



CITY OF HOBART

SUPPORTING INFORMATION

THE HOBART WORKSHOP COMMITTEE MEETING

OPEN PORTION OF THE MEETING

MONDAY, 8 DECEMBER 2025

AT 4.00PM

VENUE: LADY OSBORNE ROOM

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City of **HOBART**

City Economy Committee

Minutes

Tuesday 14 October 2025 at 5.30pm
Lady Osborne 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 Economy Committee, 14 October 2025, 5.30pm, Lady Osborne Room, Town Hall.

1. ATTENDANCE AND APOLOGIES

COMMITTEE MEMBERS

Alderman Louise Bloomfield
(Chairperson)

Corey Bygraves
Nadia Calvert
Jonathon Elliot
Louise Grimmer
Cooper Healy
Edwin Johnstone
Sanallah Shar
Zephyr West

CITY OF HOBART STAFF

Ben Artup – Director Community and Economic
Development
Nick McGuire, Manager Economic Development
Kathy MacLean, Governance Officer

PRESENT

Corey Bygraves
Jonathon Elliot
Edwin Johnstone
Sanallah Shar

APOLOGIES:

Louise Grimmer

Councillor Harvey for items 1-6.

2. ACKNOWLEDGEMENT OF COUNTRY

3. CONFIRMATION OF NOTES

The notes of the previous meeting held on 22 July 2025 were confirmed as an accurate record.

4. DECLARATION OF INTEREST

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

There were no conflicts of interest declared.

5. BUSINESS ARISING FROM PREVIOUS MEETING

Refer to **ATTACHMENT A** – City Economy Committee- Status Report – Items outstanding.

Refer to Attachment A, which has been updated with progress since last meeting.

6. INFORMATION SHARING

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

Jonathon Elliot

Expressed concern over the position Council has taken in relation to the Stadium, noting there was a report issued that identified that building the new stadium would bring a \$300m injection into the Tasmanian Economy; and yet this Council has chosen not to support it.

Advised that the Council will not have the final say on the building of the stadium. The Council needs to look at (and plan for) actions it needs to take if the development is approved. In particular, Council needs to look at how it will support businesses, economy and the Local Government Area (LGA) if the stadium development is approved.

Noted the ABC report on Plumbers charging a 'pain tax' caused by City of Hobart backlog on plumbing inspections and asked what will the City be doing about this?

Councillor Harvey

Councillor Harvey advised that Elected Members supported Council Officers recommendations in relation to the Stadium. He noted that the main area for concern related to a number of 'holes' in relation to the stadium proposal such as who is responsible for the infrastructure and its ongoing maintenance and a range of other issues around transport etc, should the stadium go ahead.

Corey Bygraves

If the Stadium is approved, what is Council's strategic plan? What actions will Council take to get the economy going?

Also commented on plumbing permits, stating the Kalis Group have been waiting on plumbing permits for 3 years (in some cases) and that Council has been asking for plumbing permits for buildings that no longer exist. He commented that developers want certainty and consistency – however it seems the goal posts keep moving in relation to rules etc in relation to development.

Noted that the K&D site is on the market with expressions of interest closing soon and that he believes that Coles and Woolworths are putting in bids for the site.

Edwin Johnston

Expressed concern over Council naming businesses they do not want in the City.

It was noted that the decision, on the stadium progressing (or not), will be made before the next meeting – Manager Economic Development and the Director

Community and Economic Development will prepare a report on the Stadium for the next City Economy Meeting in 2026.

ACTION 6.1.1 – COH Support – if Stadium approved - If the Stadium is approved – what action will the City of Hobart take to support the stadium, economy and businesses – report to be presented to City Economy meeting in 2026. Ben Artup and Nick McGuire to action.

Item 8.1 was then taken

7. BUSINESS FOR DISCUSSION

7.1. Community Safety

The Manager Economic Development, Nick McGuire, provided Members with an update on what is happening in the Community Safety space.

The Project Manager Community Safety position has now been filled by Tai Gavin. Tai will be responsible for:

- Management of security related contracts for various internal services, such as cash handling and building security.

The other main component is externally focused, including:

- Management of CCTV operations for the City.
- Working with Tas Police on operations in targeted locations.
- Management of security contracts in public spaces, e.g. Salamanca on Friday night, car parks, roving patrols in the CBD.

There is currently a proposal going to Council later this month to introduce a Safer Hobart Officers (SHO) program.

If the proposal is supported by Council, three Safer Hobart Officers will be appointed. They will be responsible for:

- being visibly present and being one of the points of contacts for anti-social behaviour. They will be responsible for reporting these situations to Tas Police, without getting directly involved in police work.
- referring people to the relevant services; and
- building relationships and connections with businesses in the CBD

Committee Members shared the following:

- Crowther Statue – the statue was attacked with a grinder over two consecutive nights. No information has been released on what has happened with the investigation. Did Council provide CCTV footage to assist with the investigation? Can Council ask the police what has happened? If bad behaviour is being identified in CCTV footage and people are being charged, that is a deterrent and will give the community confidence that the City is safe.
- It was noted that the City has provided CCTV footage in the past and that footage has aided the police investigations in the past?
- The ABC news reported today on '*Plumbers charge 'pain tax' as inspector shortages holds up Hobart Planning approvals*'. A member noted that Council has an issue with the quality of service being delivered – and questioned if these three roles were being diverted away from other council services?
- How will those three additional positions add to this process? It was noted that other Australian Councils have a similar programs which have been successful and that we will look at what they do.

