



CITY OF HOBART

AGENDA

OPEN PORTION OF THE COUNCIL MEETING
MONDAY, 24 NOVEMBER 2025
AT 4.00PM



The Mission

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

Our values

The Council is:



People

We care about people – our community, customers and colleagues.



Teamwork

We collaborate both within the organisation and with external stakeholders drawing on skills and expertise for the benefit of our community.



Focus and Direction

We have clear goals and plans to achieve sustainable social, environmental and economic outcomes for the Hobart community.



Creativity and Innovation

We embrace new approaches and continuously improve to achieve better outcomes for our community.



Accountability

We are transparent, work to high ethical and professional standards and are accountable for delivering outcomes for our community.



City of **HOBART**

Vision

**Our vision, mission 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**

Elected Member Commitments*

Respectful and Cooperative Behaviour:

We will treat each other, staff, and stakeholders respectfully, fostering a collaborative environment.



Conduct and media use:

We will advocate using transparent, evidence-based arguments, respect majority decisions, avoid public criticism of employees, and maintain workplace safety by refraining from harmful communication.



**We commit to acting respectfully,
cooperatively, and with the
city's best interests in mind.**



Objective, evidence-based communication:

Our discussions and advocacy are grounded in reliable, shared evidence, avoiding personal attacks and promoting respectful debate before public commentary.



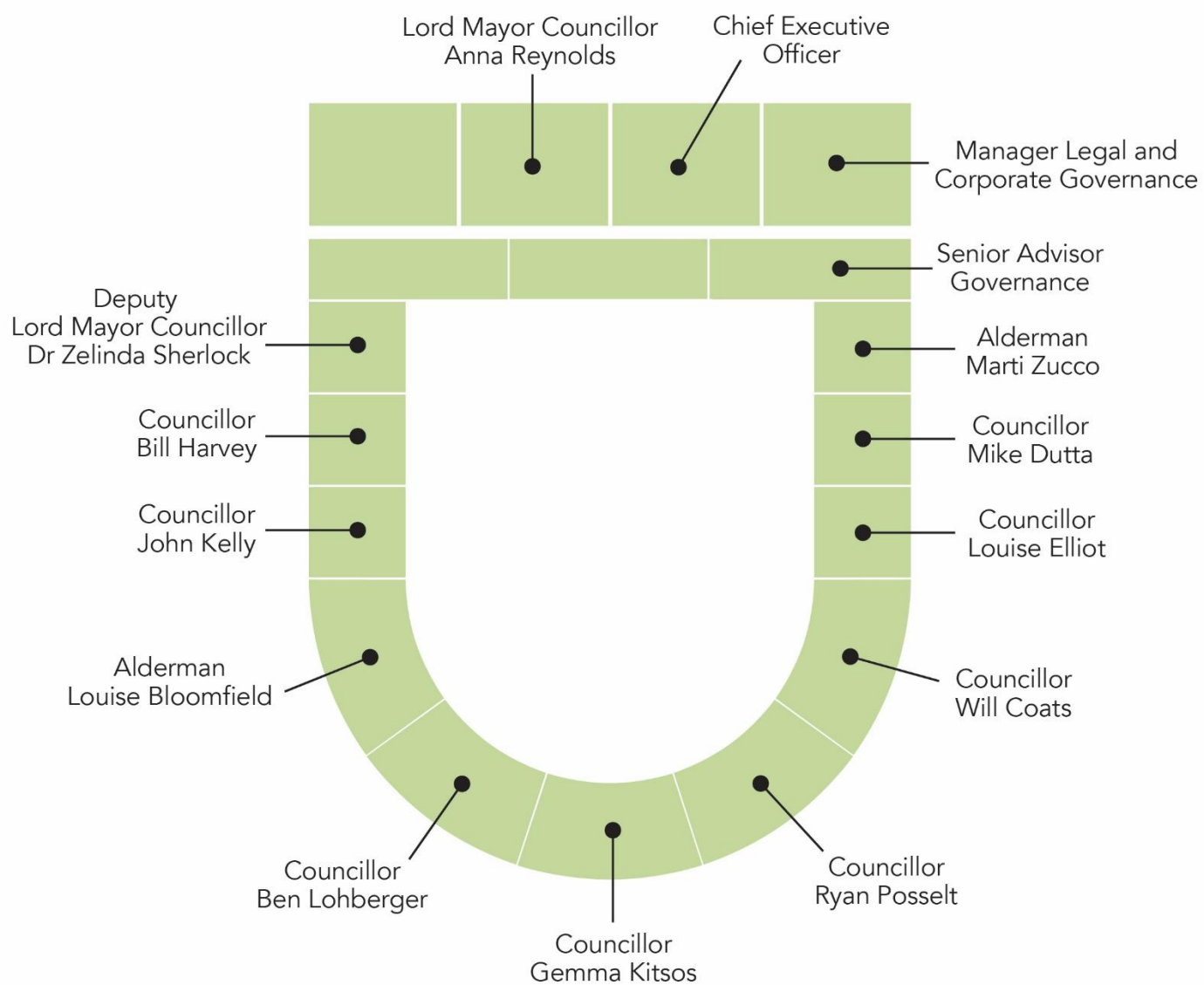
Roles and responsibilities:

We recognise our duty to represent our community while being accountable, engaging in critical debate and holding others to account respectfully.

*Endorsed by Council in February 2023 and recommitted to in February 2024



City of **HOBART**



ORDER OF BUSINESS

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**A MEETING OF THE OPEN PORTION OF THE COUNCIL WILL BE HELD IN THE
COUNCIL CHAMBER, TOWN HALL ON MONDAY, 24 NOVEMBER 2025 AT
4.00PM.**

Michael Stretton
Chief Executive Officer

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

ELECTED MEMBERS:

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

APOLOGIES:

LEAVE OF ABSENCE: Nil.

1. ACKNOWLEDGEMENT OF COUNTRY

2. CONFIRMATION OF MINUTES

The Chairperson reports that she has perused the minutes of the meeting of the Open Portion of the Council meeting held on [Monday, 27 October 2025](#), 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 17 of the *Local Government (Meeting Procedures) Regulations 2025*?

4. COMMUNICATION FROM THE CHAIRPERSON

5. NOTIFICATION OF COUNCIL WORKSHOPS

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2025*, the Chief Executive Officer reports that the following workshops have been conducted since the last ordinary meeting of the Council.

Date: 10 November 2025

Purpose: Bloomberg Philanthropies City Leadership Program – Presentation
| Macquarie Point Multipurpose Stadium - Macquarie Point
Precinct Order and Council Role and Responsibilities | Economic
Development Delivery Framework

Attendance:

Acting Lord Mayor Councillor Dr Z E Sherlock, Councillor's W F Harvey, M S C Dutta, J L Kelly, L M Elliot, Alderman L A Bloomfield, Councillor's R J Posselt, B Lohberger, and G H Kitsos

Apologies:

Lord Mayor Councillor A M Reynolds

Leave of Absence:

Alderman M Zucco

Date: 17 November 2025

Purpose: University of Tasmania – STEM Business Case – Presentation |
Sandy Bay Area Briefing | Bushfire Preparedness | Hobart
Housing Action Plan | Draft Hobart Inner City Housing Supply
Incentive Policy

Attendance:

Lord Mayor Councillor A M Reynolds, Deputy Lord Mayor Councillor Dr Z E Sherlock, Councillor's W F Harvey, J L Kelly, Alderman L A Bloomfield, Councillor's R J Posselt, B Lohberger and G H Kitsos

Apologies:

Councillor M S C Dutta

Leave of Absence:

Alderman M Zucco

6. PUBLIC QUESTION TIME

Regulation 36,37 and 38 *Local Government (Meeting Procedures) Regulations 2025*.
File Ref: 16/119-001

6.1 Public Questions

6.2 Responses to Public Questions Taken On Notice

"In accordance with the procedures approved in respect to Public Questions Time, the following responses to questions taken on notice are provided to the Council for information.

The Council is reminded that in accordance with Regulation 36(2) 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 public questions taken on notice, be received and noted.

6.2.1 Gaza and the West Bank File Ref: F25/79324

Response of the Chief Executive Officer of 24 October 2025.

6.2.2 Sudden Closure of South Hobart Oval File Ref: F25/84636

Response of the Chief Executive Officer of 18 November 2025.

Meeting date: 29 September 2025
Raised by: Christopher Clinton
Response Author: Michael Stretton
Topic: **GAZA AND THE WEST BANK**

Preamble:

Noting that civilians in Gaza and the West Bank are facing what leading humanitarian organisations have described as genocide and severe human rights violations. Other Councils throughout the country have adopted motions supporting the boycott, de-investment and sanctions campaign. Two years ago, this council passed a motion calling for a cease fire, recognising the urgency back then.

The scale of the crisis demands persistent action.

Question 1:

How does the Council now see its role?

Question 2:

What steps will ensure that this issue remains clearly before us and part of our collective response for the future?

Response:

As noted in the preamble at the meeting, the Council has made clear its commitment to advocating for peace in Gaza and the West Bank through formal decision in November 2023. This position resulted in the Council formally writing to the Prime Minister to convey its support for providing humanitarian aid and advocating for the Government to take meaningful action towards influencing a ceasefire.

The Council's position on this matter has not changed since that time. The Council remains steadfast in its support for peace and humanitarian relief, and we continue to join with others across the country who are watching this situation with concern and compassion, noting the recent ceasefire with hope of a peaceful conclusion.

Meeting date: 27 October 2025
Raised by: Dr Jennifer Connor
Response Author: Michael Stretton

Topic: **SUDDEN CLOSURE OF SOUTH HOBART OVAL**

Question 1:

Will Council consider community access during the rehabilitation period which occurs after the soccer season whilst fencing off vulnerable areas to regenerate?

Response:

While we do understand the frustration experienced by some community members at the extent and timing of the ground closure in October 2025, the ground will continue to be closed for a renovation period each year. The length and timing of the closure will be assessed on a case-by-case basis depending on a range of factors.

The ground was closed to prepare it for the Australian Championship games, which were unexpected for us as venue manager. As such, we were not able to provide a longer notice period to the community of the upcoming closure.

The extent of the ground closure and the options for maintaining community access will depend on a variety of factors. Taking account of the community use, we will seek to provide a balance to allow for as shorter closure as possible whilst still considering the requirements for a safe and well-presented football pitch.

This could include the use of fencing to protect vulnerable areas of the pitch.

Question 2:

We are still awaiting the dashboard for booking which was due in September 2025 – is there a date for the booking system to go live?

Response:

A soft launch of the Sportsground booking page has taken place, and we will make it available when someone makes an enquiry. This Beta testing phase will allow us to evaluate functionality and performance over the next two weeks or so, prior to making it fully public facing.

Here is the link: [Sportsground bookings - City of Hobart, Tasmania Australia](#)

Question 3:

Will Council re-open the conversation with South Hobart Football Club and Football Tasmania about a dedicated ground for high level soccer in the City of Hobart?

Response:

The City of Hobart – on behalf of six Greater Hobart councils (Hobart, Clarence, Glenorchy, Kingborough, Brighton and Sorell) and the Tasmanian Government have engaged Ross Planning to undertake this project. Ross Planning is a Queensland based consultancy firm specialising in recreation, open space and sports planning. The project is being led and project managed by the City of Hobart.

Drawing on existing strategies and plans, the Greater Hobart Sport and Recreation Infrastructure Strategy will deliver a holistic strategy that transcends council boundaries to identify, prioritise and guide the development of sport and recreation facilities across the Greater Hobart region.

While this project may reveal a regional opportunity for a FIFA standard soccer facility, and while the South Hobart Soccer Club would be interested in a larger FIFA standard soccer ground in Hobart, we understand that they are still very much committed to remaining at the South Hobart ground on which they have played for the last 110 years.

7. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

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 2025*.

8. INDICATIONS OF PECUNIARY AND 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 any item appearing on the agenda.

9. PETITIONS

OFFICER REPORTS

10. Cornelian Bay Water Quality
File Ref: F25/67247

Report of the Manager Stormwater and Waterways and the Director
Infrastructure and Assets of 18 November 2025.

Delegation: Council

REPORT TITLE: CORNELIAN BAY WATER QUALITY**REPORT PROVIDED BY:** Manager Stormwater and Waterways
Director Infrastructure and Assets**1. Report Summary and Key Issue**

- 1.1. The purpose of this report is to respond to the Council resolution of 31 March 2025 (following a notice of motion), where the Council resolved inter alia:

“That a report be provided further to the Cornelian Bay Masterplan that is currently being developed by the Council. This Notice of Motion requests the Chief Executive Officer to complete the following actions:

- 1. Collaborate with the Derwent Estuary Program to undertake a water monitoring program in Cornelian Bay to assess current water quality levels and identify areas of focus for future remediation; and*
- 2. Provide a report to the Council outlining future remedial options for improving water quality within the Bay, with the aim of enabling it to once again be classified as a primary contact recreational (i.e. swimming) site under the Public Health Act 1997.”*

2. Recommendation

That:

- 1. The Council note that water quality in Cornelian Bay will be monitored during the upcoming recreational water sampling summer program from December to March, and***
- 2. The results will be reviewed at the conclusion of the program with findings expected to guide the focus of any further investigative effort in relation to swimming sites, in alignment with the developing Cornelian Bay Masterplan.***

3. Discussion and Background

- 3.1. The associated Notice of Motion (NOM) outlines the history of the site and rationale for investigating further options in the area.
- 3.2. There have been several Council plans for the area including the *Cornelian Bay Management Plan from 2006* and the *Riverworks Catchment Project* from 2002 which contained actions to improve water quality in the bay, many of the proposed works have been implemented.

