



CITY OF HOBART

## AGENDA

The Hobart Workshop Committee Meeting  
Open Portion  
Monday, 1 December 2025  
at 4.00pm  
Lady Osborne Room



City of **HOBART**

## THE MISSION

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

## THE VALUES

**The Council is:**

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

## ELECTED MEMBER COMMITMENTS

<b>Respectful and Cooperative Behaviour</b>	We will treat each other, staff, and stakeholders respectfully, fostering a collaborative environment.
<b>Conduct and media use</b>	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.
<b>Objective, evidence-based communication:</b>	Our discussions and advocacy are grounded in reliable, shared evidence, avoiding personal attacks and promoting respectful debate before public commentary.
<b>Roles and responsibilities:</b>	We recognise our duty to represent our community while being accountable, engaging in critical debate and holding others to account respectfully.

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## ORDER OF BUSINESS

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

### **APOLOGIES AND LEAVE OF ABSENCE**

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

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

**COMMITTEE MEMBERS**

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

**Apologies:**

**Leave of Absence:**

Nil.

**NOMINEE MEMBERS**

Alderman M Zucco  
Councillor W F Harvey  
Councillor M S C Dutta  
Councillor W N S Coats

**1. ACKNOWLEDGEMENT OF COUNTRY**

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**2. CONFIRMATION OF MINUTES**

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The minutes of the Open Portion of the Hobart Workshop Committee meeting held on [Monday, 17 November 2025](#), are submitted for confirming as an accurate record.

**3. CONSIDERATION OF SUPPLEMENTARY ITEMS**

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

**Recommendation**

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

#### **4. INDICATIONS OF CONFLICTS OF INTEREST**

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

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

#### **5. TRANSFER OF AGENDA ITEMS**

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

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

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

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

## **6. REPORTS OF SPECIAL COMMITTEES**

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### **6.1 City Transport Committee** **File Ref: F25/82919**

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Report of the Director Strategic and Regulatory Services of 26 November 2025 and attachments.

Delegation: Committee

**MEMORANDUM: HOBART WORKSHOP COMMITTEE****City Transport Committee**

The purpose of this report is to inform the committee of the outcomes of the City Transport Committee meeting that was held on 28 October 2025.

The following was discussed:

- Ben Artup, Director Community and Economic Development Network provided a presentation to the Committee on the Future State of Parking Report which is at the research and engagement stage. The report will explore and guide how on and off-street parking will evolve in Hobart between 2027 and 2037.
- Stuart Baird, Senior Traffic Engineer informed the Committee about the Augusta Road Bicycle and Pedestrian Facility Planning Project, including its purpose, scope, key deliverables and milestones.
- Shivani Jordan, Senior Roads and Traffic Engineer presented an update to the Committee on the section of road between 439-459 Huon Road, South Hobart which the City receives many complaints about. This section of road is narrow and windy and when cars park legally on the side of the road the downhill traffic must travel legally across the centre lines which causes a risk of a head on collision.

**RECOMMENDATION**

***That the Hobart Workshop Committee receive and note the minutes of the City Transport Committee of 28 October 2025, marked as Attachment 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.*



Karen Abey  
**DIRECTOR STRATEGIC AND  
REGULATORY SERVICES**

Date: 26 November 2025  
File Reference: F25/82919

Attachment A: City Transport Minutes - 28 October 2025 (Supporting  
information) 



## **7. REPORTS**

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### **7.1 August 2025 Grant Round and Quick Response Grants - Applications Approved Under the Delegated Authority of the Chief Executive Officer File Ref: F25/85304; F25/81968**

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Report of the Manager Economic Development and Director Community  
and Economic Development of 26 November 2025 and attachments.

Delegation: Committee

**MEMORANDUM: HOBART WORKSHOP COMMITTEE****August 2025 Grant Round and Quick Response Grants -  
Applications Approved Under the Delegated Authority of  
the Chief Executive Officer**

This memorandum report is provided to inform Elected Members of the August 2025 Biannual Grant Round grant recipients, Community Quick Response and In-Kind Venue and Event Resource grant recipients since the start of this financial year, approved by the Chief Executive Officer (CEO) as per Section 10 of the City of Hobart's Funding Programs Policy (provided below), with approval delegated to the CEO by Council at its meeting of 28 July 2025.

