



CITY OF HOBART

AGENDA

OPEN PORTION OF THE COUNCIL MEETING
MONDAY, 27 APRIL 2026
AT 4.00PM



The Mission

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

Our values

The Council is:



People

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



Teamwork

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



Focus and Direction

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



Creativity and Innovation

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



Accountability

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



City of **HOBART**

Vision

**Our vision, mission values Hobart:
A community vision for our island capital.**



Hobart breathes.



**Connections between nature, history, culture, businesses
and each other are the heart of our city.**



We are brave and caring.



We resist mediocrity and sameness.



As we grow, we remember what makes this place special.



We walk in the fresh air between all the best things in life.



City of **HOBART**

Elected Member Commitments*

Respectful and Cooperative Behaviour:

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



Conduct and media use:

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



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



Objective, evidence-based communication:

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



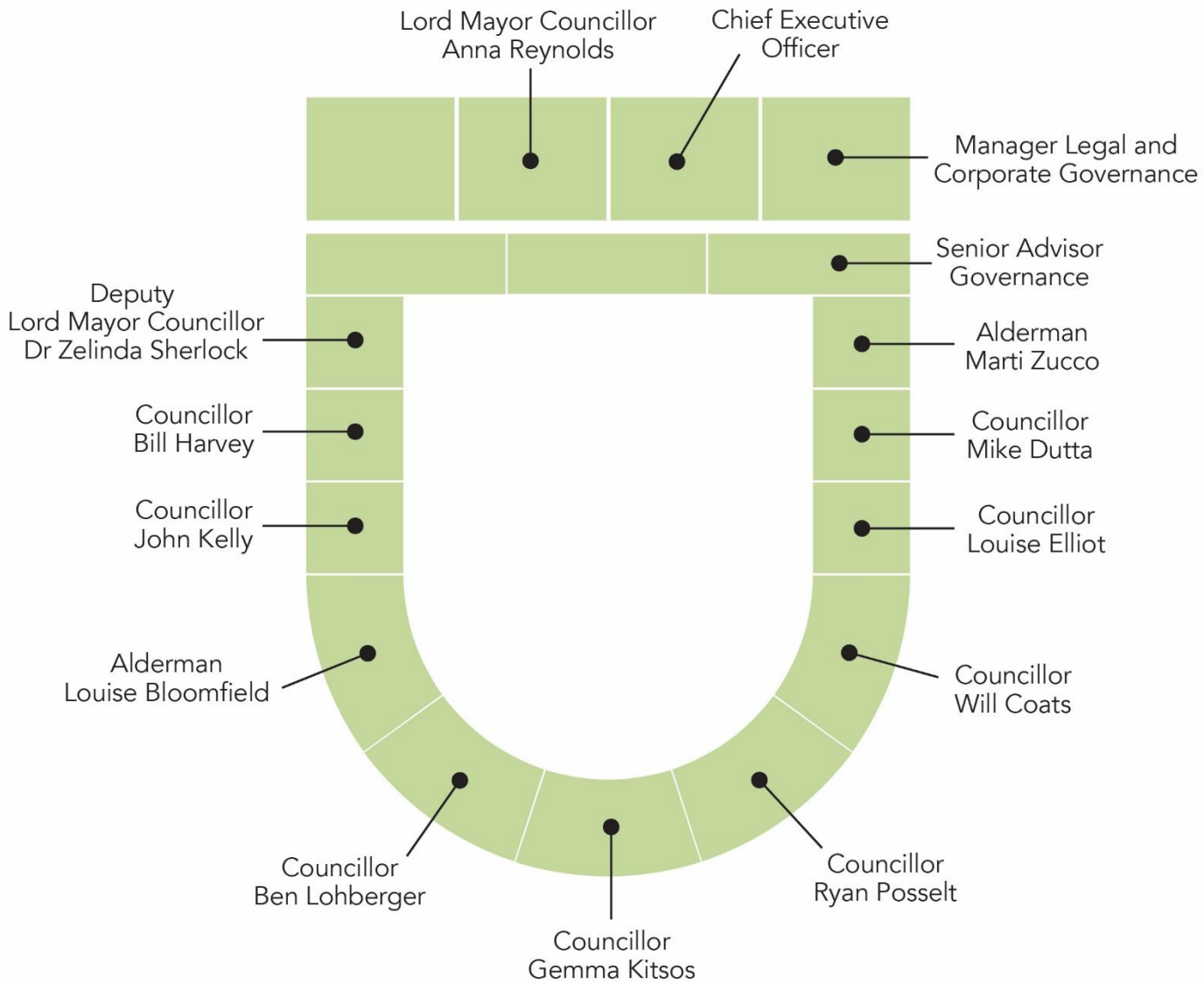
Roles and responsibilities:

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

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



City of **HOBART**



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A MEETING OF THE OPEN PORTION OF THE COUNCIL WILL BE HELD IN THE COUNCIL CHAMBER, TOWN HALL ON MONDAY, 27 APRIL 2026 AT 4.00PM.

**Michael Stretton
Chief Executive Officer**

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

ELECTED MEMBERS:

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

APOLOGIES:

Lord Mayor Councillor A M Reynolds

LEAVE OF ABSENCE: Nil.

1. ACKNOWLEDGEMENT OF COUNTRY

2. CONFIRMATION OF MINUTES

The Chairperson reports that she has perused the minutes of the meeting of the Open Portion of the Council meeting held on [Monday, 30 March 2026](#), finds them to be a true record and recommends that they be taken as read and signed as a correct record.

3. TRANSFER OF AGENDA ITEMS

Are there any items, which the meeting believes, should be transferred from this agenda to the closed agenda or from the closed agenda to the open agenda, in accordance with the procedures allowed under Section 17 of the *Local Government (Meeting Procedures) Regulations 2025*?

4. COMMUNICATION FROM THE CHAIRPERSON

5. NOTIFICATION OF COUNCIL WORKSHOPS

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

Date: 13 April 2026

Purpose: Crowther Reinterpreted (Stage Four) Update | City Hall Activation | City of Hobart Charitable Trust | Cat Management in Tasmania – Discussion Paper

Attendance:

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

Apologies:

Nil.

Leave of Absence:

Nil.

Date: 20 April 2026

Purpose: Waste Management Strategy Implementation Plan – Progress Update (April 2026) | Consultation: LUPAA – Preventing delays in development assessment timeframes | Consultation: Draft Land Use Planning and Approvals (Miscellaneous Amendments) Bill 2026 | Memorandum of Understanding – Macquarie Point Precinct Order

Attendance:

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

Apologies:

Councillor G H Kitsos

Leave of Absence:

Lord Mayor Councillor A M Reynolds

6. PUBLIC QUESTION TIME

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

6.1 Public Questions

6.2 Responses to Public Questions Taken On Notice

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

The Council is reminded that in accordance with Regulation 36(2) of the *Local Government (Meeting Procedures) Regulations 2025*, the Chairperson is not to allow discussion or debate on either the question or the response.”

RECOMMENDATION

That the following responses to public questions taken on notice, be received and noted.

6.2.1 Proposed Dog Fence at Lower Wellesley Park File Ref: F26/21034

Report of the Chief Executive Officer of 14 April 2026.

Meeting date: 30 March 2026
Raised by: Amanda Sinclair
Response Author: Michael Stretton

Topic: **PROPOSED DOG FENCE AT LOWER WELLESLEY PARK**

Preamble:

My name is Amanda Sinclair and I live on Wellesley Street in South Hobart. I am asking my questions on behalf of myself, and also neighbours who live in the Upper and Lower Wellesley Parks area. Both spaces are really important to us and are used for lots of different activities and purposes. Our questions relate to the proposed dog fence at Lower Wellesley:

Question 1:

Why is Lower Wellesley Park being pursued for a new fenced dog facility when Upper Wellesley Park is approximately 100 metres away, is already successfully shared by the community, has substantial existing facilities (including public toilets, parking, and paved, level access), and is over four times larger than the proposed new fencing arrangement at Lower Wellesley?