- 3.3. The Derwent Estuary Program (DEP) undertook a Water Quality Improvement Plan for the Derwent with federal funding with a synthesis report of results released in 2010, notes from this report include: *The report concluded that heavy metals in most Derwent estuary sediments seem to be tightly bound, particularly where there are elevated level of organic matter, and do not appear to leach readily into the overlying water column under current conditions. However, should these conditions change (e.g. oxygen depletion, physical disturbance), sediments could potentially become a significant source of heavy metals.*
- 3.4. Since the Council resolution in March officers have undertaken several investigations into Cornelian Bay. Initial samples were taken at:
- (i) Cornelian Bay North – Stormwater
 - (ii) Cornelian Bay North Beach
 - (iii) Cornelian Bay Middle Beach
 - (iv) Cornelian Bay South - Stormwater
 - (iv) Cornelian Bay South Beach
 - (v) Cornelian Bay Boatsheds
 - (vi) Cornelian Bay Point

Subsequent sampling was undertaken at the stormwater outfalls only.

- 3.5. The single round of sampling indicated the enterococci levels were within safe swimming levels at sites other than the stormwater locations at the time of sampling. Note that stormwater samples were taken from within the stormwater pipes.
- 3.6. To be considered a primary contact swim site under current Tasmanian requirements the site would need to be rated *fair* or *good*, with ratings based on 5 years of bacteriological monitoring data.
- 3.7. Enterococci results were exceptionally good at middle beach, south beach, boat sheds and the point. North beach showed a good reading and both stormwater sites showed higher readings than acceptable.
- 3.8. Nutrient results showed that north and south beach and the boatsheds and point sites met acceptable default guideline values for water quality for slightly to moderately disturbed ecosystems in the Derwent Estuary.
- 3.9. Heavy metals at sites outside the stormwater sites met or exceeded all ANZECC trigger values for 80th percentile ecosystem protection.
- 3.10. A comparison of tested values from the single sampling set show improvements when compared to the Riverworks data sets from 2002.

Other Findings

- 3.11. The stormwater results prompted further investigations into possible reasons for the high readings.
- 3.12. The Gross Pollutant Trap (GPT) at the Council Works Depot had not been emptied and was clogged with sediment. This was cleaned out and a cleaning schedule was established.
- 3.13. The Bell Street GPT was investigated. The inlet to the GPT was partially blocked with sediment. This sediment was cleared.
- 3.14. Staff then returned to the Bell Street GPT to investigate effectiveness of the installation and undertake upstream and downstream sampling.



- 3.15. The above image shows the inflow into the Bell Street bioretention basin and GPT on the left and the outflow on the right.
- 3.16. Sampling was undertaken after some rainfall. Results showed that the basin was very effective at clearing the water and removing enterococci.
- 3.17. Further results to assess metals and identify if cleaning the trap at the depot has been effective at reducing these readings are due to be returned by the 10th of November.
- 3.18. Investigation of the unit showed that significant low level flows were bypassing the unit that should be diverted into the unit. These flows are then getting to the Cornelian Bay outfall without being treated.
- 3.19. A weir in the inlet chamber will divert more regular low flows through the unit. This is a small job that the works team will undertake in the next couple of weeks.

- 3.20. We will continue to sample upstream and downstream of the Bell St bioretention and GPT to establish efficiency of the unit under higher flows and to maximise efficiencies.

Future Work:

- 3.21. The Cornelian Bay middle beach area adjacent to the playground is generally unsuited to swimming however the point and north beach are more attractive potential swimming sites with better deep-water access, less sediment disturbance upon entry and are outside the recommended swimming exclusion distance of 50m from a stormwater outfall.
- 3.22. Cornelian Bay point and north beach are considered reasonable sites for further investigation and will therefore be monitored as part of the recreational water quality testing shore-based sampling over the summer period.
- 3.23. In addition our DEP partners will by boat monitor a site in the middle of the Bay to complete the overall water quality picture. It is noted that the Bay is routinely used for secondary contact and recreational watercraft access.
- 3.24. Officers will continue investigations into the high readings coming from the stormwater outfalls to locate the source of pollutant inputs.

4. Legal, Risk and Legislative Considerations

- 4.1. The *Public Health Act Recreational Water Quality Guidelines 2007* governs swimming sites in Tasmania.
- 4.1.1. Signage at Cornelian Bay has been erected under section 7.2 – *A public warning sign is required if the water body is deemed unsuitable for recreational water contact by an Authorised Officer.A public warning sign can be removed only when an Authorised Officer, in consultation with the Director, deems that recreational water body suitable for its intended use.*
- 4.1.2. These guidelines require that *popular* swimming sites be tested weekly for enterococci between December and March inclusive.
- 4.1.3. The current signage cannot be removed from Cornelian Bay without consultation with the Director of Public Health and presentation of evidence that the water body is suitable for use for swimming.

5. Strategic Planning and Policy Considerations

- 5.1. There are two ambitions covered by this Council resolution. One is to enable the community to have a site they can safely swim in an area currently underserved by swimming opportunities. The other is to ensure that a degraded waterscape is improved. These two ambitions are aligned with sections of the Capital City Strategic Plan, Hobart: A community vision for our island capita including:
- 5.1.1. Pillar 6 – Natural Environment. Building on the work already done to continue to improve water quality in this space the proposed investigations specifically meet many of the pillar 6 targets including 6.1 *Our city is a part of nature and nature is a part of our city.*
 - 5.1.2. This proposal also meets specifically pillar 6.1.4 *We enrich the green areas of our city. We protect our waterfront and waterways and make them pleasant and meaningful places to visit.*
 - 5.1.3. And pillar 6.2.4 *we are aware of the impacts of our individual and collective actions*
 - 5.1.4. And pillar 6.7 *We value and access natural areas for sport, recreation and play.*
 - 5.1.5. This proposal also includes elements of pillar 7, specifically 7.33 *Our infrastructure, services and other aspects of our built environment support equal access for all*, as it moves towards regionally creating a swimming space in an area of the city that has less access to this element of recreation.
 - 5.1.6. The proposal also meets many of the sub pillars under pillar 2.5 *We are healthy, joyful and content* including 2.5.3 *our natural and built spaces and facilities enable activity and support and enhance our health and wellbeing.*

6. Financial Viability**6.1. Financial Considerations:**

	2025-26	2026-27	2027-28	2028-29
	\$'000	\$'000	\$'000	\$'000
Revenue				
Existing Revenue				
Additional Revenue				
Total Revenue				
Expenditure				
Operating	5	5	5	5
Capital				
Total Expenditure				
Net Cost				
FTE Impact				
	2025-26	2026-27	2027-28	2028-29
Change in FTE	negligible	negligible	negligible	negligible

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. The \$5,000 will cover the additional testing costs of the three sites. There will be a small additional staffing component, but this will be negligible as the staff will already be out doing testing round.
- 6.1.2. If the Council is to pursue testing and investigations into sediment stabilisation options a further budget allocation will be required.

6.2. City Economy Strategy:

- 6.2.1. This proposal aligns to the following strategic priorities listed in the City of Hobart City Economy Strategy 2023 – 2028:

1. Plan for our collective social, economic and environmental prosperity. Specifically, 1.5 Partner and deliver programs that are inclusive, foster well-being and enhance quality aspects of city life, including short-term tactical interventions to improve public amenity

4.5 Promote our sustainability credentials, to increase public awareness and attract likeminded businesses and investment

- 6.2.2. This is part of a larger good news story, that of a River that was terribly degraded now being looked after and revived as a quality space for the environment and community.

6.3. Economic Impact:

- 6.3.1. Increasing access to waterfront activities will likely have a long term positive impact on housing value in the area.
- 6.3.2. The Places to Swim Perspective Report published by Western Sydney University in 2023 stated *“New swim sites may also influence local real estate prices. Research has shown that people are prepared to pay more for a property that is located near a recreation reserve (Crompton, 2005) which can benefit can generate extra property tax revenue (Kaufman, 1996). Access to more recreational sites can also help reduce the financial burden on local and state-wide health care systems as it encourages people to build local social connections and adopt a more active and healthier lifestyle (Sato et al. 2019; Astell-Burt et al. 2021, 2022).”*

6.4. Consultants

- 6.4.1. If the Council wishes to pursue active management of the sediment in the area external expert consultants will be required to provide testing and advice as this narrow expertise is outside of the range of Council staff.

7. Climate and Sustainability Considerations

- 7.1. Keeping the waterway healthy and clean enough for swimming will provide surrounding communities with local access to water-based activities, this will become increasingly important under climate change scenarios.
- 7.2. Investigating and managing sources of nutrients coming through the stormwater system will improve water quality which will make the bay less reactive algal blooms under increased temperature scenarios and have associated biodiversity benefits.

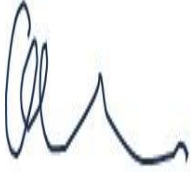
8. Community and Business Engagement and Collaboration

- 8.1. Whilst the access walkway to the point is public land and Council maintained, there may be some engagement with owners of the current shacks if the Council opens the point area as a swim site due to the possible increase in use adjacent to these shacks.

9. Innovation and Continuous Improvement

- 9.1. This work builds on previous work Council has undertaken in this area to improve water quality. It initially appears that the works are effectively improving water quality in the area over time. It is worthwhile to continue these improvements and continue to build on past projects and investment to ensure that the community can reap the full benefits over time of improvements to this waterway.

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.



Anna Wilson
**MANAGER STORMWATER AND
WATERWAYS**



David Reeve
**DIRECTOR INFRASTRUCTURE AND
ASSETS**

Date: 18 November 2025
File Reference: F25/67247

11. City of Hobart Unsolicited Proposals Policy
File Ref: F25/75707

Report of the Manager Rates, Procurement and Risk and the Director
Corporate Services of 18 November 2025 and attachment.

Delegation: Council

**REPORT TITLE: CITY OF HOBART UNSOLICITED PROPOSALS
POLICY****REPORT PROVIDED BY:** Manager Rates, Procurement and Risk
Director Corporate Services**1. Report Summary and Key Issue**

- 1.1. The purpose of this report is to present and seek Council's formal adoption of the new City of Hobart Unsolicited Proposals Policy (the Policy).
- 1.2. The City is occasionally approached with unsolicited proposals for new infrastructure projects, proposals to develop Council owned land/property, proposals to sell unique goods or services to the City or other innovative solutions that may offer significant community, economic, or environmental benefits.
- 1.3. Without a formal policy, there is a risk of inconsistent consideration of such proposals or barriers to considering new and innovative proposals that could assist the City to achieve its strategic objectives or realise community benefits.
- 1.4. The Policy establishes a clear, transparent, and structured process for the submission, evaluation, and management of unsolicited proposals received by the City. The Policy aims to encourage innovation and investment, ensure transparency and governance, deliver public value, maintain probity and integrity in the assessment of proposals that have not been requested through the City's regular procurement or planning processes, achieve value for money and ensure legislative compliance.
- 1.5. The Policy ensures that only proposals which align with the City's strategic objectives and deliver clear public value are considered. The Policy includes an appendix that outlines the types of proposals not typically considered unique and hence would not fall within the Policy.
- 1.6. The Policy provides a transparent submission process involving three stages, with evaluation criteria, scoring and submission terms and conditions. An application form is included and the Policy includes clear roles and responsibilities for how unsolicited proposals will be considered and approved through the submission process.
- 1.7. Under the Policy unsolicited proposals are assessed on their merits, with a focus on value for money, innovation, uniqueness, feasibility, risk management, and community support.
- 1.8. The Policy is designed to ensure compliance with relevant legislation, including the *Local Government Act 1993 (Tas)*, and to ensure the

process to consider unsolicited proposals is complementary with existing procurement or statutory requirements.

