



CITY OF HOBART

SUPPORTING INFORMATION

THE HOBART WORKSHOP COMMITTEE MEETING

OPEN PORTION OF THE MEETING

MONDAY, 10 NOVEMBER 2025

AT 4.00PM

VENUE: LADY OSBORNE ROOM

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City of **HOBART**

City Heritage Committee

Minutes

Monday 23 September 2025
Lord Mayor's Court Room, Town Hall

THE MISSION

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

THE VALUES

The Council is:

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

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City Heritage Committee, Tuesday 23 September 2025, 5.30pm, Lord Mayor's Court Room, Town Hall.

1. ATTENDANCE & APOLOGIES

COMMITTEE MEMBERS

Lord Mayor Cr Anna Reynolds
(Chairperson)
Sherrie-Lee Evans
Mat Hinds
Brendan Lennard
Deirdre Macdonald
Warwick Oakman
Dianne Snowden

CITY OF HOBART STAFF

Karen Abey, Director Strategic and Regulatory Services
Tristan Widdowson, Manager Development Appraisal
Sarah Waight, Senior Cultural Heritage Officer
Nick Booth, Senior Advisor Urban Design
Nicole Manley, Cultural Heritage Officer
David Scott, Cultural Heritage Officer
Ellen Galbraith, Governance Officer

PRESENT:

Lord Mayor Cr Anna Reynolds
(Chairperson)
Sherrie-Lee Evans
Mat Hinds
Brendan Lennard
Deirdre Macdonald
Dianne Snowden
Warwick Oakman

GUESTS:

Ainslee Meredith, Lovell Chen
Michael Cook, Lovell Chen

APOLOGIES:

2. ACKNOWLEDGEMENT OF COUNTRY

3. CONFIRMATION OF NOTES

MOVED: OAKMAN

It was unanimously agreed that the notes of the previous meeting held on 8 April 2025, be confirmed as an accurate record.

4. DECLARATION OF INTEREST

Members of the Committee are requested to indicate whether they may have any conflicts of interest in respect to any matter appearing on the agenda.

No interest was declared.

5. BUSINESS ARISING FROM PREVIOUS MEETING

Refer to **ATTACHMENT A** – City Heritage Committee – Action Status Report for updates.

6. INFORMATION SHARING

- 6.1 Members invited to share ideas, thoughts, feedback (light bulb moments) since last session.

7. PORTFOLIO BUSINESS FOR DISCUSSION

7.1. Hobart Heritage Strategy

The development of a heritage strategy is part of the City of Hobart's Annual Plan and the architecture and heritage firm, Lovell Chen have been engaged to create a roadmap to the strategy. Consultation with the Hobart Heritage Committee is an integral part of commencing this process and Ainslee Meredith and Michael Cook led the process of gathering the ideas that will form the foundation of the roadmap.

The aim will be to have this work substantially commenced by the next Hobart Heritage Committee meeting scheduled for the beginning of 2026. The goals for this meeting were to:

- Identify the strengths of heritage protections in Hobart,
- Identify specific achievements of individuals in the field of heritage protection Hobart.
- The needs and challenges that present due to the pressures that are brought on heritage sites, including economic, political and environmental pressures.

Once a strategy has been drafted, there will be public consultation and following that, the strategy will go to Council for approval.

The following prompts/questions were used to facilitate the discussion:

1. What are the core elements of Hobart's heritage that contribute to its sense of place and identity and 'capture the spirit of Hobart's heritage'? What makes Hobart distinctive in the Tasmanian / Australian / international context?
2. What are some of the achievements and successes in relation to Hobart's heritage?
3. The role of the Council.
4. What should the strategy cover in terms of boundaries, should it include the suburbs.
5. Where do we start?
6. Living with Heritage and preserving the fabric of past with new layers.
7. What else should the strategy cover?

Attachment A: Notes from the Discussion – Hobart Heritage Strategy

8. OTHER BUSINESS / NEXT MEETING

No other business was raised for discussion

9. NEXT MEETING

The next meeting date is to be determined.
There being no further business the meeting was closed at 7.30pm.

City Heritage Portfolio Committee – Status Report – Items outstanding April 2025

Item No & Date	Title	Report/Action	Action Officer	Comments
Sept 2023 Action 6.2 and Nov 2023 Action 7.3.1	Further consideration of the St Johns Site redevelopment – Committee to engage with a suitable person from Department of Health who is working on the St Johns site redevelopment. Dianne to take members on a tour of St Johns site and Council arrange to have a representative from Department of Health talk to the Committee about their redevelopment plans. St Johns Park Site Visit – A site visit to St Johns Park will be arranged for early 2024.	See 7.3 above	Karen Abey / Sarah Waight	This DA has been approved by the Planning Committee. That decision has been appealed and is currently in the mediation phase of the appeal. It is suggested that a site visit takes place after the appeal has been finalised.
Jan 2024 ACTION 6.1.1 May 2024 ACTION 8.1.2	Penitentiary Tour - A tour of the Penitentiary to be arranged for the Portfolio Committee	Update 1/7/2025 Members agreed not to progress this item.		COMPLETE – Members agreed to not progress this item.
May 2024 ACTION 7.2.1	Heritage Strategy – In the context of the review of the Heritage Portfolio Committee's work plan, an update will be included as a proposal for endorsement by the Council, that a heritage strategy is created, which is likely to include an interpretation strategy. If this is endorsed by the Council, it can be created by Council officers and the Committee, possibly through a workshop (minimising any external expenses). The Committee notes that a heritage strategy would need to be endorsed by the Council.	Update 1/7/2025 Council approved \$100k to be allocated to the development of a Heritage Strategy at the 30/6/2025 Council Meeting. How the strategy will be progressed will be discussed at 23/09/2025 meeting.		How the strategy will be progressed will be discussed at 23/09/2025 meeting.

