



CITY OF HOBART

MINUTES ATTACHMENTS

THE HOBART WORKSHOP COMMITTEE MEETING

OPEN PORTION OF THE MEETING

MONDAY, 17 NOVEMBER 2025

AT 4.00PM

VENUE: SANDY BAY BOWLS CLUB

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Future of Sandy Bay campus

University of Tasmania update

17 November 2025



Today we'll cover

Statewide presence and mission

A Distributed Campus Model for Hobart

STEM focus at Sandy Bay

Sandy Bay in 2026: A vibrant campus

As the only university in Tasmania, we provide a breadth of courses and research across multiple regions, offering what several universities would provide in other states



Breadth of courses

Meeting Tasmanian workforce needs while providing flexible study options to foster increased access, participation and success



Research

Improving our island's future through sustaining our strong base of research excellence, focussed around creating impact



Regional delivery

Maintaining our statewide presence across Tasmania and ensuring our regional campuses enable access and participation in education

Our unique mission for Tasmania has significant impact, benefiting the entire state

We educate a large proportion of the workforce. In 2024, **nearly 10,000 graduates**, ranging from Diploma to PhD, graduated with the skills to contribute to the national workforce.

44% of our Tasmanian students are the first in their family to go to university.

Over the past decade, **86% of health graduates** who studied in Tasmania are working in health roles across the State, strengthening Tasmania's health workforce

Modelling the economic return and health benefits from our new campuses in the North and North West shows **the return on regional education is over three times the value of the investment.**

We are making progress, as highlighted by the increase in the rate of **Tasmanians with a Bachelor's degree of 5.7%**, compared to 4.3% nationally in the last census (2016 to 2021)



Almost \$700 million in construction costs has been invested in transforming campuses in southern Tasmania since 2010, with current activity concluding by the end of 2026



Medical Sciences 1 & 2



IMAS Salamanca



Centenary building and Domain



Hobart Apartments



Excelsior Biscuit Works (fitout)



Podium building (fitout)



Hedberg



Student Accom: Hytten Hall



Philip Smith Centre



The Forest



IMAS Taroona

Today we'll cover

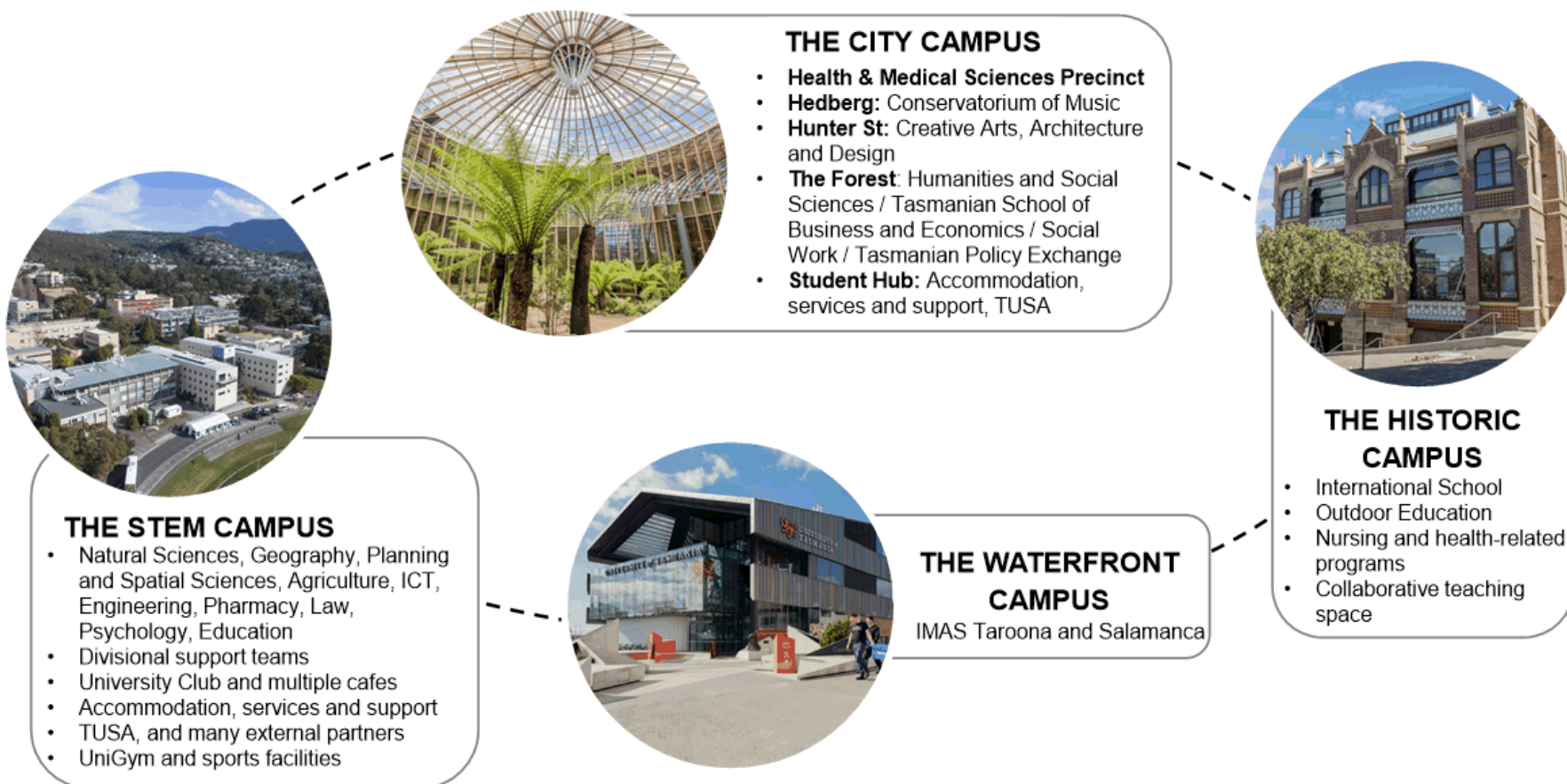
Statewide presence and mission

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In Hobart, we are continuing our commitment to a connected campus model to support students, staff and community experience across Hobart



Our principles to support a connected campus model were developed through engagement with students and staff



Four distinctive campus experiences providing students and staff with experiences built around the best that Hobart has to offer



Legible, cohesive and vibrant precincts that are connected and accessible – providing students with a 'home base'



Visible hubs for face-to-face assistance, supporting students where they are: 'If you can be seen, you can help'



Professional staff co-located in Sandy Bay and Hobart City hubs, supporting student and staff engagement and a vibrant campus atmosphere



Public and community-facing teams work across the city and Sandy Bay; University Services home is Sandy Bay with dynamic workplace to use in the city as needed





The Forest at 83 Melville St is our new home in Hobart's City campus, with a vibrant academic heart, student experience prioritised and opportunities to connect with the community.

With construction now complete, staff will move in from 1 December, with teaching commencing next year.

Community accessible areas are open from 8:00am – 5:00pm weekdays, starting February 2026 (Semester 1)

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Our future direction for Southern Tasmania considers a range of important factors

- Educational needs of Tasmania
- Student and staff requirements
- Community feedback
- Major new policy and funding directions for higher education set by the Federal Government
- State Government's legislation and stated desire to see STEM remain at Sandy Bay
- City of Hobart's planning directions
- How we fund the infrastructure we need



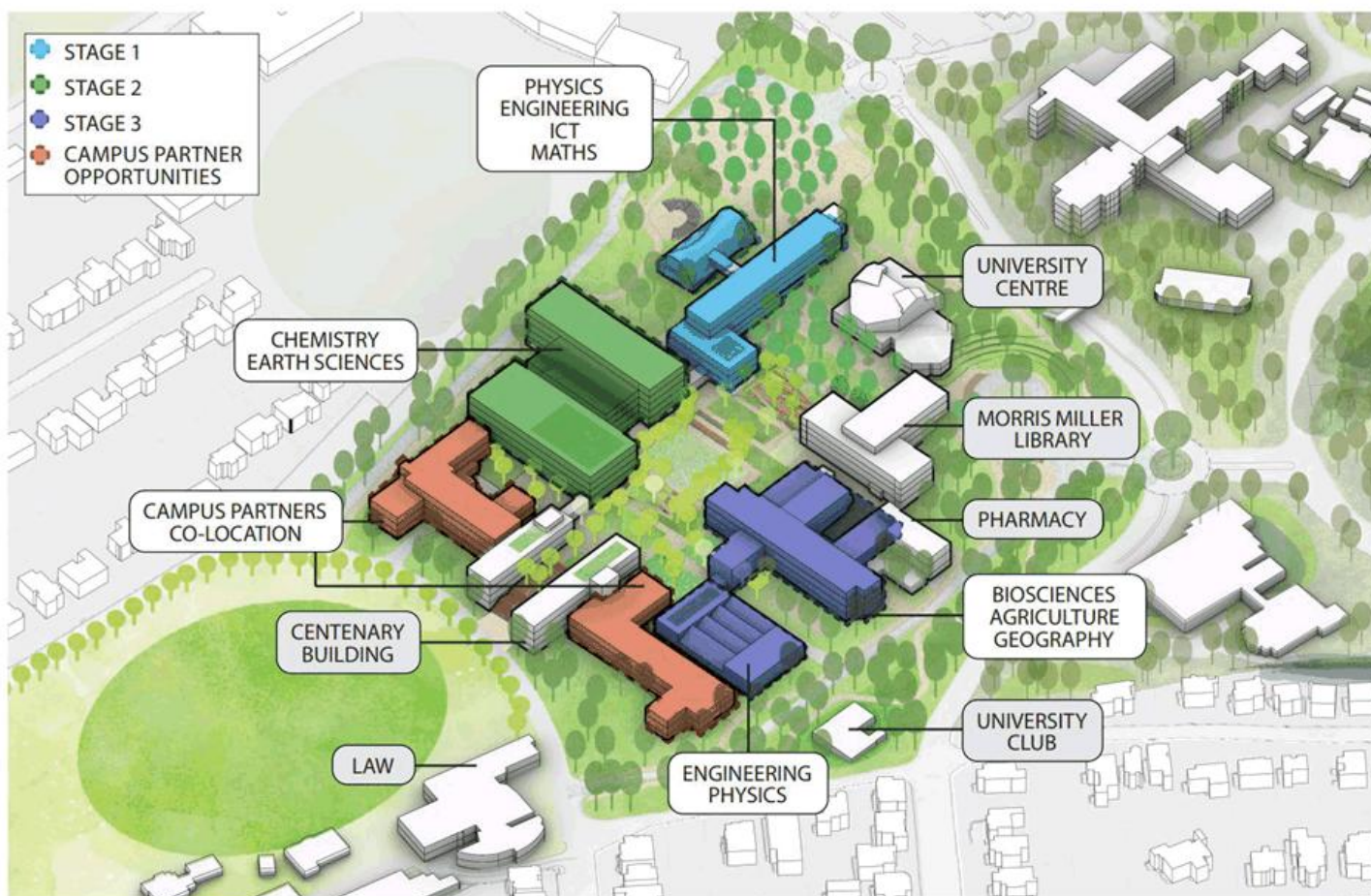
The University's southern STEM infrastructure at Sandy Bay is in urgent need of renewal

Cutting-edge, accessible university STEM facilities are critically needed to support essential teaching and research, attract staff and students, engage school students in STEM fields, and foster collaboration and innovation with industry

Our buildings are aged, ill-suited for contemporary teaching, and not up to modern accessibility standards



The proposed green STEM campus would be delivered in three key stages to support continuity of teaching



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Our Sandy Bay campus will continue to be vibrant with events for students, staff and the community in 2026

- Across our STEM disciplines alone, there were **over 60 internal and external events in 2025** including visits from Tasmanian schools, public lectures and talks, and social events, set to continue in 2026 (over 40 already planned)
- **Sandy Bay will continue to host hundreds of** schools engagement, O-Week and TUSA-led **activities**, UniGym and Childcare services, Clubs and Societies Days, sports including rugby, soccer, football and tennis
- **Library and support support services and student accommodation** remain visible and accessible on campus
- **Staff gatherings and networking on campus** will be prioritised, with a vibrant hub of academic and professional staff centred around the campus heart to foster collaboration



Sandy Bay Campus Activation: Taroona High @ UTAS Partnership

The **Taroona @ UTAS partnership** includes a co-located facility on the Sandy Bay campus.