7.2. Economic Development Events

The Manager Economic Development, Nick McGuire provided Members the following update in relation to a report provided to the City Economy Committee at the meeting on 22 July 2025, which outline plans to deliver a series of Economic Development events.

The report outlined that the purpose of these events was to bring the business community together to learn about factors influencing the local economy and to build a shared understanding of the priorities that will assist in driving the economy forward.

To date, the following industry events have been held:

- Innovation and Knowledge Economy Roundtable – 7 August 2025
- State of the City – 27 August 2025
- Local Futures Event – 10 October 2025

Innovation and Knowledge Economy Roundtable – 7 August 2025

A targeted group of local entrepreneurs, innovation focused businesses, plus key enablers to this sector were invited to a round table event to understand why innovators choose to be in Hobart, identify the barriers to innovation in our city, and to co-create a vision for the future of Hobart's innovation ecosystem.

The Economic Development team worked with Enterprize to facilitate the event, with Enterprize preparing a Workshop Report after the event that captured the priorities relating to the aim of the event, some of which included:

- Opportunity to utilise innovation to support and grow other industries.
- To create an Innovation Precinct.
- Attraction of funding for innovation startups and/or better communicate the visionary things happening here to funders.
- Tell better stories of the innovation successes already happening here.
- Explore opportunities relating to distribution networks to get more opportunities to market.
- Opportunity to explore incentives to attract knowledge based capabilities to Hobart.

The next steps are to dig deeper into these priorities to identify what needs to be done to progress these ideas and work out who will take the lead on the various priorities.

State of the City – 27 August 2025

Approximately 120 people attended the State of the City 2025 event in the Town Hall Ballroom, where the Lord Mayor gave her State of the City address and the audience also heard from nationally renowned strategic foresight specialist, Mr Steve Tighe.

After the event the City issued a survey for attendees to complete. From those that completed the survey, most respondents rated the event as Good to Excellent. Most people commented that the theme and content was what they

found most valuable about the event. There was also a wide range of feedback looking ahead to next year's event and what people would like to see included, which will all be factored into planning for next year's event.

The City is in the final stages of preparing a State of the City report for distribution to those that attended, and for uploading to Council's website for the broader community to access, along with the Lord Mayor and Steve Tighe's presentations.

Local Futures Event – 10 October 2025

The Local Futures Project is an initiative of the Beacon Foundation that the City is providing financial and in-kind support towards.

The Local Futures Project is about supporting young people at risk of disengagement from education and employment, by connecting them to employment opportunities. This project provides businesses with the chance to connect with young people and highlight career pathways that are available and help build a skilled and engaged local workforce.

Members noted that the **Night-time Economy Round table event** is planned for **13 November 2025**.

Its purpose is to engage with stakeholders to better understand what they want to see. The City is keen to understand what is working, what isn't working, key challenges and opportunities, and to develop a plan for addressing these challenges and opportunities.

Committee Members were invited to attend this event. To reserve a seat send an e-mail to: Nicholas.McGuire@hobartcity.com.au by 10 November 2025

ACTION: 7.2.1 – Invitation to Night-time Economy Round table event 13 November 2025 – Members were invited to attend the Night-time Economy Round Table. The event will be held on 13/11/2025 – to reserve a seat, email: Nicholas.McGuire@hobartcity.com.au by 10 November 2025.

7.3. Innovation Precinct Update

The Director Community and Economic Development, Ben Artup, provided a presentation on this item.

Ben advised that the precinct of focus is the Innovation Precinct and took Members through the background on how the Innovation Precinct concept was identified and how it came to be included as an action in the City of Hobart Annual Plan 2025-26.

The Innovation Precinct covers 56 hectares – bounded by the Brooker Highway, Collins Street, Burnett Street and various boundaries on the Southwest (parts of Liverpool Street and Bathurst Street). The area includes: UTAS Medical Precinct, Menzies Institute, Royal Hobart Hospital, Hobart Research Institute, TAFE Tasmania, UTAS Faculties, Cultural Arts Assets, Tas Ambulance, Tas Fire etc.

Ben provided Members with a snapshot of the job density, identified land ownership and underutilised lands (in the precinct). Members noted that underserviced land related to the need to improve stormwater infrastructure. Underutilised land is where there are some opportunities for further development in that space.

Members noted that the underlying reason for developing a strategic vision for this area is to grow the economy in the area and to generate more jobs. This is because:

- Innovation Precincts are geographic areas where leading edge anchor institutions and companies cluster and connect with start-ups, business incubators, and accelerators. They also usually offer other land uses, such as mixed-use housing, office and retail. This model encourages the concept of 'open innovation'.
- People are choosing to live and work in locations where they have efficient access to collaboration spaces that are walkable, connected by transport and technology.

The benefits of Innovation Precincts:

- They have the ability to help the city move up the value chain of global competitiveness by growing the businesses, networks and industries that drive economic prosperity.
- They have the potential to support economic growth, social equality and reduce sprawl and environmental degradation. They do this by providing a strong foundation for the commercialisation of ideas and the creation and expansion of businesses and jobs via proximity and collaboration.
- A common approach to economic development.
- All strengthened by common vision, governance, networks and leadership.
- Puts Precincts / Districts on the map for talent and investment by public and private.
- Embedded in metropolitan planning and prioritised for infrastructure – based on unique specialisations.
- Identifiable and known reputations.