***City of Hobart Funding Programs Policy, Section 10******10. Funding Project Management Process******Roles and Responsibilities******Chief Executive Officer***

*The CEO is delegated to make funding decisions for the Open Competitive Grant Rounds and the Quick Response Grants.*

The Community Quick Response and In-kind Venue and Event Resource Grants have been open for applications since 15 July 2025 and will continue until the funding pools have been allocated. A total of 18 applications have been received and assessed so far this financial year.

Assessments were undertaken by various City of Hobart Council officers, depending on the type of application.

As at the end of October 2025 a total of 11 applications were recommended for full or partial funding approval and have subsequently been approved by the CEO, with a total grant allocation of \$7,374.65 (excl. GST). A summary of the approved applicants is provided at **Attachment A**.

The August 2025 Grant Round included the grants offered biannually - Community, Creative Hobart Medium, Creative Hobart Small, and Event grants, as well as grants offered annually - Community Christmas Carols, Event Partnerships and Major Cultural Organisation grants.

The August 2025 Grant Round was open for applications between 4 August 2025 and 1 September 2025. A total of 123 applications were received across the seven (7) grant streams and, following eligibility checks, 109 were deemed eligible for assessment.

Assessment Panels for the Grant Round comprised a combination of City of Hobart officers and external assessors. Individual assessments were undertaken prior to the panel meetings, which were held throughout September and October 2025. The details of each panel are provided below.

### **Community Grants Assessment Panel**

Panel meeting 14 October 2025

- Kimbra Parker, Manager, Community Programs, City of Hobart (Panel Chair)
- Rebecca Butler, Disaster Resilience Programs Officer, City of Hobart
- Helen Vojacek, Member, Hobart Older Persons Reference Group
- Natasha Newman, Emergency Services Response Lead, Red Cross

### **Community Christmas Carols Grants Assessment Panel**

Panel meeting 17 September 2025

- Justyne Wilson, Manager Creative City, City of Hobart (Panel Chair)
- Mark Joseph, Inclusive City Program Leader, City of Hobart
- Stevie McEntee, Artistic Director, Lutriwita Orchestra

### **Creative Hobart Medium & Small Grants Assessment Panel**

Panel meeting 13 October 2025

- Justyne Wilson, Manager Creative City, City of Hobart (Panel Chair)
- Jane Castle, Program Leader Creative City, City of Hobart
- Nick McGuire, Manager Economic Development, City of Hobart
- Kate Mackie, Manager, Arts Tasmania
- Nicola Ingram, Tasmanian Aboriginal Learning Facilitator, Tasmanian Museum and Art Gallery

### **Event Grants Assessment Panel**

Panel meeting 15 October 2025

- Justyne Wilson, Manager Creative City, City of Hobart (Panel Chair)
- Abby McKibben, Manager Strategic Communications, Engagement and Marketing, City of Hobart
- Owen Taylor, Director of Production and Operations, Dark Lab
- Rachel Edwards, Events Coordinator, Libraries and Archives Tasmania

### **Event Partnerships Grants Assessment Panel**

Panel meeting 23 September 2025

- Justyne Wilson, Manager Creative City, City of Hobart (Panel Chair)
- Nick McGuire, Manager Economic Development, City of Hobart
- Steve Harris, Manager City Culture, Clarence City Council
- Sean Le Rossignol, General Manager/Co-founder, Spring Bay Mill/Pangea Festival

All applications were assessed in line with the Funding Programs Policy and each grant stream's guidelines.

A total of forty seven (47) applications across the seven (7) streams were recommended for full or partial funding approval and have subsequently been approved by the Chief Executive Officer, with a total grant allocation of \$721,962 (excl. GST). A summary of the approved applicants is provided at **Attachment B**.

The next grant round will be conducted in February 2026.

### **RECOMMENDATION**

***That the report titled 'August 2025 Grant Round and Quick Response Grants - Applications Approved Under the Delegated Authority of the Chief Executive Officer' be received and noted.***

*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.*




Nick McGuire  
**MANAGER ECONOMIC  
DEVELOPMENT**



Ben Artup  
**DIRECTOR COMMUNITY AND  
ECONOMIC DEVELOPMENT**

Date: 26 November 2025  
File Reference: F25/85304; F25/81968

Attachment A: QRG Summary (Supporting information)   
Attachment B: August 2025 Grant Round Summary (Supporting information)



**7.2 Policy Manual Review - Round 3 - December 2025**  
**File Ref: F25/75512**

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Report of the Director Corporate Services of 26 November 2025 and attachments.

