for:**
- (i) the purposes of operating a café;***
 - (ii) a period of five (5) years; and***
 - (iii) a rent of \$6,760 (ex. GST) per annum indexed annually in line with Hobart CPI.***
- 2. The Chief Executive Officer be otherwise authorised to negotiate and agree to the final terms of the lease.**

3. Discussion and Background

- 3.1. Lost Freight has operated as a successful café business at the Springs since 2017. The current lease was granted to the previous owners in February 2020 for a period of five (5) years. The current owner, Mountain Coffee Co., purchased the business in 2022 and the lease was assigned.
- 3.2. The current lease expired on 5 February 2025 and is holding over on a monthly basis. Council have engaged with Mountain Coffee Co. since late 2024. Renegotiation has taken longer than anticipated as Council officers have worked through Council's property management review and sought to address some operational matters that have arisen over the term of the previous lease.
- 3.3. In line with the current lease, the proposed new lease between Council and Lost Freight will include both lease and licence components (see **Attachment A** for the extent of these areas).

- 3.4. The lease component of the agreement will apply to the area to be occupied by the two shipping containers (approximately 35m²) and will be land that Lost Freight have exclusive right to occupy. The lease will be for the land only. Ownership of and responsibility for the two shipping containers will remain with Mountain Coffee Co.
- 3.5. The licence component of the agreement will include the area outside the shipping container (approximately 30.5m² and shown as Lot 2 on the plan in **Attachment A**) and will be land that Lost Freight will have permission to utilise for outdoor furniture. The licence also includes the use of Council owned stone hut which will house the tenant's generator and associated items (approximately 9m² and shown as Lot 3 on the plan in **Attachment A**). Mountain Coffee Co will not have exclusive use or occupation of these areas.

4. Legal, Risk and Legislative Considerations

- 4.1. The Legal and Property team have negotiated a new lease agreement with Mountain Coffee Co. The new agreement incorporates updated standard terms as well as including special conditions which address several issues which have been identified by both parties. Mountain Coffee Co. have agreed in principle to the proposed terms. Further details on the discussions with Mountain Coffee Co. are set out in paragraph 7.
- 4.2. In accordance with section 177(2) of the *Local Government Act 1993* (Tas), Council officers engaged Acumentis: Property & Business Valuations to undertake a rental value assessment. The market rent for the site was assessed at \$6,760 (ex. GST).
- 4.3. As the proposed lease term does not exceed five years, the City will not need to undertake the period of public advertising under section 178 of the *Local Government Act 1993* (Tas).

5. Strategic Planning and Policy Considerations

- 5.1. By granting a lease to a business that contributes to the vibrancy of one of Hobart's most popular and unique tourist locations, the proposal contributes towards the following strategies and outcomes in the

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

4.1.4 Support the local community and businesses to foster the vibrancy of local areas to contribute to attractive and unique destinations.

OUTCOME 4.4 Hobart's economy is strong, diverse and resilient.

4.4.7 Develop and maintain visitor services and tourism infrastructure in partnership with key stakeholders and government agencies

6. Financial Viability

6.1 Financial Considerations:

	2025-26	2026-27	2027-28	2028-29
	\$	\$	\$	\$
Revenue				
Existing Revenue	1,475			
Additional Revenue	5,070	6,760	6,760	6,760
Total Revenue	6,495	6,760	6,760	6,760
Expenditure				
Operating	4,400			
Capital	n/a	n/a	n/a	n/a
Total Expenditure	4,400			
Net Cost	4,400	n/a	n/a	n/a

FTE Impact

	2025-26	2026-27	2027-28	2028-29
Change in FTE	n/a	n/a	n/a	n/a

Detail the change in the level of full-time equivalents within the group should the requested level of additional funding be required.

6.2 City Economy Strategy:

- 6.2.1 Granting a business that contributes to the vibrancy of one of Hobart's most popular and unique tourist locations, the proposal aligns to the following strategic priorities listed in the City of Hobart City Economy Strategy 2023 – 2028:

2. Attract responsible investment to unlock an inventive and inclusive economy:

2.7 Advocate for the development of strategically important sites

4. Promote and leverage Hobart's uniqueness and celebrate the Hobart Difference

4.7 Advocate for, support and promote our artisan producers, business and events

6.3 Economic Impact:

- 6.3.1 The Lost Freight business employs a small team of baristas and café staff. The café is a key part of the Springs area, and the café has become an important piece of tourist infrastructure.