- Year 11/12 students have access to UTAS labs, library, and amenities
- Unique learning pathways across diverse interests
- Courses contribute to TCE and ATAR

Specialist Programs

- VET Cert III in Aviation (Remote Pilot)
- Drone mission planning and flying
- CASA Remote Pilot & Radio Operators Licence exams

Real-World Learning

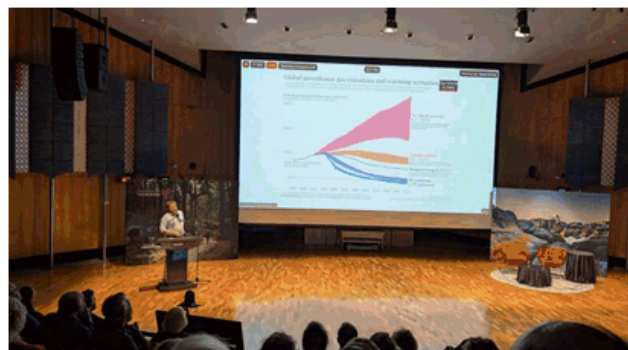
- Academic and industry linkages
- Hands-on experiences: drone flying, solar energy research

University Credit Opportunities

- University Connection Program (UCP) in Entrepreneurship
- ATAR contribution and university credit

High Achiever Program (HAP)

- Senior secondary students from various schools
- Study university-level STEM as part of TCE
- Potential for expansion with new facilities

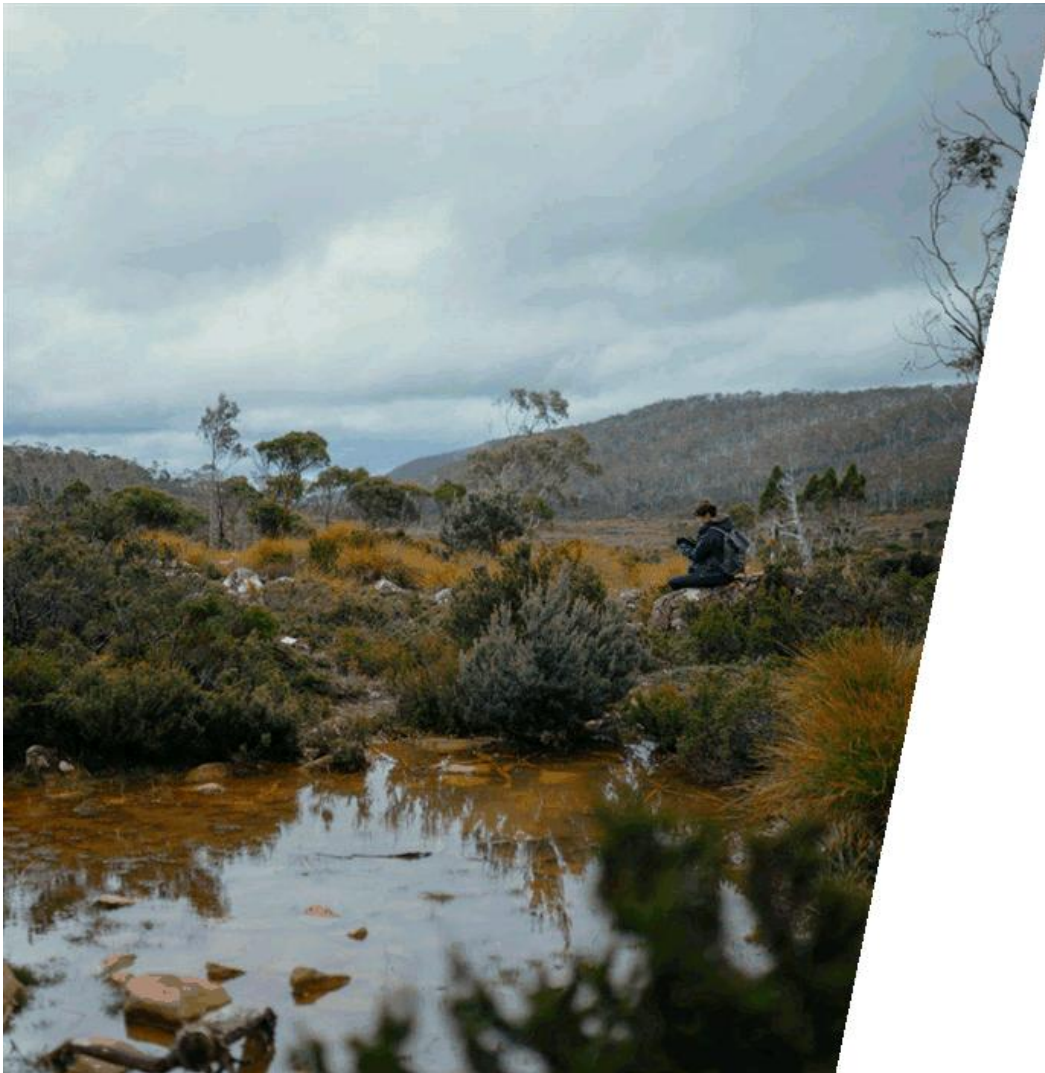


A vibrant Sandy Bay Campus: Island of Ideas

In 2024, the University of Tasmania's Island of Ideas Public Talk Series was attended by **3,140** people on the Sandy Bay campus. The total number of attendees across Tasmania and online in 2024 was 6,204.

This year, that number grew to 3,427 people, with the most popular session, **Voyage to Antarctica's Floodgates**, attracting 340 attendees. The total number of attendees across Tasmania and online in 2025 was 6,224.

In 2026, we will continue to run this series on the Sandy Bay campus.



UNIVERSITY of
TASMANIA 

Thank you

HOBART WORKSHOP COMMITTEE

Monday 17 November 2025

Sandy Bay



City of **HOBART**



Sandy Bay

- Total people as at 30 June 2024: 15,595
- Median age: 39 years
- Largest age group: 25 to 34 years old
- 53% with a Bachelor or above compared to 49% Hobart LGA and 22% Tasmania
- 36% born overseas compared to 29% in Hobart LGA and 15% in Tasmania
- Top countries of birth – Australia, China, United Kingdom, India, Nepal, Malaysia New Zealand
- Top industries of employment – Health Care and Social Assistance, Education and Training, Accommodation and Food Services, Professional, Scientific and Technical Services, Retail Trade
- Housing tenure – 40% own their home outright, 20% with a mortgage, 33% renting



Mount Nelson & Sandy Bay Neighbourhood Plan

- Neighbourhood Plans are developed to guide future development, land use, and infrastructure in a defined area.
- Whilst some work has been undertaken on the development of the Mount Nelson and Sandy Bay Neighbourhood Plan, it is currently on hold pending the outcome of the *University of Tasmania (Protection of Land) Bill 2024*, which has been tabled in Parliament.

Sandy Bay Road Bike Lane Markings

- The Sandy Bay Road Bike Lane markings were installed in 2013 to improve accessibility and safety for cyclists riding along Sandy Bay Road.
- Importantly, Sandy Bay Road is part of the strategic cycling corridor endorsed by the City and State Government in the Greater Hobart Cycling Plan.
- This line marking is now reaching end of life and needs renewal.
- The City is updating the design and targeting 2026-27 for this renewal work to occur.



Queenborough Oval Redevelopment

- A new building facility including four new changerooms and associated facilities, a medical room and rooftop viewing terrace.
- The Scott Palfreyman Stand will be made more accessible with a new ramp, walkway, stairwell and accessible lift.
- The changerooms currently in the grandstand will be converted into umpire facilities.
- A large multi-purpose space with a hardstand viewing area out the front joining the new and existing buildings.
- New unisex public toilets at the back of the grandstand.
- The redevelopment is expected to be completed prior to the end of the year.





Completed Projects

Road Assets

- Enterprise Road Rock Face Stabilisation.
- Baden Street – Randall Street to Lord Street – Full reconstruction (road, footpath and drainage).
- Sonning Crescent – Portland Place Intersection – Road pavement reconstruction works.
- Bective Street – Lipscombe Avenue to Cul-De-Sac – Full reconstruction (road pavement, kerb and channel, footpath).
- Maning Avenue – Cedar Court to Sandy Bay Road – Renewal of asphalt footpath.



Upcoming Projects

Road Assets

- Nixon Street – Queen Street to King Street – Left-hand side footpath renewal with some kerb and channel replacement.
- Norfolk Crescent – Maning Avenue to Manresa Court – Left-hand footpath partial renewal.
- Wayne Avenue – Sandy Bay Road to Nile Avenue – Asphalt inlay road surface.

Fire Trails

- Cartwright Fire Trail – Improve access from Cartwright Reserve into south-side of Porter Hill; remove vehicle dead end. Priority in 10-year Fire Trail Improvement Program.



Sandy Bay Rivulet Crack Willow Removal

- In July 2025, we commenced removing crack willows from the Sandy Bay Rivulet.
- This is a challenging area with many crack willows on private land or in very hard to reach places.
- We want to help land owners replace the willows removed from their property and support the revegetation process so will replace the lost willow trees on properties with native plants to help re-establish the tree canopy and to stabilise the rivulet bank.

Citizenship Ceremonies

- The City of Hobart annually celebrates its first citizenship ceremony of the year at the Sandy Bay Regatta.
- At the 2025 ceremony, the City of Hobart welcomed 79 new citizens from 28 different countries into our community.
- The Sandy Bay Regatta and Citizenship Ceremony will be held on 24 January 2026, with the community welcome to attend and celebrate our new citizens.



Business Engagement

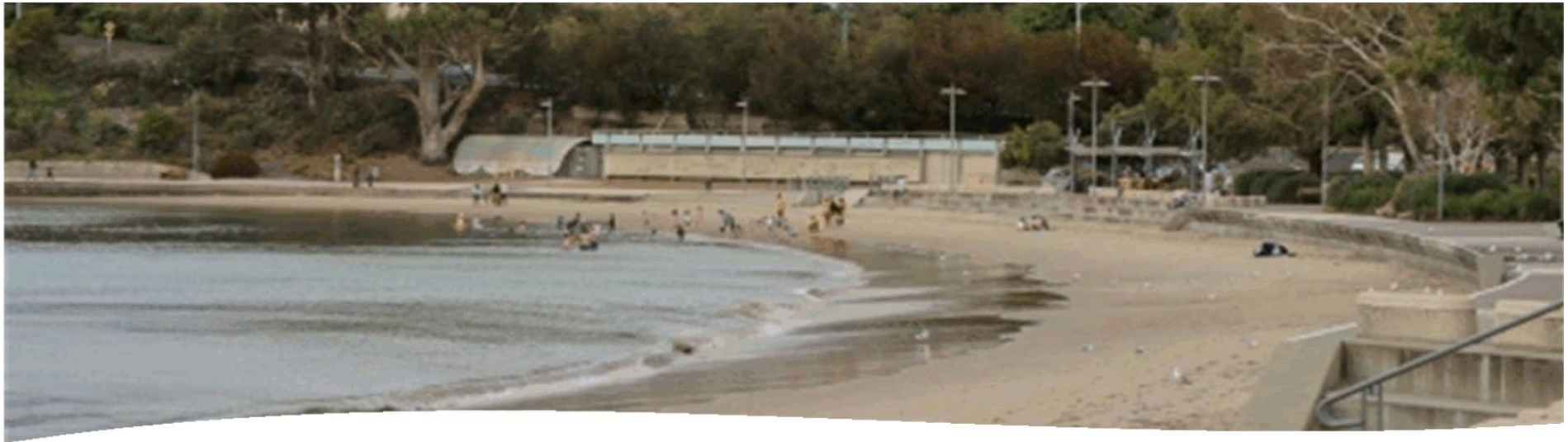
- Hello Hobart is the City's dedicated business engagement platform, designed to promote everything that makes Hobart unique, from its vibrant retail stores to its welcoming cafes and restaurants.
- Hello Hobart maintains a vibrant Instagram presence, supporting local businesses and sharing content. One of our popular features is the regular "Friday Five," which highlights five local experiences or businesses each Friday.
- In November, Hello Hobart will showcase "A Day Out in Sandy Bay" putting the spotlight on some of the area's standout offerings, inviting the community to explore and enjoy all that Sandy Bay has to offer.
- Businesses and organisers of events in the City of Hobart municipality are welcome to apply to be listed on the Hello Hobart website – it's free and a great way to promote your business or grow your event.