Delegation: Committee

**REPORT TITLE: POLICY MANUAL REVIEW - ROUND 3 - DECEMBER 2025****REPORT PROVIDED BY:** Director Corporate Services**1. Report Summary and Key Issue**

- 1.1. The purpose of this report is for the Committee to approve a number of policies contained within the Council's Policy Manual.
- 1.2. The Policy Manual contains a total of 92 policies. This review considered 22 policies contained within the policy categories of:
  - 1.2.1. Environment, Planning and Development Control;
  - 1.2.2. Property Management;
  - 1.2.3. Community Services and Events;
  - 1.2.4. Recreation, Parks, Bushland and Reserves; and
  - 1.2.5. Corporate Governance.
- 1.3. For ease of review the policies have been organised into three categories: policies with significant changes (Attachment A), policies with minor changes (Attachment C) and policies to be rescinded (Attachment E).
- 1.4. This report also responds to a previous Council decision:
  - 1.4.1. That a review of the Councils Borrowing Policy be undertaken to ensure that when Council is considering any new borrowings there is a fully costed and evaluated business case, with all alternatives considered and outcomes identified. The business case should be based on sound business principles and consider factors such as ongoing operational costs for the infrastructure project or if the infrastructure project is for a service that is funded by user charges (e.g. Waste), then the user charge should reflect the cost of servicing the loan. Updates to the policy, Council Borrowing, have been made in response to this request.

## 2. Recommendation

*That:*

1. ***The Council policies shown in track changes and marked as Appendices 1.1 to 1.6 of Attachment B and 2.1 to 2.11 of Attachment D to this report, be adopted.***
2. ***The Council policies marked as Appendices 3.1 to 3.5 of Attachment F, be rescinded.***
3. ***The Chief Executive Officer be authorised to make any minor amendments necessary to finalise the policies attached to this report and arrange for them to be made available from the City's website.***

## 3. Discussion and Background

- 3.1. The Council Policy Manual contains 92 policies which are endorsed by the Council and should be reviewed at least once every two years.
- 3.2. Three tranches of review have been programmed; the first tranche was completed in March 2025 with 25 policies being reviewed. The second tranche, reviewed in August 2025 contained 26 policies for review. The third and final tranche for this review contains 22 policies.
  - 3.2.1. The remaining collection of policies are the subject of a larger review and will be returned to the Council in due course.
- 3.3. All 22 policies are presented irrespective of whether changes are proposed as a good governance practice. For each category (minor amendment, significant amendment and rescind) a summary of recommendations is provided with the respective policies shown in marked-up format.
- 3.4. As a result of the review process, 5 policies have been recommended to be rescinded:
  - 3.4.1. The policy, **Landlord Approval to Hold Circuses with Performing Wild Animals on Council Land**, is proposed to be rescinded as there are now very few requests related to performing wild animals and any requests would be covered by the Council's *Venues Policy*.
  - 3.4.2. **The Anonymous Information Request policy** has been replaced by the *Information Disclosure Policy 2024* and is proposed to be rescinded.

- 3.4.3. The policy, **Consideration of Requests for the Council to Entertain** is proposed to be rescinded on the basis that visits rarely occur and any expenditure is covered under current delegation.
- 3.4.4. **Lord Mayor Charity Concert** is proposed to be rescinded on the basis that Policy hasn't been used for many years and is considered to be no longer required.
- 3.4.5. **Commercial Activities in City of Hobart Parks and Reserves** is now covered by the *Unsolicited Proposals Policy* therefore can be rescinded.
- 3.5. 6 policies propose more significant amendments:
  - 3.5.1. The **Community Engagement Policy** has been rewritten for clarity and added depth with references to the Communications & Engagements Guide which is currently under development.
  - 3.5.2. The Policy, **Competitive Neutrality**, has been updated to the to reflect the updated Department of Treasury and Finance Competitive Neutrality Policy as a result of revitalised National Competition Policy signed by Australian, state and territory treasurers in 2024 and minor changes to titles.
  - 3.5.3. The In response to the Notice of Motion put forward by Alderman Bloomfield, the **Council Borrowing Policy** has been reviewed and updated. Borrowings are a legitimate and responsible financial management tool when used to fund major infrastructure projects.