6.4 Consultants

6.4.1 Council obtained a valuation from an external valuation firm. The cost was \$4,400 (inc. GST). Council does not have suitably qualified staff to undertake valuations internally. The relatively high cost was in part due to the unique location and comparable properties not being so easily identifiable.

6.4.2 No other external consultants have been or will be engaged as part of this proposal. The lease will be drafted and finalised in house.

7. Community and Business Engagement and Collaboration

7.1. Council officers have been engaging with Mountain Coffee Co. since late 2024. The initial engagement surrounded identifying whether the previous lease area was still appropriate, or a larger area was required.

7.2. Council officers reengaged with Mountain Coffee Co in 2025. Council officers met with Mountain Coffee Co to discuss how the business was operating and what conditions should be included in any future lease. Several arrangements that had developed over the course of the previous lease were identified. These issues include Mountain Coffee Co.'s use of the Council owned public WIFI and Council's use of Mountain Coffee Co.'s generator for charging the Council's WIFI equipment.

7.3. The discussion with Mountain Coffee Co. also identified parts of the arrangement that were not working optimally. In particular, Mountain Coffee Co. has had concerns about dealing with tourists frustrated with road closures. The new lease notes that due to the unique location a degree of tourist information is required. Council officers are also obtaining a digital sandwich board to be located at the Springs which will be able to communicate up to date tourist information. Council will also continue to station a staff member at the Springs to provide tourist information during peak times.

8. Innovation and Continuous Improvement

8.1. As noted above, Council officers have reviewed the operation of the current lease and found ways to improve the next iteration 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.



Andrew Topfer
ADVISOR LEGAL AND PROPERTY



Wes Young
MANAGER LEGAL AND CORPORATE GOVERNANCE



Michael Reynolds
DIRECTOR CORPORATE SERVICES

Date: 2 October 2025
File Reference: F25/47346; 15/153-848

Attachment A: Lease Area - Lost Freight - The Springs (Supporting information) 

6.2 Procurement - Quotation Exemption Report
File Ref: F25/68235

Report of the Manager Rates, Procurement and Risk of 22 September 2025 and attachments.

Delegation: Committee

REPORT TITLE: PROCUREMENT - QUOTATION EXEMPTION REPORT**REPORT PROVIDED BY:** Manager Rates, Procurement and Risk**1. Report Summary and Key Issue**

- 1.1. The purpose of this report is to provide a list of exemptions from the requirement to seek three written quotations granted for the period 1 April to 30 June 2025 for the information of Elected Members.
- 1.2. The community benefit is providing transparency and delivering best value for money through strategic procurement decision-making.

2. Recommendation

That the Council note the exemptions granted from the requirement to seek three written quotations for the period 1 April to 30 June 2025, marked as Attachment A to this report.

3. Discussion and Background

- 3.1. It is a legislative requirement that Council establishes and maintains procedures for reporting by the Chief Executive Officer to Council in relation to the purchase of goods, services or works where a public tender or quotation process is not used.
- 3.2. At its meeting on 19 March 2018, the Council resolved inter alia that:
 - 3.2.1. *A report of exemptions granted from the requirement to seek 3 written quotes be presented to the Finance and Governance Committee as at 31 March, 30 June, 30 September and 31 December each year.*
- 3.3. A report outlining the quotation exemptions from the requirement to seek three written quotes granted during the period 1 April to 30 June 2025 is attached – **refer Attachment A.**
- 3.4. As outlined in the City's Code for Tenders and Contracts (the Code) where a Council Contract does not exist the City will seek a minimum of three written quotes for procurements between \$50,000 and \$249,999.
- 3.5. There may be occasions where, for a number of reasons, quotation(s) cannot be obtained / sought from the market or where doing so would have no additional benefit to the City or the market.
- 3.6. Therefore, exemptions from the requirement to seek written quotes can be sought from the Network Director but only if an acceptable reason exists as outlined in the Code, as follows:

