



CITY OF HOBART

MINUTES

THE HOBART WORKSHOP COMMITTEE MEETING

OPEN PORTION

MONDAY, 13 OCTOBER 2025 AT 4.04PM



City of **HOBART**

ORDER OF BUSINESS

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The Hobart Workshop Committee Meeting (Open Portion) held on Monday, 13 October 2025 at 4.04pm in the Lady Osborne Room.

COMMITTEE MEMBERS

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

PRESENT:

Councillor R J Posselt (Chairperson)
Lord Mayor Councillor A M Reynolds
Councillor W F Harvey
Councillor J L Kelly
Councillor L M Elliot
Alderman L A Bloomfield
Councillor G H Kitsos

Apologies:

Deputy Lord Mayor Councillor Dr Z E Sherlock
Alderman M Zucco

Leave of Absence:

Councillor M S C Dutta

In accordance with clause 4.6 of the Terms of Reference, the Chief Executive Officer appointed the Lord Mayor Councillor Reynolds as a member of the committee to fill a committee member vacancy.

In accordance with clause 5.3 of the Terms of Reference, the Chief Executive Officer appointed Alderman M Zucco and Councillor W F Harvey as members of the Committee.

The Lord Mayor Councillor Reynolds arrived at the meeting at 4.05pm, during item 1.

Councillor Elliot joined the meeting at 4:14pm, during item 7.1.

Alderman Bloomfield retired from the meeting at 5:22pm, during item 7.2 and was not present for items 8 to 10 inclusive.

Louise Elliot left the meeting at 5:35pm and returned at 5:48pm, during item 7.3.

1. ACKNOWLEDGEMENT OF COUNTRY

The Chairperson provided an acknowledgement of Country.

2. CONFIRMATION OF MINUTES

HARVEY

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

MOTION CARRIED

VOTING RECORD

AYES

NOES

Posselt
Lord Mayor Reynolds
Harvey
Kelly
Elliot
Bloomfield
Kitsos

COMMITTEE RESOLUTION:

The minutes were signed.

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.

No supplementary items were received.

4. INDICATIONS OF CONFLICTS OF INTEREST

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

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

No interest was indicated.

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?

No items were transferred.

6. OFFICER REPORTS

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

REYNOLDS

That the recommendation contained within the officer report, marked as item 6.1 of the Open Hobart Workshop Committee Agenda of 13 October 2025, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Posselt
Lord Mayor Reynolds
Harvey
Kelly
Elliot
Bloomfield
Kitsos

COMMITTEE RESOLUTION:

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.

Delegation: Committee

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

HARVEY

That the recommendation contained within the officer report, marked as item 6.2 of the Open Hobart Workshop Committee Agenda of 13 October 2025, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Posselt
Lord Mayor Reynolds
Kelly
Elliot
Bloomfield
Kitsos
Harvey

COMMITTEE RESOLUTION:

That the Hobart Workshop Committee note the exemptions granted from the requirement to seek three written quotations for the period 1 April to 30 June 2025.

Delegation: Committee

7. ITEMS FOR WORKSHOPPING

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

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

The Chief Executive Officer was joined by Dom Hughes, Christian Attfield and Matt Balfe of TasWater who briefed the Committee on the proposed 'Price and Service Plan 5' and the expected outcomes and impacts of the price changes on electricity consumers.

The Committee discussed:

- The pricing structure, which will involve an increase in the price of water but a decrease in fixed charges.
- That high industrial big companies including: food companies, mineral processors, Department of Education, irrigators and golf courses are the largest consumers of water in the state. And if these big water users should be the targets for changes in the price structure to encourage less water usage.
- That the network is in disrepair and these changes will fund long term infrastructure improvements to fix these problems.
- When treated sewage is used for farms and golf courses - the classes of the water and what it is permitted to be used for and that the proposed infrastructure improvements, including rationalising the amount of sewerage plants and make them effective for class A water reuse.
- The link between infrastructure planning and proposed development. The importance of masterplans using any planning information available from Councils as well as active engagement with Councils.
- The roles of TasWater, and the Tasmanian Fire Service in terms of water pressure on high risk fire days and that TasWater is obligated to provide pressure for residential flow, which includes hydrants and the TFS take the lead and use the water that is required.
- The importance of simplifying the billing system.
- The reasons for charges on vacant residential land.
- What Tas Water's plans are for the land that the to-be decommissioned facilities sit on.
- TasWater to provide further information to the Council on the two risks to the drinking water (shown in the presentation) within the City.
- The McRae landslip in Victoria, and the costs to South East Water and the Council, and how confident TasWater is that this will not occur here.

Attachment

A TasWater Briefing - Price and Service Plan 5 ⇌ 

7.2 Reforms to Councillor Numbers and Allowances

File Ref: F25/70744

The Chief Executive Officer workshopped the proposed changes to councillor numbers and allowances and took feedback from the Committee to provide back to the State Government.

The Committee discussed:

- That the percentage increase for the allowance may not make a meaningful difference as an incentive. It will not change the fact that running for Council may not be possible (or worth it) for large sections of the community. Low remuneration precludes people with high skill sets and professional obligations and those people who rely on a salary for income due to the time commitment required (to be on Council).
- That the costed difference in proposed allowance does not distribute all of the savings.
- The methodology used to determine the proposed number of Councillors and that it includes factors such as road lengths but not the size of development applications or number of staff.
- Quorum management and the role of the Chief Executive Officer where a quorum is not met.
- Feedback was provided that remote participation should be available for workshops or committees but not Council Meetings.
- The two options for superannuation provisions for Councillors to - maintain the status quo or seek to have Councillors legislated to be deemed to be employees for superannuation purposes, similar to a board.
- That methodology and review feedback should be included in legislation for future reviews.

Attachment

A Councillor Numbers and Allowances ⇨ 

7.3 Central Hobart Plan - Annual Update

File Ref: F25/72371; 19/79

The Director Strategic and Regulatory Services and the Manager Strategic Land Use Planning presented an update on the Central Hobart Plan 2023 and on the changes to the and the Hobart Local Provisions Schedule.

The Committee discussed:

- Finalising the modifications to the planning scheme and the proposed particular purpose zone for the Central Hobart area (capital city zone).
- The expected timeframe for the approval of the Hobart Local Provisions Schedule which is proposed to be approved by Council in January. Then after which it will be sent to the Tasmanian Planning Commission for their approval. It is then to be exhibited and hearings may take place. The process could take three months to a year.
- The proposed changes to short stay and a draft of the specific area plan endorsed by Council being sent to the Tasmanian Planning Commission. Council Officers are to check back on decisions already made by the Council.
- Short stay proposals - the latest data needs to be included; and Council received legal advice recommending that Council seek the advice of an expert planner and economist to make the proposal stronger.

Attachment

A Central Hobart Plan Update ⇒ 

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."

REYNOLDS

That the following response to the question without notice marked as item 8.1 of the Open Hobart Workshop Committee Agenda of 13 October 2025, be received and noted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Posselt
Lord Mayor Reynolds
Harvey
Kelly
Elliot
Bloomfield
Kitsos

COMMITTEE RESOLUTION:

The following response to the question without notice marked as item 8.1 of the Open Hobart Workshop Committee Agenda of 13 October 2025, be received and noted.

8.1 Charitable Rates Exemptions

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

Delegation: Committee

9. QUESTIONS WITHOUT NOTICE

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

No questions were asked.

10. CLOSED PORTION OF THE MEETING

REYNOLDS

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:

- Minutes of a closed meeting
- 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 were discussed: -

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

MOTION CARRIED BY MAJORITY

VOTING RECORD

AYES

NOES

Posselt
Lord Mayor Reynolds
Harvey
Kelly
Elliot
Kitsos

There being no further business the Open portion of the meeting closed at 6.25pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
20TH DAY OF OCTOBER 2025.

CHAIRPERSON