Activation and events

- Sandy Bay Multicultural Event (January 2024); InsideOUT exhibition (June/July 2024); Augmented Reality Wall (July 2024).
- Sandy Bay Regatta, Long Beach (25 January).
- Dark Mofo, Nude Solstice Swim, Long Beach (21 June).
- Cruise Ship vs Hobart United Football team soccer match to kick off the Cruise Ship Season, Parliament Reserve (31 October).
- Christmas Activations Roving Charters, Various locations (1 – 20 December).
- Summer Event Series - Acoustic Classical picnic style event Alexander Battery (1 February 2026).



Environmental Health

- 155 registered food businesses are located in Sandy Bay, with the majority being cafes and restaurants closely followed by home kitchens and retail.
- Two registered cosmetic tattooists, one (public) pool & spa at Wrest Point Casino.
- Two recreational swimming beaches at Long Beach and Nutgrove Beach which are both rated 'Good' for water quality and are sampled weekly over the summer months.
- 63 Environmental Health requests for the current calendar year relating to residential noise nuisance, food safety and light spill.
- School based immunisation programs for high school students at all applicable schools in Sandy Bay.

Thank you for having the Council visit your community



City of **HOBART**



AFAC seasonal bushfire outlook – Spring 2025

Spring | 2025

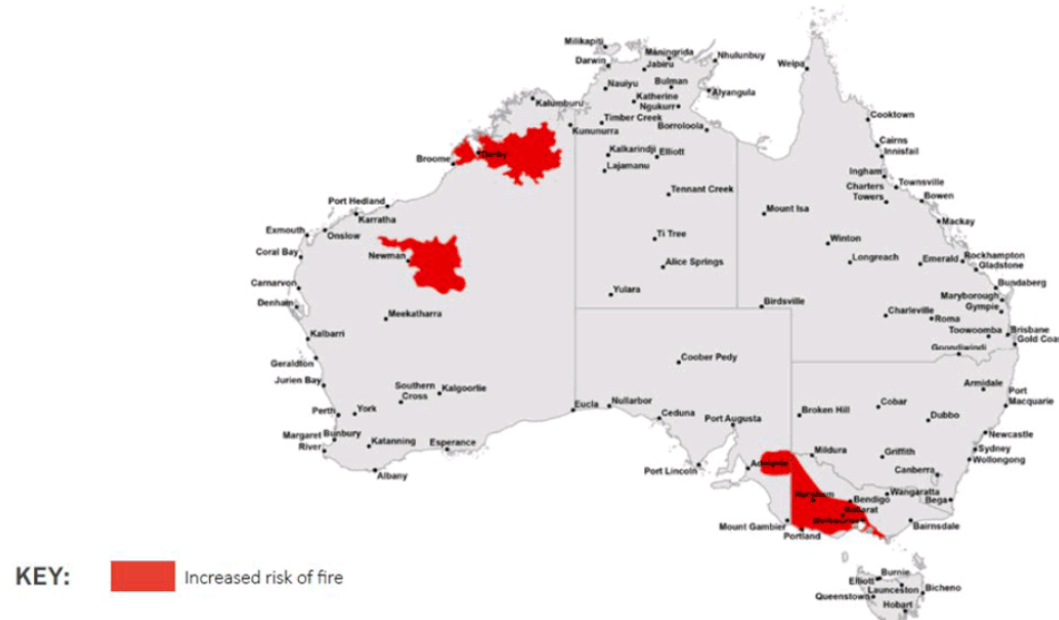
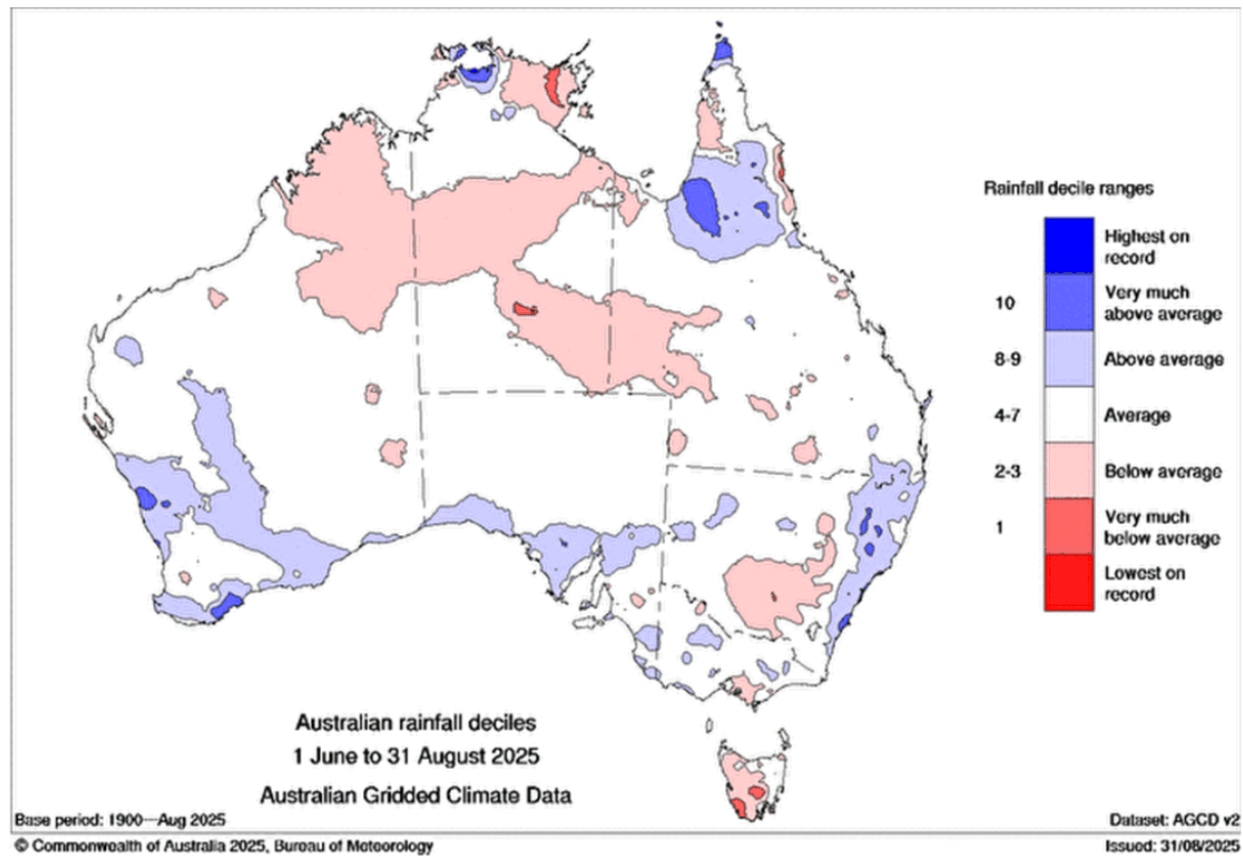


Figure 1 Seasonal Bushfire Outlook Spring 2025. Areas are based on the interim biogeographic regionalisation for Australia and other geographical features.

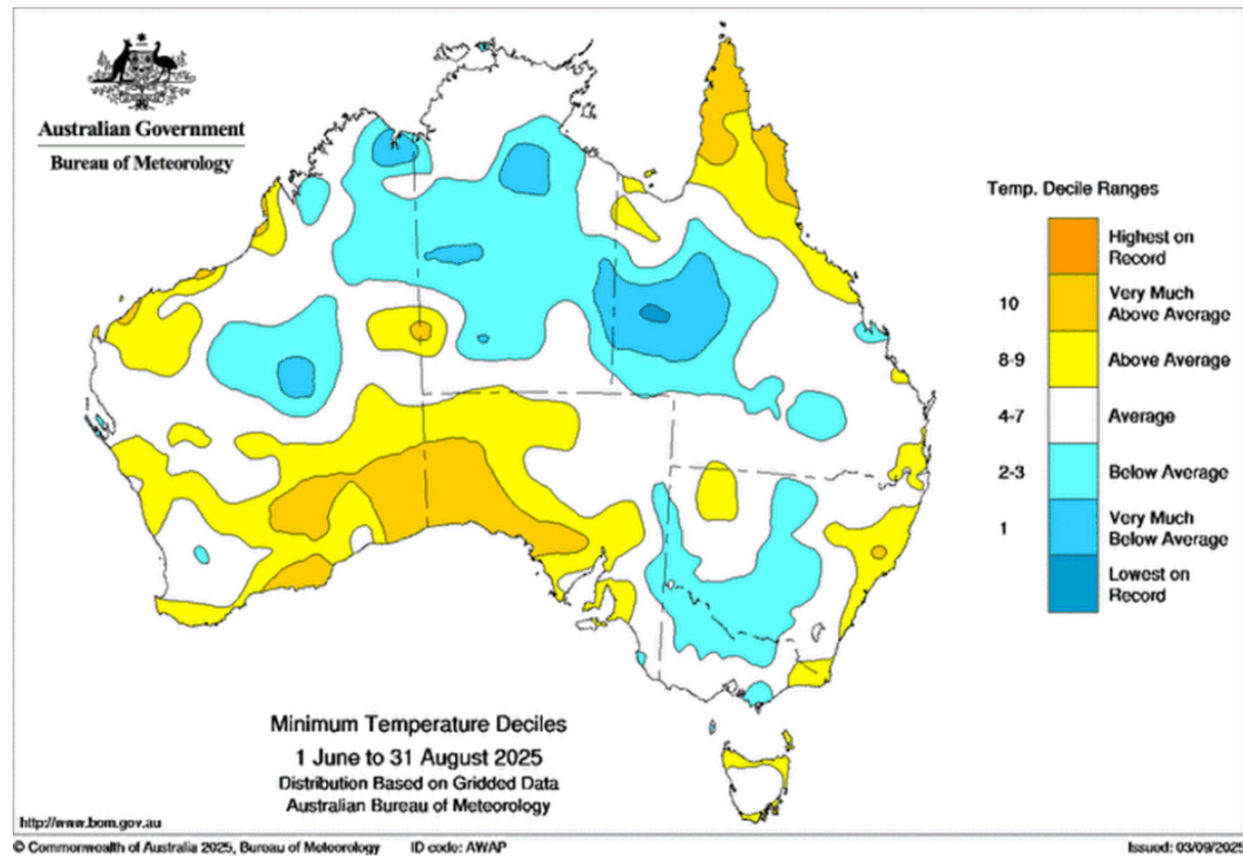


Increased risk of fire is the likelihood of an increased number of significant bushfires occurring in the outlook period compared to average.