Examples of Innovation districts in Australia

- Macquarie Park (Northwest Sydney).
- Westmead (Western Sydney).
- Cambelltown (Southwest Sydney).

The City of Hobart will be developing the strategy and progressing this by:

- Using an Innovation districts model.
- bringing in experts who have worked on models elsewhere in Australia to workshops.
- Inviting people / representatives from a range of organisations to attend workshops and create positive networking opportunities.

Members noted that the City of Hobart will be doing what it can to create opportunities to help businesses thrive in the area such as:

- Ensuring there is shared collaboration spaces available.
- Assist with marketing and branding.
- Joint advocacy.
- Creating networking opportunities (for developer and land owners).

Members discussed the following:

- Is the land really under utilised in the area?
- Are there a lot of land owners in the area? Ben advised that the State Government is one of the biggest land owners and that there are a few private land owners that own a lot of land in the area.
- How will Council engage with landowners to encourage further development.
- Does this mean that only 'innovative' businesses would be allowed in the area (e.g. Car yards would not be allowed).

7.4. Night-time Economy Update

The Manager Economic Development, Nick McGuire gave a presentation on this item.

The night-time economy is economic activity that occurs from 6pm to 6am. Core subsectors include: sale and consumption of drink; leisure and entertainment and food. Non-core subsectors include: transport, accommodation, retail and policing.

Nick provided economic information on Hobart's night-time economy for 2025 (which used 2023/2024 data). The information came from the 'Measuring the Australian Night-Time Economy' Report.

Key points were:

- Core night-time economy (NTE) business numbers from 2009 (453) has grown by 44.6% to 655 in 2024.
- Employment in core NTE businesses has grown by 20.7% in the same time frame from 5,895 to 7,115.
- Turnover in core NTE businesses has grown by 42.3%, from \$551m to \$1.1 billion.

Next steps

- A plan has been developed to run a series of industry round tables. The first of these was held on 7 August 2025. It focused on the innovation and knowledge economy sector. The next industry round table is being organised for 13 November 2025 and it will focus on the night-time economy and key stakeholders from across the sector will be invited to share their thoughts on priorities. (*see invitation 7.2.1 above*).
- North Hobart is a precinct that has been flagged for some focus, in terms of promotion and also community safety concerns. The Economic Development team will work with internal and external stakeholders to develop a plan including event activations and infrastructure design to address safety concerns, e.g. lighting.

Nick advised that the City of Hobart is very keen to do more engagement with business operators and the community.

Christmas 2025 Update

Nick advised Members of the new Hello Hobart promotional campaign which aims to position the CBD as a destination for festive shopping, dining and experiences.

Members noted the following:

- Christmas Pageant on 22 November.
- The 'Big Switch On' tree lighting ceremony on 29 November.
- Community Carols - \$70,000 to community organisations to deliver carols events in:
 - Mount Stuart

- Hobart Mall
- St David's Cathedral
- John Turnbull Park
- Hobart Men's Barbershop Harmony Club pop-up performances
- Letter to Santa Mailbox – 22 November – 16 December.
- Community Gift Wrap in Elizabeth Street Mall – 8 – 24 December.
- Amongst other things such as supporting park and ride services.

Members shared the following:

Do the figures quoted in the night-time economy update include CPI? When comparing 'growth' between years the cost of inflation needs to be included to understand if there was 'real growth'. Nick confirmed that the figures in the report do take into account CPI.

8. OTHER BUSINESS

8.1 Creative City Strategy

Tony Bonney and The Manager Creative City, Justyne Wilson, gave a presentation on this item.

The purpose of the presentation was to provide information on the development of the Creative City Strategy as a key initiative of the Creative City Group inclusive of arts and culture, events and activations, and venues, which will further delineate the role of the City of Hobart (CoH) in the creative life of the Hobart community.

The new Creative City Strategy will incorporate how a creative city is of benefit to the CoH economy and community.

The strategy will use the UNESCO Framework for Culture and Arts Education to measure the impact arts and cultural events have on the City.

It was noted that the City is currently undertaking internal and external consultation and community surveying with the aim to having the strategy completed by mid 2026.

As part of the consultation process, Members of the Committee were asked the following three questions:

1. What are the opportunities going forward for the City?
2. What are the challenges that the City faces?
3. What information does the business community need to properly appreciate the benefit of a creative city?

Committee Members shared the following:

- The approach looks great.
- More lane way 'stuff'.
- Engage more with younger people / youth – music, colours, artwork
- Embrace diversity opportunities.
- The City (especially around winter, is brown and grey (leaves are off the trees) bring more colour to liven things up. Trees are great, they offer shade and colour – can you bring more art here?
- Bring in the cohesive.
- Identify stakeholders.
- Ensure that the City is lit up properly as people feel safer during the evening when areas are well lit.
- Placement of activities – match right events / art culture to match the businesses in that area.
- All cities have their 'core competencies' tourism. Hobart's could be greening – align core competency to bright shiny.