Item No & Date	Title	Report/Action	Action Officer	Comments
May 2024 ACTION: 7.2.1	Work Plan Walks and Brochures – It was agreed that the Walks and Brochure action on the work plan not proceed at this point until there was a decision from the Council on updating the work plan to include a heritage strategy. The review of walks and brochures would be best carried out as a subsequent step	Update 1/7/2025 Council approved \$100k to be allocated to the development of a Heritage Strategy at the 30/6/2025 Council Meeting.		COMPLETE – This will be considered at part of the Heritage Strategy
July 2024 ACTION: 6.1.1	Presentation on Antarctic Heritage – Sherrie-lee to give a presentation to City Heritage on the work that she is doing in relation to Polar Heritage.		Sherrie-lee Evans	This will be considered as part of a future meeting agenda.
July 2024 ACTION: 7.1.1	What type of tree grew on Hope and Anchor Site - It was agreed that Sarah Waight will find out from Dr Jones-Travers what type of tree was growing on the site when known – for sharing with the Committee.	Update 1/7/2025 Members noted that work has now stopped on the site and agreed that no further action is required on this item.	Sarah Waight	COMPLETED
July 2024 ACTION: 7.3.2	Future Presenter – It was agreed that Sarah Waight arrange for Director of Conservation and Infrastructure, Port Arthur Historic Site Management Authority (including the Cascade Female Factory Historic Site) to present to the Portfolio Committee.	Update 1/7/2025 Pamela Hubert presentation see above item 7.2 Conservation of Historic Heritage.	Sarah Waight	COMPLETED
Feb 2025 ACTION: 6.1.1	Macquarie Point Multipurpose Stadium hearings – Karen to provide dates so the Committee can make a representation to the Tasmanian Planning Commission.	Update 1/7/2025 Members were provided with information on at April 2025 Meeting	Karen Abey	COMPLETED
July 2025 ACTION: 7.1.1	Letter to the State Government It was agreed that that the report from this meeting would outline the intention of the committee to write to the new Minister for Heritage and Treasurer to outline their concerns around the project.		Lord Mayor Cr Anna Reynolds	

Item No & Date	Title	Report/Action	Action Officer	Comments
July 2025 ACTION: 6.1.1	Agenda Item- An item to discuss and review the approvals for the commercial development at 156 New Town Road be added to the next heritage committee agenda.		Karen Abey	
July 2025 Action 5.1.1	Feedback on Design Guidelines- To confirm the committees previous feedback on the design items has been included.		Sarah Waight	

Condition for Planning Authority specified at Schedule 8	Description	What required by condition?	What is required for enforcement?	Limited or ongoing responsibility	Proposed responsibility*
A1	Compliance with Plans	Governing requirement for approval of documents by the Secretary and that the project must be undertaken in accordance with the approved documents including: 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	Confirm development complies with approved documents Note: approval of documents and determination of adequacy or suitability of documents vests solely in State Government.	Ongoing	State Government
A5	Patron limits for specific events	Limitations of number of patrons for ordinary or for "special events" Obligation on operator to comply with patron limits	Confirm whether patron numbers exceed requirements. Will be undertaken with assistance of Operator. Standard compliance activity	Ongoing	Council
B2	Staging Plan	Mechanism to allow for project to proceed in stages as approved by Secretary.	Nil	Once Staging Plan approved by Secretary no further action required	State Government
B3	Public Domain and Landscaping	Requirement that landscaping plan be prepared and approved by Secretary prior to commencement of relevant stage.	Confirm whether landscaping plan prepared in accordance and approved with B4 prior to commencement of relevant stage. Action required only if plan not submitted in accordance with condition and advice received from	Once landscaping plan approved by Secretary no further action required	Council

			State Government that compliance activity necessary		
B5	Signage and Wayfinding Plan	Requirement that signage and wayfinding plan be prepared and approved by Secretary prior to relevant stage.	Confirm whether signage and wayfinding plan prepared and approved in accordance with B6 prior to installation. Action required only if plan not submitted in accordance with condition and advice received from State Government that compliance activity necessary	Once signage and wayfinding plan approved by Secretary no further action required	Council
B7	Design Plans	Requirement that design plans be prepared and approved by Secretary prior to relevant stage.	Confirm whether design plans prepared and approved in accordance with B8 prior to installation. Nil	Once design plans approved by Secretary no further action required	State Government
B10	Car Parking Plan	Requirement that car parking plan to be prepared and approved by Secretary prior to relevant stage.	Confirm whether car parking plan prepared and approved in accordance with B10(2) prior to relevant stage Action required only if plan not submitted in accordance with condition and advice received from State Government that compliance activity necessary	Once car parking plan approved by Secretary no further action required	Council
B13 and B14	Structural Protection of Road Infrastructure	Requirement that detail design and structural certificates are prepared and approved by Secretary prior to the relevant stage.	Confirm whether detail design and structural certificates are prepared and approved prior to relevant stage. Action required only if plan not submitted in accordance with condition and advice received from State Government that compliance activity necessary	Once detail design and structural certificates approved by Secretary no further action required	Council
B15	Electrical Network Services Plan	Requirement that electrical network services plan be prepared and approved by Secretary prior to relevant stage	Confirm compliance at relevant time	Once electrical network services plan approved by Secretary no further action required	State Government
C3 and C4	Construction Traffic Management Plan	Requirement that traffic management and construction management plans be prepared and approved by Secretary and implemented prior to the relevant stage	Confirm compliance at relevant time	Once traffic management and construction management plan approved by Secretary no further action required	State Government
C5	Dilapidation Report	Requirement that dilapidation report be prepared and approved by Secretary prior to commencement of works	Confirm compliance at relevant time	Once dilapidation report approved by Secretary no further action required	State Government
D1	Other requirements to be met prior to use	Use may only commence if (to satisfaction of Secretary) certain elements including access road and bus plaza or suitable alternative, landscaping, wayfinding, waste management etc.) are completed.	Confirm compliance at time of commencement	Once elements completed to satisfaction of Secretary no further action required	State Government

D2	Multipurpose Stadium Event Operational Hours	Requirement that major events occur within certain times or otherwise approved by Secretary Obligation on operator to comply with operating hours	Confirm compliance at relevant time.	Ongoing	Council
D3	Lighting Plan	Requirement lighting plan be prepared and approved by Secretary.	Confirm compliance at relevant time	Once lighting plan approved by Secretary no further action required	Council
D5	Operational Management Plan	Use may not commence for events until operational management plan prepared and approved by Secretary	Confirm compliance at relevant time	Once operational management plan approved by Secretary no further action required	State Government
D7	Events Management Plan	18 months prior to first use (or later date approved by Secretary) an event management plan must be prepared and approved by the Secretary	Confirm compliance at relevant time	Once event management plan approved by Secretary no further action required	State Government
D8	Security Management Plan	12 months prior to first use (or later date approved by Secretary) a security management plan must be prepared and approved by Secretary	Confirm compliance at relevant time	Once security management plan approved by Secretary no further action required	State Government
D9	Operational Waste Management Plan	6 months prior to first use (or later date approved by Secretary) an operational waste management plan must be prepared and approved by Secretary	Confirm compliance at relevant time Action required only if plan not submitted in accordance with condition and advice received from State Government that compliance activity necessary	Once operational waste management plan approved by Secretary no further action required	Council
D10	Flood and Emergency Evacuation Management Plan	12 months prior to first use (or later date approved by Secretary) a flood management and emergency evacuations plan must be prepared and approved by the Secretary	Confirm compliance at relevant time	Once flood management and emergency evacuation plan approved by Secretary no further action required.	State Government
D11	Operational Transport Management Plan	18 months prior to first use (or later date approved by Secretary) a transport operations management plan must be prepared and approved by the Secretary	Confirm compliance at relevant time	Once transport operations management plan approved by Secretary no further action required	State Government
D12	Operational Noise Management Plan	Use must not commence unless noise management plan prepared and approved by Secretary Noise management plan approved by condition must be reviewed as required by D13	Confirm compliance at relevant time	Once operational noise management plan approved by Secretary no further action required	State Government
D13	Post-occupation review of events operations	Requirement that operator review certain events/operations within 2 years of first use and provide to the Secretary various reports at given intervals. If report recommends variation of any document and if Secretary satisfied, then recommendation must be implemented within 12 months	Confirm compliance at relevant time	Once review is undertaken at relevant stage and implemented if required at certain stage no further action required	State Government