- (a) where, in response to a prior notice, invitation to participate or invitation to quote:
 - no quotations were submitted; or
 - no quotations were submitted that conform to the essential requirements in the documentation;
 - (b) where the goods, services or works can be supplied only by a particular supplier and no reasonable alternative or substitute goods, services or works exist e.g. a sole supplier situation exists;
 - (c) for additional deliveries of goods, services or works by the original supplier that are intended either as replacement parts, extensions or continuing services;
 - (d) where there is an emergency and insufficient time to seek quotes for goods, services or works required in that emergency;
 - (e) for purchases made under exceptional circumstances, where it can be demonstrated that it is in best interests of the community and represents best value for money such as for reasons of extreme urgency or beneficial circumstances and not for routine purchases from regular suppliers.
 - (f) where a quotation was received within the last 3 months for the same goods, services or works (e.g. a recent value for money comparison was made);
 - (g) for purchases made under exceptionally advantageous conditions that only arise in the very short term, such as from unusual disposals, liquidation, bankruptcy or receivership and not for routine purchases from regular suppliers; or
 - (h) for a joint purchase of goods or services purchased with funds contributed by multiple entities, where Council is one of those entities and does not have express control of the purchasing decision.
- 3.7. For the period 1 April to 30 April 2025 there were two exemptions granted, where expenditure was between \$50,000 and \$249,999 and therefore three written quotations were required to be sought in line with the Code.
- 3.8. The exemptions were granted on the grounds that the goods/services could only be provided by a particular supplier and no reasonable alternative or substitute supplier existed.
- 3.9. It is proposed that the Committee note the exemptions granted from the requirement to seek three written quotes for the period 1 April to 30 June 2025.
- 3.10. As outlined in the Code, quotation exemptions for a value under \$50,000, that is where 1 or 2 written quotations are required to be sought but an exemption from that requirement has been granted by the

relevant Network Director, have been reported to the Chief Executive Officer.

- 3.11. All approvals for the exemptions from the requirement to Tender are sought and reported through the formal Council approval processes.

4. Legal, Risk and Legislative Considerations

- 4.1. Regulation 29 of the *Local Government (General) Regulations 2025* states that the Council's Code for Tenders and Contracts must (j) *establish and maintain procedures for reporting by the general manager to the council in relation to the purchase of goods or services in circumstances where a public tender or quotation process is not used.*

5. Strategic Planning and Policy Considerations

- 5.1. The City's Code for Tenders and Contracts is referenced in this report as it provides a framework for best practice procurement and sets out how the City will meet its legislative obligations in respect to procurement, tendering and contracting.
- 5.2. This report is consistent with strategy 8.2.6 in the City of Hobart Capital City Strategic Plan 2023, being:
- 5.2.1. Delivery high quality and timely procurement to support the delivery of programs, projects and services while achieving value for money.

6. Financial Viability

- 6.1. Financial Considerations:

	2024-25	2025-26	2026-27	2027-28
	\$'000	\$'000	\$'000	\$'000
Revenue	N/A	N/A	N/A	N/A
Existing Revenue				
Additional Revenue				
Total Revenue				
Expenditure	N/A	N/A	N/A	N/A
Operating				
Capital				
Total Expenditure				
Net Cost				
FTE Impact				
	2024-25	2025-26	2026-27	2027-28
Change in FTE	N/A	N/A	N/A	N/A

Detail the change in the level of full-time equivalents within the group should the requested level of additional funding be required.

- 6.1.1. There are no financial, FTE or asset implications arising from this report.
- 6.1.2. All expenditure noted in the attached listing of quotation exemptions granted was funded from the 2024-25 budget estimates.

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**

Date: 22 September 2025
File Reference: F25/68235

Attachment A: Report - Quotation Exemption Granted (3 Quotes) 1 April to 30 June 2025 (Supporting information) 

7. ITEMS FOR WORKSHOPPING

The City of Hobart utilises the workshop forum as allowed under the *Local Government (Meeting Procedures) Regulations 2025* as a mechanism to receive information in relations to specific matter. In accordance with the Terms of Reference of the Committee, any matter that is listed on the agenda for workshoping may not be the subject of a Committee decision, other than a resolution that the item be noted.

7.1 TasWater Briefing - Price and Service Plan 5 **File Ref: F25/73659**

Report of the Chief Executive Officer of 7 October 2025 and attachment.

**MEMORANDUM: HOBART WORKSHOP COMMITTEE****TasWater Briefing - Price and Service Plan 5**

Representatives from TasWater will be in attendance to provide a briefing to the Council in relation to their Price and Service Plan 5.

The Tasmanian Economic Regulator is reviewing TasWater's costs and, at the end of the investigation, will determine the maximum prices TasWater can charge for regulated services between 1 July 2026 and 30 June 2030.