- Look at more potential to create congeniality and common cause – where businesses work together – e.g. scavenger hunts / red lights during Dark MOFO.
- Clean and bright – strong downlights in windows attract buyers – example fairy lights in France.
- Research shows colour association with engagement and memory.
- Christmas parade – it is nice, but the people attending don't always spend – need to have events that encourage people to spend.
- Don't ignore kids – What is in the City to attract kids? Attracting kids will bring mum and dad into the City to spend.
- Digital economy – need to be respectful to tradition whilst being contemporary.
- If the City is seen as a creative hub, it will attract more creativity.

Challenges

- How do you monetarise this?- bring in metrics around mobility.
- Marketing of the City – its lacking.
- Right messaging – there is currently a lot of noise about safety and problems in the City, have to make it safe and sell the City better.
- People like and are attracted to the bright shiny and new – the city is not new, how do you make the City bright and shiny.
- Don't be same/same, be unique.
- Make existing infrastructure bright and shiny – current banners / decorations look worn and tired.
- Do basics well.
- The City doesn't do diversity and inclusivity well – e.g. Crowther Statue – by having the statue removed – history has been removed, actions don't align with what is being consulted on.
- Better public transport.
- What does the City provide to young people? Browse shops and see some art galleries – people want to do 'free' things – public transport is a barrier.

As part of this engagement process, it was recommended that engagement also occur with start-ups, social enterprises and university students.

Item 7.1 was then taken

The meeting closed at 7.26pm.

9. NEXT MEETING

9.1 Meeting dates

To be determined for 2026.

Item 5.

City Economy – Status Report – Items Outstanding

October 2025

Date & Item No	Agenda Item	Action Officer	Comments
Jan 2024 Item 7.2.3	<p>Monitoring of Night-time Movements Officers consider reviewing data from Dark MOFO events to model nighttime movements.</p> <p>We've got a 'plan on a page' which is currently being reviewed. It will be ready to be circulated at the April meeting.</p> <p>Update 20/02/2025 - Under review. We are currently reviewing the Night Time Economy Plan on a page to ensure that it aligns with the findings in "Measuring the Australian Night Time Economy 2024."</p> <p>Update 29/04/2025 – with the 2025 Dark Mofo event coming up officers agreed to look into this again, looking at options for people movement and spend data.</p> <p>Update 22/7/2025 - CCLLM report annual report on the nighttime economy to be an item for a future meeting with a presentation.</p> <p>Update 14/10/2025 – See Agenda item 7.4 October meeting</p>	Nick McGuire/Camilla Best	<p>Update 14/10/2025 –</p> <p>See Agenda item 7.4 October meeting</p>
February 2025 Item 6.1.2	<p>'Passport to Hobart' Review Officers to review findings from last campaign to investigate if there are any outcomes that can be used again.</p> <p>Update 29/04/2025 – This is to be explore as part of the Hello Hobart Business Engagement Plan that is currently being developed.</p> <p>Update 22/7/2025- Noted that this item is in progress, and being considered as part of the broader Business Engagement and Support Plan.</p> <p>Update 14/10/2025 – See Agenda item 7.2 October meeting</p>	Nick McGuire	<p>Update 14/10/2025 –</p> <p>See Agenda item 7.2 October meeting</p>

Date & Item No	Agenda Item	Action Officer	Comments
October 2025 Item 6.1.1	ACTION 6.1.1 – COH Support – if Stadium approved - If the Stadium is approved – what action will the City of Hobart take to support the stadium, economy and businesses – report to be presented to City Economy meeting in 2026.	Ben Artup and Nick McGuire.	
October 2025 Item 6.1.2	ACTION: 7.2.1 - Invitation to Night-time Economy Round table event 13 November 2025 – Members were invited to attend the Night-time Economy Round Table. The event will be held on 13/11/2025 – to reserve a seat, email: Nicholas.McGuire@hobartcity.com.au by 10 November 2025.	Committee Members	



City of **HOBART**

Place and Wellbeing Committee

Minutes

Tuesday 2 September 2025 at 5.30pm
Lady Osborne 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.
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Place and Wellbeing Committee, 2 September 2025, 5.30pm, Lady Osborne Room, Town Hall.

1. ATTENDANCE & APOLOGIES

COMMITTEE MEMBERS:

Cr Will Coats (Co-Chairperson)
Cr Gemma Kitsos (Co-Chairperson)
Paul Curtain
Sarah Fitzpatrick
Margie Law
Anita Lewis
Richard Metcalfe

PRESENT:

Cr Will Coats (Co-Chairperson)
Cr Gemma Kitsos (Co-Chairperson)
Paul Curtain
Sarah Fitzpatrick
Margie Law
Richard Metcalfe

CITY OF HOBART STAFF:

Philip Holliday- Manager Place Design,
Sport and Recreation
Jen Lawley - Manager Strategic Land Use
Planning
Felicity Edwards- Manager Environmental
Health
Mark Joseph- Inclusive City Program
Leader
Coralie Pinilla - Health Promotion Officer
Ellen Galbraith -Governance Officer

APOLOGIES:

Anita Lewis
Laura Eaton

2. ACKNOWLEDGEMENT OF COUNTRY

Cr Kitsos provided an Acknowledgement of Country.