The proposed updates include clarifying that a fully costed and evaluated business case, with all alternatives considered and evaluated is required prior to entering into borrowings. In addition, the business case must demonstrate that the borrowings can be accommodated in the City's Long-Term Financial Management Plan.

It is also proposed that the Borrowing Policy also capture lease arrangements the City proposes to enter, as some leasing arrangements can be a form of borrowing.
  - 3.5.4. **The Election Caretaker Period Policy** included updates to the current legislation and an additional section added regarding Elected Member Requests.
  - 3.5.5. **Landlord Consent for Advertising within Reserves** has had the references to parks, gardens and open space removed and been streamlined to only retain information and policy positions relating to advertising on sports fields. The requirements for signage in parks are covered by section 28 of the public spaces by-law which requires a permit to put up a sign. All signage can



be regulated by permit conditions, and a separate Council policy is not required.

- 3.5.6. **Private Works Charges** has been updated to reflect the recommendation of Audit Tasmania following the review of private works undertaken by Councils in 2024 and minor changes to titles.

- 3.6. 11 Policies are included for minor changes, with updates to the responsible officer or minor changes to the related legislation.

#### 4. Legal, Risk and Legislative Considerations

- 4.1. The review complies with the requirements the functions and powers of Council under *Local Government Act 1993*.

#### 5. Strategic Planning and Policy Considerations

- 5.1. The review of the City's Policy Manual is aligned with Pillar 8 of City's Capital City Strategic Plan 2023, specifically;

Objective 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.*

#### 6. Financial Viability

- 6.1. Financial Considerations:

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

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

6.1.1. There are no financial impacts resulting from this policy review process.

6.2. Consultants

6.2.1. No consultants have been used in undertaking this review.

## 7. Innovation and Continuous Improvement

7.1. Following this review process, a review will be undertaken every 6 months such that all policies are reviewed within a 2-year period.







*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 Reynolds

**DIRECTOR CORPORATE SERVICES**

Date: 26 November 2025  
File Reference: F25/75512

- Attachment A: Summary of Recommendations and Appendices December 2025 Policy Manual Review - Significant Changes (Supporting information) 
- Attachment B: Policies with Significant Changes - Appendix 1.1-1.6 (Supporting information) 
- Attachment C: Summary of Recommendations and Appendices December 2025 Policy Manual Review - Minor Changes (Supporting information) 
- Attachment D: Policies with Minor Changes - Appendix 2.1-2.11 (Supporting information) 
- Attachment E: Summary of Recommendations and Appendices December 2025 Policy Manual Review - Rescind (Supporting information) 
- Attachment F: Policies to be Rescinded- Appendix 3.1-3.5 (Supporting information) 

**7.3 Mid-term Review of the City of Hobart Rating and Valuation Strategy  
2024-28  
File Ref: F25/84193**

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Report of the Manager Rates, Procurement and Risk and Director  
Corporate Services of 26 November 2025 and attachments.

Delegation: Committee

**REPORT TITLE: MID-TERM REVIEW OF THE CITY OF HOBART  
RATING AND VALUATION STRATEGY 2024-28****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 a proposal for the mid-term review of the City's Rating and Valuation Strategy 2024-28.
- 1.2. The City's Rating and Valuation Strategy 2024-28 (the Strategy) was approved by Council at its meeting on 30 April 2024 following an extensive review that included community consultation. The Strategy took effect from 1 July 2024 for the 2024-25 rating year and included the Council's decision at its October 2023 meeting to adopt Capital Value as its valuation base.
- 1.3. In adopting the new Strategy, the Council resolved inter alia that:
  - 1.3.1. A mid-term review of the City of Hobart Rating and Valuation Strategy 2024-28 be undertaken in 2026.
  - 1.3.2. A separate review of Council's funding of tourism and tourism related activities be undertaken in the next eighteen months.
- 1.4. A Project Plan has been prepared outlining the proposed scope and approach for the mid-term review of the Strategy – refer Attachment A.
- 1.5. A number of other rating-related matters will be considered separately as part of the development of the 2026–27 rates resolution.
- 1.6. It is proposed to defer the review of Council's funding of tourism and tourism related activities to after a Service Review is undertaken and a decision is made on the future management of kunanyi/Mount Wellington.