Response 1:

Wellesley Park is being considered as the preferred site for the proposed dog off-lead area primarily because it's the only level space adjacent to the playground within the Wellesley Park precinct that isn't currently designated as a sports field. This made it a logical location when Council first identified potential sites for a fenced off-lead area about three years ago.

With regard to Wellesley Oval, while it is a substantial area the key factor is that it is a dedicated sports field with heavy use for soccer throughout the year. Allowing dogs on Wellesley Oval is restricted due to usage which is why it was not included in the shortlist for potential off-lead exercise areas. This approach is consistent with how we've managed other locations, such as John Turnbull, which has served as an off-lead area for a number of years next to a sports field.

Question 2:

What investigations, feasibility assessments, and cost estimates have been undertaken for upgrading fencing and facilities at Upper Wellesley Park, and how do these compare to the projected costs of constructing a new facility at Lower Wellesley Park, including cost per unit area, given the substantially different sizes of the two areas?

Response 2:

The area within the existing fenceline is 12,835 m², or approximately 1.3 hectares.

The cost to fully fence the site was quoted at \$25,000 last year. The works would involve replacing boom gates with chainmesh gates and installing fencing around the grandstands.

Question 3:

What processes have been, or will be, undertaken to obtain feedback specifically from residents in the immediate area who will be directly impacted by these developments, given that the recent submissions process did not include verification of submitters' addresses?

Response 3:

The community engagement process was open to all members of the public, including residents in the immediate area, and all feedback was considered regardless of whether submitters provided or verified their address.

The City will continue to engage with all interested parties regarding the proposed dog exercise area, including residents living closest to the site, and welcomes further feedback as the proposal progresses.

7. DEPUTATION
File Ref: F26/23527

Report of the Chief Executive Officer of 21 April 2026.

Delegation: Council



City of **HOBART**

MEMORANDUM: COUNCIL

DEPUTATION

A request has been received from a member of the community to address the Council. In accordance with established policies, the Chief Executive Officer has determined that Amanda Sinclair will have three minutes to address the committee.

RECOMMENDATION

That the deputation by Amanda Sinclair on the Proposed Dog Facilities at Lower Wellesley Park, 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.

Michael Stretton
CHIEF EXECUTIVE OFFICER

Date: 21 April 2026
File Reference: F26/23527

8. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

RECOMMENDATION

That the Council resolve to deal with any supplementary items not appearing on the agenda, as reported by the Chief Executive Officer in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2025*.

9. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

Elected Members are requested to indicate where they may have, or are likely to have, an interest in any item appearing on the agenda.

10. PETITIONS

10.1. Tabling of a Petition - Keep Green Spaces in South Hobart Shared for all Community Members **File Ref: F26/23291**

Report of the Director Strategic and Regulatory Services of 22 April 2026 and attachment.

Delegation: Council

**REPORT TITLE: TABLING OF A PETITION - KEEP GREEN SPACES IN
SOUTH HOBART SHARED FOR ALL COMMUNITY
MEMBERS**

REPORT PROVIDED BY: Director Strategic and Regulatory Services

1. Report Summary and Key Issue

- 1.1. The purpose of this report is to table a petition received by the City titled “Keep Green Spaces in South Hobart Shared for all Community Members”.
- 1.2. There are 868 signatures to the petition.

2. Recommendation

That:

- 1. *The petition titled ‘Keep Green Spaces in South Hobart Shared for all Community Members’, and marked as Attachment A to this report, be received and noted.***
- 2. *No further action be taken on this petition.***
- 3. *The lead petitioners be advised of the information contained in this report.***

3. Discussion and Background

3.1. The City has received a petition from Sarah Crawford and Skye Targett in relation to South Hobart Green Spaces. The petition contains 868 signatures.

3.2. The action sought by the petitioners is:

We call on Hobart City Council to:

1. *Apply the planning scheme as written – require the same obtrusive lighting conditions applied to every other comparable development in the municipality.*
2. *Commission an independent cumulative impact study before any further changes are made – covering traffic, parking, noise, light, wildlife, and loss of community access. The lighting permit, fencing applications, dog management review, and oval management plan should not proceed in isolation.*
3. *Halt the proposed dog ban until the community is properly consulted. Off-lead socialisation is essential for dogs' behaviour and development, and for many residents these are the only accessible flat spaces available.*
4. *Require a shared-use management plan – the community has been requesting this for years. The club has refused every invitation to mediate.*
5. *Assess whether these developments, either separately or together, create a major sporting facility at either location under the planning scheme, triggering the protections that exist for exactly this situation.*
6. *We also request a public meeting to discuss and make a plan to resolve these issues.*

3.3. A copy of the petition is provided as Attachment A to this report.

3.4. The petition complies with the requirements of section 57 of the *Local Government Act 1993* (Act) and is tabled in accordance with section 58 of the Act.

3.5. However, the petition does not comply with the requirements of section 59 of the Act in respect of petitions seeking public meetings due to the minimum number of signatures required.

Dogs at South Hobart Oval

- 3.6. It is noted that detailed reports were provided to the Council at the meetings on 23 February 2026 and 30 March 2026. A decision was made to restrict dogs at all times at South Hobart Oval from 1 July 2026 as part of the review of the Dog Management Policy review under the *Dog Control Act 2000*.
- 3.7. That decision has now been made but there will be a review of the Policy in 5 years, as required by section 7(4) of the *Dog Control Act 2000*.

Further community consultation

- 3.8. There is no intention to create a separate South Hobart Strategic Plan.
- 3.9. As indicated in the report to Council dated 23 February 2026, we are undertaking the following further work and anticipate having further engagement with the community in order to complete that work:
 - 3.9.1. a formalisation of the existing approach to sportsground booking processes, asset management and related issues in a Sportsground Policy;
 - 3.9.2. the progression of design concept work for the Macquarie Street South Junction project (a proposed public space uplift of the retail and community activity centre at the junction of Macquarie, Darcy and Washington streets). This design work will also consider parking provision to better support the use of the Oval and the South Hobart Playground; and
 - 3.9.3. the South Hobart Oval Master Plan, including the provision of improved connectivity between the South Hobart Playground and the Oval (noting that consideration of this Master Plan was deferred by Elected Members for the resolution of the Dog Management Policy).
- 3.10. The broader concerns raised about soccer activity in South Hobart are noted. There is no intention to change the nature of either South Hobart Oval or Upper Wellesley Oval from their current usage patterns.
- 3.11. The South Hobart Club has been successful in obtaining funding for an upgrade of the lights at Upper Wellesley Oval and for new changerooms at South Hobart Oval. They have made planning applications for both projects recently, which Elected Members assessed as “planning authority”. Given the Club has the grant funding, they will carry out the work but the assets will be Council owned and managed. The Council has approved a financial contribution to the new changerooms and will enter into an agreement to manage the construction on its land by the Club.

- 3.12. Despite these changes, it is not anticipated that there will be a significant change in activity level at either ground.

Traffic & parking

- 3.13. The concerns about traffic and parking issues in the suburb that relate to soccer activity are noted. For traffic and parking around the South Hobart Oval, it is expected that this will be addressed to some extent by the upgrade of the junction of Darcy, Washington and Macquarie Streets. The concept designs for that project are anticipated to be presented to Elected Members for consideration by the end of this financial year. It is expected that community input would assist to finalise that design and there will be further detailed design required before construction could take place. This project would be included in the upcoming 4 and 10 year capital work programs and the timing of those works will not be known until those lists are endorsed by Elected members.
- 3.14. Regarding Wellesley Street, we have received recent correspondence about the difficulties faced by residents on that street. The Transport Group is currently reviewing the arrangements of traffic and parking on that street with a view to exploring (with residents) what options may be available to address their concerns. There is a possibility, for example, of removing some parking on the street to assist with traffic flow. This would need to be balanced against the parking needs of the residents.
- 3.15. While we are not able to support this petition, it is noted that there is further work being undertaken and there will be many opportunities for input from the community as part of the considerations by the Elected Members.
- 3.16. We recently raised this traffic and parking issue with the Club and this was their response:

The constrained vehicle movement environment in Wellesley is a well-known issue, which the Club has actively sought to manage over the years and continue to do so.