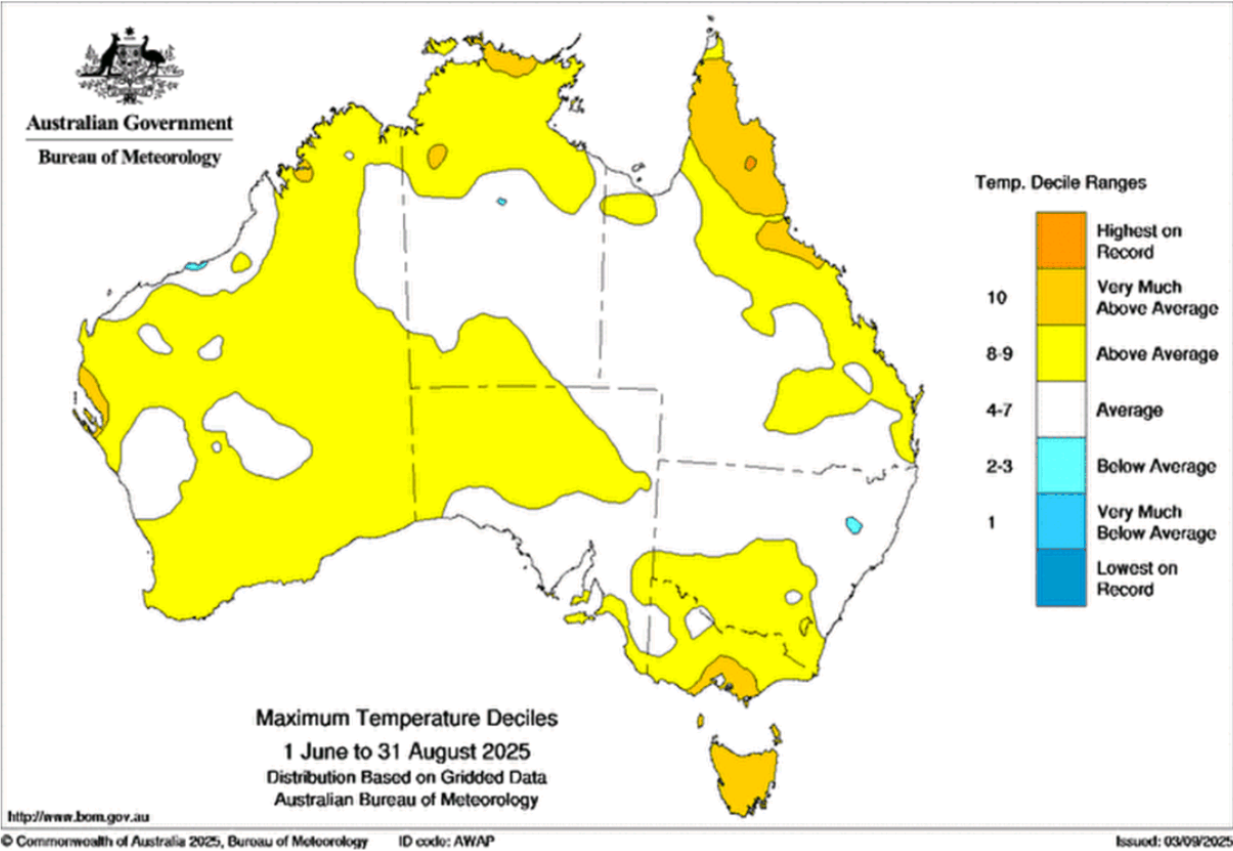
Recent Climate Conditions



Recent Climate Conditions



Recent Climate Conditions



AFAC seasonal bushfire outlook – Spring 2025

Tasmania:

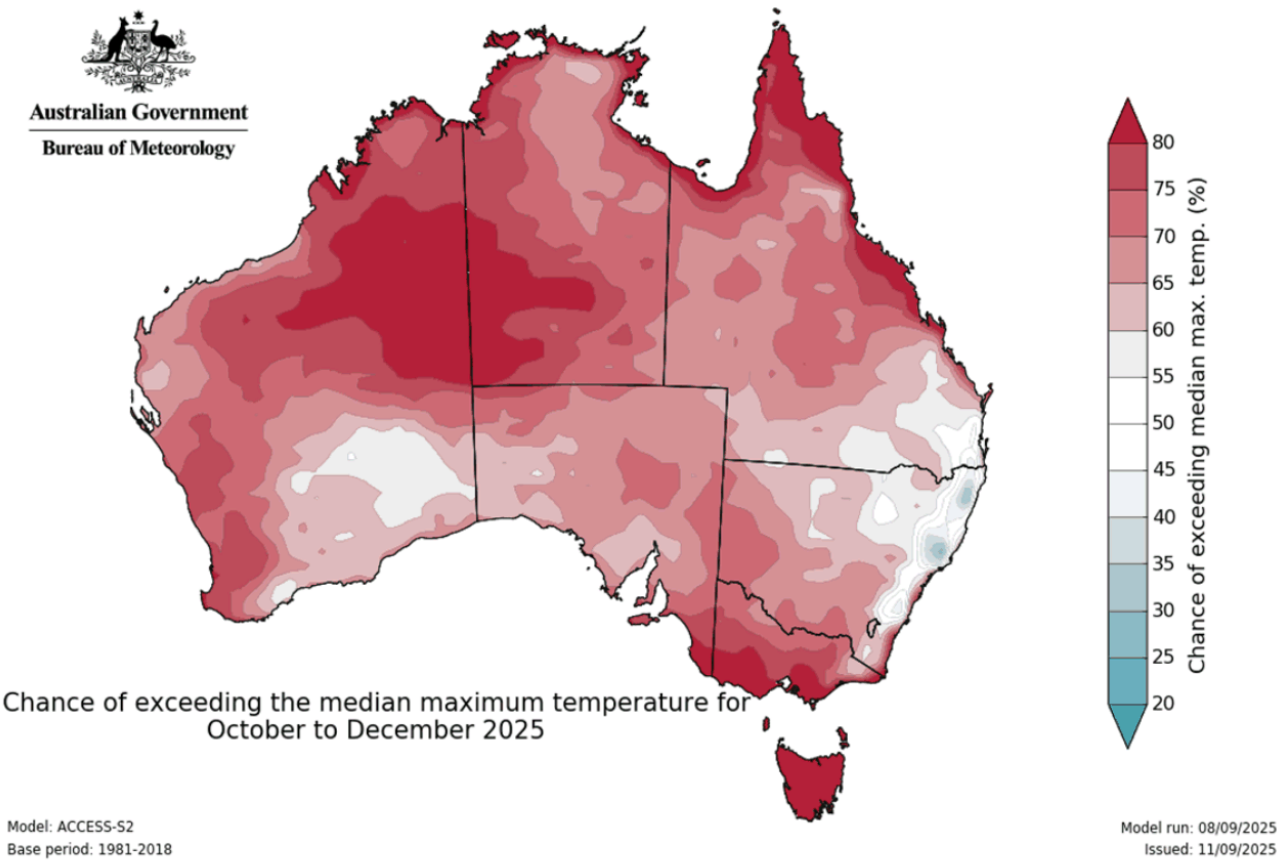
- ‘Normal’ bushfire risk predicted for spring
- Will experience ongoing dry conditions
- Western Tasmania has pronounced multi-year dryness
- Fuel managers should prepare for an early start to the coming fire season

AFAC seasonal bushfire outlook – Spring 2025

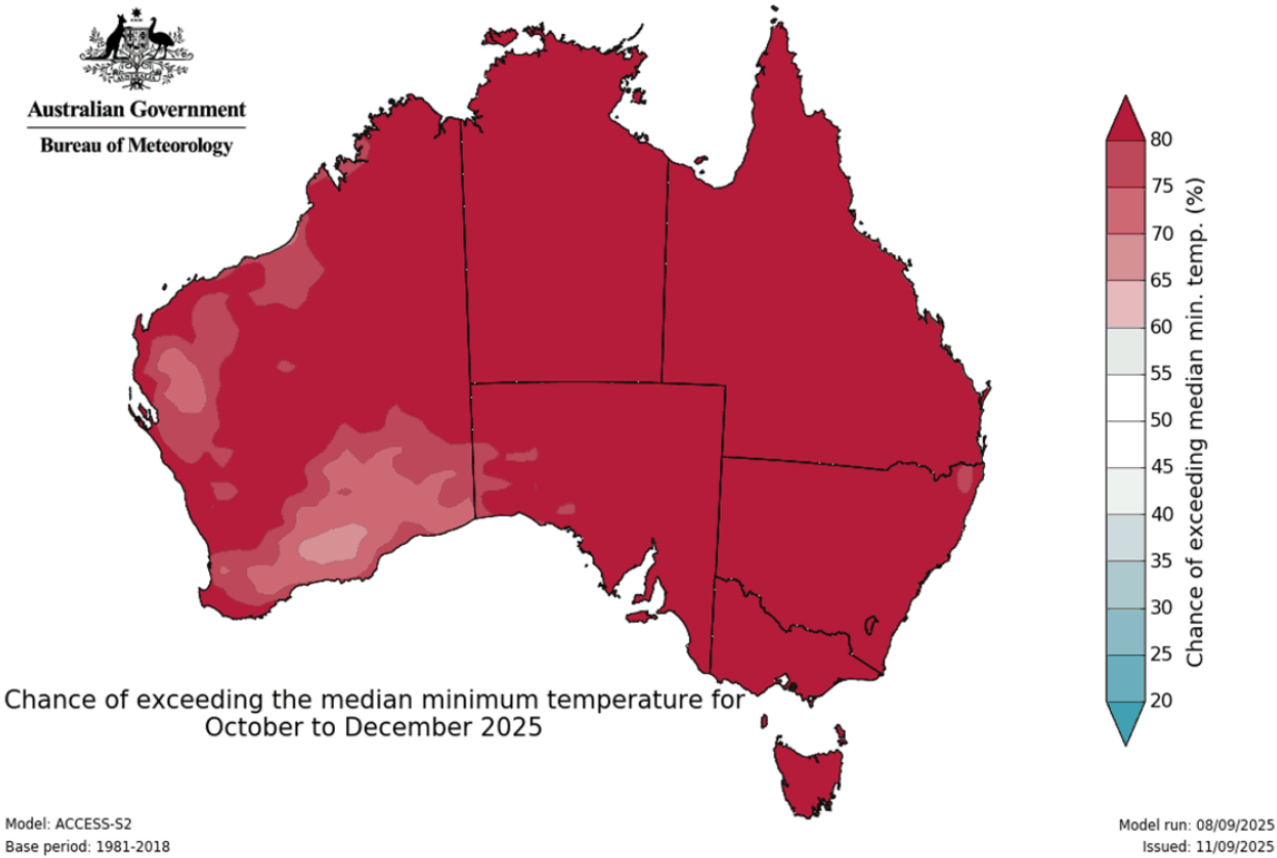
Tasmania:

- Winter was relatively mild and dry
- Below normal rainfall has persisted since last winter
- Significant soil moisture recharge has not occurred across majority of the state
- Deep soil layers are particularly dry in the western half of the state