A copy of TasWater's Price and Service Plan 5 Proposal is attached to this memorandum.

Workshop Purpose

For the Workshop Committee to receive a briefing from the TasWater in relation to their proposed Price and Service Plan 5.

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

Michael Stretton
CHIEF EXECUTIVE OFFICER

Date: 7 October 2025
File Reference: F25/73659

Attachment A: TasWater Price and Service Plan 5 Proposal (Supporting information) 

7.2 Reforms to Councillor Numbers and Allowances
File Ref: F25/70744

Report of the Chief Executive Officer of 7 October 2025 and attachment.

REPORT TITLE: REFORMS TO COUNCILLOR NUMBERS AND ALLOWANCES**REPORT PROVIDED BY:** Chief Executive Officer**1. Report Summary and Key Issue**

- 1.1. The purpose of this report is to workshop with the Council the proposals being put forward by the Tasmanian Government as part of its reforms to Councillor Numbers and Allowances.

2. Workshop Purpose

- 2.1 To workshop the concepts outlined in this report as they relate to proposed changes to Councillor numbers and allowances.

3. Discussion and Background

- 3.1. On 15 September 2025, the Minister for Local Government, the Hon Kerry Vincent MLC wrote to councils to advise that the Tasmanian Government was undertaking a review of councillor numbers and allowances.
 - 3.1.1. A copy of the discussion paper can be found at attachment A.
- 3.2. The review is a key recommendation of the Future of Local Government Review and proposes a new, fair, and data-driven system to set councillor numbers and allowances using factors like population, development activity, infrastructure, urbanisation, and road networks.
- 3.3. Key changes include:
 - Reducing the total number of councillors from 263 to 203, with councils having 9, 7, or 5 councillors based on their size and complexity.
 - Increasing councillor allowances by 14.25% on average, funded by savings from fewer councillors.
 - Aligning councillor numbers and pay to council responsibilities, ensuring equal pay for equal work and consistency across similar councils.
 - Establishing regular, four-yearly reviews to keep the system up-to-date and responsive to community needs.
 - Exploring whether to require councils to pay the 12% superannuation equivalent allowance into councillors' super funds.
- 3.4. It is noted that the Council, in its submission to the Future of Local Government Review, supported the recommendation that, *the*

Tasmanian Government should commission an independent review into councillor numbers and allowances.'

- 3.5. Further detail of the key changes is provided below.

Councillor Numbers and Allowances

- 3.6. Tasmania has the second highest proportion of councillors per head of population in Australia.
- 3.7. Since the establishment of our current system of 29 councils in 1993, there have been several reviews of levels of representation in local government. These have occurred infrequently, have not captured the entire sector and delivered piecemeal change.
- 3.8. The last of these reviews occurred in the early 2010s which were opt-in and saw a small number (9) or participating councils reduce the number of elected representatives by between 1 and 3.
- 3.9. Having a consistent framework for establishing an appropriate representational range which is applied to all councils will help, in the first instance, reset these inconsistencies, while in the future create an enduring, equitable and robust model for the democratic representation of Tasmanian communities.
- 3.10. Reviews of councillor allowances have occurred relatively infrequently over the past 25 years (2000, 2004, 2008 and 2018), and since the introduction of the existing framework for determining councillor allowances in 2004, there have been only minor changes (annual indexation) to the allowances paid to councillors.
- 3.11. Councils are currently allocated to allowance categories based on a formula of **total voters multiplied by operating revenue divided by 1 million** to derive a score.
- 3.12. The discussion paper identifies a number of weaknesses with this framework, namely:
- Total voters as a metric does not reflect that councillors represent the interests and make decisions impacting all residents of their municipality. Therefore, the use of total population is considered a better indicator of representational need.
 - Operating revenue is impacted by financial assistance and other capital grants paid to councils and is subject to notable year-on-year fluctuations.
 - While not applied annually, the framework uses only data for a given financial year, therefore is vulnerable to sizeable fluctuations in operating revenue.
 - The formula does not recognise the relationship between levels of representation and pay as indicators of the complexity and workload required on individual councils.

- 3.13. The Office of Local Government has developed a proposed formula to determine appropriate councillor numbers and allowances based on key demographic, financial and geographic metrics and broad alignment with levels of representation in other jurisdictions.
- 3.14. Based on their score against the metrics, councils are allocated to one of three categories, with either nine, seven or five elected representatives.
- 3.15. Importantly, the formula recognises not all factors contribute equally to representational need. It adopts a three-tiered approach, recognising population as the primary determinant of representational need, followed by complexity of role, and geographic factors.