Key activities include:

- *Split training times (with an earlier and later start times to effectively reduce the peak periods of entry/exit to the site)*
- *Break between training times (first session finishes at 545pm and second session starts at 615pm) again to reduce the peak periods of entry/exit from the site*
- *Use of other training grounds - South Hobart Oval, Lower Queenborough (that we've actively worked with Shannon to utilise last year and this year), and other sites during the year (winter months, and summer months to support a rest/refurbishment period for Wellesley Park).*

- *Actively communicating with players and their parents/chaperones about safe driving into and exiting the site. This includes communication via email, social media and our club internal comms app that encourages all drivers to:*
 - *drive slowly and be mindful of neighbours and walking/cycling traffic*
 - *when entering the site (heading up Wellesley St) to give way to exiting traffic from Wellesley Park - to allow for traffic flow and minimise congestion.*
- *These communications have been occurring for the last few years, and are repeated on a regular basis.*
- *The Club is considering designing and purchasing a number of signs to place on a verge space on Wellesley St when training sessions are on. e.g.*
 - *"Please drive slowly and be mindful of shared use and local traffic"*
 - *"Please give way to exiting traffic".*
- *The Club has a Board meeting mid-April to support next steps.*

4. Legal, Risk and Legislative Considerations

- 4.1. As noted above, the Petition is compliant with the requirements of the *Local Government Act 1993*, therefore tabled accordingly.

5. Strategic Planning and Policy Considerations

- 5.1. Pillar 8, Outcome 9.1, Strategy 8.1.3 commits to:

Make informed decisions by undertaking genuine, transparent and appropriate community engagement to understand the current and future needs of the community.

6. Financial Viability

- 6.1. Financial Considerations:

6.1.1. There are no financial impacts from this petition.

7. Community and Business Engagement and Collaboration


- 7.1. The community engagement was outlined in the report dated 30 March 2026.

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: 22 April 2026
File Reference: F26/23291

Attachment A: Petition - Keep Green Spaces in South Hobart Shared for all
Community Members (Supporting information) 

OFFICER REPORTS

11. Shared Micromobility Program - Next Steps
File Ref: F26/22090

Report of the Manager City Transport and the Manager Rates, Procurement and Risk of 21 April 2026.

Delegation: Council

REPORT TITLE: SHARED MICROMOBILITY PROGRAM - NEXT STEPS

REPORT PROVIDED BY: Manager City Transport
Manager Rates, Procurement and Risk

1. Report Summary and Key Issue

- 1.1. Following a Notice of Motion, Council endorsed at their closed meeting of 30 March 2026 that *'Council requests a new tender be issued promptly for the provision of e-bikes only in the city. The contract should have significant weighting on bike size, prioritising smaller e-bikes over larger conventional bikes.'*
- 1.2. The purpose of this report is to step out the process for undertaking this process.

2. Recommendations

That:

- 1. Council endorse the commencement an open market public tender for a new Shared Micromobility Program provider under permit.***
- 2. This Shared Mobility Program be exclusively for e-bikes commencing on 1 October 2026.***

3. Discussion and Background

- 3.1. The City of Hobart's shared micromobility program has delivered a range of positive outcomes since its introduction. Public reporting from the City and operators indicates that hire devices have contributed to reduced short car trips, measurable carbon emission savings, and significant use by residents and visitors alike. Usage data has demonstrated strong demand, with substantial kilometres travelled and many thousands of trips completed.
- 3.2. The program has also supported broader mode-shift behaviour, with some users transitioning from hire devices to purchasing their own personal micromobility vehicles. These outcomes align with Council's strategic objectives around sustainability, activation, and transport diversity.
- 3.3. However, despite these successes, the continuation of a mixed e-scooter and e-bike hire scheme is deemed by Council as no longer desirable due to ongoing regulatory, safety and behavioural concerns with inappropriate parking of e-scooters on footpaths being a common concern for residents.
- 3.4. A decision was made, following a Notice of Motion, in the closed portion of the 30 March 2026 Council meeting, that:

'Council requests a new tender be issued promptly for the provision of e-bikes only in the city. The contract should have significant weighting on bike size, prioritising smaller e-bikes over larger conventional bikes.'
- 3.5. It would also be considered likely that the public perception of the safety and appropriateness of the use of 'e-bikes' would be more favourable than the use of 'e-scooters', particularly when the devices are used on public footpaths.
- 3.6. Under the current permit, Beam Mobility Australia Pty Ltd (Beam) continues to provide commercial hire-and-ride e-scooter and e-bike services to the City.
- 3.7. It is proposed that the City issues a public Request for Tenders for a new shared micromobility program exclusively for e-bikes under permit to commence on 1 October 2026.

4. Legal, Risk and Legislative Considerations

- 4.1. E-Bikes operate as 'bikes' under the Tasmanian Road Rules and are mature in their understanding and application in the Hobart setting.
- 4.2. A new public tender would be issued to the open market in accordance with the requirements set out in the *Local Government Act 1993*, the *Local Government (General) Regulations 2025* and the City's Code for Tenders and Contracts.

5. Strategic Planning and Policy Considerations

5.1. These are outlined elsewhere in this report.

6. Financial Viability

6.1. Financial Considerations:

	2025-26	2026-27	2027-28	2028-29
	\$'000	\$'000	\$'000	\$'000
Revenue				
Existing Revenue	0	0	0	0
Additional Revenue	0	\$75	\$100	\$100
Total Revenue	0	\$75	\$100	\$100
Expenditure				
Operating	0	\$75	\$100	\$100
Capital	0	0	0	0
Total Expenditure	0	\$75	\$100	\$100
Net Cost	0	0	0	0

FTE Impact

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

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

- 6.1.1. The full-year permit fee for e-Bike is estimated to be \$75,000 in 2026-27, with the full-year permit fee being approximately \$100,000 for each full year a permit is issued.
- 6.1.2. Costs associated with the provision of the e-Bike permit include 0.5 FTE staff member within the City Transport team, Ride Report Renewal fees and contractor services to assist with procurement. Following the earlier Council decision on e-scooters and e-bikes, we have employed a person to oversee this program (0.5FTE), so the retendering will not increase the FTE.

7. Climate and Sustainability Considerations

7.1. These are outlined in this report.

8. Community and Business Engagement and Collaboration

8.1. The Council’s decision in relation to this matter is to be communicated following the usual conventions for Council meetings.

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.



Daniel Verdouw
MANAGER CITY TRANSPORT



Lara MacDonell
**MANAGER RATES, PROCUREMENT
AND RISK**

Date: 21 April 2026
File Reference: F26/22090

12. Taste of Summer City Partnership Proposal 2026-27 - 2028-29
File Ref: F26/22022; 16/119

Report of the Manager Creative City and the Director Community and Economic Development of 20 April 2026.

Delegation: Council

**REPORT TITLE: TASTE OF SUMMER CITY PARTNERSHIP
PROPOSAL 2026-27 - 2028-29****REPORT PROVIDED BY:** Manager Creative City
Director Community and Economic Development**1. Report Summary and Key Issue**

- 1.1. This report outlines a proposed multi-year City Partnership between the City of Hobart (the City) and Taste of Summer Pty Ltd (Taste of Summer) for the 2026-27, 2027-28 and 2028-29 Tasmania's Taste of Summer festivals (the Festival).
- 1.2. The 2025-26 Festival achieved record attendance of 98,125 people, representing an increase of approximately 11% on the previous year and reinforcing its role as a flagship summer event for Hobart.
- 1.3. Total visitor expenditure attributable to the Festival is estimated at approximately \$27.7 million, based on an average daily visitor spend of \$282, and is estimated to have generated approximately \$34 million in total economic output for the Hobart economy.
- 1.4. In addition to strong attendance and economic outcomes, the 2025-26 Festival achieved significant reputational and promotional benefits for Hobart, including 7.7 million social media views and a Silver Award at the Tasmanian Tourism Awards.
- 1.5. The City has supported Taste of Summer with significant in-kind sponsorship since 2021 and cash sponsorship since 2022.
- 1.6. Taste of Summer has approached the City seeking a new three-year sponsorship arrangement including a cash contribution indexed at 3.5% annually, and in-kind support. The proposal from Taste of Summer is summarised below (all figures exclude GST).