**2. Recommendations*****That:***

- 1. The report titled 'Mid-term Review of the City of Hobart Rating and Valuation Strategy' be received and noted;***
- 2. The proposed project plan, which outlines the scope and approach for the mid-term review, be approved (Attachment A); and***

3. ***The review of Council's funding of tourism and tourism related activities be commenced following a Service Review and when the future management of kunanyi/Mount Wellington is known.***

### 3. Discussion and Background

- 3.1. In January 2023, Council approved a comprehensive review of the City's rating and valuation practices to develop a new Rating and Valuation Strategy. This review involved five Elected Member workshops and extensive community consultation, focusing on ensuring the City's approach to rating is fair, equitable, transparent, and aligned with the principles of taxation and the City's strategic objectives. Rates comprise 65 per cent of the City's revenue, making this strategy critical for funding essential services and infrastructure.
- 3.2. The review considered all aspects of the City's rating system, including the choice of valuation base, rating categories, differential rates, and the tools available to distribute the rate burden. Following this process, Council approved a change in the property valuation base from Assessed Annual Value to Capital Value, effective from 1 July 2024. Amendments to rates policies were also endorsed.
- 3.3. The Council approved an Options Paper for community consultation, which included an option to charge a higher differential rate for properties used for hotel accommodation. This proposal was strongly opposed by the tourism, business and hospitality industry.
- 3.4. The new Strategy, covering 2024–28, adopted a differential rating system with seven categories, maintained service charges and rates for waste and stormwater removal respectively, and introduced a maximum percentage increase cap for commercial and industrial properties to smooth the transition to capital value rating. The Strategy also incorporated feedback from community consultation, particularly concerns about stability in rate increases and the impact on different property types.
- 3.5. The differential rating system included a differential general rate for properties used for short stay visitor accommodation and vacant – residential land introduced in 2023-24.
  - 3.5.1. The objective is to ensure housing stock is retained and to ensure owners of residential land used for the commercial purpose of short stay visitor accommodation contribute to the provision of the City's services and facilities that are associated with that commercial use e.g. economic development, tourism, communications and marketing.
  - 3.5.2. For properties identified with a land use of vacant – residential, a differential rating strategy will encourage development of vacant land for housing and other purposes. This will encourage the development of all properties to their full potential thereby stimulating economic growth and development in all areas of the municipal area. This will also assist to discourage the holding of land and ensure vacant landowners

contribute an equitable share of the rate burden compared to other types of landowners.

- 3.6. At its meeting on 29 April 2024, Council approved the City of Hobart Rating and Valuation Strategy 2024–28 to take effect from 1 July 2024. Council also endorsed the Community Engagement Summary report, authorised the Chief Executive Officer to finalise and publish the Strategy, and resolved to undertake a mid-term review in 2026. Additionally, Council agreed to conduct a separate review of funding for tourism-related activities.
- 3.7. The City went live with its new Strategy from 1 July 2024 and issued annual rate notices using Capital Value as the valuation base with the adopted differential rates and a maximum percentage increase cap of 10 per cent for properties with a commercial or industrial land use to smooth the transition to capital value rating.
- 3.8. The City received the lowest number of enquiries post a rate raise than in any year prior. Capital value rating was understood and the outcome presented stable rate increases for a large number of ratepayers.
- 3.9. In October 2024 the City received a delegation of commercial property owners with concerns about the 10 per cent level of the maximum percentage increase cap for commercial and industrial property owners.
- 3.10. A review was undertaken of the maximum percentage increase cap. The outcome was that for the 2025-26 rating year the City lowered the maximum percentage increase cap on the General Rate from 10 per cent to 5 to continue to help manage any significant rate increases in the move to Capital Value for land used or predominately used for commercial and industrial purposes.

#### **Context – State Government Indexation**

- 3.11. 2026-27 is an indexation year. Indexation refers to the Office of the Valuer-General (OVG) process of applying a property value adjustment factor based on land use and locality to property in the municipal area. The intent is to smooth volatility in property values that can arise from Tasmania's six-year revaluation cycle, which is the longest in Australia. By indexing property values every two years, the OVG helps mitigate abrupt shifts in the rate burden that may otherwise result from significant valuation changes.
- 3.12. This process does not generate additional revenue for Council; rather, it redistributes the existing rate burden in line with updated valuations by land use and locality.
- 3.13. The City will only receive indexation information in March 2026, which it will use to model the outcomes from the mid-term review of the Strategy. This is quite late in the context of the review and timeline for alignment with Elected Member budget workshops.