- 1.9. The draft City of Hobart Unsolicited Proposals Policy is attached – **refer Attachment A.**

2. Recommendations

That:

- 1. The report 'City of Hobart Unsolicited Proposals Policy' be received and noted.***
- 2. The Council adopt the City of Hobart Unsolicited Proposals Policy marked as Attachment A to this report.***
- 3. The Chief Executive Officer be authorised to make any administrative changes required to finalise the City of Hobart Unsolicited Proposals Policy and arrange for it to be made available from the City's website.***

3. Discussion and Background

- 2.1. The City of Hobart is sometimes approached by individuals, businesses, and organisations with ideas and business opportunities that have the potential to deliver significant community, economic, or environmental benefits. These unsolicited proposals are not requested through the City's standard procurement or planning processes, which are designed to ensure value for money and transparency. As such, there is a need for a clear, consistent, and transparent framework to manage their assessment and consideration, while fostering innovation and supporting the City's strategic objectives.
- 2.2. The proposed Unsolicited Proposals Policy has been developed to address this gap. The Policy establishes a structured process for the submission, evaluation, and management of unsolicited proposals, ensuring that all such proposals are considered fairly, lawfully, and in alignment with the City's strategic objectives and legislative obligations. It also aims to encourage innovation and investment, maintain public confidence, and maximise public value.
- 2.3. The Unsolicited Proposals Policy provides a comprehensive framework that:
 - 2.3.1. Defines what constitutes an unsolicited proposal, including proposals to build or finance infrastructure, develop Council-owned land, provide goods or services, or undertake major commercial transactions not initiated by Council.
 - 2.3.2. Sets out a three-stage submission process for assessment:
 - 2.3.2.1. Initial Submission and Preliminary Assessment

- 2.3.2.2. Detailed Proposal
- 2.3.2.3. Contract Negotiation
- 2.3.3. Establishes clear weighted evaluation criteria, including public need, value for money, innovation and uniqueness, feasibility, alignment with strategic objectives, risk management, capability, and community support and a scoring matrix.
- 2.3.4. Clarifies roles and responsibilities, including the appointment of a Proposal Manager, a Proposal Evaluation Committee, and, where appropriate, a Probity Advisor.
- 2.3.5. Outlines submission terms and conditions, probity, confidentiality, and conflict of interest requirements for both proponents and Council officers, with oversight by a Probity Advisor where appropriate.
- 2.3.6. Ensures legislative compliance and alignment with existing Council policies and strategies.
- 2.4. The benefits of this new Policy for the City include:
 - 2.4.1. Assessment on merit and value for money - all proposals are assessed on their merits, with a focus on delivering value for money and community benefit. It prevents the circumvention of competitive processes except where justified by the unique nature of the proposal.
 - 2.4.2. Encouragement of innovation - the Policy encourages innovative and unique proposals, supporting the City's strategic objectives and fosters economic growth, investment, and community benefit.
 - 2.4.3. Risk assessment – the requirement for thorough risk assessment and mitigation strategies for all proposals, helping to reduce the likelihood of adverse financial, legal, or reputational outcomes for Council.
 - 2.4.4. Legislative compliance - the Policy is designed to operate within the requirements of the *Local Government Act 1993* (Tas) and other relevant legislation, ensuring statutory obligations are not bypassed and that Council's existing procurement and governance frameworks are upheld.
- 2.5. It is proposed that Council approve the City of Hobart Unsolicited Proposals Policy.
- 2.6. To implement the Unsolicited Proposals Policy, the following steps will be undertaken:

- 2.6.1. The Policy will be published on the City's website and communicated to stakeholders.
- 2.6.2. Relevant staff will be briefed and trained on the Policy, process, and their roles and responsibilities.
- 2.6.3. The Policy will be integrated with existing procurement, governance, and reporting frameworks.
- 2.7. Through these steps, the City will ensure that unsolicited proposals are managed in a manner that is transparent, consistent, and in the best interests of the Hobart community.

3. Legal, Risk and Legislative Considerations

- 3.1. The Policy operates within the requirements of existing legislation. Depending on the nature of the proposal, the could include reference to the *Local Government Act 1993 (Tas)*, the *Local Government (General) Regulations 2025*, the *Land Use Planning and Approvals Act 1993*, *Urban Drainage Act 2015*, and other legislation.
- 3.2. Where a proposal involves land dealings, planning approvals, or other regulated activities, all relevant statutory processes and third-party rights (such as public notification and objection) must be observed. The granting of landowner consent or in-principle support by Council does not guarantee regulatory approval, which remains subject to separate statutory assessment processes.
- 3.3. The Policy embeds risk management throughout the unsolicited proposals process, in alignment with the City of Hobart's Risk Management Framework and Risk Appetite Statements. Key risk considerations include:
 - 3.3.1. All proposals are subject to a thorough risk assessment, including legal, financial, operational, reputational, and strategic risks. Proponents are required to submit a risk management plan as part of their detailed proposal.
 - 3.3.2. The Proposal Evaluation Committee, with support from expert advisors and a Probity Advisor where appropriate, will identify and implement mitigation strategies for identified risks. This includes ensuring compliance with legislative requirements, managing conflicts of interest, and protecting Council's interests in contractual negotiations.
- 3.4. The Unsolicited Proposals Policy is designed to ensure all proposals are managed in a manner that is legally compliant, transparent, and consistent with Council's statutory obligations and risk management principles. The Policy provides a framework for the identification, assessment, and mitigation of risks, thereby protecting the interests of the Council and the Hobart community.

4. Strategic Planning and Policy Considerations

- 4.1. The Policy is consistent with the City of Hobart Capital City Strategic Plan 2023, specifically:
 - 4.1.1. Strategy 4.1.1 – Attract investment that supports businesses and communities to flourish in ways consistent with the community vision.
 - 4.1.2. Strategy 4.1.2 – Identify and support Hobart’s industries, which reflect the geography, climate, places and skills found in Tasmania.
 - 4.1.3. Strategy 4.2.1 – Support ways of welcoming people of all backgrounds to participate in Hobart’s economy and professional communities.
 - 4.1.4. Strategy 4.2.2 – Actively support and engage with local businesses, business groups and networks, industry associations, key institutions and other stakeholders in the Hobart economy.
 - 4.1.5. Strategy 4.2.3 - Engage with new and emerging entrepreneurs and provide businesses with guidance on the City’s regulatory and administrative requirements.
 - 4.1.6. Strategy 4.3.3 – Support opportunities for businesses to test new ideas and explore how creative regulation can support innovation.
 - 4.1.7. Strategy 7.3.5 – Measure, manage and support the effective use of city facilities, infrastructure and public spaces.
 - 4.1.8. Strategy 8.5.4 Delivery of best value for money through strategic procurement decision-making.
- 4.2. The Policy ensures new ideas and opportunities are assessed in a manner consistent with the City’s vision, values, and long-term objectives.
- 4.3. The Policy also relates to other key City documents, including the Code for Tenders and Contracts, the Council Policy – Leases to Non-profit Organisations, Council Policy – Probity Guidelines for the Consideration of Commercial Property Transactions, the Council Procurement Policy, City of Hobart Procurement Strategy 2023-27 and the City Economy Strategy 2023-2028.

5. Financial Viability**5.1. Financial Considerations:**

	2025-26	2026-27	2027-28	2028-29
	\$'000	\$'000	\$'000	\$'000
Revenue				
Existing Revenue				
Additional Revenue				
Total Revenue	N/A	N/A	N/A	N/A
Expenditure				
Operating				
Capital				
Total Expenditure	N/A	N/A	N/A	N/A
Net Cost	N/A	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.

- 5.1.1. While there are no direct funding implications arising from the existence of the proposed Policy, any unsolicited proposals considered under the Policy will be subject to financial assessment.
- 5.1.2. Each proposal would be evaluated in the context of the City's current budget, Long-term Financial Management Plan, Strategic Asset Management Plan, and the potential financial implications over the life of the proposal.
- 5.1.3. This includes consideration of both direct and indirect costs, potential revenue streams, and any impact on the City's operating and capital budgets. Proponents will be required to provide detailed financial information as part of their submission, and proposals will only proceed where they are demonstrated to be financially viable and sustainable for the City of Hobart.
- 5.1.4. In considering whether to adopt a fee for applicants lodging an unsolicited proposal under the City's proposed Unsolicited Proposals Policy, a review of a number of similar policies adopted by other councils found no evidence of fees charged for this purpose. However, statutory fees may apply to certain types of proposals under other regulatory frameworks. It is considered that officer time required to assess unsolicited

proposals can be absorbed within existing resources given the likely volume of proposals submitted under this Policy.

5.1.5. Introducing a fee could be perceived by some applicants as a financial barrier, potentially discouraging the submission of innovative ideas, community benefit initiatives, or strategically aligned proposals that may otherwise not be brought forward.

5.1.6. City Economy Strategy:

5.1.7. This proposal aligns to the following strategic priorities listed in the City of Hobart City Economy Strategy 2023 – 2028:

5.1.7.1. Priority 1: Plan for our collective social, economic and environmental prosperity – By encouraging the submission and fair assessment of unique and innovative proposals, the Policy stimulates private sector investment and supports the development of new ideas that can deliver economic, social, and environmental benefits to the community.

5.1.7.2. Priority 2: Attract responsible investment to unlock and inventive and inclusive economy – The Policy enables the City to consider a broader range of opportunities, including those that may not arise through traditional procurement processes, thereby contributing to economic diversification and resilience. The Policy supports the development of strategic partnerships that can advance the City's economic and community goals.

5.1.8. The Policy will help position Hobart as a city that welcomes innovation, supports sustainable economic growth, and delivers lasting benefits for its residents and stakeholders.

5.2. Economic Impact:

5.2.1. The adoption of the Unsolicited Proposals Policy is expected to have a positive impact on the local economy by creating a more accessible process for individuals, businesses, and organisations to present innovative ideas and investment opportunities to the City.

5.2.2. By providing a transparent and structured process for considering unsolicited proposals, the Policy encourages business growth, supports the attraction of new investment, and has the potential to generate local employment opportunities.

5.3. Consultants

5.3.1. No external consultants are required.

6. Community and Business Engagement and Collaboration

- 6.1. The development of the Unsolicited Proposals Policy has involved engagement with internal stakeholders. In addition, research was undertaken to ensure the Policy aligns with sector best practice and reflects contemporary approaches adopted by other councils both locally and nationally.

7. Innovation and Continuous Improvement

- 7.1. The Policy will be reviewed every two years, or more frequently as required, to ensure it remains effective and aligned with best practice and legislative requirements.

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: 18 November 2025
File Reference: F25/75707

Attachment A: Draft City of Hobart Unsolicited Proposals Policy (Supporting information) 

12. Memorandum of Understanding - Macquarie Point Precinct Order
File Ref: F25/84590; 16/119

Report of the Manager Development Compliance and the Director of Strategic and Regulatory Services of 19 November 2025 and attachment.

Delegation: Council



MEMORANDUM: COUNCIL

Memorandum of Understanding - Macquarie Point Precinct Order

1. Report Summary

- 1.1 The purpose of the report is to inform Council about the memorandum of understanding (**MoU**) currently under negotiation with the State Government for the enforcement of conditions specified in *State Policies and Projects (Macquarie Point Precinct) Order 2025* (the **Order**) referred to in agenda item 7.2 of the Hobart Workshop Committee Meeting of 10 November 2025.

2. Memorandum of Understanding

- 2.1 Schedule 8 of the Order specifies the agency responsible for each condition. Of the 29 conditions listed in Schedule 8, Council is specified as being responsible for 23 conditions.
- 2.2 Under the *Land Use Planning and Approvals Act 1993* (LUPA) only the general manager (referred to as the CEO for the City of Hobart), or an individual authorised by the general manager, is empowered to take enforcement action under that Act. Other agencies generally lack the authority to enforce conditions (except for the Environment Protection Agency, Heritage Council, and TasWater).
- 2.3 Notwithstanding, officers maintain that it is inappropriate for the Council to bear sole responsibility for enforcement. Instead, the State Government should assume primary responsibility for most conditions.
- 2.4 Officers have been working with the Department of State Growth to reach an agreement on an enforcement regime which can be formalised through a MOU under which the CEO will appoint authorised officers under the LUPA to carry out enforcement activities to ensure responsibility for compliance of each condition sits with the entity best placed to monitor and enforce compliance.
- 2.5 A copy of the draft MOU is **attached**.
- 2.6 As the MOU is an operational matter, the CEO will oversee its finalisation. While Elected Members do not have a direct role in this operation process, the

CEO will ensure Elected Members are informed and have access to relevant information.

3. Consultation Requirements

3.1 Under condition A1 of the Order, there is consultation requirements with the relevant regulator prior to the Secretary approving a document to be relied upon in the use and development.

3.2 Condition A1 is in the following terms:

(1) *If a condition specified in this order requires the approval of a relevant document, that relevant document must be –*

(a) *prepared by a suitably qualified person; and*

(b) *approved by the Secretary after consulting with the relevant regulator for the condition –*

before the relevant document is relied upon for a use or development of the Project or as otherwise specified in the condition.

3.3 Relevant regulator is defined as, in relation to a condition specified in the order, means the agency responsible for enforcing the condition.