Tier	Metric	Source	Rationale
1 (scores 1 – 5)	Metric 1.1 – population size	Australian Bureau of Statistics	Population is the primary factor for determining communities' representational needs. While electors influence the outcomes of elections, councillors are responsible for representing the entire population of their LGAs, justifying population (rather than simply voting age population) as the appropriate metric.
2 (scores 1 – 3)	Metric 2.1 – total value of approved development applications (5-year average)	Councils Consolidated Data Collection	The value of development applications approved by a council acts a proxy measure for the complexity of a councillor's role by indicating workload, technical demands, community engagement needs, and strategic oversight required. This figure has been used over the total number of development applications received as the dollar value better reflects complexity, as opposed to workload (e.g. it is a more complex task assessing a smaller number of higher value applications than a higher number of straightforward applications, many of which may in fact be delegated).
	Metric 2.2 – total written down value of infrastructure assets	Councils Consolidated Data Collection	As with development applications, higher infrastructure values signal greater complexity in the role of councillor, indicating a larger asset base to maintain, fund, and plan for. This figure includes property, plant and equipment, roads and bridges, and stormwater infrastructure.
3 (scores 0.5 –	Metric 3.1 – urbanisation (based on the	Australian Classification of Local	Captures the blend of population, density, and geographic factors, while ensuring alignment with the ACLG's

Tier	Metric	Source	Rationale
1.5)	Australian Classification of Local Governments	Governments	focus on population, density, and urban/rural character. By integrating these inputs, the model ensures comparability with other Australian jurisdictions while addressing Tasmania's unique geography and small population.
	Metric 3.2 – kilometre of sealed roads (urban and rural)	Councils Consolidated Data Collection	Provides as an indication of the geographic dispersion of communities within an LGA, contributing to a need for representational 'spread'. Length of sealed roads is used as an indicator for population distribution as opposed to simple land area size, which in some geographically large councils can (and in many cases does) include national park, uninhabited and/or un-serviced land. Sealed roads are used to indicate that populations are predominately clustered along sealed roads. From a complexity perspective, the asset values metric (2.2) includes the value of both sealed and non-sealed roads.

- 3.16. The discussion paper advises that nine councillors is a common level of representation for medium sized urban councils like Hobart, Launceston, Clarence, Glenorchy and Kingborough.
- 3.17. It is proposed that allowance categories be determined based on the same score which determines numbers – creating a robust, cohesive and consistent formula for numbers and allowances.
- 3.18. To ensure a smooth transition and maintain fairness, the proposal utilises six allowance categories, aligning them as 'bands' within the new councillor number categories.
- 3.19. This approach links allowances to council responsibilities, encouraging sustainable growth in metrics like population and infrastructure, which reflect community strength and development.
- 3.20. In addition to this, Councillor allowances in each band will increase by 14.25%, funded by savings from reducing councillor numbers, to better recognise the growing complexity of elected representative roles. The reform would be implemented immediately after the October 2026 elections.
- 3.21. Based on the scoring formula, the table below shows the proposed councillor numbers and allowances:

Numbers category	Allowance band	Council	Score	Current number of crs	New number of crs	Cr change	New cr allowance rate (\$)
1	1.1	Clarence	14.0	12	9	-3	51,366
		Hobart	14.0	12	9	-3	51,366
		Launceston	14.0	12	9	-3	51,366
	1.2	Glenorchy	13.0	10	9	-1	41,585
		Kingborough	13.0	10	9	-1	41,585
2	2.1	Burnie	10.0	9	7	-2	31,491
		Central Coast	10.0	9	7	-2	31,491
		Devonport	10.0	9	7	-2	31,491
		West Tamar	10.0	9	7	-2	31,491
	2.2	Northern Midlands	9.5	9	7	-2	21,404
		Sorell	9.0	9	7	-2	21,404
		Circular Head	8.5	9	7	-2	21,404
		Meander Valley	8.5	9	7	-2	21,404
		Huon Valley	8.0	9	7	-2	21,404
		Brighton	7.5	9	7	-2	21,404
		Waratah-Wynyard	7.5	8	7	-1	21,404
	2.3	Break O'Day	7.0	9	7	-2	17,888
		Derwent Valley	7.0	8	7	-1	17,888
		Latrobe	7.0	9	7	-2	17,888
		Dorset	6.5	9	7	-2	17,888
		Kentish	6.5	9	7	-2	17,888
		Glamorgan-Spring Bay	5.5	8	7	-1	17,888
		George Town	5.0	9	7	-2	17,888
		Southern Midlands	5.0	7	7	0	17,888
3	3.1	Central Highlands	4.5	9	5	-4	15,064
		West Coast	4.5	9	5	-4	15,064
		Flinders	4.0	7	5	-2	15,064
		King Island	4.0	9	5	-4	15,064
		Tasman	4.0	7	5	-2	15,064