**Funding Review of Tourism**

- 3.14. At its meeting on 30 April 2024 Council resolved to undertake a funding review of tourism and tourism related activities within 18 months.
- 3.15. While the concept of a differential for hotels has been requested by Elected Members to be included in the mid-term review, it is considered that a funding review of tourism and tourism related activities should be undertaken following a Service Review process. A funding review would need to understand how much money the City currently invests in tourism activities and there would be more opportunity for the City to consider funding in light of a Service Review. There is also a joint review of the future management of Kunanyi/Mount Wellington being undertaken, this review has a direct impact on tourism and tourism related activities the City undertakes.
- 3.16. It is therefore proposed that the funding review of tourism and tourism related activities takes place after a Service Review has been undertaken and the outcomes from the review of the management of Kunanyi/Mount Wellington is known.

**Other Rating Related Matters**

- 3.17. Elected Members have requested that the following rating matters be considered. These will be considered separately as part of the development of the 2026–27 rates resolution.
  - 3.17.1. General rate rises in a capital value system.
  - 3.17.2. Differential rates for undesirable uses.
  - 3.17.3. Stormwater service charge vs service rate.
  - 3.17.4. Fire Service Rate in Fern Tree and Rural.
  - 3.17.5. A differential rate for hotel accommodation.
  - 3.17.6. The effectiveness and administration of rates rebates and remissions, including charitable rates exemptions under s87 of the LG Act.
- 3.18. As considered by Hobart Workshop Committee at its 17 November 2025 meeting, Council continues to progress work on developer contributions, with consideration of a new incentivising residential development in central Hobart. The proposed Hobart Inner City Housing Supply Incentive Policy aims to address barriers to development by offering targeted rate remissions and fee waivers for eligible projects, while also engaging with State agencies and utility providers to support higher-density housing outcomes. These efforts form part of a broader strategy to facilitate sustainable growth and meet the city's housing needs.



#### **4. Legal, Risk and Legislative Considerations**

- 4.1. An organisational rating and valuation strategy is not required under Tasmanian legislation; however, it is considered good practice. The City of Hobart is the only council in Tasmania that has a rating and valuation strategy. It is a legislated requirement in some other jurisdictions interstate, some calling it a Rating / Revenue Strategy or Plan.
- 4.2. Part 9 of the LG Act sets out the provisions for rates and charges. It is noted that pursuant to Section 86A of the LG Act, rates constitute taxation for the purposes of local government, rather than a fee for a service and.... the value of rateable land is an indicator of the capacity of the ratepayer... to pay rates.
- 4.3. Part 9 of the LG Act provides councils with the framework for making their rates and charges resolutions. This framework provides a range of rating tools and approaches that provide councils with the flexibility to develop a rating strategy that is tailored to the needs of their municipal area.
- 4.4. The City first introduced a differential general rate for short stay visitor accommodation and vacant residential land, for the policy reasons outlined in section 3.5 above, in 2023. The level of the differential for short stay visitor accommodation was set at 2x the residential general rate. The reasons why it was set at 2x the residential general rate is because at that level properties used for the commercial purpose of short stay visitor accommodation would be paying the same quantum of rates that a commercial property with a similar use would pay in the Hobart municipal area.

#### **5. Strategic Planning and Policy Considerations**

- 5.1. This matter is consistent with the Capital City Strategic Plan 2023, strategy 8.2.5 – maintain a rating system that supports fairness, capacity to pay and effectiveness.