3.4 The requirement for consultation is set out in conditions AA1-AA3 and relevantly provide:

AA1

For the purposes of this order, if the Secretary is required, under this order, to consult with a person or agency in respect of a matter, the Secretary is to give the person or agency –

(a) *a period of at least 28 days to respond to the Secretary in respect of the matter; or*

(b) *such shorter period to respond in respect of the matter as agreed between the Secretary and the person or agency.*

AA3

(1) *If consultation with a relevant regulator is required under a condition specified in this order, the Secretary must take all reasonable steps to reach consensus with the relevant regulator on the condition within the consultation periods specified in this Part as they relate to the condition.*

(2) *If the Design Quality and Integrity Review Panel provides feedback under subclause (3)(c) of condition A9 in respect of a matter for which consensus is required under subclause (1), the Secretary and the relevant regulator for the matter must take that feedback into account when taking steps to reach consensus on the matter.*

3.4 Council (as planning authority) is the agency nominated as responsible for enforcement for the following plans and reports (noting it is proposed that State Government agencies be authorised under LUPA to enforce under the terms of the MOU):

- Staging Plan
- Public Domain and Landscaping Plan
- Signage and Wayfinding Plan
- Design Plans
- Car Parking Plan
- Structural Protection of road infrastructure
- Electrical network services plan
- Construction Environmental Management Plan
- Construction Traffic Management Plan
- Dilapidation report
- Lighting Plan
- Operational Management Plan
- Events Management Plans
- Security Management Plan
- Operational Waste Management Plan
- Flood and Emergency Evacuation Management Plan
- Operational Transport Management Plan
- Operational Noise Management Plan

3.5 Under A1, the Secretary must consult with Council as planning authority before approving any of these Plans.

3.6 The CEO will ensure that the plans and reports are made available to Elected Members during the consultation period prescribed in the Order enabling Elected Members the opportunity to review the plans and provide feedback into the Council's submissions to the Secretary. In accordance with condition AA3(1) set out above, the Secretary must take all reasonable steps to reach consensus with the relevant regulator during these various consultations..

RECOMMENDATION

That the Council receives and notes the report provided.

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**



Karen Abey
**DIRECTOR OF STRATEGIC AND
REGULATORY SERVICES**

Date: 19 November 2025
File Reference: F25/84590; 16/119

Attachment A: DRAFT Memorandum of Understanding (Supporting information) 

**13. Proposed Lease Renewal - 20 Creek Road, Lenah Valley - Langford
Support Services
File Ref: F25/79050**

Report of the Advisor Legal and Property, Principal Advisor Legal & Property,
Manager Legal and Corporate Governance and Director Corporate Services of
18 November 2025 and attachment.

Delegation: Council

**REPORT TITLE: PROPOSED LEASE RENEWAL - 20 CREEK ROAD,
LENAH VALLEY - LANGFORD SUPPORT SERVICES**

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

1. Report Summary and Key Issue

- 1.1. This report seeks approval to enter a new lease with Langford Support Services (LSS) for 20 Creek Road, Lenah Valley as shown on the plan at Attachment A (the Property) for a term of three years together with a two-year option. The proposed initial rent of the lease will be \$38,000 (GST exclusive) per annum indexed annually by Hobart CPI and a market review will be undertaken on the exercise of the option.

2. Recommendation

That:

- 1. The Council grant a lease of 20 Creek Road, Lenah Valley, as shown on the plan marked as Attachment A, to Langford Support Services Inc for a term of three (3) years together with an option for a further term of two (2) years.***
- 2. The initial rent for the lease is to be \$38,000 (plus GST) per annum, indexed annually by Hobart CPI and a market review is to be undertaken on the exercise of the option.***
- 3. The Chief Executive Officer be authorised to negotiate and agree to the final terms of the lease.***

3. Discussion and Background

- 2.1. LSS is a not-for-profit organisation and registered NDIS provider that supports people living with disability and mental health needs in the Hobart area. LSS run several programs including arts and performance workshops, social groups and other well-being activities.
- 2.2. LSS currently run the Langford Community Hub from the Property. LSS has occupied the Property since October 2020 when they were the successful applicant in a public Expression of Interest (EOI) process. As part of their application LSS proposed to pay a rental consistent with the market valuation and to undertake improvements to the Property over the initial three-year period to an approximate value of \$23,000.

- 2.3. LSS have applied for a renewal of their lease and have agreed in principle to similar conditions regarding the term and rent as contained in their previous lease.
- 2.4. The Community Programs Group is supportive of the lease renewal advising that LSS *'has shown great dedication in supporting people with disabilities, offering important services that really improve their wellbeing and sense of belonging. Their positive impact on the community is clear and much appreciated'*.
- 2.5. LSS have complied with the terms of their current lease including completing the required improvements, maintaining and cleaning the facility and paying rent in a timely manner.

3. Legal, Risk and Legislative Considerations

- 3.1. The Property is located on Public Land for the purposes of s178 of the *Local Government Act 1993* (Tas). However, under s179, as the proposed lease is no more than five (5) years in total, the proposed lease is exempt from the public advertising requirements contained in s178.
- 3.2. With the approval of the CEO, the Legal and Property team will negotiate the final terms of the lease to ensure the City's interests are appropriately protected.

4. Strategic Planning and Policy Considerations

- 4.1. The proposed lease renewal to LSS aligns with a number of the Council's strategic objectives contained in its *Capital City Strategic Plan 2023*, specifically:

OUTCOME 2.2 Hobart is a place where diversity is celebrated and everyone can belong, and where people have opportunities to learn about one another and participate in city life.

2.2.1 Support people from all backgrounds and life experiences to participate in Hobart life.

OUTCOME 2.3 Hobart communities are active, have good health and wellbeing and are engaged in lifelong learning.

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

OUTCOME 3.3 Everyone in Hobart can participate in a diverse and thriving creative community.

3.3.1 Provide affordable, inclusive and accessible opportunities for community members to engage in arts and culture.

5. Financial Viability

5.1. Financial Considerations:

- 5.1.1. The City spends approximately \$2,500 per annum on cyclical maintenance of the building.
- 5.1.2. Over the past two financial years the City has spent approximately \$15,000 on capital works. These works have included matters such as replacing the hot water service cylinder and heat pump. These capital works have an estimated lifecycle that exceeds the proposed term of the lease.

	2025-26	2026-27	2027-28	2028-29
	\$'000	\$'000	\$'000	\$'000
Revenue				
Existing Revenue	34	34	34	34
Additional Revenue		4	4	4
Total Revenue	34	38	38	38
Expenditure				
Operating	(3)	(2)	(2)	(2)
Capital				
Total Expenditure	(3)	(2)	(2)	(2)
Net Cost	31	36	36	36

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.

5.2. City Economy Strategy:

- 5.2.1. This proposal aligns to the following strategic priorities listed in the City of Hobart City Economy Strategy 2023 – 2028:

1. Plan for our collective social, economic and environmental prosperity.

1.5 Partner and deliver programs that are inclusive, foster well-being and enhance quality aspects of city life, including short-term tactical interventions to improve public amenity.

5.3. Economic Impact:

- 5.3.1. The Langford Community Hub contributes significantly to disability services on offer in the Hobart Municipal Area. The location of the service along the Lenah Valley Community strip located in this part of Creek Road, caters services to people from within and outside of the Lenah Valley community.
- 5.3.2. The tenant is willing to pay the market rent for the property and actively contributes to the upkeep of the facility. This enables the City to maintain the asset to an appropriate standard.

5.4. Consultants

- 5.4.1. Consultants were engaged to undertake a professional rental valuation for the Property at a cost of \$2,210 (inc. GST). The City does not have this expertise in-house.
- 5.4.2. No additional consultants will be engaged as part of the proposal.

6. Community and Business Engagement and Collaboration

- 6.1. LSS will be notified of the lease renewal directly by City staff.

7. Innovation and Continuous Improvement

- 7.1. Officers note that the Council's property management policies are currently under review. The policy regarding leasing and licencing will aim to improve consistency and transparency around the City's leasing and licencing processes.
- 7.2. Officers have considered the suitability of undertaking a public EOI for the Property and inviting LSS to make an application. Officers consider that an EOI is not necessary in this circumstance as the Property was relatively recently subject to an EOI process, LSS deliver a clearly articulated community benefit which aligns with the City's *Capital City Strategic Plan 2023* and LSS have agreed to an initial rent that aligns to a recent market valuation.

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



Belinda Charlton
PRINCIPAL ADVISOR LEGAL & PROPERTY




Wes Young
MANAGER LEGAL AND CORPORATE GOVERNANCE



Michael Reynolds
DIRECTOR CORPORATE SERVICES

Date: 18 November 2025
File Reference: F25/79050

Attachment A: Plan of Lease Area (Supporting information) 

14. Cultural Park and North Hobart Skate Park - Crown Lease Renewal
File Ref: F25/82027

Report of the Advisor Legal and Property, Manager Legal and Corporate Governance and Director Corporate Services of 18 November 2025 and attachment.

Delegation: Council

REPORT TITLE: CULTURAL PARK AND NORTH HOBART SKATE PARK - CROWN LEASE RENEWAL

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

1. Report Summary and Key Issue

- 1.1. The City has leased Cultural Park and the North Hobart Skate Park from the Crown since October 2001. The current Crown lease expired in June 2024, and a lease renewal has been negotiated.
- 1.2. It's proposed that the Council approve the renewal of the Crown lease for a term of 10 years with an option for a further term of 10 years. Renewing the lease will give sufficient security of tenure for the City to continue to manage the park and invest in future improvements.

2. Recommendation

That:

- 1. The Council approve the renewal of the Crown Lease for Cultural Park and the North Hobart Skate Park as shown in Attachment A of this report, for a term of 10 years with a 10-year option.***
- 2. The Council delegate authority to the Chief Executive Officer to approve the renewal of Crown Leases and Licences when no changes to land use is proposed.***

3. Discussion and Background

- 2.1. Cultural Park is a community park in North Hobart on the corner of Murray Street and Tasma Street ("Cultural Park"). The park is home to the North Hobart Skate Park.
- 2.2. The City has leased Cultural Park from the Crown since October 2001 under a series of Crown leases. The area covered by the Crown lease is shown in **Attachment A**. The current lease expired on 26 June 2024 and has been holding over on a monthly basis while the City negotiates the renewal of the lease. The City has been offered a new 10 year lease with option for a further 10 year term.
- 2.3. As reported to Council on 29 September 2025, the City has been progressing plans to upgrade the North Hobart Skatepark as part of a broader vision for the Cultural Park precinct. This has involved engaging with the Department of Education, Children and Young

People ('the Department'), and the broader community to develop a master plan for Cultural Park and the North Hobart Skatepark.

- 2.4. Early discussions have focused on upgrading the skatepark to a modern, contemporary facility, relocating the existing toilets, and exploring the inclusion of a basketball half court. The master plan will guide the staged delivery of future improvements to Cultural Park's facilities over time.
- 2.5. As reported to Council on 29 September 2025, to inform future planning, the City engaged consultancy firm Baseplate to undertake an initial assessment of the skatepark. A site meeting was held on 5 September 2025 with representatives from Sport and Recreation and Open Space, following which Baseplate was formally engaged to conduct a detailed assessment of the facility. This assessment will evaluate the park's functionality, usage, maintenance, and compliance, and will be critical in shaping the scope and direction of future upgrades.
- 2.6. Securing the land tenure of Cultural Park under a new lease is vital to the City's ongoing management of the park and the delivery of future improvements.

3. Legal, Risk and Legislative Considerations

- 3.1. The Legal & Property team have negotiated the terms of the proposed lease. The lease adequately protects Council's interests.

4. Strategic Planning and Policy Considerations

- 4.1. By securing the tenure of Cultural Park and supporting the ongoing management and future improvement of the North Hobart Skate Park, the proposal aligns with the following outcomes and strategies in the Capital City Strategic Plan 2023:

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

1.1.1. Protect and enhance, core elements of Hobart identity – kunanyi / Mount Wellington, timtumili minanya / River Derwent, natural areas, green spaces and Hobart's heritage, culture and human scale – so they continue to be valued as central features of Hobart's landscape and social fabric.

OUTCOME 2.3 Hobart communities are active, have good health and wellbeing and are engaged in lifelong learning.

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

2.3.3 Provide diverse and accessible sporting and recreation facilities with neighbouring councils and the State Government.

2.3.4 Provide a range of quality and inclusive play spaces.

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

7.3.3 Ensure City-owned assets and public spaces are accessible, of high quality and provide a high level of amenity to meet community and visitor requirements.

7.3.4 Continue the program of city-wide improvements in public spaces.

5. Financial Viability

5.1. Financial Considerations:

	2025-26	2026-27	2027-28	2028-29
	\$'000	\$'000	\$'000	\$'000
Revenue				
Existing Revenue	0	0	0	0
Additional Revenue	0	0	0	0
Total Revenue	0	0	0	0
Expenditure				
Operating	25	25	25	25
Capital	0	0	0	
Total Expenditure				
Net Cost	25	25	25	25

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.

5.1.1. The proposed rent under the new lease is \$1 if demanded. The Crown has not historically made demands for payment.

5.1.2. The initial Crown lease to the City in 2001 required the City to develop the North Hobart Skate Park amongst other things. However, there is no such requirements in the current lease. Under the proposed lease Council is only required to repair and maintain the existing infrastructure and garden. The Council is also required to lock and open the facilities each day and undertake security patrols if required. These are activities the City is already required to undertake and are considered when developing operational budgets.

- 5.1.3. Any future improvements of the park will be developed in conjunction with the Department and other stakeholders and subject to separate budgetary allocation processes.