D14	Final Plan of Subdivision and Schedule of Easements	Requirement to prepare final plan of subdivision. Standard condition for permits approving subdivision	Compliance will be verified via ordinary LGBMP Act process relating to approval of final plans of subdivision at relevant time.	Once final plan of subdivision submitted and approved no further action required	Council
Schedule 7	Council conditions - various	Relate to protection of Council's assets or matters ordinarily required by Council in relation to its infrastructure. Council imposed conditions	Compliance will consist of usual enforcement activities for Council imposed conditions.	Limited/Ongoing	Council

*State Government officers will be authorised under *Land Use Planning and Approvals Act 1993* (see covering report for more information)



City Economy Strategy 2023 – 2028



The City of Hobart lies on the traditional country of the muwinina people. We acknowledge the deep connection of the Tasmanian Aboriginal people to this place and their role as ongoing custodians of the land, and pay respect to their elders past, present and emerging. It is a privilege to stand on their Country.



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Lord Mayor's Message



I am delighted to present the City of Hobart's City Economy Strategy 2023 – 28.

Hobart's new City Economy Strategy harnesses The Hobart Difference to guide our future economic direction for the city over the next five years—in conjunction with the Invest Hobart Prospectus.

This is an exciting time to live, work and do business in Hobart. As the State's Capital City, Hobart is at the centre of what makes Tasmania special and a thriving home for the best our island has to offer. We have a growing reputation for being a lifestyle Capital City and an exciting place to create ideas, invest and do business.

Our City is the focal point for knowledge and innovation, arts and culture, hospitality, recreation and public administration in Tasmania. We continually strive for Hobart to be liveable, sustainable, and the engine of prosperity for our economy—an aspiration which drives the City Economy Strategy.

Developed following extensive public and stakeholder consultation, the City Economy Strategy aims to grow a successful and vibrant local economy. The City Economy Strategy sets out the future direction for the City over the next five years. It provides a guide for how we will support existing local businesses, maximise local employment and attract investment. We also plan to improve our visitor experience as a gateway to the rest of Tasmania and as a unique destination in our own right.

This strategy will help to invigorate Hobart as a centre for economic activity and continue to grow the internationally important work as an Antarctic gateway city and city of science.

Thank you to the local business community and stakeholders for their contribution to the development of this strategy. The continued success of the strategy relies on us all working together.

Our city is a unique and beautiful place, full of inspiration, innovation and opportunity. I look forward to seeing the growth and opportunity the next five years will bring to Hobart.

Cr Anna Reynolds
Lord Mayor

City at a Glance

Population



56,043¹
(571,540 TAS)

Productivity



\$8.3B
GSP (2022)²
\$1.86B
Total Local Spend
2022-23

Business and Jobs



6,874³
Businesses registered
in Hobart LGA
23.7%
of total employment
in TAS

Wages and Growth



\$1,850
Median weekly income⁴
13.1%
of growth Headline
GRP since 2018⁵



1. Community Profile.id 2021
2. Economy.id .2022
3. ABS Census of Population and Housing 2021
4. Spendmapp by Geografia 2023
5. Economy Profile .id 2021
6. Community Profile.id 2021

Characteristics of the Hobart Economy



Top Three Industries by Productivity

- Health Care and Social Assistance
- Public Administration and Safety
- Financial and Insurance Services



Top Four Industries by Total Registered Businesses (2020 – 2022)

- Professional, Scientific and Technical Services – 16.7%
- Health Care and Social Assistance – 12.9%
- Rental, Hiring and Real Estate Services – 12.4%
- Construction – 9.4%



Top Three Occupations

- Professionals – 36%
- Managers – 14.5%
- Community and Personal Services Workers – 13.5%



Key Demographics

- Median age 37 years (compared to 38.5 nationally)
- Younger people (aged between 25-34) in the workforce – 19.5% (14.3% nationally)
- Percentage of the workforce who hold a bachelor's degree or higher – 49% (39.8% nationally)
- Socio-Economic Advantage rating of 1062, compared to 945 state average (ABS, SEIFA 2021)¹



Sustainability Credentials

- 100% renewable electricity generation
- 1st City in Australia to introduce single use plastics ban
- University of Tasmania rated # 5 in sustainability globally²



International Relationships

- Sister City to Yaizu, Japan since 1977
- Sister City to L'Aquila, Italy since 1998
- One of only five Antarctic gateway cities in the world³