## 6. Financial Viability

### 6.1. Financial Considerations:

	2025-26	2026-27	2027-28	2028-29
	\$'000	\$'000	\$'000	\$'000
<b>Revenue</b>				
Existing Revenue				
Additional Revenue				
<b>Total Revenue</b>	0	0	0	0
<b>Expenditure</b>				
Operating				
Capital				
<b>Total Expenditure</b>	0	0	0	0
<b>Net Cost</b>	0	0	0	0
<b>FTE Impact</b>				
	2025-26	2026-27	2027-28	2028-29
Change in FTE	N/A	N/A	N/A	N/A

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

- 6.1.1. There are no financial implications arising from this report. Any changes to the City's Strategy arising from the review have the potential to affect the distribution of the rate burden with some properties paying more and some properties paying less. However, overall the City will not experience an increase in rates revenue.
- 6.1.2. It is a common misconception that increasing a differential rate for one category of ratepayer will result in additional revenue for the City. This is not the case. If more rates come from one group of ratepayers, this means that less rates will come from all other ratepayers. This is called the redistribution of the rate burden.
- 6.1.3. Council cannot also increase rates for one group of ratepayers, reduce rates for another group of ratepayers and also generate additional rate income for the City. The amount of rates required by the City each year is calculated in the budget and is a set amount.
- 6.1.4. No changes to the City's rating strategy results in an overall increase in rates for the City. Increases in rates are calculated in the City's budget each year.

- 6.1.5. As outlined from sections 3.11, 2026-27 is an indexation year where property values may increase at the land use and locality level. This may cause a redistribution of the rate burden. The City will only receive information on this during March 2026 to model any impacts from proposed changes to the Strategy arising from the mid-term review.
- 6.1.6. The City is currently in the second year of its transition to capital value rating. As outlined in the original project to develop the Strategy, using a differential general rate—where each land use category contributes the same proportion of rate revenue as under the previous AAV model—resulted in minimal change for most ratepayers. However, commercial and industrial (C&I) properties showed a wider range of outcomes, with potential rate increases or decreases of up to 60 per cent. To manage this volatility, Council introduced a maximum percentage increase cap, which proved to be the only effective tool to smooth the transition for C&I properties.
- 6.1.7. Regression analysis demonstrated a strong linear relationship between AAV and CV, indicating that a differential rate based on CV would deliver similar outcomes to AAV for most properties. Nonetheless, the disparity in AAV-to-CV ratios among C&I properties necessitated the use of the cap to avoid significant rate shocks.
- 6.1.8. 2026-27 will be the third year of the City's transition to capital value rating. Ultimately a pure capital value rating system is the goal where properties pay rates in accordance with their capital valuations. This will mean that for some C&I properties rates will have increased or decreased from what they were under AAV. However, changes in property values likely during 2026-27 because of indexation may further smooth this transition.
- 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:
    - 6.2.1.1. Strategic Priority 1: Plan for our collective social, economic and environmental prosperity.
    - 6.2.1.2. Strategic Priority 3: Position Hobart as an enviable place to visit, live and do business.
- 6.3. Consultants
  - 6.3.1. For the development of the City's Rating and Valuation Strategy 2024-28 the City engaged consultancy services for the review, specifically working with the Manager Rates, Procurement and Risk on review planning, benchmarking with other councils and participating in Elected Member workshops.

- 6.3.2. It is considered that having the option to engage a consultant on a limited basis to provide input to the mid-term review under \$10,000 could be beneficial.

## 7. Community and Business Engagement and Collaboration

- 7.1. The City has already received feedback from the commercial sector on the Strategy resulting in a reduction in the maximum percentage increase cap from 10 per cent to 5 per cent to further smooth the transition to capital value rating.
- 7.2. For the mid-term review of the Strategy, community consultation will be undertaken through targeted stakeholder engagement. This will involve sessions with key peak bodies and representative groups, prioritising those who contributed to the original strategy review. This approach ensures that feedback is gathered from those most impacted and informed, while recognising the more focused scope of a mid-term review.
- 7.3. Broader community engagement activities from the original consultation will not be repeated; instead, the emphasis will be on direct dialogue with relevant groups to validate progress and inform any necessary adjustments to the strategy.

## 8. Innovation and Continuous Improvement

- 8.1. A mid-term review demonstrates the City's commitment to continuous improvement.

*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: 26 November 2025  
File Reference: F25/84193

Attachment A: City of Hobart Rating and Valuation Strategy 2024-28 Mid-term Review Project Plan (Supporting information) 

## **8. ITEMS FOR WORKSHOPPING**

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The City of Hobart utilises the workshop forum as allowed under the *Local Government (Meeting Procedures) Regulations 2025* as a mechanism to receive information in relations to specific matter.

In accordance with the Terms of Reference of the Committee, any matter that is listed on the agenda for workshopping may not be the subject of a Committee decision, other than a resolution that the item be noted.