3. CONFIRMATION OF NOTES

MOVED: KITSOS

It was unanimously agreed that the notes of the of the Place and Wellbeing Committee meeting held on 17 June 2025, be confirmed as an accurate record.

4. DECLARATION OF INTEREST

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

No interest was declared.

5. INFORMATION SHARING

5.1. Members invited to share ideas, thoughts, feedback (light bulb moments).

Cr Coats advised that he has committed to raise cat management within the municipality as a topic for a future meeting. It was noted that there is currently a Cat Management Policy at the draft stage.

6. BUSINESS FOR DISCUSSION

6.1. Overview – Health and Wellbeing Strategy Project

Coralie Pinilla, Health Promotion Officer presented the Committee with an overview of the initial stages of the development of the Health & Wellbeing Strategy that will set out the health priorities for the municipality. The presentation showed the planning that is being undertaken, the data to be collected, community engagement planning and review of existing Council policies and strategies.

The Committee Discussed:

- The intended duration of the strategy, given that it is to be newly developed. It was noted that similar strategies implemented by other Tasmanian councils typically have a lifespan of around ten years.
- How research will be undertaken into what the vision for the Health and Wellbeing Strategy is and what it may ultimately cover, noting that the intention is to only incorporate objectives which are not covered by other Council strategies.
- Community engagement, which will include forums, and surveys through Your Say Hobart at various stages of the process.
- Committee member engagement and the desire of Committee members to contribute throughout the whole development process as the purpose of the Committee aligns very closely with the goals and objectives of a Health and Wellbeing strategy. Committee members stressed the importance of “looping back” to them at various stages to ensure they can meaningfully contribute.
- The role Council can play in community health and how as a partner for other organisations Council has resources to assist as a health promoter and messenger as well as directly, through vaccinations, amenities and programs. Previous collaborations such as with Quit Tasmania were mentioned.

ACTION: 6.1.1 — Council Officers to keep the Committee informed and involved with the strategy development process. To schedule a “deep dive” at a future meeting.

6.2. City for All Implementation Framework

Mark Joseph, Inclusive City Program Leader presented the draft City for All Implementation Framework (CFAIF) which details the actions to be delivered to implement current Council framework, *Hobart: City for All – Community Inclusion and Equity Framework* (City for All).

The Committee Discussed:

- Homelessness and the role the City has as an amenity provider (public toilets and showers in particular). It was noted that the City installs and upgrades facilities with the intention that they are available for all members of the public who may have various needs.
- The City’s position around removing unhoused people from residing in public parks and that these actions will only be taken in situations where By-Laws are broken or there is a safety hazard.
- That while the City is not a housing provider, the housing crisis significantly affects many people within the Hobart Local Government Area (LGA). Given the City’s responsibility for public amenities which may be accessed by people experiencing homelessness, their needs should be considered in planning and service delivery. It was also noted that the number of unhoused individuals in Hobart increased by 45% between the 2018 and 2021 censuses.
- How services are advertised, which includes word of mouth, Hobart Helps, and information shared by partners such as the Salvation Army and the Hobart City Mission.
- That this a complex space for the City to operate in and the new strategy can find a balance between being compassionate and realistic within its scope.
- The City’s role as a facilitator for NGO services and groups to operate in the City, the fee waiver for social support services at Mathers House is an example of a program where the organisation facilitates the work of seven grassroots organisations that provide a range of services.
- The concept of a ‘pull factor’ when providing amenity and the concern that this theoretically could attract homeless people from other areas into the Hobart.

The Committee provided the following feedback on the City for All Implementation Framework:

- For transparency the Committee recommend it be outlined within the document, who is responsible for actions both internally at the Council and if collaborating with the state or federal governments or non-government organisations.
- That success metrics be included in the document including straightforward data (example: how many lunches served at Mathers House) but also measuring outcomes.
- A matrix of how the external groups involved work and interact be included in the strategy.

6.3. Strategic Land Use Planning Update

Jen Lawley, Manager Strategic Land Use Planning provided the Committee with a Strategic Land Use Planning update. The key information was as follows:

- The new state-based planning scheme, the Tasmanian Planning Scheme is now active. This is state based planning scheme with local provisions.
- The local provisions will result in a large tranche of planning provisions to be brought forward to Council including those regulating the use of single dwellings as short stay visitor accommodation.
- The City has developed in-depth neighbourhood plans which intend to be forward thinking and understand where the City will be in 20 years. Some of these have been endorsed, such as the North Hobart Neighbourhood Plan and some are underway, including the Mount Nelson and Sandy Bay Neighbourhood Plan.
- Areas of focus for the strategic land use planning include, developer contribution plans, structure planning, improving amenity in underdeveloped streetscapes.
- The “missing middle” and how Council can encourage medium density development.
- The Council has made a commitment to participate in the stadium process within its responsibilities and has been working to determine the impacts for the City.

The Committee discussed:

- An Image of the stadium, which was included in the presentation which shows the adjoining parcels as having been built upon, which is a possibility with the state government plans.