3.22. There are several other issues relating to the operation of a new numbers and allowances framework that have been identified where specific input is requested. These key consultation issues are considered in the following table together with the rationale for the review itself:

Reform rationale	Comments
<p>High number of councillors: Tasmania has one of the highest numbers of councillors per person in Australia, which can lead to inefficiencies and, in some cases, undemocratic election outcomes where candidates win with very few votes.</p>	<p>Agreed. There is little doubt that Tasmania has a high number of Local Government elected representatives, which is clearly illustrated by the comparison in the discussion paper.</p> <p>It can be quite reasonably argued that this reform is more of a band-aid solution, when a broader council reform process is warranted.</p>
<p>Inconsistencies in representation: Historical reviews of numbers targeted at a small number of councils, have left councils of similar size with different numbers of councillors, creating inequitable variations.</p>	<p>Agreed Previous reforms have created inequities, for instance the cities of Glenorchy and Hobart adjoin each other with similar populations, however, Glenorchy has operated with 10 elected representatives for many years.</p>
<p>Low pay for councillors: Current allowances do not reflect the growing complexity of councillors' roles, discouraging diverse and talented candidates and indirectly limiting the time some councillors can devote to their duties.</p>	<p>Agreed. While it is agreed that the low pay for councillors is problematic, it not necessarily agreed that the proposed 14.25% average increase is enough of a change.</p> <p>For the City of Hobart, for instance, it would increase the current councillor allowance from \$43,755 to \$51,366, which is not going to make a meaningful difference in attracting people to fulfil the role. Equally, the allowances for Lord Mayor and Deputy Lord Mayor roles is not proposed to be increased by the reform, which has the equal lack of incentive for people to take on these roles.</p>
<p>Outdated system: The current method for setting allowances, based on registered voters and operating revenue, has notable flaws - failing to account for population size or council responsibilities, and is susceptible to volatile changes from grant revenue.</p>	<p>Agreed The current methodology for determining elected member numbers and allowances is not sophisticated enough to identify the demands of the role.</p> <p>The proposed methodology includes a broader spectrum of metrics which seem appropriate for determining the complexities and demands of the roles. This includes, population size, total approved development applications, asset values, urbanisation and kilometres of sealed road, to measure representational spread. While this range of</p>

	parameters appears to be representative of the differing natures of the municipal areas, one would have thought that operational and or capital budgets would be an equally good measure of the complexity and scale of elected member roles, which should also be considered.
Key Consultation Issues	Comments
Quorum management Should we consider any strategies/guidance for council decision making where a quorum cannot be maintained?	<p>This reform process should include measures to address quorum management issues, as it will be a concern for all councils with a reduction in elected members. There should be two focus areas:</p> <ol style="list-style-type: none"> 1) Flexible/remote participation should be enabled for Council and Committee meetings. 2) The Council has worked with experienced Local Government Solicitors to implement an innovative flexible quorum management approach for Council Committees, which involves the development of terms of reference which enable appointed members and nominee members. It is suggested that this approach should be considered more broadly to provide for more flexible management of committee meeting quorum.
Superannuation Should it be mandatory for councillors' existing superannuation equivalent payments to be directed into a nominated superannuation fund?	<p>It is noted that since 2004, Tasmanian councillors have received a 9% superannuation equivalent payment as part of their allowances (increased to 12% from June 2025). However, there is no requirement for this amount to be paid into a superannuation fund (even though councillors can make voluntary contributions).</p> <p>It is not proposed that elected members will be employees of the councils, so it is suggested that the status quo be retained whereby a superannuation equivalent payment is maintained as part of their allowance.</p> <p>Alternatively, elected members may determine that they would prefer to have a</p>

	legislated superannuation entitlement, paid in the same way that company directors, at the SGC rate. That is, that councillors should be 'deemed' to be employees for superannuation purposes. Council considers that this change could be legislated within the Local Government Act requirements. Such a change would further assist to recognise the important role that councillors play and assist to improve the compensation paid.
Setting the foundation for future reviews Should the methodology and ongoing review framework for councillor allowances and numbers be embedded in legislation?	In order to ensure consistency of approach moving forward it is considered that the review framework for councillor allowances and numbers should be embedded in legislation.