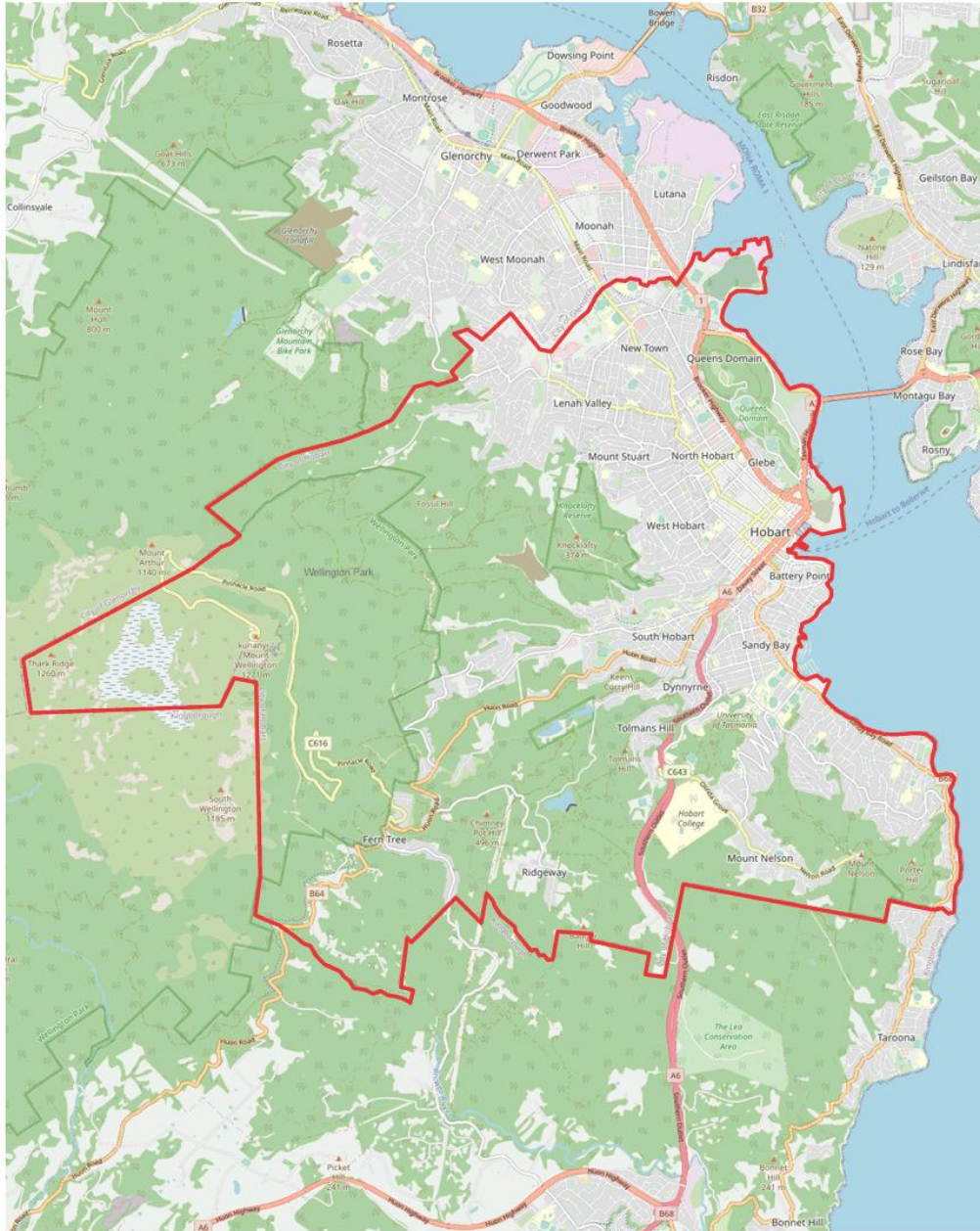
¹ SEIFA index where a higher score reflects a lower level of overall disadvantage. (i.e. unemployment, low income, education level, low skilled occupations, English proficiency etc.)

² The Times Higher Education Impact Rankings 2023

³ The other Gateway Cities are: Cape Town (South Africa); Christchurch (New Zealand); Punta Arenas (Chile) and Ushuaia (Argentina).

CITY ECONOMY STRATEGY 2023 – 2028

City of Hobart Local Government Area



Background



As the capital city of an island state, we'd grown used to being back-of-mind for most people.

Hobart has always been a great place to live and work, it always had a neighbourly culture and a welcoming community, and it has always been a stunning place to visit. But it wasn't often thought of as a city where organisations would thrive. Now, that's all changed.

'Tasmania is once again the country's best performing economy, according to CommSec's State of the States report' (CommSec, May 2023). As the capital city of Tasmania, and the main entry and exit hub for almost 70% of all visitors to the state, Hobart plays a vital role in advocating and promoting the breadth of unique experiences, produce and services on offer, not just in

Hobart but throughout our entire state. We are 100% self-sufficient in renewable electricity generation and as one of five gateways to Antarctica we are a hub for ocean, climate, fisheries and medical research supported by a strong maritime logistics and training capability.

These strengths are borne from being a small island state capital city that is full of resilience and ingenuity. These characteristics, coupled with our competitive advantages compared to other Australia cities, affords us significant opportunity to leverage new markets and investment opportunities as the epicentre of Tasmania's economy. As a local government city council, we play an important role in the sharing economic and social prosperity, both facilitator and connector. We champion our differences from our mainland counterparts through our competitive advantages, while encouraging business and investment that maximises these strengths and are uniquely Tasmanian.

What is Local Government Economic Development?

Since March 2022, Council has engaged with researchers from the University of Tasmania's College of Business and Economics to assist in defining economic development for local government, in conjunction with work undertaken by University of Technology, Sydney (UTS); the Centre for Local Government and the Local Government Association of Australia (LGAA).

In addition, council officers, (seeking advice from economic subject matter experts), have reviewed and collated the

priorities across regional and urban Australia and other jurisdictions globally covering Canada, U.K., Finland, New Zealand and the Netherlands.

Findings identified that impactful local government economic development is based on:

- a) local responsiveness and
- b) place-based approaches in the development of economic development strategy.

Based on research, we define local government economic development as:

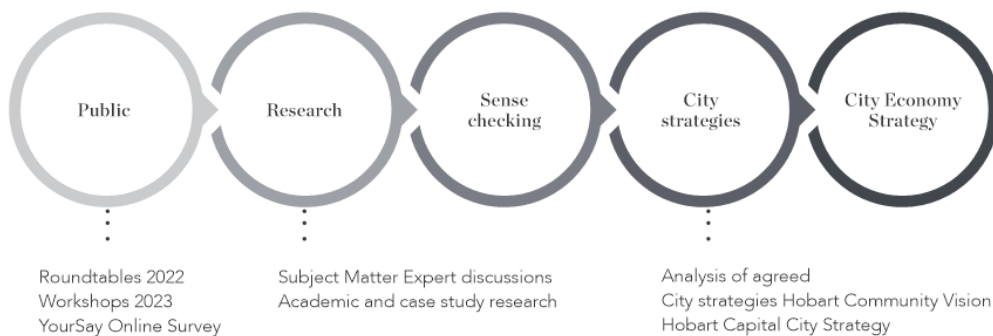
'a collaborative effort involving industry, government, not-for-profit and community partners, that focuses on improving quality of life by unlocking & dispersing economic prosperity; enhancing the competitiveness of businesses; attracting global sustainability driven investment that supports a vibrant, liveable and connected city.'

Engagement and Feedback

Hobart's City Economy Strategy has been developed through consultation and engagement with business owners, developers, residents, researchers, and representatives across all levels of government. The strategy will leverage our strengths and opportunities, while also considering the challenges facing our city both now and into the future.