### **8.1 North Hobart Neighbourhood Plan - Annual Implementation Update File Ref: F25/84422; 23/40**

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Report of the Manager Strategic Land Use Planning of 26 November 2025 and attachments.



## MEMORANDUM: HOBART WORKSHOP COMMITTEE

### North Hobart Neighbourhood Plan - Annual Implementation Update

The purpose of this briefing is to provide the committee with a progress update on the implementation of the Actions included in the North Hobart Neighbourhood Plan. The City of Hobart (the City), together with our partners, will be working towards turning the Plan into reality by delivering a range of projects and initiatives over the short, medium and long term.

Following Council adoption of the Neighbourhood Plan (the Plan) in May 2025, officers have reviewed, prioritised and grouped key actions into Priority Projects.

The *Annual Implementation Update* (Attachment A) outlines the priority projects planned to commence within the next three years.

Key priority projects include:

- Priority project 1: Planning Scheme Amendments
- Priority project 2: Condell Place Feasibility Study
- Priority project 3: North Hobart Oval Sports Precinct Masterplan
- Priority project 4: Greener, more resilient and attractive streets and spaces
- Priority project 5: An accessible and walkable neighbourhood

It is worth noting there are a range of actions that have been identified in the Plan as 'ongoing'. These are not specifically mentioned in this update, however, ongoing actions will continue to be undertaken by officers with an update to be provided at the next annual update. Many of these actions fall into the 'Advocacy' category of delivery.

*Attachment A* further details each of the Priority projects and sets out next steps, project teams and key stakeholders.

## Financial Considerations:

### Priority project 1: Planning Scheme Amendments

It is expected that the proposed planning scheme amendments, as set out in the Plan, are to be prepared and actioned by officers and no specific funding is required at this stage.

### Priority project 2: Condell Place Feasibility Study

It is expected that the Condell Place Feasibility Study will require external consultancy assistance with \$40,000 included in the 2025-26 budget to commence this work. Additional funds are proposed in the 2026-27 budget.

### Priority project 3: Sports Precinct Masterplan

It is expected that the *North Hobart Oval Sports and Community Precinct Masterplan* will require external consultancy assistance. Budget for the project is proposed in the 2026-27 budget.

### Priority project 4: Greener, more resilient and attractive streets and spaces

It is expected the key action of preparing a Street Tree Masterplan for North Hobart is to be prepared and actioned by officers. No further funding required at this stage. It is expected delivery of capital expenditure actions stemming from the planning work undertaken will seek a wide range of funding mechanisms such as grants.

### Priority project 5: An accessible and walkable neighbourhood

It is expected the key action of undertaking a footpath and walkability audit is to be prepared and actioned by officers. No further funding required at this stage. It is expected delivery of future capital expenditure actions, stemming from the planning work undertaken, will seek a wide range of funding mechanisms such as grants.

Further information including proposed timelines is provided in *Attachment A* along with a full list of the Goals, Objectives, Strategies and relations actions set out in the Plan.

## **WORKSHOP PURPOSE**


***For the Committee to review and provide feedback on the progress of the North Hobart Neighbourhood plan.***

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



Jennifer Lawley  
**MANAGER STRATEGIC LAND USE  
PLANNING**

Date: 26 November 2025  
File Reference: F25/84422; 23/40

Attachment A: North Hobart Neighbourhood Plan - Annual Implementation  
Update (Supporting information) 



## 9. QUESTIONS WITHOUT NOTICE

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

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

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

## 10. CLOSED PORTION OF THE MEETING

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### RECOMMENDATION

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

- Minutes of a Closed Committee Meeting
- Commercial in Confidence
- Closed Questions Without Notice

The following items are listed for discussion:-

- |              |  |
|--------------|--|
| Item No. 1   | Minutes of the last meeting of the Closed Portion of the Committee Meeting |
| Item No. 2   | Consideration of supplementary items to the agenda                         |
| Item No. 3   | Indications of conflicts of interest                                       |
| Item No. 4   | Items For Workshopping   |
| Item No. 4.1 | Proposed Relocation of Farm Gate Market<br>LG(MP)R 17(2)(c)                |
| Item No. 5   | Responses to Questions Without Notice                                      |
| Item No. 5.1 | Perception of Inconsistency in Debt Treatment<br>LG(MP)R 17(2)(l)          |
| Item No. 6   | Questions Without Notice   |