5.2. City Economy Strategy:

- 5.2.1. By securing the tenure of Cultural Park which is required for the ongoing management and future improvement of the North Hobart Skate Park, the proposal aligns with 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

5.3. Economic Impact:

- 5.3.1. Renewing the lease will provide sufficient security of tenure for Council to continue to invest in Cultural Park and apply for grants to support future improvements.

5.4. Consultants

- 5.4.1. No consultants have been engaged regarding the proposed lease renewal. Negotiations were undertaken by the City's Legal and Property team.

6. Community and Business Engagement and Collaboration

- 6.1. The City has engaged with the Department who are the relevant land manager on behalf of the State Government. The Department is also a key stakeholder given the proximity to the Elizabeth College campus, and the school's long-standing connection to Cultural Park.

- 6.2. The Department have agreed to the terms of the proposed lease.

7. Innovation and Continuous Improvement

- 7.1. Under the s175 of the *Local Government Act 1993* (Tas) a council may lease land for any purpose which it considers to be of benefit to the council or the community. This power is ordinarily exercised by the elected members of a council.
- 7.2. The City leases nine properties from the Crown and has licences over a further six properties. Many of these are for long term recreational areas like Cultural Park for nominal rents.

- 7.3. Renewing Crown leases or licences when no change of land use is proposed can be a straightforward proposition, however under s175 such renewals must still be returned to Council for approval. It's proposed that the CEO be delegated authority to approve the renewal of Crown leases in such circumstances to streamline the renewal process.

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: 18 November 2025
File Reference: F25/82027

Attachment A: Cultural Park and North Hobart Skate Park Lease Plan
(Supporting information) 

15. Conflict of Interest Advisory Panel - Response to Notice of Motion
File Ref: F25/81899

Report of the Manager Legal and Corporate Governance and the Director
Corporate Services of 18 November 2025.

Delegation: Council

**REPORT TITLE: CONFLICT OF INTEREST ADVISORY PANEL -
RESPONSE TO NOTICE OF MOTION****REPORT PROVIDED BY:** Manager Legal and Corporate Governance
Director Corporate Services**1. Report Summary and Key Issue**

- 1.1. A Council resolution of 29 August 2022 called for officers to prepare a report into the formation of a 'Conflict of Interest Advisory Function' (CoIAF).
- 1.2. The rationale behind the resolution called for the provision of a mechanism where Elected Members can discuss any issues of concern in relation to conflicts of interest with the Manager Legal and Corporate Governance.

2. Recommendation***That:***

1. ***Council note the advice contained within this report; and***
2. ***Council note that the objects of the resolution dated 29 August 2022 have already been given effect by the approval of the Model Dispute Resolution Policy and an informal process implemented by the Manager Legal and Corporate Governance.***

3. Discussion and Background

- 2.1. At the time of the original resolution, conflicts of interest and potential conflicts of interest fell under either the Model Code of Conduct or in the case of pecuniary conflicts (or perceptions of a pecuniary conflict) were an offence under the *Local Government Act 1993* (the Act).
- 2.2. At the time of writing, pecuniary matters are still handled under the Act and non-pecuniary matters are now handled via Part 2 of the *Local Government (Code of Conduct) Order 2024* (Order), Statutory Rules 2024, No 43, replacing the 2016 Order.
- 2.3. The new Order provides for a policy framework (Model Dispute Resolution Policy) where Code complaints can be the subject of conciliation prior to referral to the Code of Conduct Panel, which can provide for the internal resolution of non-pecuniary Code complaints.
- 2.4. The following advice applies equally to pecuniary and non-pecuniary conflicts, noting there is sometimes a degree of overlap.

- 2.5. What is a conflict of interest remains a matter of some misunderstanding across the local government sector, irrespective of the size, scale and complexity of individual councils.
- 2.6. The matter has also been considered under the new training and development framework for councillors, with officers strongly recommending all councillors complete the training.
- 2.7. Prosecutions for misuse of office in relation inappropriate management of pecuniary conflicts under the Local Government Act in Tasmania are rare but have occurred.
- 2.8. At least one Tasmanian council has been the subject of a Board of Inquiry, for a range of matters, but the inadequacy of conflict management was a core issue and saw extensive commentary under that framework.
- 2.9. Outside of the Code of Conduct and Local Government Act the *Integrity Commission Act 2009* grants that commission wide-ranging powers to investigate and potentially recommend sanction for public officials for the inappropriate use of information, or public office including in relation to conflicts.
- 2.10. Some Tasmanian councils (and councillors) have been the subject of Integrity Commission investigations on account of inappropriate use of information by councillors' management of their personal business interests relating to the procurement of materials and contracts from their council.
- 2.11. The Office of the Auditor-General also has a series of powers to investigate the inadequate management of conflicts of interest, or misuse of office.
- 2.12. Noting the complexity sometimes associated with identifying and managing conflicts of interest that that the issue traverses' multiple legal jurisdictions it is not surprising that some elected members feel the need to be able to seek independent advice.
- 2.13. Under the Code (Part 2.4) the onus rests solely upon individual councillors to:
- 2.14. Part 2.4 imposes an objective test on councillors requiring them to act 'reasonably' when considering such matters. Put another way, a councillor must consider and manage the matter in the same way that a hypothetical 'reasonable' person would do so.
- 2.15. The original resolution seeking to have the council to consider the provision of an advisory service (under the Manager Legal & Corporate Governance is problematic and not consistent with the construction of the associated Code provision.

- 2.16. The Manager Legal and Corporate Governance acts for the council as an organisation and ultimately takes their instruction from the CEO.
- 2.17. However, as the Council's chief legal officer they must always act in the best interests of the organisation, which would put them in conflict if providing formal advice to an individual councillor.
- 2.18. An example of this occurs within the Model Dispute Resolution Policy of August 2025.
- 2.19. Under that Policy the Manager Legal and Governance holds a delegation as the 'Dispute Resolution Officer' who among other things is responsible for appointing the 'Dispute Resolution Advisor' and maintaining administrative oversight of the process.
- 2.20. The Manager of Legal and Corporate Governance is also required to provide advice to the CEO as part of the latter's preliminary assessment of Code of Conduct Complaints under section 28V of the Local Government Act.
- 2.21. For these reasons the Manager also has an actual conflict of interest in terms of acting in the best interests of their client (the Council) versus providing advice to individual councillors as to how to either avoid or potentially defend a complaint under the Code, noting they play an active role in the Code process.
- 2.22. That said, the Manager has implemented an 'open door' process where individual councillors can informally workshop or otherwise discuss potential conflicts of interest (or any part of the Local Government Act) with them before matters crystallise.
- 2.23. It would be inappropriate for any council officers to be tasked with providing formal advice as to the pre-emptive management of a conflict, as it risks compromising their independence, may see them drawn into subsequent Code proceedings as a witness or any advice provided becoming the subject of debate in the chamber, noting the obligations of CEO as a PCBU (Person Conducting a Businesses or Undertaking).
- 2.24. The Council is also prohibited from engaging external support advice in respect to such matters as they relate to the Code noting the decision in McCullagh, which has been the subject of previous reports to Council.
- 2.25. For these reasons the proposal to investigate the establishment of an advisory panel under the Manager of Legal and Corporate Governance is not supported.

3. Legal, Risk and Legislative Considerations

- 3.1. Please refer to 'Discussion and Background'.
 - 3.1.1. Relevant legislation includes.

3.1.2. *Local Government Act 1993*

3.1.3. *Local Government (Code of Conduct) Order 2024*

4. Strategic Planning and Policy Considerations

4.1. Model Dispute Resolution Policy, August 2025

5. Financial Viability

5.1. Financial Considerations:

5.1.1. It is not anticipated there is any additional financial impost as the matter is already addressed within the existing budget envelope.

	2025-26	2026-27	2027-28	2028-29
	\$'000	\$'000	\$'000	\$'000
Revenue				
Existing Revenue				
Additional Revenue				
Total Revenue				
Expenditure				
Operating				
Capital				
Total Expenditure				
Net Cost	\$000	\$000	\$000	\$000
FTE Impact				
	2025-26	2026-27	2027-28	2028-29
	\$000	\$000	\$000	\$000
Change in FTE				

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

5.2. City Economy Strategy:

5.2.1. N/A

5.3. Consultants

5.3.1. N/A

6. Climate and Sustainability Considerations

6.1. N/A

7. Community and Business Engagement and Collaboration

7.1. N/A

8. Innovation and Continuous Improvement

8.1. Please refer earlier comments under section 3.

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 CORPORATE SERVICES

Date: 18 November 2025
File Reference: F25/81899

16. TasWater - Price and Services Plan 5 - Letter of Support Request
File Ref: F25/83666

Report of the Chief Executive Officer of 19 November 2025 and attachment.

Delegation: Council

**MEMORANDUM: COUNCIL****TasWater - Price and Services Plan 5 - Letter of Support Request****Report Summary**

The purpose of this report is to respond to a request from TasWater to provide a letter in support of TasWater's Price and Services Plan 5 (PSP5), following the presentation and discussion between TasWater representatives and Elected Members at the Hobart Workshop Committee on 13 October 2025.

Discussion and Background

Every four years, TasWater prepares a detailed Price and Services Plan (PSP) for submission to the Tasmanian Economic Regulator. The Plan outlines the services TasWater proposes to deliver to its customers and the prices that customers will pay in return.

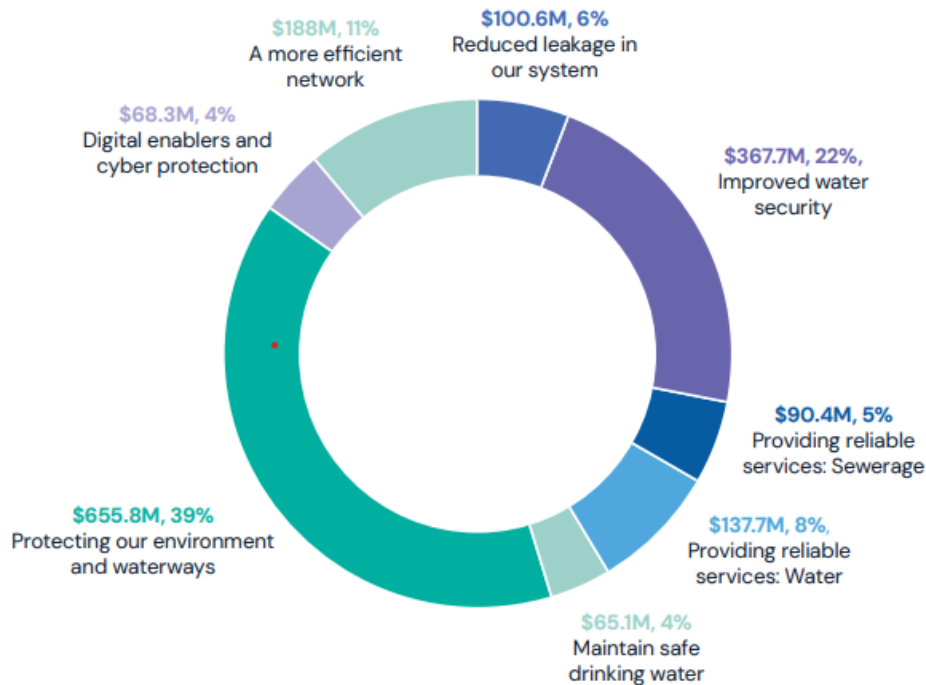
The PSP5 Proposal is for the four-year regulatory period commencing 1 July 2026 and is the fifth such proposal.

In considering the provision of a letter of support, TasWater has provided the following points in relation to the PSP5 Proposal:

- Investment is required now to lift the performance of TasWater's assets to the standards expected by customers and regulators of a modern water utility and to avoid passing an even greater financial burden and further environmental degradation on to future generations.
- The PSP5 Proposal will see investment in addressing sewage treatment plants that pose a high-risk to the environment, modernising their network to reduce leakage and improve customer service standards, and improving water security for the future.
- The focus will be on improving the ageing sewerage system which means safeguarding Tasmania's waterways and beaches for future generations. Attention will be paid to under-performing assets including pipeline networks, sewage treatment plants and high-risk dams.
- \$1.7 billion over four years is proposed to be invested to upgrade critical assets, protect the environment, and ensure Tasmanians continue to receive

safe and reliable water and sewerage services. The outcomes of TasWater's proposed capital plan for PSP5 is shown in the figure below:

Figure 3. How our proposed capital investment supports our PSP5 outcomes



- As a result of what is being proposed, TasWater's proposed increase for PSP5 is 6.1 per cent, plus 2.7 per cent inflation (8.8 per cent) per annum for the PSP5 period. For the past four years, TasWater's prices have increased less than the rate of inflation, capped at 3.5 per cent and they believe without the proposed price increase, they will not be able to undertake the investments necessary to address their performance gaps and improve customer and environment outcomes.
- Customers will face higher bills over the upcoming PSP5 period with the average residential customer's bill increasing from \$1,407.23 per annum to \$1,928.83 in 2029-30; this is an equivalent average increase of \$5 per week over the period. Benchmarking undertaken indicates that TasWater bills are considered affordable for most of their customers by these benchmarks, however, customers in low income households can have greater affordability challenges.
- As part of the Plan, customers will be empowered and supported to manage the change by giving them more control over their bills, moving the proportion of variable charges on an average residential customer's bill from 16 per cent to 33 per cent. They will also increase investment to \$2.4 million to strengthen the TasWater Assist Program to offer greater, tailored support to vulnerable customers.