Year	Cash	In-Kind Support (upper limit)
2026-27	\$75,000	\$400,000
2027-28	\$77,500	\$414,000
2028-29	\$80,000	\$428,490

- 1.7. Officers have assessed Taste of Summer's proposal, taking into account the City's previous level of support and associated sponsorship obligations, together with the achieved outcomes of the Festival 2025-26.
- 1.8. The assessment, and subsequent proposed funding level, has been informed by the Council-endorsed Funding Programs Policy.

- 1.8.1. The proposal has been considered under the “City and Civic Partnerships” funding stream, noting that sponsorship proposals are presented as City Partnership Agreements.
- 1.8.2. The proposal was assessed against the relevant weighted assessment criteria of Economic and Tourism (50%), Marketing 20%, Cultural 10%, and Inspired 10%.
- 1.9. A multi-year agreement enables long term planning, reduces annual administrative load, and stabilises venue and infrastructure planning, and allows Taste of Summer to secure artists, suppliers, and Festival innovation, further advancing and increasing economic returns.
- 1.10. Officers recommended proposed funding level includes a cash contribution of \$75,000 for each event, indexed annually to the March quarter Hobart CPI, and in-kind support as requested by Taste of Summer, to an upper-limit, summarised below (all figures exclude GST). The cash figures below for the 2027-28 and 2028-29 Festivals are indicative only, assuming CPI of 3.5%.

Year	Cash	In-Kind Support (upper limit)
2026-27	\$75,000	\$414,000
2027-28	\$77,625	\$428,490
2028-29	\$80,342	\$443,487

- 1.11. The proposed funding level seek to directly support the “Hobart Respects All Community Day”, as well as broader Festival activities. In proposing the above funding, the City will request naming rights for the Community Day and a range of related promotional activities, consistent with previous years’ benefits.

2. **Recommendation**

That:

1. ***The Council endorse a three-year City Partnership with Taste of Summer for the Taste of Summer Festivals 2026-27, 2027-28, and 2028-29 with the funding commitment of:***
 - (i) ***\$75,000 cash (excluding GST) p.a., indexed to the Hobart CPI (March), comprising sponsorship and support for the City of Hobart - Hobart Respects All Community Day and any other ancillary benefits as negotiated for inclusion in the City Partnership Agreement.***

- (ii) In-kind support through full and partial fee waivers for equipment hire, venue hire, civic banners, road closures and associated parking spaces, and provision of plants and associated watering, to an upper limit of \$414,000 (2026-27), \$428,490 (2027-28) and \$443,487 (2028-29) for the respective Festivals (excluding GST).**
- 2. The Council delegate the authority to the Chief Executive Officer to negotiate and enter into a City Partnership agreement on the Council's behalf, and finalise any licence requirements, including the details of the sponsorship benefits and incidental additional requests for in-kind support sought by Taste of Summer Pty Ltd for Tasmania's Taste of Summer Festival 2026-27, 2027-28 and 2028-29.**
- 3. The total value of the sponsorship be recorded in the 'Grants, Assistance and Benefits Provided' section of the City of Hobart's 2026-27, 2027-28, and 2028-29 Annual Reports.**

3. Discussion and Background

- 3.1. Tasmania's Taste of Summer is Australia's longest-running food and wine festival, first established in 1988 and delivered on Hobart's waterfront and remains a significant driver of the local economy.
- 3.2. Since 2021, the City has consistently provided in-kind contributions ranging from \$360,000 to \$445,112 and has also contributed cash sponsorship since 2022, including \$65,000 in cash and \$400,000 in-kind support in 2025-26, as detailed in following table.

Council Support for Taste of Summer 2021-2026		
Year	Cash	In-Kind
2021-22	N/A	\$445,112
2022-23	\$50,000	\$360,000
2023-24	\$65,000	\$390,099
2024-25	\$65,000	\$390,000
2025-26	\$65,000	\$400,000

- 3.3. The City provides this cash and in-kind contributions recognising the Festival role in activating the waterfront during the peak summer period, supporting local producers and businesses, and positioning Hobart as a leading food, drink and cultural destination.
- 3.4. In 2025–26, the Festival operated over eight (8) days from 27 December 2025 to 3 January 2026 with 98,125 attendees representing an increase of approximately 11% on the previous year.
- 3.5. Key highlights included:
- 3.5.1. An average of approximately 12,266 visitors per day across the event period.
 - 3.5.2. Strong growth on peak days, including the Community Day and New Year's Eve event.
 - 3.5.3. Participation by more than 85 food and beverage stallholders, predominantly Tasmanian-based producers and businesses.
 - 3.5.4. Programming that combined food, drink, live music and family-friendly activities, reinforcing the Festival's broad community appeal.
- 3.6. Spend and commercial activity also increased:
- 3.6.1. Average spend per head increased from \$53.60 to \$55.11.
 - 3.6.2. Overall stallholder sales increased by 6.3 %, indicating longer stays and higher levels of engagement from patrons.

- 3.7. A key element of the City of Hobart's partnership with Taste of Summer is the delivery of the Community Day, held on 31 December 2025, which provided free entry to the Festival ahead of New Year's Eve celebrations.
- 3.8. Community Day 2025-26:
 - 3.8.1. Attracted 9,197 attendees, an increase of 11.4% on the previous year.
 - 3.8.2. Continued the theme "Hobart Respects All", reinforcing messages of inclusion, diversity and accessibility.
 - 3.8.3. Provided opportunities for a wide cross-section of the community to engage with the Festival, including families, young people and visitors.
- 3.9. Community Day remains a cornerstone of the Festival program and is enabled through the City of Hobart's direct financial and in-kind contribution, ensuring free and inclusive access for the community.
- 3.10. City of Hobart support allows the City to have a say in the priorities of the Festival, and to take advantage of the event to showcase Hobart as a tourist destination.
- 3.11. The proposed City Partnership includes agreed sponsorship recognition, marketing exposure, hospitality and reporting benefits for the City appropriate to the level of cash and in-kind support provided.
- 3.12. The Festival continues to provide benefits to the City by highlighting Hobart as the epicentre of Tasmania produce and supporting Tassie producers to showcase their goods.

4. Legal, Risk and Legislative Considerations

- 4.1. A risk assessment will be undertaken annually by Taste of Summer. The assessment will include how City assets are used and monitored, and mitigation of any perceived risk to the City.
- 4.2. The Festival's Event Management Plan will be reviewed by the City of Hobart's Risk and Audit officers to ensure that:
 - 4.2.1. The use of the City's venues complies with safety requirements.
 - 4.2.2. The use of the City's equipment in the Festival's proposed venues complies with safety requirements.
 - 4.2.3. Where a risk is identified as being unacceptable, the in-kind support will not be considered or will be renegotiated.

- 4.3. The City Partnership Agreement between Taste of Summer and the City will be prepared by the City's Legal and Corporate Governance Group and reviewed by all relevant internal stakeholders.
- 4.4. Taste of Summer will be required to comply with all applicable legislation, including City of Hobart By-laws, as well as the terms and conditions of use of any of the City's venues and spaces where activations are planned.
- 4.5. As required by Section 77 of the Local Government Act 1993 (S77 LGA), the total value of support (both cash and in-kind) will be disclosed annually via the City's Annual Report.

5. Strategic Planning and Policy Considerations

5.1. Capital City Strategic Plan 2023

Pillar 1: Sense of Place

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

Pillar 3: Creativity and culture

- 3.1.5 Support and deliver events, festivals and markets.
- 3.4.1 Support the activation of City-owned spaces for creative, cultural and commercial initiatives.

Pillar 4: City Economies

- 4.1.2 Attract investment that supports businesses and communities to flourish in ways consistent with the community vision.
- 4.3.1 Develop and maintain relationships with key institutions and stakeholders in the Hobart economy.

Pillar 6: Natural Environment

- 6.5.4 Encourage opportunities to activate the City's open space network for events and activations.