- That the lack of vacant land in the City means that Hobart will not likely contribute to new broad acre developments. The consequence of this with continued growth is densification of the current built landscape, including ancillary dwellings and medium density apartments.
- Currently it is expected Hobart will grow by around 15% over the next 20 years. Housing could be provided for if there was densification, however the challenges of densification include cost of development and qualified tradespeople (many builders in Tasmania are not licensed to build above three stories).
- Expensive housing in the City may lead to less young families in the municipality. Land releases are often considered a strategy to assist with this but ultimately it does not fix inequity.
- Regional areas would enjoy the benefits of population growth but often the services, particularly health services do not grow as quickly, and people need to commute for these.
- That even when Hobart is not in a high growth phase, development is still required, with a very small amount of growth of 0.5% per annum, requires approximately 250 new dwellings per annum to be constructed.
- The City can as the planning authority, pull levers in this regard, modernising the planning scheme is a part of this as the TPS will support more continuity to be across the state for builders.
- The perception that there is a height restriction for construction of buildings in the CBD, whereas it is more likely that it is more expensive to construct for each level and becomes less profitable to do so.
- Whether there is underutilised space above shops in the CBD. There may be challenges with this kind of development, however every dwelling added to Hobart increases supply.
- That the planning process for people who want to build ancillary dwellings and tiny homes should be clarified.
- Providing planning pathways for boarding houses, safety requirements exist for important reasons, however this kind of accommodation is in demand.
- Utilisation of the State Government grants for ancillary dwellings, grant amounts and making grants more visible and compelling to potential homeowners.

7. COMMITTEE WORKPLAN

The Chairperson invited the Committee Members to discuss their plan for future meetings. The following items are time critical and would ideally be brought to the next meeting (25 November 2025) for the Committee's input to have maximum benefit:

- Creative City Strategy
- Greater Hobart Sport and Recreation Plan
- Hobart Housing Strategy
- Self's Point Cornelian Bay Masterplan

The Committee discussed the possibility of a longer meeting or an extra meeting to accommodate these items to ensure effective feedback can be given. City of Hobart staff will come to an arrangement and provide information to the Committee on the proposed meeting scenario.

8. OTHER BUSINESS

No other business was raised for discussion.

9. NEXT MEETING

The next meeting date is:

Tuesday 25 November 2025.

There being no further business the meeting was closed at 7.28pm.

ATTACHMENT A

Place and Wellbeing Committee Status Report – Items Outstanding

June 2025

April 2025 Action 6.1.1	Council Strategies – A compendium of Council Strategies to be made available to the Committee and mapped out on the Hub.	Philip Holliday & Justyne Wilson	
April 2025 Action 6.1.1	Feedback on Hobart Urban Design Guideline Draft due by close of business 25 April 2025 by email: UrbanDesign@hobartcity.com.au	Committee Members	
June 2025 Action 6.1	September 2025 Meeting – Start time for 2 September 2025 will be 5.30pm.	Committee Members	
June 2025 Action 6.2	Future Meeting Time - The item, Future Meeting Time Discussion to be added to the agenda for the Place and Wellbeing Committee Meeting 5.30pm on Tuesday 2 September 2025.	Committee Members	
June 2025 Action 7.1.1	Development of Education / Awareness Program for Container Collection Scheme and Recycling – Laura to look at how the City of Hobart can assist Clubs and event organisers with the new container collection scheme and recycling.	Laura Eaton	
June 2025 Action 8.2.1	Invitation to InvisAbility – Members were invited to attend the launch of the InvisAbility event. RSVP to the launch is essential. Please email: megan.cunningham@hobartcity.com.au to RSVP. The event will be held at 11am Wednesday 23 July 2025 at the Town Hall Ballroom.	Committee Members	
June 2025 Action 8.3.1	That the Greater Hobart Sport Recreation and Infrastructure Strategy- Staff to determine if the Greater Hobart Sport Recreation and Infrastructure Strategy may be presented at a future meeting.	Shannon Avery	
June 2025 Action 8.3.2	North Hobart Neighbourhood Plan - The implementation plan for the North Hobart Neighbourhood Plan be communicated back to The Committee	Laura Eaton	
September 2025 Action 6.1.1	Health and Wellbeing Strategy Project Council Officers to keep the Committee informed and involved with the strategy development process. To Schedule a “deep dive” at a future meeting.	Laura Eaton/Felicity Edwards	

Appendix 1:

Investigations and summary of options:

Table 1: Each option was assessed against criteria and summarised in the decision matrix below

Option	Cost to CoH (1=High, 5=Low)	Community Impact (1=Negative, 5=Positive)	Long-Term Sustainability (1=Low, 5=High)	Ease of Implementation (1=Hard, 5=Easy)	Reputational Risk (1=High, 5=Low)	Notes
Shift Rail Crossing to CoH Owned Track	3	4	5	4	5	Recommended by officers; retains 1km access
RTBG Retains Land and Decommissions Track	5	1	1	3	2	No cost to HCC; reputational risk; community loses access
RTBG Retains Land, Lowers Service Level	5	3	2	4	3	Minimal cost; not a long-term fix; foreshore degradation
RTBG Licences Track to CoH	1	4	4	2	4	Short-term fix; long-term costs; heritage constraints
RTBG Transfers Land to CoH	1	4	4	1	3	Full control; heritage constraints; significant costs

OPTION 1 SHIFT RAIL CROSSING TO COH OWNED TRACK (RECOMMENDED):

Delivers continuous public through-access from Boatsheds to the RTBG without requiring land transfer or shared land use arrangements or costly repair work to the degraded water edge track. The rail corridor is Crown Land managed by TasRail who have provided in principal approval for shifting the crossing. Implementation requires a formal submission to TasRail's Property Department for final approval and coordination of construction by their approved contractor. This proposal is also subject to approval from Aboriginal Heritage Tasmania.