TasWater undertook its most comprehensive customer engagement program over the last two year with extensive engagement activities culminating in the







deliberations of its Water Future Community Advisory Panel. The Panel include 45 community members who played a role in the decision-making process for preparing the PSP5 Proposal. The community were clear that they want TasWater to respond to the challenges they are facing in new and innovative ways with proactive management, maintenance and replacement of assets a key recommendation.

The customer outcomes for the PSP5 Proposal is summarised below:

Price and Service Plan – Customer outcomes



TasWater is at a critical juncture. With ageing infrastructure, a changing climate, and rising customer expectations, our fifth Price and Service Plan (PSP5) sets out a clear path forward. PSP5 balances the need for significant investment as outlined below, with fair and sustainable pricing – ensuring we deliver reliable, high-quality water and sewerage services for all Tasmanians, now and into the future.

Outcome	Investment	Measure	
 Reducing water leakage	\$100.6M In leak reduction \$95.2M Water main renewals	\$45.1M Water meter upgrades \$87.4M In electrical and SCADA upgrades	To help protect our Tasmanian resources, water lost through leaks will be reduced from 24.5 per cent to 14.4 per cent or less (cost effective level).
 Securing our water future	\$367.7M To improve water security, including dam safety upgrades and water treatment plant improvements Continued water conservation campaigns		Fewer customers (three per cent or less) will be impacted by water restrictions. Through education and water literacy programs, the aim is to help you reduce your daily water use from 217 litres to 170 litres per person, contributing to a more sustainable water future.
 Safe & reliable services	\$228.1M In renewals for water/sewer networks, treatment plants, reservoirs, and pump stations Continued electrical, SCADA and meter upgrades		There will be fewer disruptions to services, with water main breaks reducing from 42.8 to 16 per 100 kilometres; sewer breaks from 63.9 to 20 per 100 kilometres by 2030. You can rely on safe, and healthy water.
 Protecting the environment & waterways	\$655.8M To improve environmental performance and compliance		Our waterways will be cleaner, carbon emissions will be lower, and more water will be recycled. Major upgrades to sewage treatment facilities, including investment in Hobart and Launceston will consolidate smaller treatment plants into single state-of-the-art facilities, reducing environmental pollution by 50 per cent.
 Better customer experience & support	\$3M Self-service platform \$2.4M Boost to TasWater Assist		You will have easier access to your account(s), payments, issue reporting, and service tracking via the online system. There will be more support for vulnerable customers in our community, through our TasWater Assist program.
 More control over your bills	Increasing variable charges on your bill from 16 per cent to 33 per cent		If you use less, you'll pay less – thanks to an increase in variable charges from 16 per cent to 33 per cent. You will see a \$176 annual reduction in your fixed costs.



The PSP5 Proposal builds the foundation for modern, rationalised sewerage systems in Hobart and Launceston. The decommissioning of the Macquarie Point Sewage Treatment Plant and the upgrade of the Selfs Point Sewage Treatment Plant will enable, in time, the rationalisation of a further three Sewage Treatment Plants in Hobart which will deliver much improved environmental and public health outcomes in the Derwent Estuary, and support growth in the region.

TasWater concedes that whilst every regulatory period faces different circumstances, their PSP5 Proposal coincides with challenging economic conditions given that cost of living pressures are a major concern of Tasmanians. Like many other businesses, TasWater is also experiencing a period of high-cost inflation and rising interest rates resulting in more upward pressure on prices much of which is driven by external factors. The last time TasWater's prices were set was shortly after COVID-19 disrupted global and local economies – as a result factors such as higher interest rates were not factored into forecasts resulting in prices increasing less than CPI, year on year, whilst input costs have increased.

Further information in support of TasWater's PSP5 Proposal can be found at attachment A which has previously been provided to Elected Members as part of the briefing provided to the Hobart Workshop on 13 October 2025.

The Council recognises the importance of upgrading water and sewerage assets, facing similar challenges with its own stormwater infrastructure. The PSP5 Proposal will help TasWater address these issues by raising variable charges to 33 per cent, allowing consumers to manage their usage. Therefore, supporting PSP5 is recommended.

TasWater has advised that it has received letters of support from several other councils.

The next steps in the process for consideration of the PSP5 Proposal, includes:

- Investigation and review by the Tasmanian Economic Regulator (July 2025 – February 2026).
- Tasmanian Economic Regulator shares draft Report and Determination. Public consultation (February – March 2026).
- Tasmanian Economic Regulator delivers final Report and Determination (30 April 2026)
- First year of PSP5 commences (1 July 2026).

RECOMMENDATION

That:


- 1. The Council provide a letter in support of TasWater's Price and Services Plan 5.***
- 2. Subject to Council endorsement, the Chief Executive Officer be delegated authority to provide the letter to TasWater.***

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: 19 November 2025
File Reference: F25/83666

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

17. 2024-25 Financial Statements
File Ref: F25/78276

Report of the Financial Operations Manager and the Chief Financial Officer of 18 November 2025 and attachments.

Delegation: Council

REPORT TITLE: 2024-25 FINANCIAL STATEMENTS**REPORT PROVIDED BY:** Financial Operations Manager
Chief Financial Officer**1. Report Summary and Key Issue**

- 1.1. The purpose of this report is to present the 2024-25 Financial Statements to Council (**Attachment A**).
- 1.2. The format of the financial statements for the year ended 30 June 2025 has been changed to be consistent with Audit Tasmania's model financial statements.
- 1.3. Apart from the format change, the statements have been prepared on a consistent basis with prior years.
- 1.4. The Auditor-General has completed the audit and issued an unqualified audit opinion (**Attachment B and C**).

2. Recommendation

That Council note in accordance with section 84(4) of the Local Government Act 1993 that the Chief Executive Officer tabled the certified financial statements for the year ended 30 June 2025.

3. Discussion and Background

- 3.1. The format of the financial statements for the year ended 30 June 2025 has been changed to be consistent with Audit Tasmania's model financial statements.
- 3.2. Apart from the format change, the statements have been prepared on a consistent basis with prior years.
- 3.3. The draft financial statements were presented to the Risk and Audit Panel on 13 August 2025 prior to submission to the Auditor-General on 14 August 2025.
- 3.4. The financial statements were re-presented to the Risk and Audit Panel on 15 October 2025.
- 3.5. The Risk and Audit Panel noted the financial statements and the management representation letter that were submitted to the Tasmanian Audit Office.
- 3.6. The Auditor-General completed the audit and issued an unqualified audit opinion on 16 October 2025.
- 3.7. The financial statements are attached to this report (**Attachment A**).

Operating Result

- 3.8. The 2024-25 result is a surplus of \$20.4 million (2023-24 \$10.1 million surplus), which compares favourably to the original budgeted surplus of \$9 million.
- 3.9. The favourable variance reflects a high level of staff vacancies across the organisation and a reduction in depreciation as a result of correcting system issues identified during the year.
- 3.10. The 2024-25 underlying result is a surplus of \$14.4 million (2023-24 \$7.4 million surplus) compared to the original budgeted underlying deficit of \$1.2 million.

Financial Sustainability Outcomes

- 3.11. The Financial Statements disclose the following financial sustainability indicator results for 2024-25:

Indicator	Description	2024-25 Budget	2024-25 Actual	Budget achieved (✓/X)	Benchmark	Benchmark achieved (✓/X)
1	Underlying Result	(\$1,205,000)	\$14,367,000	✓	> \$0	✓
2	Underlying Result Ratio	(0.67%)	7.86%	✓	> 0%	✓
3	Net Financial Liabilities	(\$6,910,000)	\$19,199,000	✓	0 - (\$90 mil)	✓
4	Net Financial Liabilities Ratio	(3.86%)	10.50%	✓	0 - (50%)	✓
5	Net Interest Expense Cover Ratio	0.75%	(1.90%)	✓	< 7%	✓
6	Asset Consumption Ratio	41.33%	47.15%	✓	> 60%	X
7	Asset Renewal Funding Ratio	97.56%	112.72%	✓	90 - 100%	✓
8	Asset Sustainability Ratio	70.24%	85.36%	✓	100%	X
9	Debt Coverage Ratio	2.99%	2.93%	✓	0 - 20%	✓
10	Working Capital	2.4	3.1	✓	≥ 1	✓

- 3.12. The actual compared to budget has been achieved across all indicators.
- 3.13. Actual results met the benchmark for all indicators except for the asset consumption ratio and asset sustainability ratio.

Cash Position

- 3.14. The City's cash position at 30 June 2025 was \$18.9 million (2023-24 \$11.7 million).
- 3.15. The City also has \$72 million invested in term deposits (2023-24 \$61 million).
- 3.16. The cash balance is committed to a number of items that have internal and external restrictions, and the remaining funds can be used for other purposes such as capital works.

Rate revenue

- 3.17. Rate revenue totalled \$117.3 million (2023-24 \$108.7 million) and represents approximately 64 per cent of underlying revenue.
- 3.18. The increase of \$8.6 million is the result of:
- 3.18.1. A 5 per cent increase to fund the increased cost of providing existing services, and
 - 3.18.2. A 6.12 per cent increase to fund the increase in the State Government fire levy.

Asset Revaluations

- 3.19. In accordance with the requirement to ensure that reported asset values do not differ materially from their fair value, some asset classes were indexed.
- 3.20. In 2024-25 the revaluation of the Stormwater asset class commenced. However, further work is required to complete this revaluation and this will be completed in 2025-26.
- 3.21. The results of the indexation exercise were:

Land	\$1.3 million	Decrement
Buildings	\$1.2 million	Increment
Land Improvements	\$1.1 million	Increment
Pathways & Cycleways	\$1.9 million	Increment
Stormwater	\$3.1 million	Increment
Roads and Bridges	\$5.1 million	Increment
	<u>\$11.1 million</u>	Increment

- 3.22. The above indexation movements have been recognised in “other comprehensive income”.

Contributed Property, Plant and Equipment

- 3.23. Contributed property, plant and equipment essentially comprises assets required to be constructed for the City by developers.
- 3.24. During 2024-25, there was no contributed property, plant and equipment (2023-24 \$81,000).

Asset Write-offs

- 3.25. Asset write-offs mainly comprise infrastructure assets replaced as part of the City’s on-going asset renewal program.

- 3.26. Asset write-offs totalled \$3.8 million (2023-24 \$4.8 million) and were in the following asset sub-classes:

Land Under Roads	\$2.9 million
Intangibles	\$356,000
Roads and Bridges	\$221,000
Land Improvements	\$215,000
Other	\$179,000

Investment in TasWater

- 3.27. TasWater has advised the audited net asset value for 2024-25 as \$1.9 billion.
- 3.28. By applying Council's equity voting proportion of 9.35 per cent, this results in a \$3.5 million fair value increase for 2024-25 and a \$180.3 million closing investment value (2023-24 \$176.8 million).

Defined-Benefit Superannuation Plan

- 3.29. The City's defined-benefit superannuation plan position has decreased by \$500,000 to a net asset of \$2.5 million at 30 June 2025 (2023-24 \$3 million). This movement is mainly due to the movement in the net asset ceiling.
- 3.30. The asset capping limits the amount of any net defined benefit asset recognised in the statement of financial position to be no greater than the present value of any economic benefits available to the Council because of a surplus of assets over liabilities.

Changes in Accounting Standards

- 3.31. There were no new standards issued by the Australian Accounting Standards Board that were materially relevant to the City's operations during 2024-25.

4. Legal, Risk and Legislative Considerations

- 4.1. Section 84(1) of the *Local Government Act 1993* requires the Chief Executive Officer to prepare and forward to the Auditor-General a copy of the City's financial statements in accordance with the *Audit Act 2008*.
- 4.2. Section 17(1) of the *Audit Act 2008* requires the Chief Executive Officer to prepare and forward a copy of the City's financial statements to the Auditor-General within 45 days after the end of each financial year.
- 4.3. Section 17(4) of the *Audit Act 2008* requires the City's financial statements to be prepared in accordance with the accounting standards and other requirements issued by the Australian Accounting Standards Board.

4.4. Section 84(3) of the *Local Government Act 1993* requires the Chief Executive Officer to certify that the financial statements fairly represent the City's financial position, the results of the City's operations, and the cash flow of the City. This certification is contained on page 76 of the attached financial statements.

4.5. Section 84(4) of the *Local Government Act 1993* requires the Chief Executive Officer to table the certified financial statements at a meeting of the Council as soon as practicable.