5.2. City of Hobart Funding Programs Policy

- 5.2.1. The Taste of Summer 2026-2028 Partnership Proposal has been considered under the "City and Civic Partnerships" funding stream, noting that sponsorship proposals are presented as City Partnership Agreements.
- 5.2.2. City Partnerships are commercial arrangements that involve the contribution of money and/or in-kind support for an activity, in return for a specified benefit provided over one or multiple years.

5.3. Grants and Benefits Disclosure Policy

- 5.3.1. The proposal is classed as both in-kind assistance (the provision of a Council service, including staff and/or equipment at nil or reduced charge) and sponsorship (a commercial arrangement in which the City of Hobart provides a contribution of money or in-kind support for a specified benefit such as brand exposure or naming rights).

6. Financial Viability

6.1. Financial Considerations:

Cash

- 6.2. In 2025-26, the City of Hobart supported Tasmania's Taste of Summer through cash sponsorship of \$65,000 (excluding GST).
- 6.3. Taste of Summer's proposed three-year arrangement seeks a cash contribution of \$75,000 annually (for three (3) years), indexed at 3.5%.
- 6.4. This proposal represents an increase from previous years' cash contribution of \$65,000 for Taste of Summer 2026-27-2028-29.
- 6.5. Taste of Summer cite that the additional \$10,000 reflects the costs associated with the delivery of the Community Day and estimated foregone ticket revenue.
- 6.6. Following assessment of the proposal, officers recommend that the Council supports the Community Day with a cash contribution of \$75,000, offsetting the forgone ticket revenue associated with the delivery of this event.
- 6.7. Following internal engagement with the City's Corporate Strategy, Finance and Performance Group, officers recommend that Hobart CPI (March quarter) is applied.
- 6.8. The increased cash contribution, from \$65,000 to \$75,000 is absorbed within the 2025-26 operational budget. The increased cash contribution for future years will be incorporated into the respective operational budgets.
- 6.9. For the purpose of providing figures to Council, the below has been calculated assuming CPI of 3.5%.

	2025-26	2026-27	2027-28	2028-29
	\$'000	\$'000	\$'000	\$'000
Revenue				
Existing Revenue				
Additional Revenue				
Total Revenue				
Expenditure				
Operating	65	75	77.6	80.3
Capital				
Total Expenditure	65	75	77.6	80.3
Net Cost	65	75	77.6	80.3

FTE Impact

	2025-26	2026-27	2027-28	2028-29
Change in FTE	0	0	0	0

In-kind

- 6.1. In 2025-26, In-kind support valued to an upper limit of \$400,000 with this proposed three-year arrangement seeking \$414,000 (2026-27), \$428,490 (2027-28) and \$443,487 (2028-29) for the respective Festivals (excluding GST).
- 6.2. In-kind support included, but was not limited to, the use of former Taste of Tasmania infrastructure (PW1 kitchens), venue hire at Salamanca Lawns, road closures and associated parking arrangements, fabrication and logistical support, civic banner hire, and the provision of plants from the City nursery.
- 6.3. The recommended in-kind support excludes any material costs where the City would incur actual expenses, such as purchase of materials and advertising.
- 6.4. This list will be reviewed and confirmed on an annual basis, and the total value of in-kind support recorded in the relevant annual report as is required under S77 LGA.

Summary of In-Kind Support Items 2025-26	Value
Former Taste of Tasmania equipment Kiosks, sculleries, purpose built cool rooms, table and bench sets, wheelchair ramps, grey water tanks, track matting, vinyl and vehicle mitigation cubes.	\$317,310.00
City of Hobart fabrication crew In-kind support excludes the cost of any material supplies, which are direct costs incurred by the City and will be the responsibility of Taste of Summer for payment.	\$15,328.00
Road closure permit Licence fee only. In-kind support excludes the advertising fee which is a direct cost incurred by the City and will be the responsibility of Taste of Summer for payment.	\$379.00
Place of Assembly Permit Processing fee	\$247.00
Venue hire Salamanca Lawns zones 1-4 as per attachment 2 – plan of land (current booking 16 December 2025 – 7 January 2026) In-kind support excludes cost of site bond of \$15,000 which will be the responsibility of Taste of Summer for payment.	\$18,400.00
Civic banner hire Administration / processing fee component only. In-kind support excludes the cost of or the supply of the banners and excludes the installation cost, which is a direct cost incurred by the City and will be the responsibility of Taste of Summer for payment.	\$1,600.00
Car parking Parking revenue includes fee as per Council 2025-26 adopted fees and charges for \$31.00 per space per day for 25 metered spaces on Castray Esplanade between Morrison Street and the Silos Link Road. Based on the road closure licence, the spaces would have been occupied for 25 days. This fee does not account for further metered spaces lost to relocated taxi or bus zones, or disabled parking spaces, and parking spaces made unavailable to the public as a result of the event.	\$17,614.00
City of Hobart Nursery provision Hire and delivery costs, as well as regular watering.	\$20,000.00
Miscellaneous Miscellaneous fees and charges as they arise.	\$9,122.00
Total	\$400,000.00

6.1. City Economy Strategy:

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

1. Plan for our collective social, economic, and environmental prosperity
 - 1.1 Advocate for City's lead role in harnessing the opportunity presented by the visitor economy.
2. Attract responsible investment to unlock an inventive and inclusive economy
 - 2.5 Partner with stakeholders to develop initiatives that attract, retain, and develop Hobart's workforce.
3. Position Hobart as an enviable place to visit, live and do business
 - 3.5 Deliver programs to foster night-time economy, cultural and creative activity that enhances the visitor experience and supports business in the City.

6.2. Economic Impact:

- 6.2.1. Economic impact estimates for the 2025-26 Festival have been prepared using the City of Hobart's Economic Assessment Profile Tool, informed by attendance data from the Festival's post-event reporting.
- 6.2.2. Based on reported attendance of 98,125 people over eight days, and an estimated average spend of \$282 per person per day, total visitor expenditure attributable to the Festival is estimated at approximately \$27.7 million.
- 6.2.3. The indicative economic effects of this visitor expenditure on the Hobart economy are:
 - 6.2.3.1. Direct output impact: approximately \$22.1 million
 - 6.2.3.2. Industrial (indirect) output impact: approximately \$9.0 million, reflecting increased demand across related sectors
 - 6.2.3.3. Consumption-induced output impact: approximately \$3.1 million, reflecting increased household spending from wages and salaries
- 6.2.4. This results in a total estimated increase in economic output of approximately \$34 million.

- 6.2.5. When measured as value added (which accounts for costs and therefore provides a more conservative and comparable indicator of economic benefit):
- 6.2.5.1. Direct value added: approximately \$12.0 million
 - 6.2.5.2. Industrial value added: approximately \$3.7 million
 - 6.2.5.3. Consumption-induced value added: approximately \$1.8 million
- 6.2.6. The total value-added impact of the Festival on the Hobart economy is therefore estimated at approximately \$17.5 million, representing an increase on the \$16.4 million reported for the previous year.
- 6.2.7. These figures should be interpreted as indicative, noting that full market research is undertaken biennially at a state level. Nevertheless, they provide a robust and consistent indication of the scale of economic benefit generated by the Festival.

7. Climate and Sustainability Considerations

- 7.1. The Festival also demonstrated ongoing commitments to accessibility, sustainability and inclusive practice, working closely with the City's Equal Access Committee and implementing improved waste management and recycling initiatives across the site.
- 7.2. Sustainability outcomes improved year-on-year, with total waste volumes reduced despite an 11% increase in attendance.
- 7.3. The Festival continued to trial circular-economy partnerships, diverting organic waste to local processors and converting used cooking oil into biofuel.
- 7.4. Environmental innovation included expanded waste-sorting systems, increased onsite waste-management staffing and the introduction of reusable serviceware in selected hospitality areas.
- 7.5. Digital innovation was expanded through paperless ticketing, digital accreditation and online communications, reducing environmental impact while improving operational efficiency and patron experience.

8. Community and Business Engagement and Collaboration

- 8.1. The Festival supported more than eighty-five (85) food and beverage stallholders, the majority of which were Tasmanian-based producers, small businesses and sole traders.
- 8.2. Officers have engaged internally to connect Taste of Summer to all relevant areas for engagement, permissions and media.