4. Legal, Risk and Legislative Considerations

- 4.1. It is proposed that the changes will be implemented through amendments to the *Local Government Act 1993* before the October 2026 local government elections.
 - 4.1.1. Under the Local Government Act, the Minister is permitted to recommend the Governor make changes to councillor numbers by Order in response to a report from the Local Government Board. Similarly, historical reviews of councillor allowances have been undertaken by a Board of Inquiry, with recommendations provided to the Minister for actioning at their discretion.
- 4.2. Minor legislative amendments will be required to Schedule 3 of the *Local Government Act 1993* and Schedule 4 of the *Local Government (General) Regulations 2025* to implement changes to councillor numbers and allowances resulting from this framework.
- 4.3. However, it is intended the implementation of the framework – including those to allowances and numbers – will be delivered by an amendment Bill.

5. Strategic Planning and Policy Considerations

- 5.1. Outcome 8.1 of the Capital City Strategic Plan is relevant to the proposal contained within this report:

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

6. Financial Viability

6.1. Financial Considerations:

- 6.1.1. The financial impacts of the proposed reform to councillor allowances and numbers are included in the following table. The City would achieve a saving of approximately \$62, 766 per annum:

	Current	Proposed (+14.25%) - 9 Elected Members
Councillors	\$43,755	\$51,366
Deputy Lord Mayor	\$28,258	\$28,258
Lord Mayor	\$109,388	\$109,388
Councillors (Total)	\$525,060	\$462,294
Deputy Lord Mayor	\$28,258	\$28,258
Lord Mayor	\$109,388	\$109,388
Total Allowances	\$662,706	\$599,940

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



Michael Stretton
CHIEF EXECUTIVE OFFICER

Date: 7 October 2025
File Reference: F25/70744

Attachment A: Discussion Paper (Supporting information) 

7.3 Central Hobart Plan - Annual Update
File Ref: F25/72371; 19/79

Report of the Manager Strategic Land Use Planning of 7 October 2025
and attachment.



MEMORANDUM: HOBART WORKSHOP COMMITTEE

Central Hobart Plan - Annual Update

The purpose of this briefing is to provide the committee with a progress update on the implementation of the Priority Actions for the Central Hobart Plan since the mid-year update provided at the 24 March 2025 Hobart Workshop. The briefing will also include a high-level update on the progress of Planning Scheme Amendments (PSAs) associated with Central Hobart and the Hobart Local Provisions Schedule (LPS). A short overview of the progress on various other PSAs associated with the neighbourhood program will also be covered.

Following the adoption by Council in May 2024 of the Implementation Program, officers have been progressing the delivery of the 20-year Central Hobart Plan Priority Actions to guide development to strengthen what is great about Hobart, what makes the city liveable and distinctive.

Officers have progressed in part or full each of the six key priority actions. While many involve ongoing work or still have some work to go, five major sub-actions such as the Hobart Design Guidelines are considered complete or are now “business as usual.” Officers propose to elevate the following three actions as the priorities for the remainder of 2024-25 FY while keeping up our work or implementation on other priority actions:

- Priority Action 1: Innovation Precinct Framework
- Priority Action 2: Elizabeth Street Vision Plan
- Priority Action 3.1: Planning Scheme Amendments for Central Hobart

Attachment A further details the progress made on all the priority actions indicating actions as begun, well underway, complete, ongoing, or not yet started.

The briefing will be undertaken in four parts:

- Update on the key priority actions for Central Hobart Plan
- Planning Scheme Amendments / LPS Update
- Strategic Land Use Planning Update
- Questions and Answers Session

Workshop Purpose

For the Council to receive the update on the Central Hobart Plan 2023 and the progress toward the priority actions as detailed in Attachment A and the progress of the Planning Scheme Amendments associated with Central Hobart and the Hobart Local Provisions Schedule.