Estimated costs: Total cost ~ \$35,000. The cost of the current rail crossing was \$31,000 in 2014. TasRail's civil construction contractor Gradco advises the estimated cost of a rail crossing treatment is ~ \$13,000. Due to the terrain a new rail crossing would also require steps or ramp to access from the existing track up to the crossing, fencing and signage, costing ~\$22,000.

Pros:

- Lowest cost option for construction and ongoing maintenance.
- Least complex design and approvals - TasRail / level crossing committee have stated they have no objection to the proposal to shift the rail crossing.
- Achieves good community outcome by reinstating the continuous through link from the Boatsheds to the RTBG.

Cons:

- Potential dissatisfaction from the public regarding using 300m of the Intercity Cycleway instead of the existing bushland coastal track. (However, it is noted that the cycleway is generally setback < 10m from the degraded water edge track and has water views along this section.)
- Potential Aboriginal Heritage limitations on stair / ramp construction.

OPTION 2 RTBG RETAINS LAND AND DECOMMISSIONS TRACK:

CoH would incur no operational or financial responsibility but could bear the brunt of ongoing frustration from the community.

Estimated costs: ongoing officer time in responding to the public.

Pros:

- No action required from Council (aside from public communications)

Cons:

- High reputational risk to Council from community dissatisfaction due to the loss of connectivity.

OPTION 3 RTBG RETAIN OWNERSHIP AND LOWER SERVICE LEVEL TO A CLASS 4 AS TRACK:

This minimal intervention approach of managing the water edge section of the track in a similar way to more challenging bushland track classes across the City of Hobart bushland was suggested to the RTBG. However, the RTBG are not prepared to enact or support this option.

Estimated costs: No cost to Council.

Pros:

- Involves limited input from CoH and would be the quickest solution for the public to regain use of the track.

Cons:

- Not supported by the RTBG.
- Does not resolve the underlying erosion issues, and the risk profile of the water-edge section of the track will compound / escalate further over time.
- Offers short-term relief but does not provide a sustainable solution, particularly during high tide when the track becomes impassable.

**OPTION 4: RTBG RETAINING OWNERSHIP AND LEASE OR LICENSE THE TRACK
CORRIDOR TO COH:**

The RTBG is open to this option - subject to Council undertaking repairs and ongoing maintenance at Council's full expense. While this option would enable track reclassification and some control, it carries significant costs due to ongoing foreshore erosion issues and is not in line with HCC's legal advice to strategically retreat from unnecessary asset investment in coastal areas. Temporary works have been costed at ~\$75,000, with long-term solutions requiring further substantial infrastructure investment. Construction treatments for the track may be constrained by Aboriginal heritage considerations.

Estimated costs:

Treatment A - \$75,000 (eg. rockwall edging and gravel surface)

Treatment B - \$310,000 + (comprising boardwalk @ 130m x \$2000/m; \$50,000 planning, design and approvals; not including handrail)

Pros:

- Council assume management responsibility for track development and ongoing monitoring and maintenance.
- Council could temporarily allow access to the track as a class 4 track - whilst long-term infrastructure solution is developed.

Cons:

- Potentially higher costs to construct and maintain track.
- Potential Aboriginal Heritage limitations.

OPTION 5 RTBG TRANSFERRING OWNERSHIP OF THE LAND TO COH:

The RTBG suggested this option which would provide Council with full control over the track's future but involve significant up front capital costs / maintenance costs and likely delays due to land transfer processes, infrastructure development and heritage assessments.

Advice from Council's Senior Statutory Planner indicates that no subdivision is required for the proposed land transfer, and there appear to be no restrictions under the planning scheme related to heritage listings that would affect a potential land transfer. Heritage provisions apply only to areas where development is proposed, and do not impact the transfer of land in this instance. Further heritage implications may exist outside the planning framework.

Estimated costs:

Treatment A - \$75,000 (eg. rockwall edging and gravel surface)

Treatment B - \$310,000 + (comprising boardwalk @ 130m x \$2000/m; \$50,000 planning, design and approvals; not including handrail)

Pros:

- Council assume management responsibility for track development and ongoing monitoring and maintenance .
- Council could temporarily allow access to the track as a class 4 track - whilst long -term infrastructure solution is developed.

Cons:

- Potentially higher costs to construct and maintain track.
- Potential delays in land transfer administration.
- Potential Aboriginal Heritage limitations.