- 8.3. A Media and Communications Strategy, and Community Engagement strategy will be developed in consultation with Taste of Summer.
- 8.4. As with previous years, the City will work with Taste of Summer to further seek opportunities to showcase work and programs undertaken across Council and other government organisations.
- 8.5. Sponsorship benefits have been discussed with Taste of Summer to provide appropriate acknowledgment of the City of Hobart. These will be finalised once the Council has determined the level of support that the City will provide.
 - 8.5.1. Benefits will include marketing and promotional benefits associated with the partnership include significant digital reach, media exposure and on-site visibility, supporting the City's reputation and civic profile.

9. Innovation and Continuous Improvement

- 9.1. The 2025-26 Festival introduced a comprehensive rebrand, delivering a more contemporary, inclusive and aspirational identity that was consistently applied across marketing, site design, programming and patron experience.
 - 9.1.1. New curated hospitality experiences were introduced, including the Festival's first full-service restaurant offering and dedicated tasting experiences, broadening the appeal to higher-value and experience-seeking audiences.
 - 9.1.2. Enhancements to site layout and hospitality operations improved crowd flow, amenity and comfort, supporting longer dwell times and increased spend per patron.
 - 9.1.3. Accessibility planning was improved through the development of a comprehensive Visual Story, staff training and targeted briefings for stallholders, supporting a more inclusive and navigable event environment.
 - 9.1.4. New programming zones, including tailored spaces aligned to patron interests, diversified the Festival offer and supported engagement across different demographic groups.
- 9.2. The proposal identifies opportunities for further collaboration with the City on precinct activation and integration with adjacent major events, including the Sydney to Hobart Yacht Race Village.
- 9.3. Potential initiatives include improved pedestrian movement, enhanced waterfront amenity, co-branded marketing assets and consideration of transport and accessibility enhancements, subject to operational feasibility and Council approvals.

- 9.4. A multi-year City Partnership is expected to enable further innovation by providing planning certainty, supporting staged improvements and allowing the Festival to continue evolving in line with community, economic and environmental objectives.

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.



Justyne Wilson
MANAGER CREATIVE CITY



Ben Artup
**DIRECTOR COMMUNITY AND
ECONOMIC DEVELOPMENT**

Date: 20 April 2026
File Reference: F26/22022; 16/119

13. City Hall Activation
File Ref: F26/23396

Report of the Chief Executive Officer of 22 April 2026 and attachment.

Delegation: Council

REPORT TITLE: CITY HALL ACTIVATION

REPORT PROVIDED BY: Chief Executive Officer

1. Report Summary and Key Issue

- 1.1. The purpose of this report is to provide an overview of the current condition and performance of City Hall and, informed by recent strategic work, to recommend actions that will enable the Hall to become a more active, sustainable and vibrant civic and cultural asset.
- 1.2. City Hall is a highly valued heritage building with significant unrealised potential.
- 1.3. Despite its location within Hobart's civic and cultural heart, the Hall is currently underutilised, financially unsustainable, and constrained by ageing infrastructure, poor functionality and flood risk. Multiple strategic studies over the past five years have consistently identified the opportunity to reposition City Hall as a key element of a broader Civic and Cultural Precinct.
- 1.4. This report recommends that Council adopt a clear vision for City Hall, progress the identification of an anchor tenant or tenants through an Expressions of Interest process, and work collaboratively with key cultural institutions and other levels of government to unlock the Hall's long-term potential.

2. Recommendation

That:

- 1. The Council identify the region centred around City Hall, Theatre Royal/Hedberg, Tasmanian Museum and Art Gallery (TMAG), Federation Concert Hall, and potentially, Council Centre, Town Hall, Civic Square/Mawsons Place as a future cultural precinct.***
- 2. The Council agree to work with the State Government as well as the Directors and Board of the Theatre Royal, The University of Tasmania, Tasmanian Museum and Art Gallery (TMAG), Tasmanian Symphony Orchestra (and Hotel Grand Chancellor) to develop a cultural precinct proposal and business case, (potentially) including Council Centre, Town Hall, Civic Square/Mawson's Place's role within the precinct, and which would identify and prioritise future initiatives and projects to deliver maximum benefits to the community.***

3. ***The Council develop and undertake an Expressions of Interest process to identify an anchor tenant or tenants to assume the role of custodian, facilitator and manager of City Hall (excludes tenancy of YouthARC) with a broad aim of achieving increased use and activation of City Hall together with reduced financial reliance on the Council for the operation of the Hall.***
4. ***The Council work with the anchor tenant/s to identify and implement short, medium and long-term upgrades to City Hall to enable it to meet operational and user needs.***
5. ***The Council develop a concept plan for the redevelopment of Market Place as a civic square for City Hall, which would also cater for adjoining businesses and be designed to mitigate the impact of future flood events. This plan would also need to incorporate Dunn Place to enable the channelling of flood water directly out to the Cove.***
6. ***The Council notes that YouthARC is currently accommodated within City Hall and will remain in place for the foreseeable future. Council may consider proposals that include the longer-term relocation of YouthARC where this enables an exemplary use of City Hall and deliver materially improved activation and sustainability outcomes. However, any relocation would likely take a number of years, require substantial financial investment as well as a suitable alternative facility.***

3. Discussion and Background

Introduction

- 3.1. City Hall ('the Hall') is a much-loved city asset mostly due to its memories and potential.
- 3.2. It is historically significant and is included on both State and City Heritage Listings and is subject to its own Conservation Plan adopted by the Council in March 2002.
- 3.3. As illustrated in Figure 1, the Hall is set over (2) levels with the ground floor providing the stage and hall with a floor area of 1,180m², lobby, amenities, storage, several tenancy spaces as well as a large area used for YouthARC. The second level includes an office tenancy, a dance studio tenancy, as well as disused office space and amenities.
- 3.4. The Hall has a total occupancy limit of 1,800 people. There is also a vacant caretaker flat on this level that runs along the Macquarie Street side of the building. Historically this was leased out as a residential premises until around 2016 when fire separation issues were identified which meant it could no longer be used as a residence. The premises is currently not habitable.

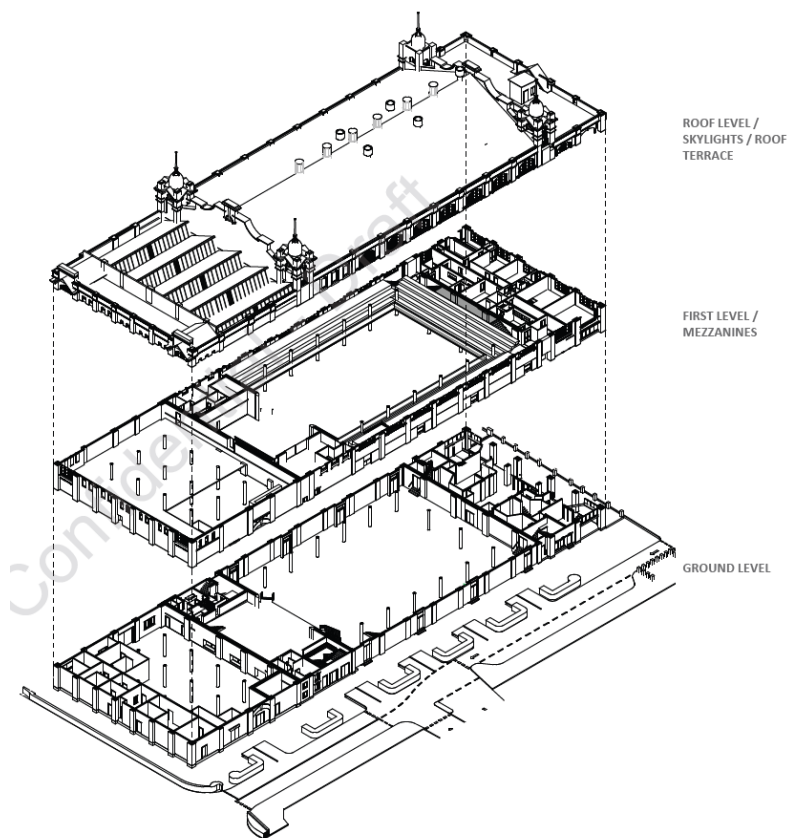


Figure 1: City Hall

- 3.5. Despite its proposed civic intention, the Hall suffers from an under-supply of toilets, poor quality back of house facilities (including lack of

storage, wings and fly-tower), unsatisfactory sight lines, lack of an adequate heating system as well as poor acoustics and sound proofing.