Feedback collected over an 18-month engagement process has been incorporated into our City Economy Strategy to define our priorities, establish outcomes, and formalise the role of the City of Hobart in the local economic development of Hobart, in conjunction with the Tasmanian and Federal Governments.

Figure 1: Process outline



Our Competitive Advantages



Hobart has a rich mix of competitive advantages that are a product of our place, people and attitude to the way we work, live and solve problems.

Geography

An island state offering clean air and water, and one of the most accessible natural deep-water ports in the world.

Antarctic and Science Gateway

Home to globally leading research in Marine and Freshwater; fisheries; oceanology and the Institute for Marine and Antarctic Studies (IMAS).

Our Visitor Economy

Home to three of most visited attractions in the state: Salamanca Market, kunanyi/ Mt Wellington and the Royal Botanical Gardens.

Cultural and Creative Industries

A cultural and creative powerhouse, home to internationally renowned events and a vibrant year-round festival calendar.

Renewable Electricity and Greenhouse Gas Emission Pathways

Tasmania is on track to reach 200% renewable electricity by 2040 to become an exporter of green electricity into the national market.

Development Potential

Developing a draft Central Hobart Plan is part of an ambitious program, Future Hobart, which will build on what already makes Hobart great.

Educational Experiences and Workforce Capability

49% of resident workers hold a bachelor's degree or higher, compared to the just over a third of the workforce nationally.

High Value, High Learning Industries

Make up almost half of the total employment in the city.

Local Connectedness and Global Proximity

Made up of local networks and connections to our neighbouring countries that make it easier to do business.

Natural Environment and Amenity

Astoundingly beautiful wilderness is easily accessible to residents and visitors alike.

Opportunities For Future Growth

In addition to growing the capacity and capability of our existing competitive advantages, we celebrate and leverage a variety of emerging and planned growth and development opportunities.

- Macquarie Point redevelopment & Antarctic and Science Precinct
- Improved safety and security to build foundation for future Port of Hobart upgrades
- Local Business Support and development International Education experiences and facilities
- Increasing business capability to support a circular and decarbonised economy
- Digital transformation and Artificial Intelligence adoption
- Retail, culture, arts, and night-time economy
- Place and neighbourhood planning for growth

Challenges

By leveraging our competitive advantages and investing in solutions to challenges, the City of Hobart will support social and economic prosperity. The following items are presented as key strategic challenges to the future vibrancy and prosperity of the city.

Cost of Living Pressures

While Hobart recorded (pre-pandemic) the fourth highest total local spend in June 2023⁹, thanks to winter major events and inter-state visitation, the city is not immune to the impacts of cost-of-living pressures. On a rolling monthly 12-month period basis (year ending February, then March etc) a softening in spend is evident for domestic visitors¹⁰, with higher fuel prices and wages continuing to drive a higher cost of travel both now and into the foreseeable future. Work from home trends continue to challenge many city businesses, interest rate rises, and inflation are increasing the cost of doing business, particularly in the areas of energy, rent, wages and materials, while simultaneously lowering the discretionary capacity of many consumers. Increased costs of construction materials, continues to have a significant impact on Development Approvals reaching completion. This creates a flow-on-effect on both affordability and accessibility of housing in the LGA and is a key barrier in building workforce capacity and supporting a diversified population that welcomes migrants and supports the needs of those seeking accommodation that is in close proximity to work, entertainment and services.

Tasmania's economy has led the country as the best performing economy 11 times in the last three years¹¹. However, with accommodation and food services representing around 9% of Hobart businesses¹² and visitor local spend equating to almost 70% of total local spend at \$1.3b annually¹³, the city is highly geared towards discretionary expenditure. The City of Hobart recognises the opportunity for business diversification to build economic resilience and the importance of unique and compelling services and product offerings to drive visitation

and the underlying importance of our professional, science, health and construction services that can underpin economic resilience during a potential period of fiscal restraint. The initiatives presented in this strategy demonstrate practical actions to be undertaken by local government in response to these challenges, where Council has an ability to influence matters under the Local Government Act (Tas) 1993.

Unplanned Population Growth

The Australian Government predicts that Greater Hobart's population will increase from 251,000 to 298,000 over the next decade, while Tasmania's population is forecast to grow to 647,000 by 2033.

Inner City Housing Supply

Housing supply issues will be examined through appropriate precinct planning with Council and key stakeholders.

Zero Emissions Economy and Climate Action

The City is committed to building the capacity of local businesses to embrace change, take advantage of Government funding and support adopters of circular economy principles and leaders in sustainable business practices.

Liveability

For Hobart to function as a safe, supportive community with employment opportunities, affordable and accessible housing, traffic and transport options and vibrant events, we will require a shared approach between all levels of Government, businesses, and community to effect change. This strategy represents a commitment to that process and the role of precinct planning to shape our city.

A Skilled and Mobile Workforce

Linking businesses to additional skills and employment programs along with promoting the local impact of migration programs, will assist local businesses to access appropriate training and skilled workers ensuring new arrivals to the city feel supported and welcome. The City of Hobart as an organisation plays a lead role in offering internships, apprenticeships and graduate opportunities that keep local talent in the city

9. Expenditure Time Series. Spendmapp by Geografia June 2023

10. Tourism Tasmania. Tourism Snapshot year ending March 2023.

11. Comsec State of the States Report May 2023

12. Economy .id Registered Businesses by Industry, 2022

13. Annual Expenditure Overview. Spendmapp by Geografia June 2023

CITY ECONOMY STRATEGY 2023 – 2028



Vision Statement

‘To be an extraordinary small capital city,
that is sought after for our ‘Hobart Difference’

The Hobart Difference

- 100% self-sufficient in renewable electricity
- Positive impact tourism
- A remarkable sustainability story & stunning environment
- Hobart’s hardworking people
- Bustling with digital productivity
- A safe, healthy and prosperous community
- A renowned science and Antarctic sector
- A city built by inventive minds
- Our thriving education industry
- Packed with development potential
- A cultural and creative powerhouse
- A city that is welcoming to all

Strategic Priorities

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

Partner with key stakeholders to deliver initiatives that support the needs of our wider community and strengthen our local economy as a small island state capital city.