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



Jennifer Lawley
**MANAGER STRATEGIC LAND USE
PLANNING**

Date: 7 October 2025
File Reference: F25/72371; 19/79

Attachment A: Central Hobart Plan Update (Supporting information) 

8. RESPONSES TO QUESTIONS WITHOUT NOTICE

Regulation 34(3) *Local Government (Meeting Procedures) Regulations 2025*.
File Ref: 13-1-10

The Chief Executive Officer reports:-

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

The Committee is reminded that in accordance with Regulation 34(3) of the *Local Government (Meeting Procedures) Regulations 2025*, the Chairperson is not to allow discussion or debate on either the question or the response."

RECOMMENDATION

That the following responses to questions without notice be received and noted.

8.1 Charitable Rates Exemptions

Memorandum of the Manager Rates, Procurement and Risk of 1
October 2025



**MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ELECTED MEMBERS**

CHARITABLE RATES EXEMPTIONS

Meeting: Hobart Workshop Committee

**Meeting date: 15 September
2025**

Raised by: Alderman Louise Bloomfield

Question:

What is the current value of rates for the properties which receive Charitable Rates Exemptions in the City, and how does this compare with the situation ten years ago?

Response:

The Charitable Rates Exemption is provided under section 87(1)(d) of the *Local Government Act 1993 (Tas)* (LG Act), which states that land owned and occupied exclusively for a charitable purpose is exempt from the General Rate. However, service rates and charges—including the waste management service charge, fire service rate, stormwater removal service rate, FOGO collection service charge, and the State Government waste levy—still apply to these properties.

The City does not have discretion over the entitlement to the charitable rates exemption; it is a legislative requirement. The Council's role is to assess whether the exemption applies in each case, as outlined in the Council Policy – Rate Exemption – Charitable Purposes.

Comparison: 2025 vs. 2015

The following comparison outlines the change in the number of properties and the value of the exemption over the past ten years:

- Ten years ago (2015):
 - 162 properties were entitled to the Charitable Rates Exemption.
 - The total value of the exemption was \$2,628,082.
- Current (2025):
 - 170 properties in the Hobart municipal area are currently entitled to the Charitable Rates Exemption.
 - The total value of the exemption is \$6,031,702.
 - 2 of these properties fall under the Rates Equivalency Deed with the University of Tasmania, and the City receives an approximate equivalent of the General rates that the University would otherwise have paid had they not been entitled to the exemption under the LG Act.

Over the past ten years, the legal entitlement to the Charitable Rates Exemption for independent living units within retirement villages operated by a charitable organisation—and, subject to eligibility, student accommodation—has been clarified. Properties that meet the criteria of being owned and occupied exclusively for charitable purposes (such as the relief of the aged or the advancement of education) are now entitled to the exemption under section 87(1)(d) of the LG Act. This clarification followed a Supreme Court decision in April 2019, which was reflected in amendments to the Council Policy at that time.

The charitable rate exemption does not represent lost revenue for the City. The City continues to raise the total amount of rates required in its budget each year; the exemption redistributes the rates burden among other rateable properties.

Eligibility for the charitable rates exemption is reviewed annually, and properties must continue to meet the eligibility criteria under section 87(1)(d) of the LG Act to maintain their exemption.

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 CORPORATE SERVICES

Date: 1 October 2025
File Reference: F25/70585

9. QUESTIONS WITHOUT NOTICE

Regulations 33 and 34 of the *Local Government (Meeting Procedures) Regulations 2025*.
File Ref: 13-1-10

33(2) A question asked at a meeting is to, as far as is practicable -

- (a) be concise; and*
- (b) be clear; and*
- (c) not be a statement; and*
- (d) have minimal pre-ambles*

34. Questions without notice by a Councillor

(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 Chief Executive Officer.*

(2) In asking 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 Chief Executive Officer who is asked a question without notice at a meeting may decline to answer the question.

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

10. CLOSED PORTION OF THE MEETING

RECOMMENDATION

That the Committee resolve by majority that the meeting be closed to the public pursuant to regulation 17(1) of the *Local Government (Meeting Procedures) Regulations 2025* because the items included on the closed agenda contain the following matters:

- Information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business
- Matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council.

The following items are listed for discussion:-

Item No. 1	Minutes of the last meeting of the Closed Portion of the Committee Meeting
Item No. 2	Consideration of supplementary items to the agenda
Item No. 3	Indications of conflicts of interest
Item No. 4	Officer Report
Item No. 5	Questions Without Notice