4.6. All the above legal requirements have been complied with.

5. Strategic Planning and Policy Considerations

5.1. There are no direct strategic planning or policy considerations arising from this report.

6. Financial Viability

6.1. Financial Considerations:

	2025-26	2026-27	2027-28	2028-29
	\$'000	\$'000	\$'000	\$'000
Revenue				
Existing Revenue				
Additional Revenue				
Total Revenue				
Expenditure				
Operating				
Capital				
Total Expenditure				
Net Cost				

FTE Impact

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

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. All financial information is included in 2024-25 Financial Statements as Attachment A.

6.2. City Economy Strategy:

6.2.1. Strategic Priority 3: Position Hobart as an enviable place to visit, live and do business.

6.3. Economic Impact:

6.3.1. N/A

6.4. Consultants

6.4.1. N/A

7. Climate and Sustainability Considerations

7.1. This report has no climate and sustainability considerations.

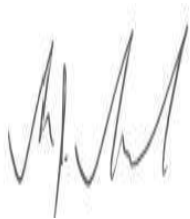
8. Community and Business Engagement and Collaboration

8.1. N/A

9. Innovation and Continuous Improvement

9.1. N/A

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 Greatbatch
FINANCIAL OPERATIONS MANAGER




Michelle Wickham
CHIEF FINANCIAL OFFICER

Date: 18 November 2025
File Reference: F25/78276

Attachment A: Financial Statements - Year Ended 30 June 2025 (Supporting information) 

Attachment B: Independent Auditors Report Cover Letter - Year Ended 30 June 2025 (Supporting information) 

Attachment C: Independent Auditors Report - Year Ended 30 June 2025 (Supporting information) 

18. 2025-26 Capital Works Program Report as at 30 September 2025
File Ref: F25/79364

Report of the Manager Capital Projects and the Director Infrastructure and Assets of 18 November 2025.

Delegation: Council

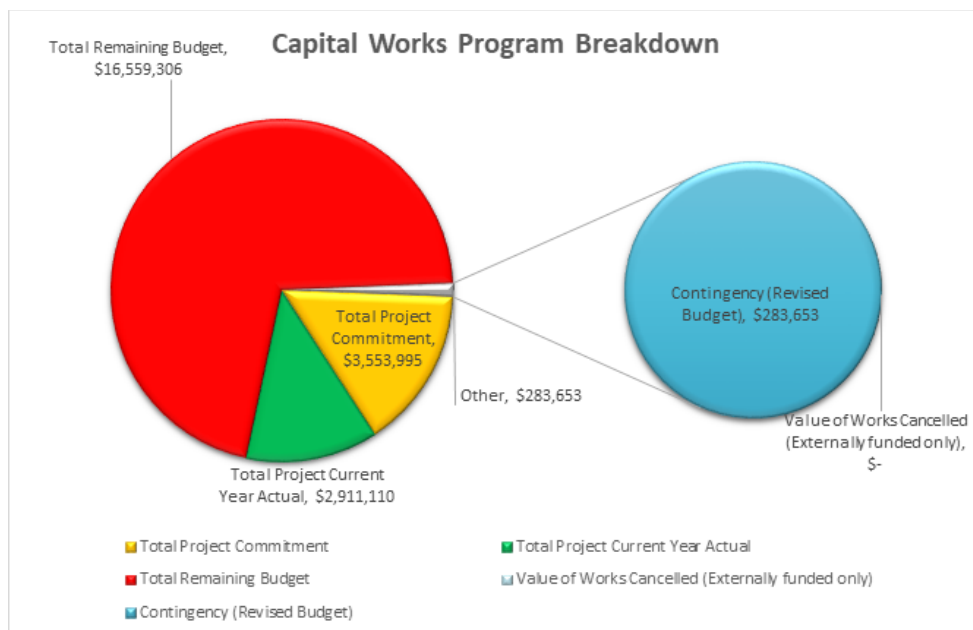
REPORT TITLE: 2025-26 CAPITAL WORKS PROGRAM REPORT AS AT 30 SEPTEMBER 2025**REPORT PROVIDED BY:** Manager Capital Projects
Director Infrastructure and Assets**1. Report Summary and Key Issue**

- 1.1. The purpose of this report is to provide the Council with an update of the City of Hobart 2025-26 Capital Works Program.
- 1.2. As outlined in the “*Quarterly Financial Report – 30 September 2025*” endorsed by Council on Monday 27 October 2025, a total of \$36.8M (excluding property, plant and equipment) was allocated for the 2025-26 Capital Works Program. The total budget comprises of Council investments and various grants from both the State and Federal Governments, including \$13.5M for the Greater Hobart Ferry Expansion project.
- 1.3. The City’s deliverable works are valued at \$23M, excluding the Greater Hobart Ferry Expansion and program contingency.
- 1.4. The actual capital works expenditure at the end of Quarter 1 of the 2025-26 financial year was \$2.9M. Additionally, a further \$3.5M in capital works are currently under contract.
- 1.5. Around \$1M in projects have been completed at roughly 20% under budget, demonstrating strong project and budget management.
- 1.6. The delivery forecast ranges from approximately 70% to 86%

2. Recommendation***That the report titled ‘2025-26 Capital Works Program Report as at 30 September 2025’, dated 5 November 2025, be noted.***

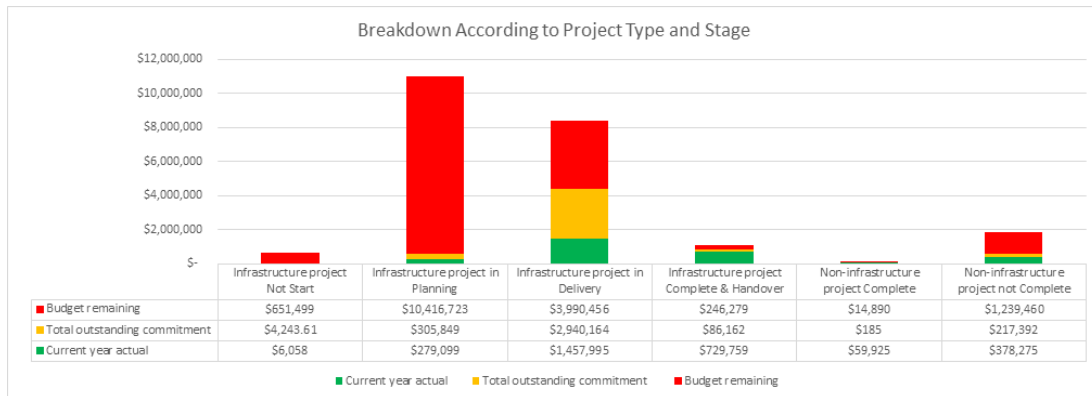
3. Discussion and Background

- 3.1. At its meeting of Monday 27 October 2025, Council endorsed the “*Quarterly Financial Report – 30 September 2025*”, allocating a total of \$36.8M (excluding property, plant and equipment) for the 2025-26 Capital Works Program. The total budget comprises of Council investments and various grants from both the State and Federal Governments, including \$13.5M for the Greater Hobart Ferry Expansion project.
- 3.2. The Greater Hobart Ferry Expansion Project and program contingency are excluded from our reporting. As a result, the City’s deliverable program value is \$23M. The ferry project was excluded as it falls under a separate funding arrangement and is governed by different reporting requirements.
- 3.3. The total expenditure recorded at the end of September 2025 was \$2.9M which represents approximately 13% of the delivery budget. No projects have been cancelled as of this reporting period.
- 3.4. Additionally, a further \$3.5M in capital works are currently under contract.
- 3.5. The overall budget breakdown for 2025-26 financial year is as below:



- 3.6. Approximately \$11M in works are being planned, and \$7M in projects are underway or in progress. Around \$1M in projects have been completed at roughly 20% under budget, demonstrating strong project and budget management.

3.7. The breakdown of the financials against various project stages below:



3.8. The Capital Projects Team faces ongoing challenges with costs, delays, and scope changes. The City is addressing these risks to deliver the capital works program successfully. At present, no major risks have been identified.

3.9. The delivery forecast ranges from approximately 70% to 86%.

4. Legal, Risk and Legislative Considerations

4.1. Enter text The following risks are identified with the failure to deliver the capital works program:

- 4.1.1. Breach of Statutory Duties: Failure to deliver these can result in legal action from regulatory bodies or affected parties due to unacceptable level of service.
- 4.1.2. Contractual Breaches: Non-delivery or termination of contracted works can lead to breach of contract claims, resulting in financial penalties and litigation.
- 4.1.3. Regulatory Non-Compliance: Non-delivery can lead to non-compliance issues, attracting fines and other legal consequences.
- 4.1.4. Public Accountability and Transparency: Failure to deliver promised projects can lead to public outcry, loss of trust, and potential legal challenges from community groups.
- 4.1.5. Financial Implications: Legal disputes and penalties can lead to significant financial losses, impacting the City's budget and its ability to fund other projects.

5. Strategic Planning and Policy Considerations

5.1. The delivery of the Capital Works Program aligns with the City of Hobart Capital City Strategic Plan 2023, namely:

5.1.1. *Pillar 7: Built Environment*

- *7.3.1 – Ensure the City’s infrastructure supports health and wellbeing and is affordable and accessible for all.*
- *7.3.3 – Ensure City-owned assets and public spaces are accessible, of high quality and provide a high level of amenity to meet community and visitor requirements.*

6. Financial Viability

6.1. Financial Considerations:

	2025-26	2026-27	2027-28	2028-29
	\$'000	\$'000	\$'000	\$'000
Revenue				
Existing Revenue				
Additional Revenue				
Total Revenue				
Expenditure				
Operating				
Capital				
Total Expenditure				
Net Cost				
FTE Impact				
	2025-26	2026-27	2027-28	2028-29

Change in FTE

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. The financials as at 30 September 2025 are presented in Section 3 – Discussion and Background.

6.2. City Economy Strategy:

6.2.1. This proposal aligns to the following strategic priorities listed in the City of Hobart City Economy Strategy 2023 – 2028:

- *1.3 – Deliver ‘buy local’ processes as part of the City's procurement policies that support local businesses.*

- *1.5 – Partner and deliver programs that are inclusive, foster well-being and enhance quality aspects of city life, including short-term tactical interventions to improve public amenity*

6.3. Economic Impact:

- 6.3.1. The delivery of the 2025-26 financial year program will ensure that the City's services and assets are maintained which will support the growth of the city and maintains the City's reputation as an attractive tourist destination and liveability.

6.4. Consultants

- 6.4.1. External consultants will be used to supplement the delivery of the capital works program addressing short-term workload increases and providing specialised skills. While this approach can be costly, it offers flexibility, access to expertise, and risk mitigation.

7. Climate and Sustainability Considerations

- 7.1. The City will continuously ensure there is a strong focus on climate change and sustainability in the delivery of the capital works program. This includes reusing materials on-site to minimise waste, reducing transport costs, and incorporating innovative recycled materials into projects, where appropriate. Although minor, these efforts assist with the promotion and support the contractor in considering climate and sustainability in the delivery of our capital works projects.

8. Community and Business Engagement and Collaboration

- 8.1. The City will proactively engaged with the community and businesses throughout the planning and delivery of capital works projects. This includes early consultation to understand stakeholder needs, regular updates to inform progress, and collaboration to minimise disruption. Feedback is considered in decision making to ensure project outcomes and delivery methodology aligns with community and business interest.

9. Innovation and Continuous Improvement

- 9.1. The City has developed and implemented structured project management processes to guide the successful delivery of capital works projects. The system implemented outlined key milestones, responsibilities, risk management strategies, communication plans, and performance monitoring processes.
- 9.2. The City manages project delivery risks proactively and has continuously maintained high delivery performance with the works completed to date estimated at 20% below the allocated budget. This reflects strong program management and delivery outcomes.

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.



Mao Cheng
MANAGER CAPITAL PROJECTS



David Reeve
**DIRECTOR INFRASTRUCTURE AND
ASSETS**

Date: 18 November 2025
File Reference: F25/79364

REPORT OF THE CHIEF EXECUTIVE OFFICER
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**19. Code of Conduct Determination Report
Councillor Mike Dutta v Councillor Louise Elliot
File Ref: F25/70353**

Report of the Chief Executive Officer of 17 November 2025 and attachment.

Delegation: Council

City of **HOBART****MEMORANDUM: COUNCIL****Code of Conduct Determination Report
Councillor Mike Dutta 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 Councillor Mike Dutta 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 Councillor Mike Dutta 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 November 2025
File Reference: F25/70353

Attachment A: Determination Report - Councillor Dutta against Councillor 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. Council Restructure and Amalgamation**
File Ref: F25/84219

Alderman Marti Zucco

Motion

“That:

1. The Hobart City Council further endorse council amalgamations in accordance with the current State Government policy as per Councils pursuing voluntary amalgamations and that;
2. The Hobart City Council write to the Glenorchy City Council to initiate preliminary discussions with the intent to pursue and develop a voluntary amalgamation strategy consistent with the State Government policy.
3. The Council write to the Minister for Local Government advising that the Hobart City Council is willing to pursue a strategy for voluntary amalgamations, and seeking Government advice, assistance, funding, and incentives for any transition and implementation process.”