- 1.1 Advocate for City's lead role in harnessing the opportunity presented by the visitor economy
- 1.2 Deliver initiatives that expand or enhance our night-time economy programs in the City
- 1.3 Deliver 'buy local' processes as part of the City's procurement policies that support local businesses
- 1.4 Partner with subject matter experts to understand and support the key catalysts that enable high impact and high value night-time economy activity
- 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
- 1.6 Partner with government and business to develop programs that support local inventiveness and innovation
- 1.7 Partner on projects that support local businesses to transform to a zero emissions economy and to implement locally relevant UN 2030 sustainability goals
- 1.8 Advocate for additional infrastructure that supports our precinct plans and promotes increased public transport use and micro-mobility
- 1.9 Deliver neighbourhood, vision and structure plans across the city that accommodate population growth and support businesses

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

We support initiatives and partnerships that unlock potential and encourage well-planned and socially responsible development and growth.

- 2.1 Partner with State and Federal Governments to introduce our businesses to international markets
- 2.2 Deliver data insights that empower local businesses
- 2.3 Deliver investment attraction and promotional collateral to facilitate new knowledge-based industry investment
- 2.4 Deliver the business grants program
- 2.5 Partner with stakeholders to develop initiatives that attract, retain, and develop Hobart's workforce
- 2.6 Support local investment in new business via Hello Hobart
- 2.7 Advocate for the development of strategically important sites
- 2.8 Partner with the entrepreneurs, investors, and the business sector to access funding opportunities and facilities that support business innovation

3. Position Hobart as an enviable place to visit, live and do business

Hobart is viewed as a desirable commercial, cultural, residential and visitor destination.

- 3.1 Partner with Government stakeholders to grow the recognition of our competitive advantages
- 3.2 Deliver Neighbourhood Precinct Plans
- 3.3 Advocate for local opportunities that connect international students to the Hobart community
- 3.4 Advocate for infrastructure which is strategically important to the city and the region including cultural, transport and community infrastructure
- 3.5 Deliver programs to foster night-time economy, cultural and creative activity that enhances the visitor experience and supports business in the City
- 3.6 Partner with State Government and business to develop initiatives to improve safety and security
- 3.7 Deliver real time parking information and dynamic wayfinding to support more efficient use of city infrastructure and amenity
- 3.8 Support cross-sector and community collaboration, incubation and testing of new solutions and initiatives to address city challenges and opportunities
- 3.9 Deliver outdoor dining guidelines to provide best practice advice, direction and support for street-side activation
- 3.10 Partner with stakeholders to deliver a State of the City dashboard to provide social and economic data to and for the city

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

Hobart is a city with a remarkable sustainability story, stunning environment, a renowned science and Antarctic sector, and a reputation for being built by inventive minds.

- 4.1 Partner with the Hobart community to become one of the nation's greenest cities, including initiatives to contribute towards our goal of achieving 40% tree canopy cover across the city by 2046
- 4.2 Partner with State and Federal Government to explore the future potential of Hobart's natural environment, including kunanyi/Mt Wellington access and dispersal and leveraging our natural surroundings for iconic events and experiences
- 4.3 Partner with stakeholders to elevate our Antarctic gateway status as part of our urban identity and to realise the potential of being one of five Antarctic gateway cities globally
- 4.4 Partner with stakeholders on projects to pilot new technologies
- 4.5 Promote our sustainability credentials, to increase public awareness and attract likeminded businesses and investment
- 4.6 Partner, advocate and deliver a climate leaders network and deliver a Hobart Climate Strategy
- 4.7 Advocate for, support and promote our artisan producers, business and events
- 4.8 Deliver a Hobart City brand

Monitoring Progress

This plan has been developed to track progress towards achieving our objectives. Not all of these objectives are in our direct control, however we are committed to monitoring these trends to ensure we are progressing towards our objectives.

To effectively monitor trends, data captured during the 2021/2022 financial year will be used as a baseline (where available). If such data is not available or representative, then a different year may be used and communicated.

Reported increases are based over the life of the strategy, rather than on a consecutive annual basis.

Strategic Priorities to Monitor	Desired Outcomes
Plan for our collective social, economic and environmental prosperity	Through leveraging emerging and planned growth opportunities, Hobart continues to strengthen its role as the capital city of Tasmania. It is a major gateway for visitors, known for its natural beauty, clean environment, renewable electricity and unique culture and culinary offerings.
Attract socially responsible investment to unlock an inventive and inclusive economy	Hobart understands its businesses needs and supports initiatives and partnerships that unlock potential and support development and growth.
Position Hobart as a desirable commercial, entertainment and residential centre and visitor destination	Hobart understands its businesses needs and supports initiatives and partnerships that unlock potential and support development and growth.
Promote and leverage Hobart's uniqueness and celebrate the Hobart Difference	Hobart is seen as an enviable place to visit, to call home and to do business for both our Tasmanian community and people from across the globe.

Our Role



Advocacy

Local and
International
PartnershipsNetworker
and Connector

Planner



Provider

Capacity
Builder

Monitoring Outcomes

- Opportunities for businesses to benefit from visitors to the city
- The number of businesses engaging in night-time economy activity
- Segmented consumer spending on retail, food & beverage, and night-time economy activities
- The number of local businesses on the City's supplier contracts
- Business uptake of sustainability practices in line with UN 2030 sustainability goals

- Value of State and Federal funding investment in public transport
- Release structure and neighbourhood plans for relevant city precincts
- The number of engagements with Hello Hobart and City promotional campaigns
- Change in positive public sentiment towards city life and public amenity
- Reported safety incidents

- The number of businesses referred to State and Federal government programs
- The number of start-up businesses in knowledge-based industries
- The number of businesses engaging in information and data insights sharing
- The number of new migrants relocating and staying in Hobart LGA