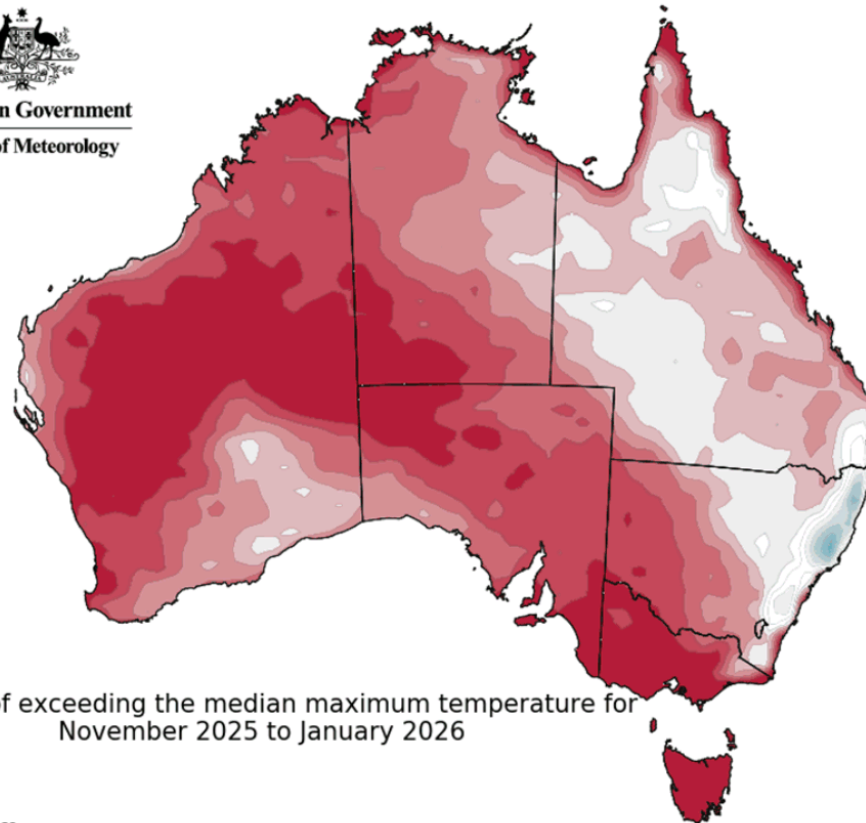
BOM long-range forecast



BOM long-range forecast

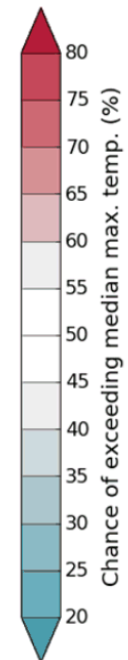


BOM long-range forecast



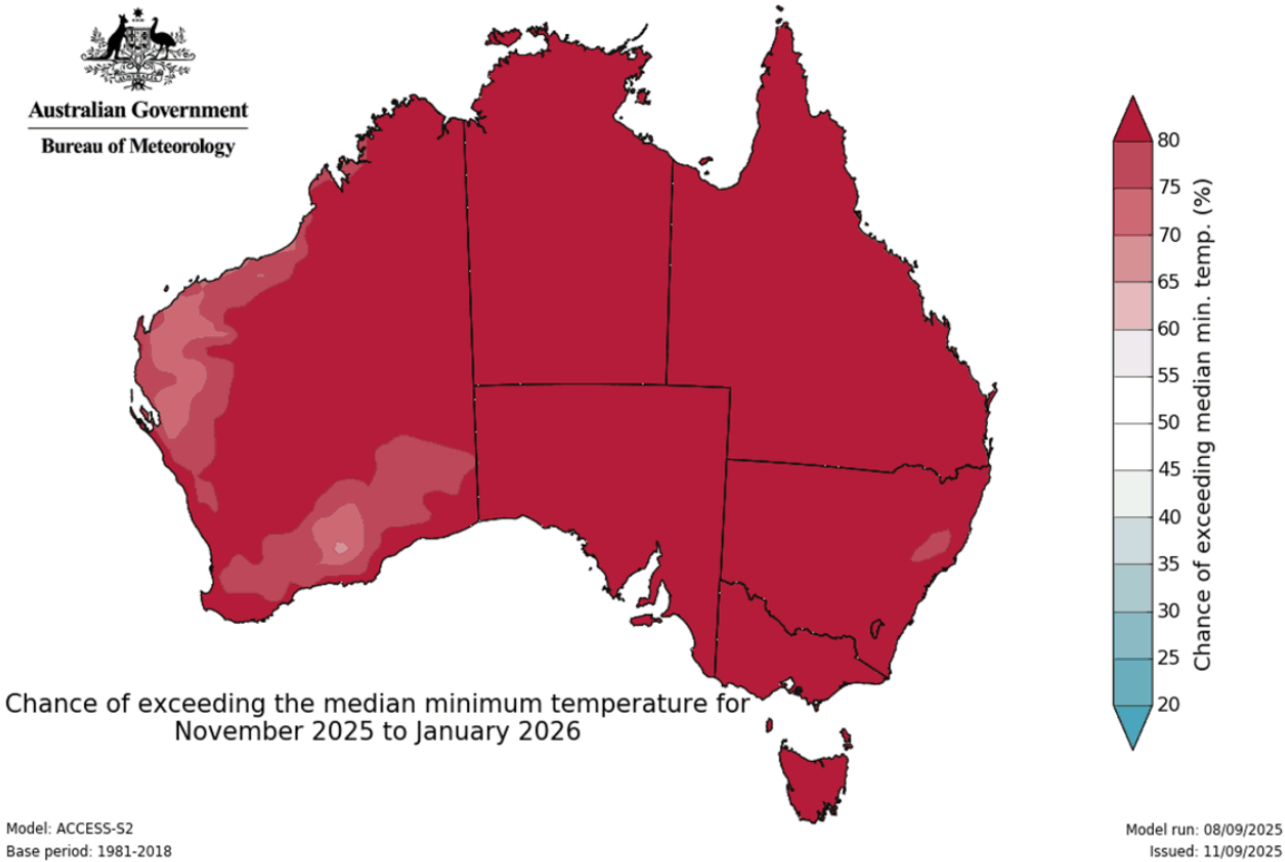
Chance of exceeding the median maximum temperature for
November 2025 to January 2026

Model: ACCESS-S2
Base period: 1981-2018



Model run: 08/09/2025
Issued: 11/09/2025

BOM long-range forecast

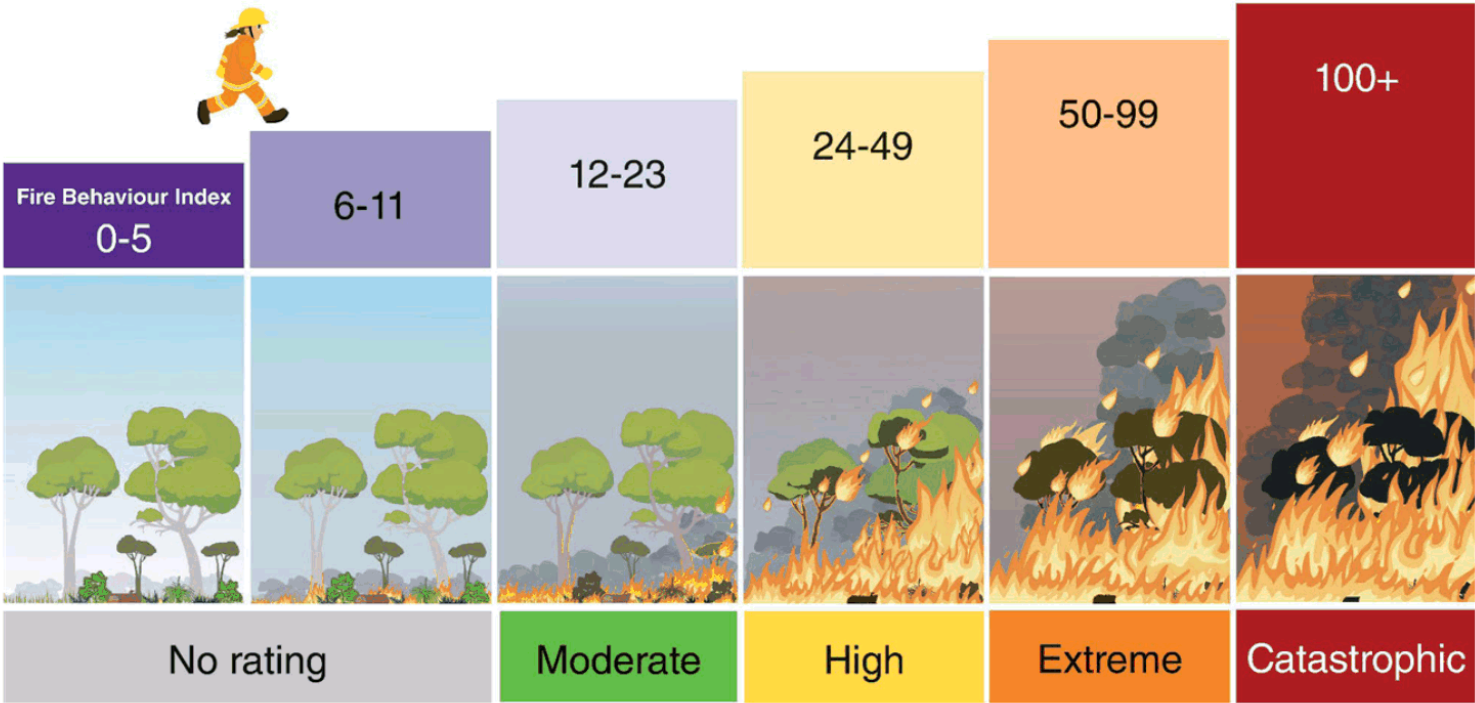


BOM Tasmanian Update

- Western half of state expecting low rainfall Nov – Dec
- Deep root zone soil moisture in southwest Tas is dryer than normal
- Fire Danger Ratings for Nov – Jan:
 - expected to be higher than normal for west and southwest
 - expected to be normal for the rest of Tasmania
- Unable to predict summer lightning potential at this stage

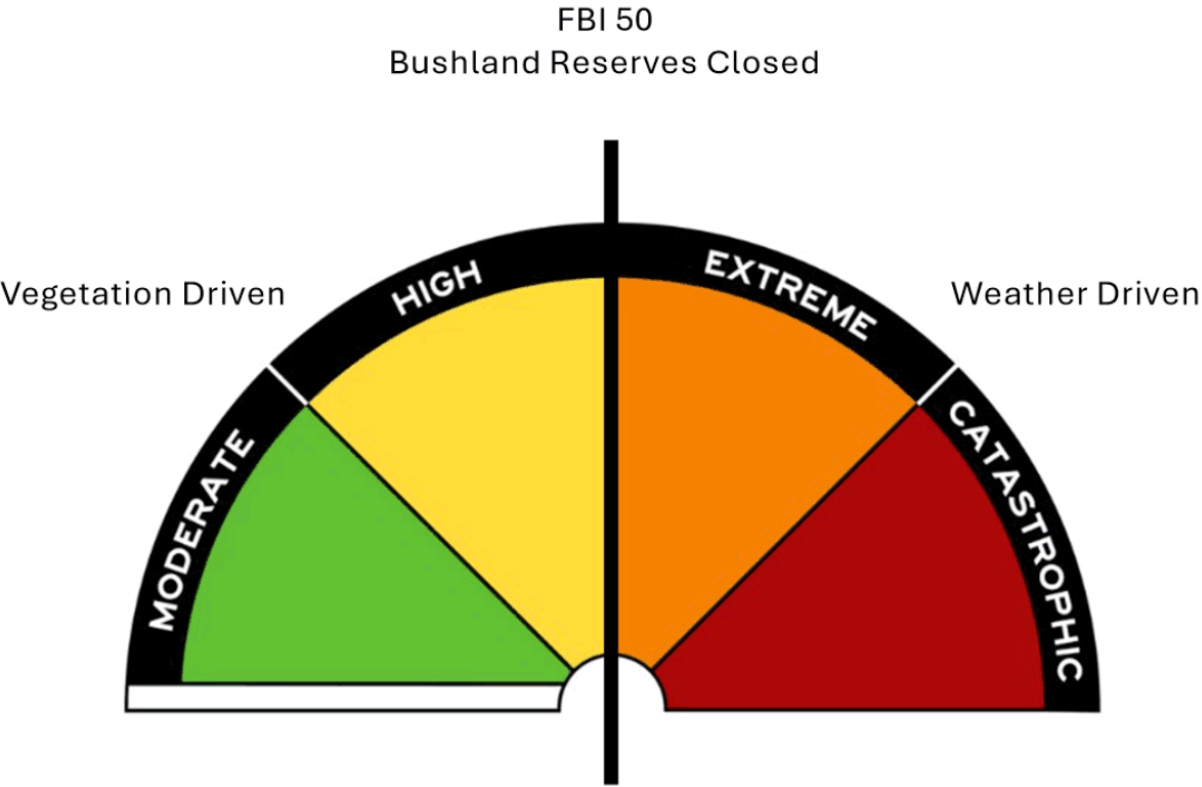


Fire Danger Ratings



TFS recommends you plan to leave early on days with a Fire Danger Rating of Extreme or Catastrophic

Fire Danger Ratings

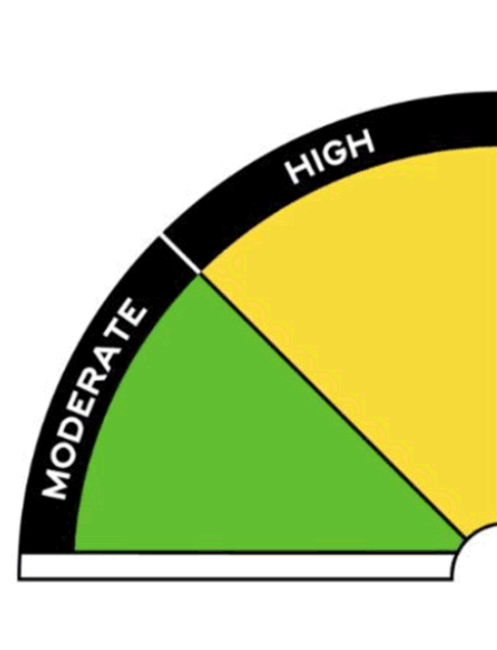


FDR: Moderate to High

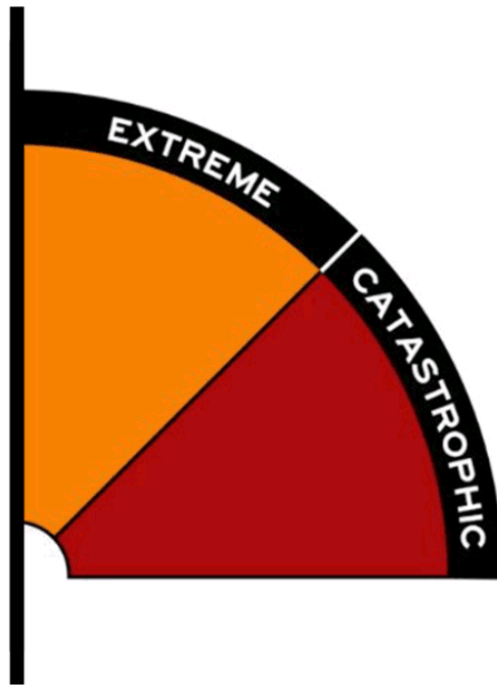
Fires starting in these conditions are predominantly VEGETATION driven