- 3.6. Major repairs are required to the Hall along with significant upgrades and interventions in order to bring it up to standard. For instance, the building requires a loading area due to very limited storage capacity despite its vast size. This lack of storage means that the building does not provide for the necessary needs of a modern events venue as many user groups require furniture, stages, rostra, amplification equipment, projection screens, bar areas, toilets and the like.
- 3.7. All user groups generally agree that irrespective of its character or development issues, the Hall's space requires real sight lines, comfortable seating, warmth and insulation from noise.
- 3.8. The Hall stands on the original course and river mouth of the Hobart Rivulet which was directed away from the site in 1825 via the 'New Cut'. The site is low lying and is therefore prone to flooding, with flood events occurring in both the 1960's and 2018 when water up to a metre in depth surrounded the building. Current flood modelling indicates that in any one year, the site may be impacted by flood waters with a 2% chance that flooding may reach a depth of up to 1.7m. Such incidents cause not only physical damage, but also potentially restrict interest by longer term occupiers.
- 3.9. The Hall's site curtilage is also challenged by heavy traffic volumes, narrow footpaths and entries to the site having no thresholds or vestibule spaces from its busy surroundings.
- 3.10. Within this context, in recent years the Council has engaged in a number of studies and master planning processes aimed at identifying a future direction for the Hall which would increase the frequency and diversity of hall hire and maximising the community benefit that it is providing. However, there has been limited progress in achieving meaningful change in the operation of the Hall and the purpose of this report is to consider this strategic work and identify short, medium and long term actions to both reinvigorate and activate it as a valuable City asset.



Current State




- 3.11. The western portion of the Hall provides a home for the City's Youth Arts and Recreation Centre (YouthARC) which delivers youth programs. The YouthARC venue contains a range of facilities including an art studio, music studio, kitchen, versatile recreation space and a performance stage with a PA system. Some of the key features and considerations for the YouthARC space are as follows:
 - 3.11.1. The space is used for cultural projects, fundraising, art, dance and music events as well as a place to celebrate birthdays (for 10 to 15 year olds only).




- 3.11.2. YouthARC is one of the only places in Hobart young people can access who don't necessarily have issues or complex behaviours they are looking to address. They come because this is a welcoming, inclusive space where they can relax and connect, outside of issues they may face.
- 3.11.3. Attendees can also discover arts and recreational activities designed to empower and offer opportunities for growth and discovery. YouthARC is focussed on civic and social participation, creativity, expression and identity formation. It offers a space for those not at the pointy end of socially aberrant behaviour and provides opportunities to ensure that young people at risk of disengagement and disenfranchisement are redirected through strength-based interventions.
- 3.11.4. YouthARC provides a vital space particularly during open access, catering for that period between finishing school and getting transport home across Greater Hobart and beyond.
- 3.11.5. Open Access was attended by young people from across Southern Tasmania over 4,000 times in 2025. Positive health and wellbeing outcomes are key deliverables for YouthARC.
- 3.11.6. Staff run outreach sessions in targeted schools to promote YouthARC as well as taster sessions during week days which target schools with students who may experience barriers to participation e.g young adult migrant English program and students with disabilities.
- 3.11.7. YouthARC also deliver school holiday programs in each holiday period and deliver a broad range of workshops and events. It is noted that in 2025 the team had delivered over 75 workshops and run over 23 events.
- 3.12. In addition to YouthARC, there are four (4) tenancies within the Hall including, Beaker Street, Phoenix Danze Hobart & Paul Johnston Architects on the upper level; as well as Nena Bookstore on the ground level fronting Macquarie Street.
- 3.13. The Hall area itself is managed by the City's Creative City Group, and, with a floor area of 1,180 m², it is marketed as a venue for exhibitions, balls, concerts, large meetings and cocktail functions.
- 3.14. However, the Hall currently receives a low level of use with between 20-25 events being held each year over the past five (5) years. Its highest level of use has been for:
- Concerts (between 3-9 events per year)
 - Cultural events/festivals (between 3-6 events per year)

- Exhibitions (between 2-5 events per year)
 - Dance Events (between 0-3 events per year)
 - Boxing (between 1-2 events per year)
 - Civic events (0-4 events per year)
- 3.15. The highest earning bookings are concerts, however, the promoters of concerts advise that there is a need for these events to spill into Market Place in order to provide the necessary toilets and bar facilities, which adds to the cost of concert events and presents weather risks to the promoters. Therefore, the venue is not currently capable of hosting all concert events within its confines.
- 3.16. Financially, in 2024/25 the expenses for the Hall (excluding YouthARC) were approximately \$273,038 (including depreciation) while the revenue received was \$112,312. This demonstrates an operating loss of \$160,736 for the financial year. The Hall has posted operating losses for each of the last five (5) years, which is illustrated in the 'Financial and Economic Considerations' section of this report.
- 3.17. Over the last five years, the Council has committed little by way of capital expenditure on the Hall. In 2019/20 the *City Hall Renewal: Major Refurbishment project* was completed at a cost of \$1.2M, which involved upgrades to the floor in the Hall, the public toilets, re-painting and the installation of fall protection infrastructure on the ceiling.
- 3.18. Despite the investment in 2019/20, there is a backlog of upgrade and renewal works that are currently required to support the Hall's functionality, safety, and heritage value. These works represent essential renewals which are important to ensure the Hall can continue to operate as a viable venue but also as one of the City's major Emergency Evacuation Centres. The key works are summarised in the following table:

Current Required Renewal Works	
<p>Gutter and Downpipe Renewal</p> <p>This work involves replacing the ageing and damaged gutter and downpipe system. These components have deteriorated, leading to water leaks within the building and potential structural damage. The renewal will ensure effective water drainage, protect the building from weather-related damage, and maintain the facility's integrity for long-term use.</p>	

<p>High-Level Budget Estimate: \$100,000</p>	
<p>Kitchen Renewal</p> <p>This work involves renewal of the outdated kitchen facilities by improving joinery, fixtures, and fittings. The renovation will enhance functionality, replace old appliances, and ensure compliance with safety standards. It will also improve the overall user experience for staff and visitors and support the hosting of community events. The Council needs to ensure that the Hall remains a welcoming and efficient space that serves the community’s needs effectively. An operating kitchen would also be essential when the Hall is used as an evacuation centre.</p> <p>High-Level Budget Estimate: \$80,000</p>	
<p>Audio and Lighting Upgrade (Proposed for 25/26 FY budget bids)</p> <p>Upgrade of current audio and lighting in the Hall to provide an improved level of service and experience. The current audio sound system and lighting does not meet the needs of the clients that hire the venue. The systems are outdated and past their lifespan. Replacement parts can no longer be sourced upon break down. Room acoustics are very poor, which make artists feel like their instruments/voice is not projected strong enough or unbalanced sound for themselves and the audience. This in turn creates an unbalanced sound across the venue.</p> <p>High-Level Budget Estimate: \$250,000</p>	

<p>Stage Curtains and Rigging System</p> <p>The current stage curtains and rigging system do not meet the needs of the clients that hire the venue. The curtains and rigging system are past their life span and the curtains are no longer flame retardant due to age. Stage curtains and a rigging system are a dynamic and critical aspect of a venue being hired for live performances. The rigging system is used to secure lighting, curtains, audio equipment and/or other technical needs above the ground for live performances and events.</p> <p>High-Level Budget Estimate: \$80,000</p>	
<p>Tiered Seating upgrade</p> <p>Upgrade of the current tiered seating to provide an improved level of service and experience for the audience. The current seating is past the end of its lifecycle and is in poor condition. Many of the seats are worn, ripped, and separated from their safety frames. The frames of the seating have deteriorated and are no longer safe to hold larger crowds.</p> <p>High-Level Budget Estimate: \$165,000</p>	
<p>Upper-level timber floor renewal</p> <p>The upper-level timber flooring has aged, showing signs of wear, damage, and fading, which impacts both the aesthetic appeal and functionality of the space. Instead of a full replacement, the renewal will involve sanding and refinishing the existing floor to restore its appearance and longevity while preserving its original character.</p> <p>High-Level Budget Estimate: \$30,000</p>	