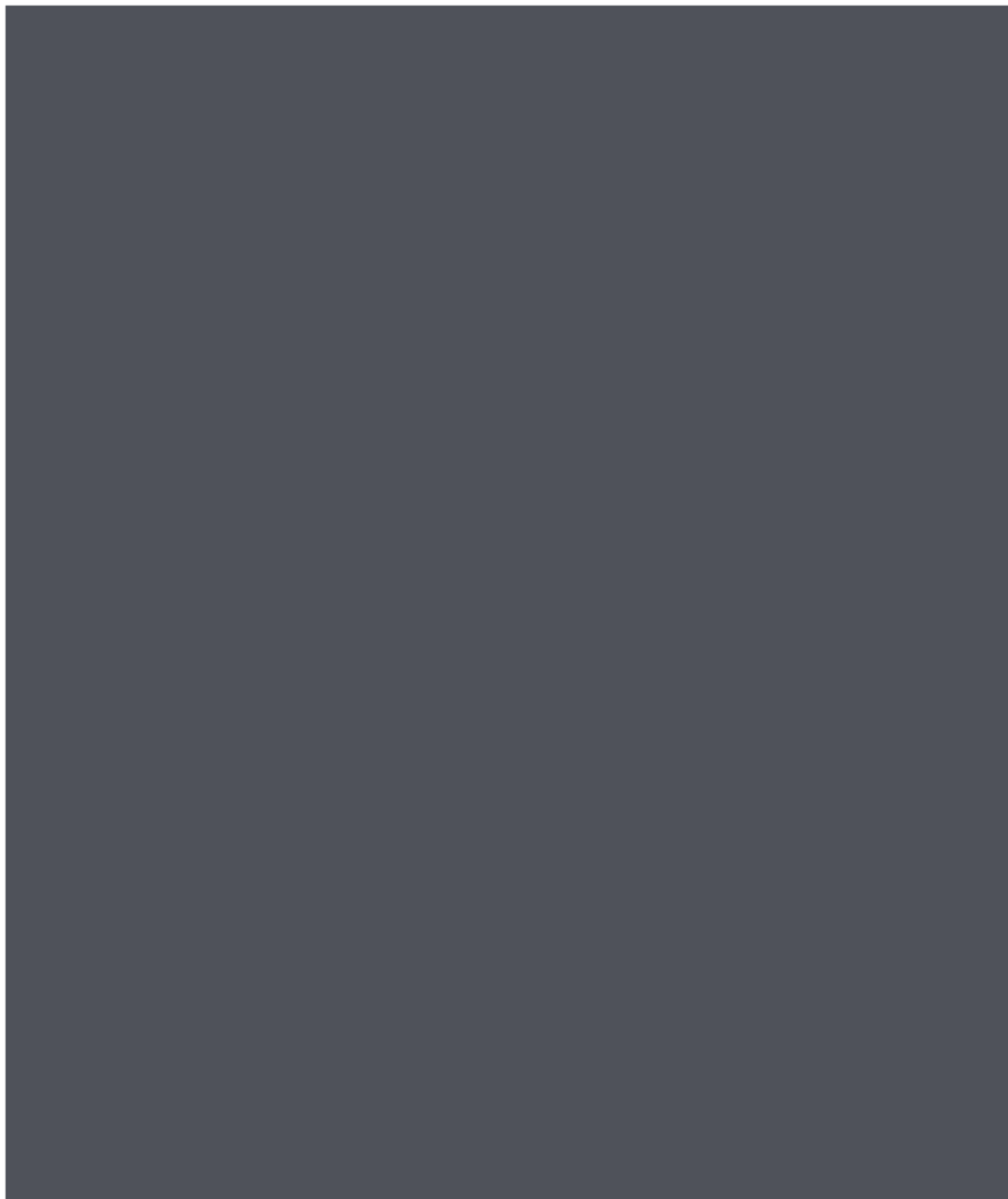
- The number of interns and graduates supported by the City
- The number of private investment enquiries

- The number of international partnerships and engagements
- Connections and opportunities for international students
- Changes in public infrastructure
- Improved customer service for businesses via Business Concierge
- Increase in night-time economy and events activity
- Population growth within the LGA

- Increase in migration/migrant worker visas
- Improved public sentiment towards crime and anti-social behaviour incidents
- Improved experience for patrons dining outdoors
- The availability of social, economic and parking data
- The number of businesses participating in incubator programs

- Progress towards 40% tree canopy by 2046
- Improvements to the visitor experience in the City's natural places
- The number of promotional opportunities that highlight the City's Antarctic status
- Progress towards zero emissions and circular economy principles

- Businesses' awareness of the City's sustainability credentials
- The establishment of Climate Leaders Network
- Visitation and engagement with 'Hello Hobart'
- Awareness and adoption of Hobart City's place brand



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		Works on Public Highways – Procedure for Temporary Hoardings and Fences by the City of Hobart	
TRIM Reference		Division City Planning	
Doc Type Procedure	Application City Planning Division		Date June 2021
Author: Manager City Mobility		Approver: Director City Planning	

1 Purpose

- 1.1** This procedure operates as an exception to the usual permit process for City of Hobart Council Permit *Application to occupy and/or carry out works on a highway*, which remains a requirement for the regulated occupation of a highway.
- 1.2** This procedure provides a guideline for lodgement, assessment and approval of temporary occupation permits relating to hoarding and fencing permitted by the City of Hobart (Council) under Clause 27 *City of Hobart Infrastructure By Law*, including:
- Installations of hoardings in the Hobart Local Government Area Central Business District, Retail Precincts and Destinations in accordance with the provisions of Australian Standard 4687 *Temporary fencing and hoardings*.
 - Installations of fences in the Hobart Local Government Area (except in the Central Business District, Retail Precincts and Destinations) in accordance with the provisions of Australian Standard 4687- *Temporary fencing and hoardings*.

2 Scope

- 2.1** Occupational Permits under Clause 27 of the *City of Hobart Infrastructure By Law* for any temporary hoarding or fence are required across the Hobart Local Government Area via the City of Hobart Council Permit *Application to occupy and/or carry out works on a highway*.
- 2.2** This procedure applies to temporary hoardings and fencing in accordance with AS 4687 *Temporary fencing and hoardings*.
- 2.3** In general, the procedure is intended to improve the safety and aesthetics of hoardings and access arrangements to vacant, unsafe or construction sites in the Hobart Destinations, Hobart Central Business District (Central Catchment) and Hobart Suburban Retail Precincts.
- 2.4** All civil work and works located solely within the road reserve, or works conducted by or for a public and utility providers or under permit from a relevant authority are excluded from this procedure.

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- 2.5 The Council Permit for *Occupation and/or carry out works on a highway* and this Temporary Hoardings and Fencing Procedure do not include assessment and licensing of permanent structures and installations.

3 Definitions

	Term	Description
3.1.	Hoarding	A temporary and solid safety and visual barrier which is certified by a structural engineer, and as defined in Section 2.2 of AS 4687 <i>Temporary fencing and hoardings</i> .
3.2.	Fence	As defined in Section 2.1 of AS 4687 <i>Temporary fencing and hoardings</i> .
3.3.	Hobart Destinations	Identifies key national renowned destination locations within the Hobart Local Government Area including: Sullivan's Cove Salamanca Place Hobart Central Business District Battery Point Cascade Brewery Waterworks Reserve Queens Domain Kunanyi/ Mountains
3.4.	Hobart Central Business District	Central Catchment i.e. the Central Hobart Precincts Plan area
3.5.	Hobart Suburban Retail Precincts	Lenah Valley Midtown North Hobart South Hobart Sandy Bay

4 Responsibilities

- 4.1 The Manager City Mobility is responsible for the implementation and maintenance of this procedure.
- 4.2 The Director City Planning is responsible for ensuring that highway management and works are undertaken in accordance with Sections 25 and 30 of the *Local Government (Highways) Act 1982*.