Figure 1: Current rail crossing from Royal Tasmanian Botanical Gardens land to the Intercity Cycleway

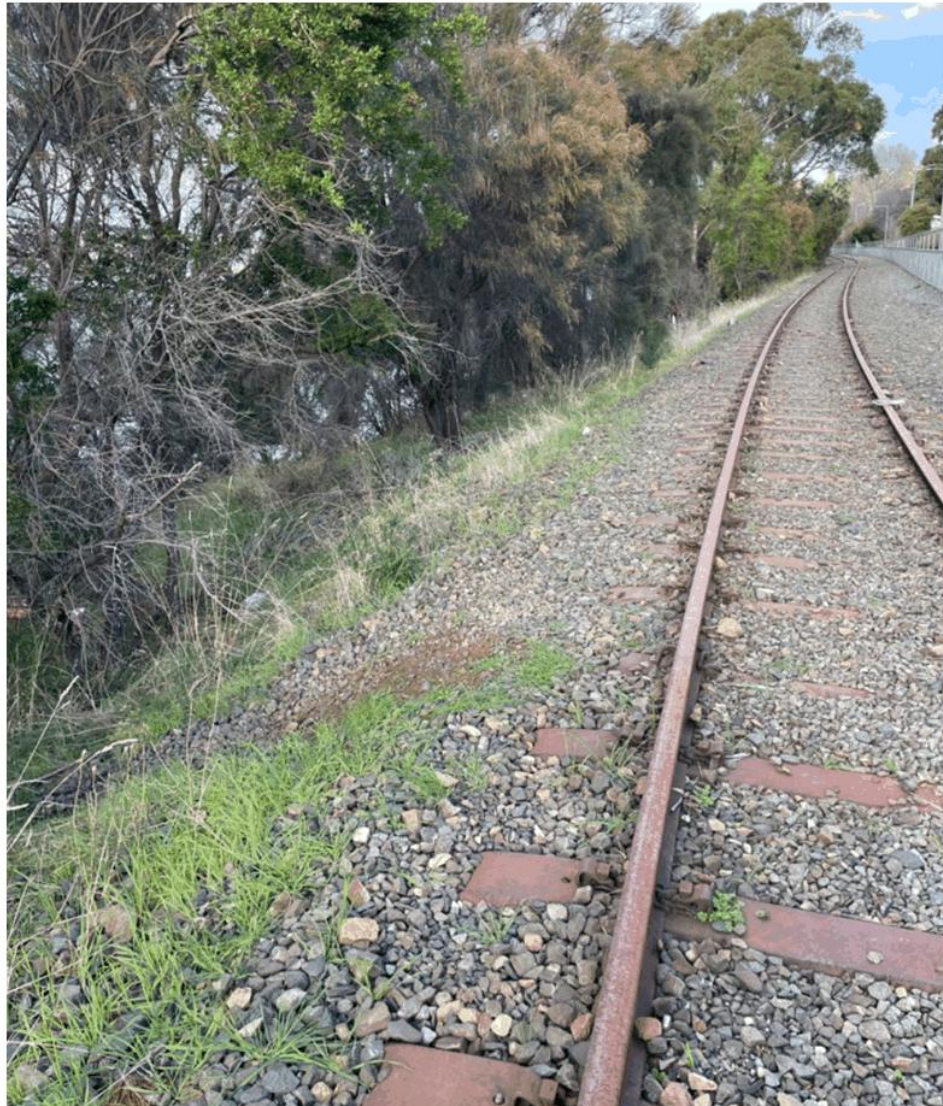


Figure 2: Proposed site for standard rail crossing to connect Cornelian Bay Foreshore Track on City of Hobart land to the Intercity Cycleway

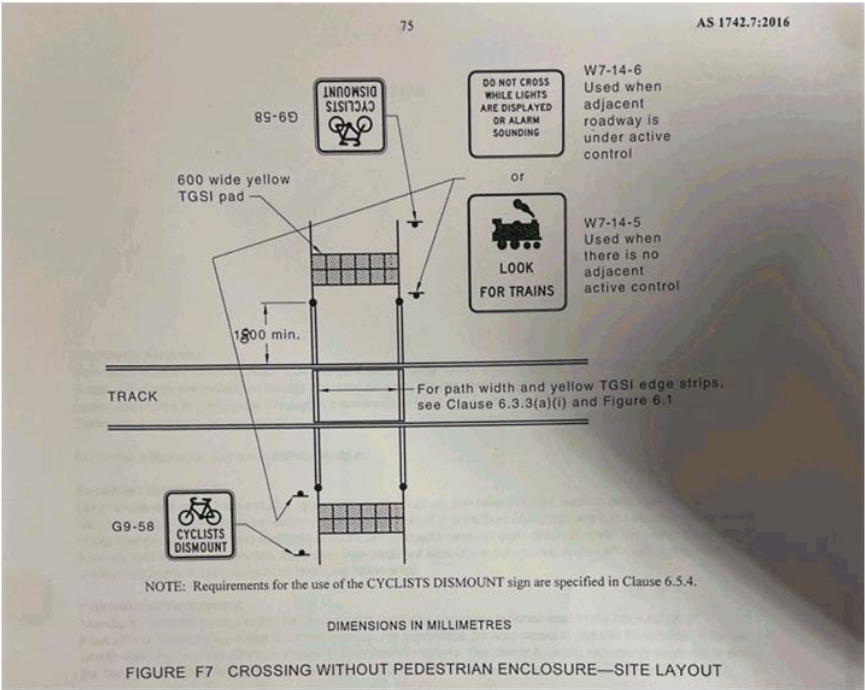


Figure 3: Crossing specifications provided by TasRail



Figure 4: Condition of Cornelian Bay Foreshore Track Royal Tasmanian Botanical Gardens section July 2025 (facing south)



Figure 5: Condition of Cornelian Bay Foreshore track Royal Tasmanian Botanical Gardens section July 2025 (facing north)