Effective Mitigation:

- Building design – BAL rated
- Garden design
- Vegetation/fuel management
- Fuelbreaks
- Planned burning



FDR: Extreme to Catastrophic



Fires starting in these conditions
are predominantly WEATHER driven

GET OUT OF THE WAY

- Leave early
- No one is coming to save you
- Nearby Safer Place (NSP) is a
LAST RESORT

Preparedness

Hobart is the most bushfire prone city in Australia

CoH has a long-standing commitment to best practice bushfire mitigation programs:

- Fuel reduction burning
- Mechanical thinning
- Fuelbreaks
- Fire trails
- Prepare Now bushfire safety campaign



Fuelbreaks



Fire trails



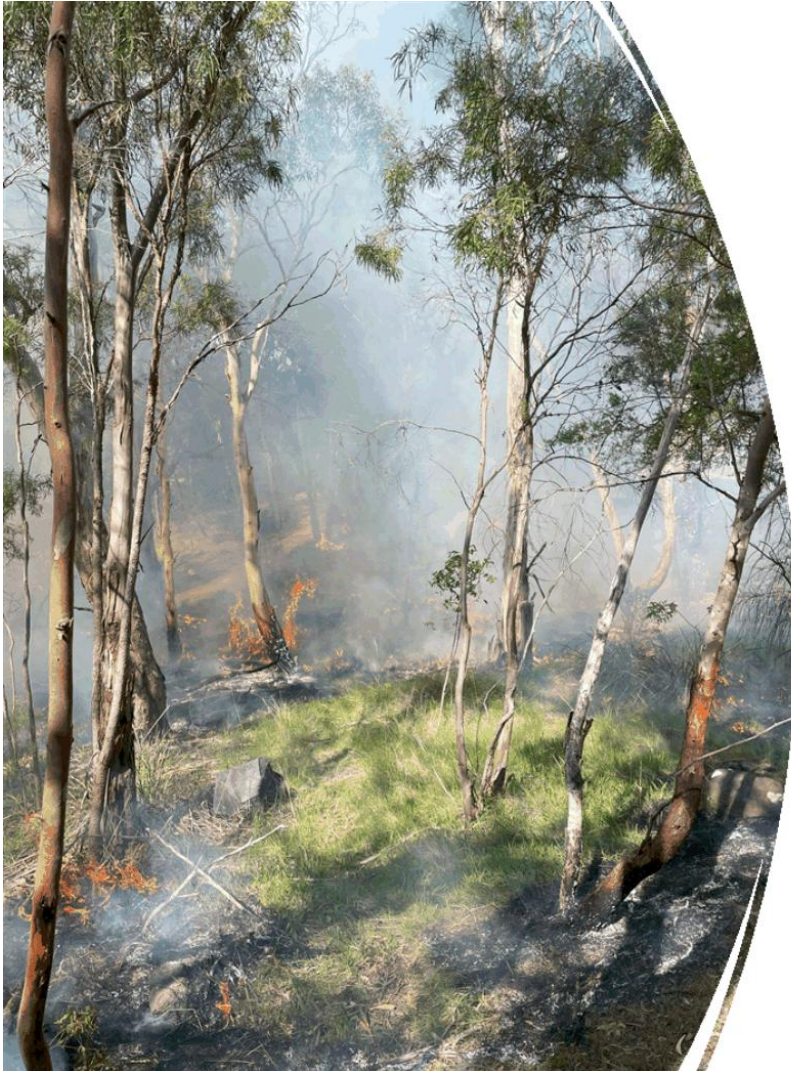
Mechanical thinning





Fire crew

- 25-30 staff from across Council and WPMT
- Conduct our own burning in-house
- Regularly collaborate with TFS, PWS, GCC, TLC



Planned burning

Generally occurs during autumn and spring, when weather is more stable.

Mild winters provide opportunity for additional low-intensity burning.

‘Prepare Now’ campaign

- Community events
- Media
- Information flyers







ARE YOU BUSHFIRE READY?
PREPARE NOW
FOR BUSHFIRE


 More information
hobartcity.com.au/bushfire



City of HOBART





TIME TO GET
BUSHFIRE READY

 Clean up
your garden

 Make an
emergency kit

 Prepare a
bushfire plan

 More information
hobartcity.com.au/bushfire


City of HOBART



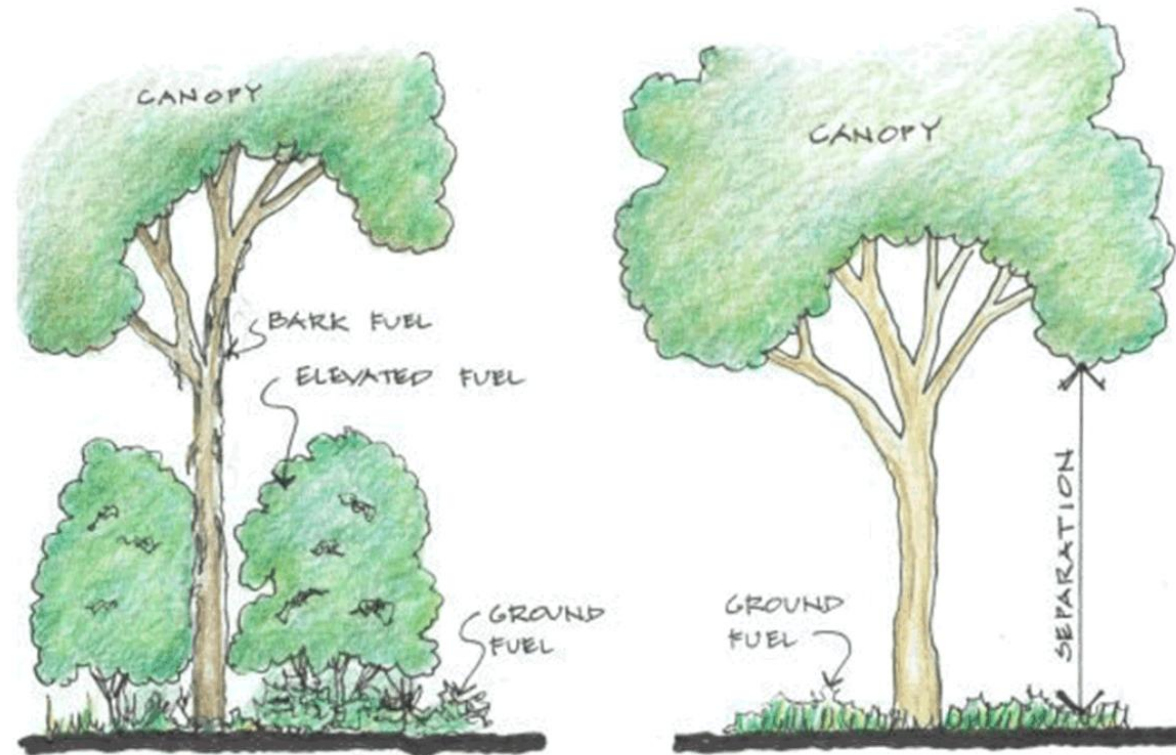
Prepare Now for Bushfire

What can I do to get my property ready?

- Remove fine fuels from around your house
- Prune plants and tree branches
- Keep grass mown short
- If you can, keep your garden well watered
- Use non-flammable mulch
- Keep your gutters clean
- Check your house exterior for gaps larger than 2mm
- Don't plant vegetation right next to your house



Fuel arrangement and connectivity



Your Bushfire Plan



Collaboration and Research

- UTAS Fire Centre
- Fire Management Area Committee
- Bushfire Research Group
- Natural Hazards Research Australia
- International Association of Wildland Fire



UTAS & CoH Research Project

Building on our bushfire research partnership which commenced in 2016:

- Putting strong science behind mechanical mitigation works
- Comparing burning and mechanical techniques
- Techniques designed to be replicable by other landowners



UTAS & CoH Research Project

CoH mentoring UTAS
researchers and field
technicians:

- Best practice implementation techniques
- Working safely around fire
- Conducting low-intensity burning



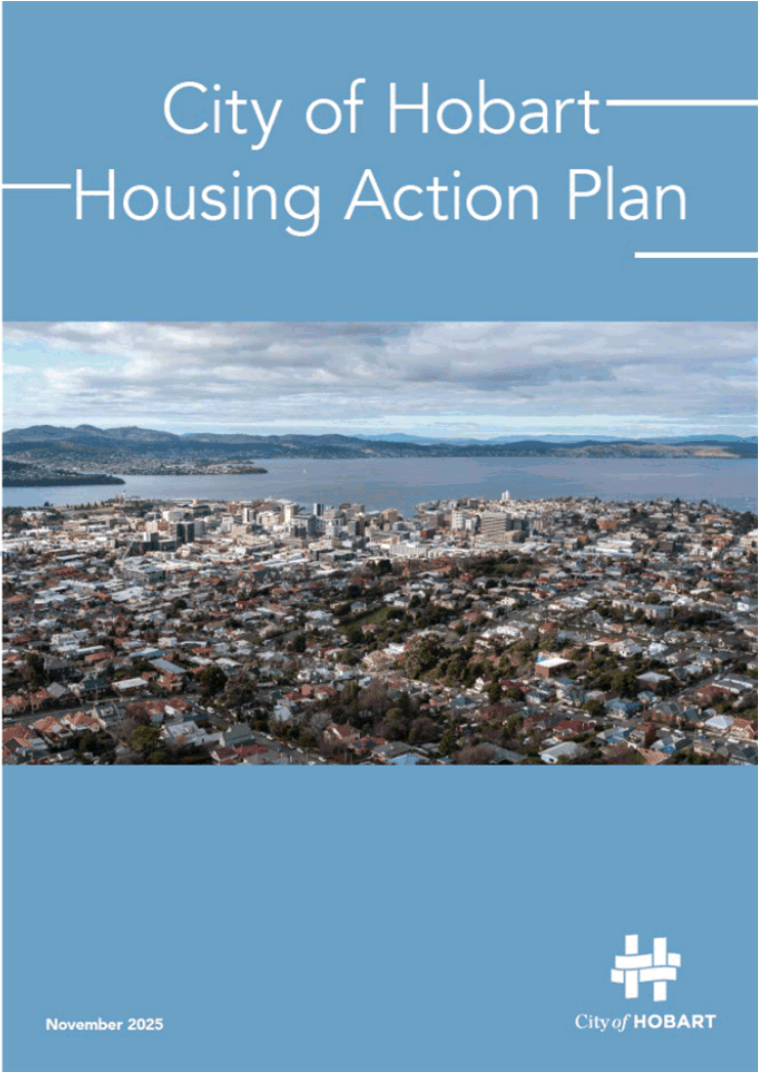
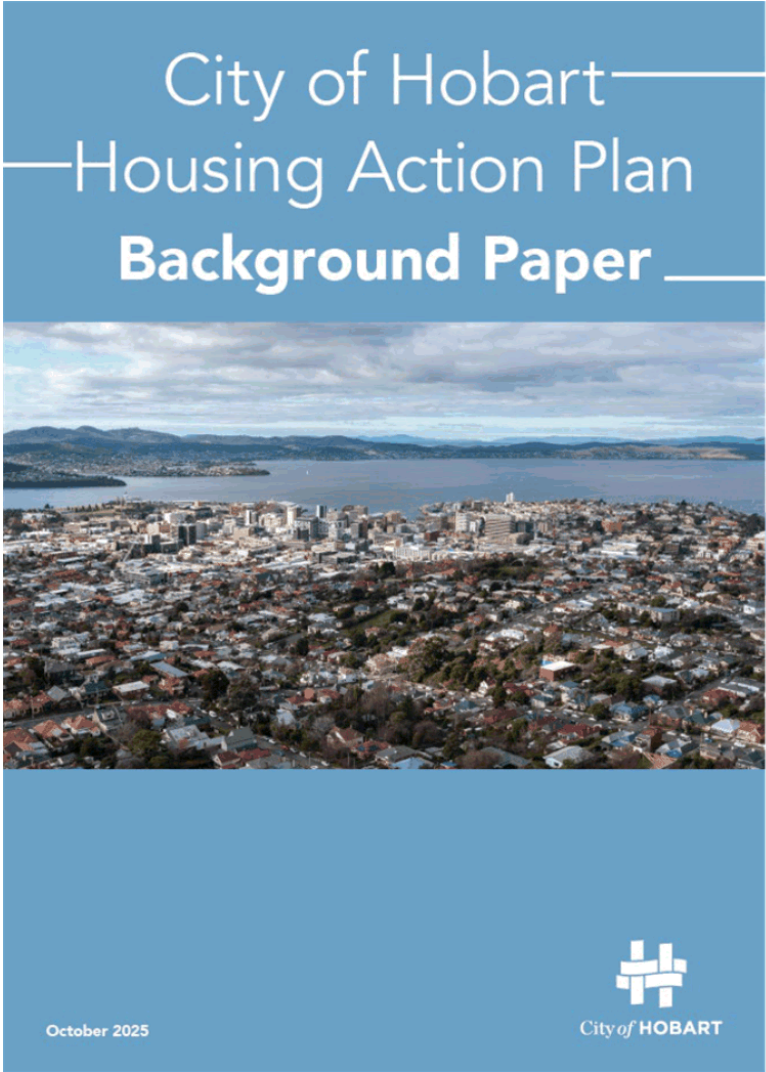


City of Hobart

HOBART HOUSING ACTION PLAN



City of **HOBART**





Project Vision

To build a future where all members of our community have access to affordable housing options in the City of Hobart.