- 4.3 In particular, the Council as a corporation under the *Local Government (Highways) Act 1982* is responsible for the 'care, control and management' of those highways:

Section 21 (3) The local highways in a municipality that are maintainable by the corporation vest in the corporation and, for the purpose of the exercise of its functions in respect of those highways, the corporation has, subject to the [Traffic Act 1925](#) and the [Vehicle and Traffic Act 1999](#), the care, control, and management of those highways.

- 4.4 The Director City Planning is the process owner.

5 Procedure

- 5.1 This Procedure provides for the technical assessment of the road environment in terms of hoardings and fencing structures.

- 5.2 Hoardings are required in the following locations within Hobart:

5.2.1 Hobart Destinations

5.2.2 Hobart Central Business District

5.2.3 Hobart Suburban Retail Precincts

Except for temporary events and festivals.

- 5.3 A Permit for *Occupation and/or carry out works on a highway* for hoardings is required in the locations nominated in section 5.2 of this procedure.

- 5.4 In exercising its' discretion to grant a permit for a temporary hoarding or fence, Council provides the following 'local regulatory requirements' in accordance with section 2.2.5 of AS 4687 *Temporary fencing and hoardings*:

- 5.4.1 Hoardings (including bracing) in the Hobart Destinations, Central Business District and Retail Precincts are required to be visually solid, fit for purpose and in a finish and colour to the satisfaction of the Council.

- 5.4.2 Permit applications for Hoarding installations will include design and certification by a structural engineer to be submitted to Council prior to use of the hoarding installation.

5.5 Application submission requirements

Applications must include the following documentation:

- 5.5.1 Council Permit *Application to occupy and/or carry out works on a highway*

- 5.5.2 Council Permit *Application to occupy and/or carry out works on a highway*
Fees invoice (payment up front)

- 5.5.3 Traffic Management Plan or Exemption for an Application for Road Closure showing dimensioned plans indicating construction phasing requirements

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proposed within the highway and location and duration of *Permit to occupy and/or carry out works on a highway*

5.5.4 Certificate of Currency (for Public Liability and Product insurance for \$20M cover in any single instance)

5.5.5 Design certification by a structural engineer to be submitted to Council with appropriate documentation; and

5.5.6 Architectural imagery and Finishes board showing expected streetscape outcomes for *Application to occupy and/or carry out works on a highway* in the areas specified in Section 5.2 of this procedure.

5.6 Notification requirements for temporary hoardings and fences

5.6.1 Ensure that frontage properties (except for schools) receive written notification of the proposed works, a minimum of 7 days prior to the commencement of the works (commencement of erection of the hoarding).

5.6.2 Ensure that the City Mobility Unit of Council is notified of the proposed works, a minimum of 7 days prior to the commencement of the works.

5.6.3 If required, Council may make the notification period longer in accordance with local conditions.

5.6.4 In the event the works include the closure of bus stops for Metro (or other public transport operator), provide written notification to the operators, a minimum of 14 days prior to the commencement of the installation of the hoarding.

5.7 Non Compliance with Permit to occupy and/ or carry out works on a highway

5.7.1 Council reserves the right to require rectifications to the Hoarding installation if required.

5.7.2 Council reserves the right to cancel the Permit to occupy and/ or carry out works on a highway at any time if the structure is considered unsafe or non-compliant with conditions.

5.7.3 If Council is required to undertake enforcement action in accordance with the provisions of 5.7.1 and/ or 5.7.2 of this procedure, all costs will be recoverable from the Hoardings Permit Holder (or the former Hoardings Permit Holder if cancelled).

6 Monitoring, Evaluation and Review

City Mobility Unit will work with external and internal stakeholders to monitor, evaluate and review the installation of hoardings in the Hobart Local Government Area.

6.1 Review

6.1.1 This procedure shall be reviewed annually.

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6.2 Identified Risks and Internal Controls

6.2.1 This procedure has been developed to ensure that hoarding installations on Hobart Local Government roads are installed legally, in compliance with the requirements of the Transport Commission, and in such a way that:

6.2.1.1 Minimises the risk of the public suffering injury or unreasonable delay or interruption, while also allowing works to be undertaken in an efficient and cost effective manner; and

6.2.1.2 Improves the visual quality of Hobart's streetscapes whilst the city grows.

6.3 Key Performance Indicators/Measures

6.3.1 KPIs are likely to include:

- Industry uptake, issues and successes
- Improved compliance, safety and aesthetics

6.4 Non Compliance with this Procedure

6.4.1 In the case of Emergency works, this procedure as a local provision in relation to AS 4687 *Temporary fencing and hoardings* does not apply.

6.4.2 Council Civil Works, Bushland & Reserves, and Parks & Recreation may undertake works without meeting the requirements of this procedure in the following circumstances:

6.4.2.1 When it is necessary to conduct 'Emergency Traffic Management Works'; or

6.4.2.2 When consent to vary this procedure is obtained from the General Manager or Director City Amenity.

6.4.3 No temporary fences will be permitted in the Hobart Destinations, Central Business District and Retail Precincts for a period longer than 7 days, with a maximum of 14 days per year. Variations to this requirement will be at Council's discretion to the satisfaction of the Directors City Planning and City Amenity. Discretionary approval under this subclause will only be granted for a maximum of 7 days

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7 Amendment Table

Date of Issue	Description of Change
1930/06/21	Approved by Director City Planning and issued.

8 Records

- Insert Trim number/ PPM number

9 References

- Section 49 and 59 of the *Traffic Act 1925*;
- Sections 21(1) and 21(2) and 21 (3) and 25(1) and 25(3) and 30(1) and 30(3) and 125 the *Local Government (Highways) Act 1982*;
- Traffic Control for Works on Roads - Tasmanian Guide – Department of State Growth; and *Council Infrastructure By Law (By Law No. 1 of 2018)*.
- Australian Workplace Health and Safety legislation and guidance
- Clauses 21 and 25 of the *Local Government (Highways) Act 1982*
- Traffic Control for Works on Roads - Tasmanian Guide – Department of State Growth Local Government (Highways) Act 1982
- Australian Standard 4687 *Temporary fencing and hoardings*
- *Council Infrastructure By Law (By Law No. 1 of 2018): Clause 27 (for occupation of road for cranes or special vehicles, hoarding scaffolding or fencing, placement of temporary traffic management infrastructure, or installation of industrial waste containers).*