Rationale:

“The current Mayor of Glenorchy, Sue Hickey, has publicly stated her support for council amalgamations. Several Hobart City Council elected members have similar views. Considering this shared support across both councils, as well as recent discussion papers on local government reform, there is an opportunity to commence preliminary discussions aimed at amalgamating the two councils into a new Council of Clark.

It is my view that both the City of Hobart and the City of Glenorchy would retain their identities as cities within any new governance model under a Clark Council structure.

Tasmania currently has 29 general managers, some earning as much as, or more than, the Prime Minister, along with an extensive second and third tier of senior

management that continues to grow. This duplication of bureaucracy is no longer fit for purpose.

The 1800s and 1900s era when people travelled long distances by horse and cart to deliver handwritten correspondence, is well behind us. The relics of that colonial past should also be left behind. Today's technologically advanced society enjoys the benefits of online meeting platforms such as Zoom and Teams, instant messaging, online banking, electronic transactions, and digital service delivery. In this context, the need for 29 separate councils is obsolete.

With a population of fewer than 600,000 people, it is unreasonable that Tasmania should continue operating under a governance model designed for a vastly different time, particularly when society is evolving rapidly.

Local councils were once responsible for services such as policing, water, and transport. Those services now sit with state or federal governments. Other current council responsibilities could likewise be redistributed if local government, as a tier, were abolished.

One option would be to expand the Service Tasmania model to manage the responsibilities currently undertaken by local councils.

In the crucial area of planning, a matter for which I have long advocated reform, Tasmania needs a state-based regional planning authority comprised of trained, independent experts who can make decisions free from political interference. This would mirror the TasWater model, which transitioned from a local government responsibility to a state-managed authority. Other functions previously overseen by local government, such as policing and transport, have already been shifted.

There is considerable overlap between state and local government responsibilities, leading to duplication and inefficiency. In recent years, during a Hobart City Council workshop, councillors were briefed by a Canberra-based international relations expert on matters more appropriately aligned with state or federal government responsibilities. Another example was a local government workshop on population growth occurring simultaneously with the Tasmanian Government's statewide population review. These examples highlight unnecessary duplication and suggest that local government is increasingly seeking relevance in areas beyond its proper scope.

In summary, this motion offers a practical and community-focused pathway toward a more efficient and responsive local government system. By opening voluntary amalgamation discussions with Glenorchy, the Hobart City Council shows it is willing to plan responsibly for the future, reduce unnecessary duplication, and direct savings back into the services residents' value most.

This approach reassures the public that local identity will be respected while ensuring ratepayers benefit from a modern, streamlined model that puts community outcomes ahead of bureaucracy. Taking the initiative now allows us to help shape reform in a way that strengthens representation, improves service delivery, and builds a stronger, more sustainable future for all communities across the region."

Administration Response to Notice of Motion

Discussion

The Council most recently considered a potential amalgamation with the Glenorchy City Council during the Future of Local Government Review process (“the Review”) that was carried out by the State Government in 2023/24. In its final submission to the Review in February 2024 (attachment A), the Council formed the following view on the matter:

“Whilst supporting the need for reform of Local Government in Tasmania and welcoming updated legislation, investigating alternative service delivery models along with other initiatives detailed in the Final Report, the City has no evidence of Hobartians views on the option identified for council mergers.

Given this, the City’s submission does not provide any comment on the recommendation that amalgamation proposals be developed for the City of Hobart and Glenorchy City Council. As stated in our previous submissions we do recognise that Tasmania is not best served by 29 councils and some consolidation is required. If the other councils identified for voluntary amalgamation in the recommendation wish to do so the transition process must be adequately supported and resourced.

...In relation to the development of the amalgamation proposal for the City of Hobart and Glenorchy City Council, both councils are already working together on a range of initiatives such as the Greater Hobart Strategic Partnership, the Northern Suburbs Transit Corridor and the bushfire awareness project, Sparking Conversations, Igniting Action...”

The Council also framed up its expectation in respect to potential Council amalgamations in its August 2023 submission in respect to Stage 2 of the Review (attachment B):

“Any significant changes to council functions must be adequately planned, communicated, and funded by the State to provide certainty for council staff, Elected Members and the communities they represent.

The City does not have sufficient evidence outlining Hobartian views on council mergers to form an opinion on the proposed boundary alteration options and whilst the commitment has been provided that boundary changes will not be forcibly imposed, the City considers it very important that should the Board recommend boundary changes, the following is considered:

- Any local government amalgamations must be presented as a merger and not an annexation; and it is crucial that financial*

sustainability of catchments be assessed to determine the suitability of amalgamation.

- *It is critical that any proposed changes to council boundaries consider economic clusters of activity and their connections to the districts or precincts around them.*
- *It is vital that the important geographic area of Kunanyi/Mt. Wellington be managed by an authority with appropriate knowledge and experience of the mountain's conditions and risks.*
- *Maintaining community connections and sense of place will be vital in any proposed boundary changes – for example, the inclusion of a rural area within the boundary of a metropolitan area may have negative impacts on the identities and representation of both distinct communities.*
- *It is critical that any substantial changes made to local government functions whether it is boundary changes, mandated shared services or increased collaboration between councils, must be appropriately funded by the State."*

Many of the concerns and expectations of the Council that were raised in respect to the potential amalgamation with Glenorchy City Council remain. Specifically, there has not been any engagement completed to enable City of Hobart ratepayers to have their say on a potential amalgamation to properly inform the Council. Equally, since this time there has not been any specific investigations in respect to the Council's expectations around the assessment of financial catchments, consideration of economic clusters of activities and connections and maintaining community connections and sense of place. Investigations into the future management of Kunanyi/Mt. Wellington are in the process of being completed through the State Government's Strategic Review process.

It should also be noted that SGS Economics and Planning were engaged in 2015 to completed a Greater Hobart: Local Government Reform Feasibility Report (attachment C). This report, which was released in 2017, included examination of an option to amalgamate the City of Hobart and Glenorchy City Council. It stated: *"the merged entity (Hobart and Glenorchy) will have the ability to plan for growth, enhance the competitiveness of Greater Hobart and improve the liveability of the city and all its residents, and enhance advocacy and promotion of the city. The merged entity will be able to generate savings by eliminating duplication of services and improved efficiencies. Wards or community boards are an important means to ensure ongoing local representation during transition. The merger is accompanied by a Hobart Capital City Act that recognises the role and responsibilities of the capital city and ensures commitment by local government and state government to deliver on a range of strategic objectives that are important to the prosperity of the city."* Ultimately, the report was not acted upon, and rather, the focus of the council's switched to the establishment of the Greater Hobart Act, Hobart City Deal, and the Greater Hobart Strategic Partnership. The City Deal was officially signed on 24 February 2019 with the Council endorsing the Implementation Plan at its closed meeting on 23 September 2019.

A primary consideration for the Council at this juncture is the expectation that the State Government would need to provide adequate funding. Despite the motion's

intent to “*seek Government advice, assistance, funding, and incentives for any transition and implementation process*”, it is challenging for the State Government to allocate the necessary funds given its well-known budget constraints in the short to medium term.

Given the remaining unanswered questions from the Council’s submissions to the Review, it seems prudent to request a comprehensive report from the CEO. This report should address the Council’s outstanding concerns regarding a potential amalgamation with the Glenorchy City Council and outline a clear process for the Council to further deliberate on its position.

Should the Council support this direction, the CEO will collaborate with the Glenorchy City Council CEO to prepare a detailed report on the matter.

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.

Legislation and Policy

Legislation: Not Applicable.

Policy: Not Applicable.

Financial Implications

1. Not Applicable.

Attachment A: Final Submission - Future of Local Government Review
(Supporting information)

Attachment B: Stage 2 Submission - Future of Local Government Review
(Supporting information)

Attachment C: Final Feasibility Report - Greater Hobart: Local Government Reform (Supporting information)

21. QUESTIONS ON NOTICE

Regulation 35 *Local Government (Meeting Procedures) Regulations 2025*.
File Ref: 13-1-10

21.1 International and Interstate Travel

Memorandum of the Chief Executive Officer of 24 November 2025.

RECOMMENDATION

That the following response to questions on notice be received and noted.



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

INTERNATIONAL AND INTERSTATE TRAVEL

Meeting: Council

Meeting date: 24 November 2025

Raised by: Councillor Elliot

Question:

Since 1 January 2018, how many international and interstate trips has Councillor Anna Reynolds taken for the sole or part-purpose of attending 'climate' and/or 'sustainability' related events and activities?

Please itemise each event and state the total cost of each event (including air and ground transport, accommodation, meals, insurance, communications, tickets and fees, and incidentals) and state for each item what costs have been incurred by the Council and what costs have been in-kind or covered by other organisations.

Please state for each trip in what capacity Councillor Reynolds was attending/participating? For example, as Lord Mayor representing Hobart City Council, or as an individual elected member (councillor), or as XXX title with XXX body.

Please also state for each item whether the Lord Mayor continued to receive her allowance during these visits and the total cost of the Deputy Lord Mayor acting as Lord Mayor in the Lord Mayor's absence.

Response:

In the eight years since 1 January 2018 the Lord Mayor has travelled internationally on six occasions and interstate on four occasions for climate and/or sustainability events and activities in various capacities including as a member of the Capital City of Lord Mayors, as the Lord Mayor of the City of Hobart and as a Board Member of the GCOM/ICLEI.

The details of each are listed below - it is noted that all these details are publicly disclosed on the City of Hobart Elected Member Travel Register and/or Elected Member Expense Report, both published on the Council's website:

Capacity: Lord Mayor Member - Council of Capital City Lord Mayors (CCCLM)

Dates	Event	Location	Cost	Funded by
22 – 27 October 2019	CCCLM's representative at Seoul Mayors' Forum on Climate Change 2019	Seoul, South Korea	\$8,543.97	CCCLM

Capacity: Lord Mayor - City of Hobart

Dates	Event	Location	Cost	Funded by
6 – 7 September 2023	Cities Power Partnership and Climate Summit for Local Government* (*Council resolved to join this partnership at its meeting of 17 July 2023)	Melbourne, Australia	\$2,218.03	CoH
10 – 11 September 2024	Better Futures Forum	Canberra, Australia	\$766.18	CoH
12 March 2025	Sydney Climate Week	Sydney, Australia	\$376.35	CoH

Capacity: Board Member of Global Covenant of Mayors (GCOM)

Dates	Event	Location	Cost	Funded by
5 March 2021	ICLEI Meeting	Melbourne, Australia	\$351.49	ICLEI
10 - 22 September 2023	Local 2023 Islands Network Meetings* & Climate Week NYC (*Council resolved to join this Network at its meeting of 17 July 2023)	Honolulu & New York, United States	\$6,015.43 \$170.00 (international roaming charge)	One night's accommodation covered by CoH. All other costs covered by GCOM CoH
29 November 2023 – 8 December 2025	Local Climate Action Summit & COP28	Dubai, United Arab Emirates	Costs covered by GCOM and not in CoH records \$80.00 (international roaming charge)	GCOM CoH
24 – 28 July 2024	GCOM Mayors' Summit	Paris, France	Costs covered by GCOM and not in CoH records \$170 (International roaming charge)	GCOM CoH
12 – 17 April 2025	World Local Government Climate Summit	Seoul, South Korea	Costs covered by ICLEI and not in CoH records \$141.81 (International roaming charge)	ICLEI CoH

3 – 5 November 2025	C40 Local Leaders Forum	Rio de Janiero, Brazil	Costs covered by GCOM and Bloomberg Philanthropies and not in CoH records International roaming charge – not yet available but estimated to be approx. \$100	GCOM & Bloomberg Philanthropies CoH
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The Lord Mayor received her allowance during these periods, noting that all Councillors are elected representatives, not employees. *The Local Government Act 1993* entitles a councillor to an annual allowance under Section 340A, and there is no automatic suspension of payment during working in other capacities, holidays or a leave of absence. The Lord Mayor continued to work on City of Hobart matters responding to emails, correspondence and requests.

It should be noted that the allowance is considered a fixed statutory entitlement for holding office, not a salary tied to attendance or for hours worked – it recognises the elected role and ongoing responsibilities, even if a councillor is temporarily not attending meetings or undertaking other aspects of the role.

It should also be noted that Tasmanian Mayors and Councillors are entitled to be employed in other roles or run businesses while also receiving their allowance.

The cost of the Deputy Lord Mayor's higher duties whilst acting as the Lord Mayor for these periods was \$6,031.80.

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
CHEIF EXECUTIVE OFFICER

Date: 19 November 2025
File Reference: F25/82368

22. QUESTIONS WITHOUT NOTICE

Regulation 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-amble

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.

23. CLOSED PORTION OF THE MEETING

RECOMMENDATION

That the Council resolve by absolute 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 Council Meeting
- Proposal for the Council in interest of land

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 Chairperson
Item No. 3	Leave of Absence
Item No. 4	Consideration of supplementary Items to the agenda
Item No. 5	Indications of Conflicts of Interest
Item No. 6	Office Accommodation Project
Item No. 7	Outstanding Sundry Debts and Debt Write-Offs as at 30 September 2025
Item No. 8	Questions without Notice