CITY OF HOBART

AFFORDABLE HOUSING AND
HOMELESSNESS COMMITMENT
2021–23





Hobart Housing Forum

Strengthening relationships within the housing sector and generating ideas to facilitate additional housing in Hobart with key stakeholders.

The Forum's highlighted several key priorities:

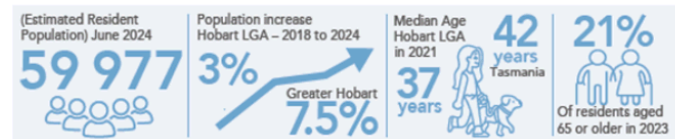
- Development of underutilised land
- Pilot projects for higher-density housing
- Reducing financial barriers
- Strategic land use planning projects
- Workforce development

HOBART STATE OF HOUSING

Our people

Understanding who we are
and how we're employed

POPULATION



WHO WE ARE



WHAT WE DO



HOUSING TENURE



Research, data and engagement

- The Hobart Housing Forum
- .id - housing monitor, social atlas, population forecast
- ABS Census
- 2024 Rental Affordability Index
- Tasmanian Housing Strategy
- Southern Tasmania Regional Land Use Strategy 2010-35
- 30 Year Greater Hobart Plan
- State of the Housing System 2024



Drivers of change

- Population growth
- Community need
- Housing diversity and size
- Housing to rent and buy
- Sustainability
- Visitor accommodation



Cost of inaction:

- Homelessness
- Housing stress



Actions



Council's role

- **Delivering** actions which are within their control.
- **Collaborating** with partner organisations to deliver actions which they cannot achieve alone but can contribute to.
- **Advocating** for actions to be undertaken by other levels of government or organisations.

Control

The City of Hobart has direct responsibility and decision making across its core business, statutory responsibilities, service provisions, facilities, buildings, assets and open space.

The City can lead.

Influence

The City of Hobart has shared responsibility or partial control.

The City can enable action on issues important to the community.

The City can collaborate, advocate and educate.

Concern

The City of Hobart has low control and influence.

The City can create awareness or understanding on issues important to the community.

The City can educate.



Incentives and deterrents

- Develop incentives package
- Review Council policies
- Differential Rates for visitor accommodation and vacant land
- Visitor accommodation fee increase and focus on compliance



Efficient regulatory processes

- Ensure application processes are proactive and smooth
- Work with the State Government to ensure regulatory framework is effective
- Support landowners with a development concierge to generate more activity



Strategic land use planning

- Continue to progress strategic land use settings through planning scheme amendments
- Also focus on the possibilities for:
 - secondary residence / ancillary dwelling / granny flat
 - "bluefield" housing: alterations & additions to create extra dwellings
 - tiny homes
 - gentle density



Underutilised land

- Investigate resourcing an adaptive reuse program with the State Government
- Undertake an underutilised land analysis of council owned, crown land, faith based and privately owned land



Exemplar projects

- Consider and collaborate to deliver affordable housing on Council owned land
- Key opportunity is Condell Place (North Hobart Neighbourhood Plan)
- Undertake an infrastructure investment plan to prioritise upgrades to support residential development – particularly in Central Hobart Plan area



Working with the community

- Keep the conversation going with representatives from across the housing industry – this was a strong takeaway from the Housing Forum
- Work with developers to show them what is possible for residential developments
- Support the community to address concerns and demonstrate the benefits of additional housing



Feedback

- What do you **like** about the draft Action Plan?
- Are there any **additional actions** that you think should be included?
- What **challenges** might we face?

City of Hobart

THANK YOU



City of **HOBART**

Draft Hobart Inner City Housing Incentive Policy

ENCOURAGING SUSTAINABLE DEVELOPMENT AND
AFFORDABLE URBAN HOUSING

INTRODUCTION AND CONTEXT



Council Resolution and Strategic Aim

Council Resolution Overview

Hobart City Council resolved to seek a report on incentives encouraging residential development in Central Hobart.

Strategic Collaboration

Collaboration with TasWater, TasNetworks, State Growth, and Federal Government is essential for policy success.

Supporting Housing Supply

The policy aims to support residential construction, complementing the Southern Tasmania Regional Land Use Strategy.

Addressing Urban Density

Promoting higher-density living in the urban core to overcome housing supply challenges and stimulate development.

CURRENT HOUSING SUPPLY AND DENSITY

Housing Density Analysis

Current Housing Density

Central Hobart has a housing density of approximately 7.8 dwellings per hectare, far below the 25 dwellings per hectare target.

STRLUS Density Target

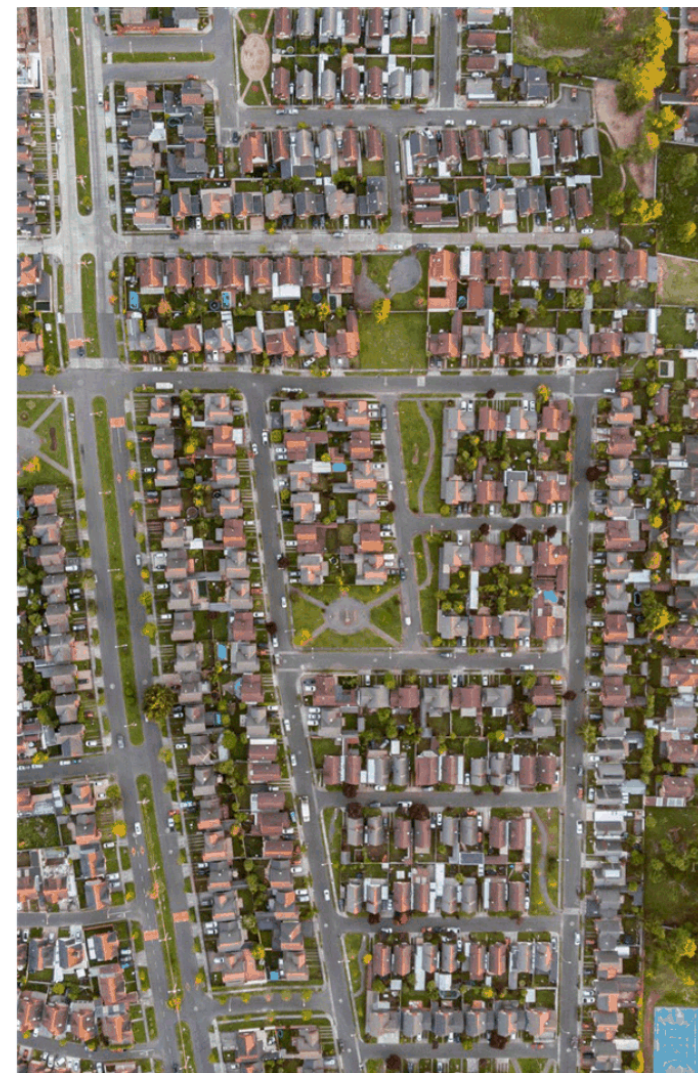
The Southern Tasmania Regional Land Use Strategy recommends achieving 25 or more dwellings per hectare in Hobart's CBD and surrounds.

Sustainability Concerns

Most new dwellings are single detached homes in greenfield subdivisions, creating unsustainable land and infrastructure pressure.

Need for Policy Change

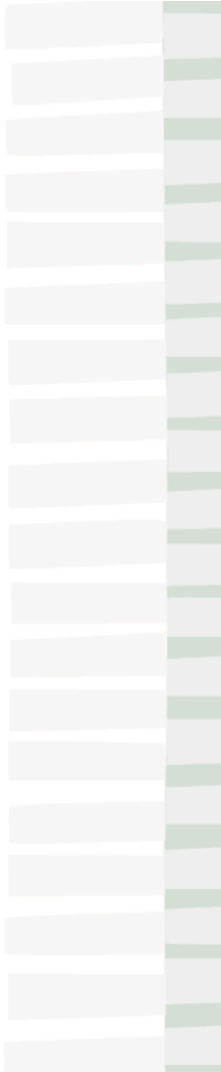
Increasing urban residential density is essential to meet housing goals and support future population growth sustainably.



BARRIERS TO DEVELOPMENT

Economic and Structural Challenges

DWELLING COUNT	TOTAL NUMBER	MEDIAN VALUE
Between 1 and 5	865	\$400,000
Between 6 and 10	16	\$2,400,000
Between 11 and 20	8	\$4,999,500
Between 21 and 30	11	\$6,850,000
Between 31 and 40	2	\$10,000,000
Between 41 and 50	2	\$15,000,000
Between 51 and 60	2	\$29,000,000
Between 60 and 70	1	\$20,000,000
Total	907	-



POLICY PROPOSAL AND ELIGIBILITY

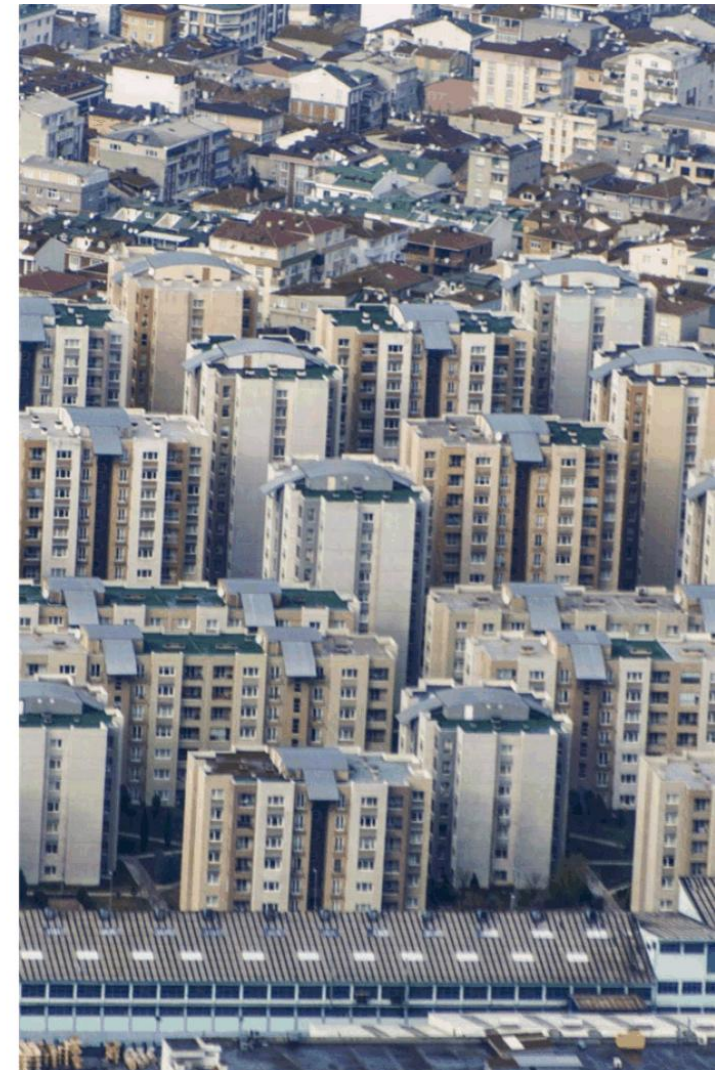
Scope and Criteria for Incentives

Focus on Project Delivery

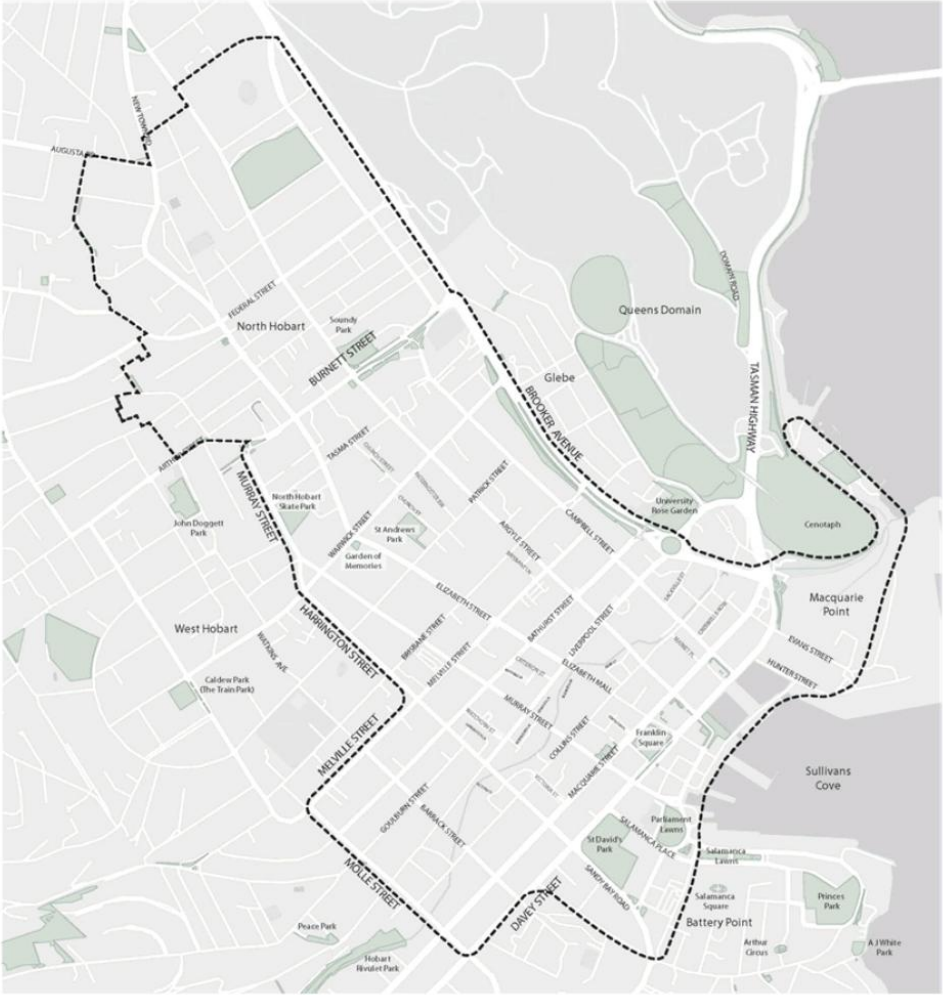
The policy prioritizes starting and completing residential projects over assisting with development applications.

Target Development Areas

Incentives apply to developments in Central Hobart Plan Area, North Hobart, and waterfront, promoting higher-density housing.



Applicable Area



Scope and Criteria for Incentives

Focus on Project Delivery

The policy prioritizes starting and completing residential projects over assisting with development applications.

Target Development Areas

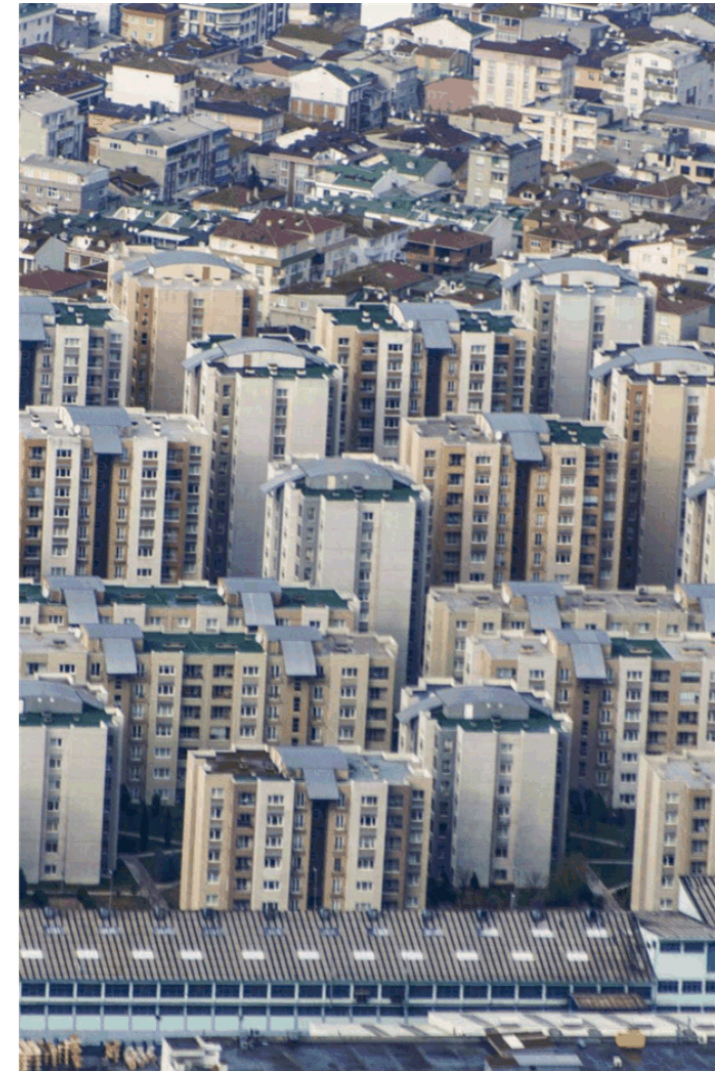
Incentives apply to developments in Central Hobart Plan Area, North Hobart, and waterfront, promoting higher-density housing.

Eligibility Criteria

Projects must have at least five dwellings in Class 2 buildings and obtain all necessary permits and approvals.

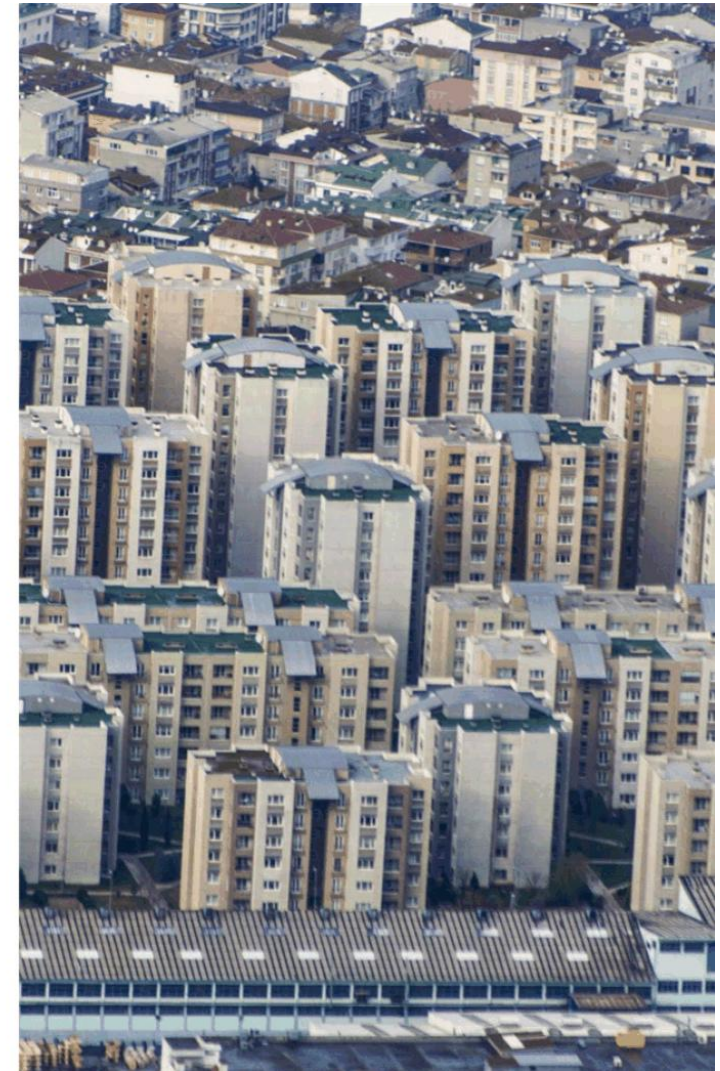
Design Review Process

Proposals undergo review by the Urban Design Advisory Panel to ensure quality and feasibility.



Scope and Criteria for Incentives

- **This policy does not apply to:**
 - residential development that is funded in its entirety by a State or Federal Government Agency for affordable or social housing. Community housing providers are eligible for developments including a portion of affordable housing;
 - any use class other than Class 2 as part of a mixed-use building (as defined under the National Construction Code);
 - residential development that has commenced prior to the endorsement of this policy;
 - residential development that is used for short stay visitor accommodation;
 - residential development that is used for student accommodation; and
 - Class 1a or 1b building developments.

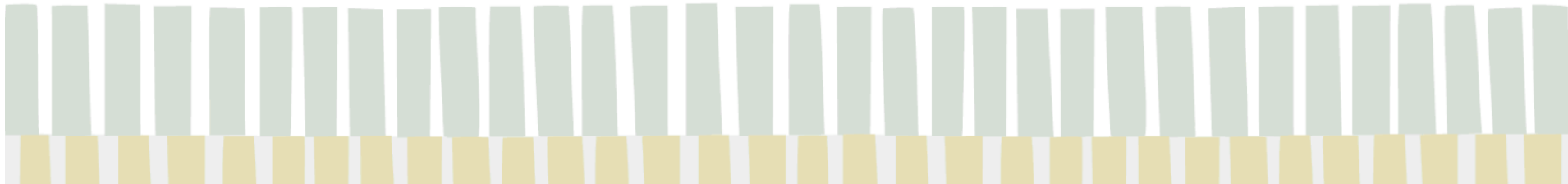


INCENTIVE MECHANISMS AND FINANCIAL MODELLING

Rates Remission and Fee Rebates

	PLANNING	BUILDING (PERMITS)	PLUMBING (PERMITS)	TOTAL
\$1M to \$2M	\$10,029	\$1,637	\$6,155	\$17,821
\$2M to \$5M	\$10,029	\$1,637	\$9,290	\$20,956
\$5M to \$7.5M	\$30,351	\$1,637	\$13,742	\$45,730
\$7.5M to \$10M	\$30,351	\$1,859	\$13,742	\$45,952
\$10M to \$20M	\$47,770	\$1,859	\$21,742	\$71,371
\$20M to \$25M	\$47,770	\$1,859	\$20,742	\$70,371

- Utilising the four subject properties as examples, the minimum subsidy under these scenarios would be **\$6,859** per dwelling unit, the maximum subsidy would be **\$14,047** per dwelling unit, while the average subsidy would be **\$10,057** per dwelling unit.



KEY RECOMMENDATIONS AND NEXT STEPS



Strategic Actions and Collaboration

Targeted Housing Interventions

The strategy focuses on direct construction of residential projects to close Hobart's housing delivery gap effectively.

Stakeholder Collaboration

While the Council's contribution is meaningful, it is unlikely to be sufficient on its own to drive a significant increase in development activity.

Engagement with State Government and TasWater is vital for coordinated development and effective incentive policy implementation.

Incentive Policy Management

Applying a cap on incentive packages helps manage the Council's budget while promoting responsible development.

Policy Finalisation and Implementation

Next steps include finalising the policy, securing commitments, and launching the incentive framework to boost housing projects.