<p>Reception counter renewal</p> <p>The work will involve redesigning and installing a modern, user-friendly reception counter that enhances the visitor experience while maintaining the building's heritage character. The upgrade will provide a more welcoming and professional environment for visitors and staff, ensuring the space remains functional and aligned with modern standards. It was the only thing mentioned in the Asset Management Plan regarding the Hall.</p> <p>High-Level Budget Estimate: \$25,000</p>	
<p>Change rooms and toilets fit-out refurbishment</p> <p>The current facilities are outdated and in need of modernisation to meet the needs of employees and visitors. The refurbishment will focus on updating the layout, enhancing privacy, upgrading fixtures, and ensuring compliance with current accessibility standards. The project will create a more efficient and comfortable environment, fostering inclusivity and supporting the diverse needs of those using the facilities.</p> <p>High-Level Budget Estimate: \$400,000</p>	
<p>Staircase renewal</p> <p>Renewing the Hall's staircases by installing new carpet tiles and modern stair nosing to improve both the aesthetics and functionality of the space. The existing staircase, which experiences high foot traffic, will benefit from the enhanced durability and appearance that carpet tiles provide, while the stair nosing will increase safety by offering a clearer, more durable edge on each step.</p> <p>High-Level Budget Estimate: \$20,000</p>	

Strategic Planning

3.19. As previously mentioned, the Council has been investigating potential future directions for the Hall for some time and has participated in three key pieces of strategic work:

- 2020 City Hall Masterplan by Partners Hill and Lovell Chan;
- 2020 Greater Hobart Cultural Venues Study by Inkhorn Projects; and
- 2022 Civic and Cultural Precinct by GHDWoodhead.

3.20. These strategic documents are summarised below:

City Hall Masterplan

3.21. In 2020, the Council engaged Partners Hill and Lovell Chen (PHLC) to develop a City Hall Masterplan, which is included as attachment A. PHLC completed a great deal of work in investigating a range of options for the future development and use of the Hall. However, in doing this PHLC identified that any consideration of the Hall’s future needs to take account of the following:

- YouthARCs need of a home, either at the site or in conjunction with an alternative centre dedicated to the welfare of the age group.
- The need for a reliable annual budget for maintenance and prevention of building fabric decay, meeting compliance needs, gradual improvement in acoustics and amenities.
- A management structure that treats the site as a whole, helps make hiring conducive and adapts a custodial position regarding the future.
- The need to provide some small improvements that would make differences including on-site furniture, AV equipment, meal management, heating, and
- Effort in raising the profile of the facility to increase its usage and actual cultural value.

3.22. PHLC proposed five (5) different options for the future of the Hall which are summarised in the following table, together with the assessment that was made by PHLC:

Option	Partners Hill and Lovell Chan Assessment
<p>Option 1- Improved Business as Usual</p> <p>A preparation phase for</p>	<p>The major issue of Option 1 is that although it does rate well on some criteria, many of the rating criteria cannot currently be met because of a lack of a commitment from Council for the</p>

<p>future work, that lifts the profile of the facility in readiness. Uses and tenancies (including Youth ARC) remain. Some simple adjustments are made to assist functionality.</p>	<p>capital works that are required to bring the building back to a certain standard.</p> <p>If a Venue Manager was appointed, they could work towards achieving several of the rating criteria, but again this would require a commitment from Council for an annual operational budget to support both management and operations.</p> <p>Note: Many of the assumptions in this Option rely on there being a proper and comprehensive management and operational model in place and that there is a concerted effort to promote the Hall as a venue for hire. Some of the assumptions also rely on the development of some self-presented programs that will support achieving many of the criteria set down in each pillar; e.g. contributes to programs / services / activities for different community segments.</p> <p>Preliminary 10 Year Capital investment estimate of \$2.11M</p> <p>This option was scored 98 out of a possible total of 160.</p>
<p>Option 2 - Rich Venue</p> <p>Major renovations and additions yield a fully functioning multi-purpose hall, tenancies and market/events building on the site. A 1,000 seat auditorium has 700 seat concert configuration, supported by a new service core. YouthARC occupies the Macquarie Rooms and Roof Terrace. Retail on Collins Street and Macquarie Street with restored facades.</p>	<p>Option 2 is very much an advance on option 1.</p> <p>By reconfiguring the rear of the building and reinstating the front of the building to its original design it will support the preservation of major heritage values of the building. By moving YouthARC to the front of the building, this option provides space at the rear of the building for storage and offices; currently the Hall has no storage facilities. This option rates well on many criteria, particularly the economic impact, however, because of a lack of a commitment from Council for the capital works that are required to bring the building back to a certain standard it remains problematic. At least with a CEO and Board, there would be a strong incentive to raise funds for the refurbishment and ongoing maintenance of the building.</p> <p>Preliminary 10 Year Capital investment estimate of \$13.3M</p>

	<p>This option was scored 111 out of a possible total of 160.</p>
<p>Option 3 - Anchor Tenant - such as a musical headquarters</p> <p>An independently funded 'Anchor Tenant', such as an orchestra, is 'resident' at the site and becomes its custodian, facilitator and manager. While the orchestra often utilises the auditorium in a 'concert mode,' it remains available for public use in accord with its current function, but with improved amenity. The orchestra, its administration and its key rehearsal space are housed in new building works within the Old Market shell. Macquarie Rooms and Terrace are available for YouthARC.</p>	<p>From a business perspective, this option presents an exciting opportunity that would see the Hall become a permanent home for an 'Anchor Tenant.'</p> <p>In this option, an anchor tenant needs to be identified and then the Hall's refurbishment would in part be driven by its day-to-day working requirements.</p> <p>In the best of all possible worlds, Option 5 would be incorporated with this option, with the anchor tenant providing the funding for the building and Council providing the funding for the Civic Upgrade.</p> <p>Preliminary 10 Year Capital investment estimate of \$18.4M</p> <p>This option was scored 125 out of a possible total of 160.</p>
<p>OPTION 4 – Youth Hub and Hall</p> <p>A 'Youth Hub' would consolidate many services already provided in disparate locations; Colony 47, Link Youth Health Services and YouthARC.</p> <p>Making an aggregate offer to youth at a single site has both common sense and well evidenced advantages.</p> <p>Since the Hall itself needs to remain publicly accessible, the bulk of accommodation would be provided in the Old Market;</p>	<p>This option gives a major part of the Hall over to the Youth Hub concept. While this is laudable, it needs to be considered in relation to both the financial considerations of the refurbishment of the building to meet the needs of the Hub, it also needs to consider the numbers of youth who will potentially utilise the Hub. Currently, YouthARC only occupies a small part of the building, and their program is not a full-time program.</p> <p>Developing the Hall as a Youth Hub, apart from the physical requirements, would require a business plan to determine what the Hub would do and what its funding requirements would be.</p> <p>Preliminary 10 Year Capital investment estimate of \$7.9M</p> <p>This option was scored 107 out of a possible</p>

<p>a less than ideal fit.</p>	<p>total of 160.</p>
<p>OPTION 5 – Civic Upgrade Large venues typically need large spaces set in conjunction to marshal visitors and encourage secondary crowds.</p> <p>Market Place can be adapted for this purpose; it becomes the Public Hall’s Public Square. Limited vehicle traffic is enabled; a scenario that has been tested previously.</p> <p>The Hall needs more profile, more significance and more amenity; giving it an ‘urban skirt’ helps.</p>	<p>This option presents an opportunity to improve the public amenity around the Hall and fulfils many of the requirements of the four pillars of sustainability.</p> <p>While this option does not focus on the building itself, it provides enhanced open space for both the general public, the YouthARC participants and visitors and audiences to the venue.</p> <p>In an ideal situation, this option would be implemented in conjunction with the one of the other options that support the refurbishment of the Hall.</p> <p>This option was scored 113 out of a possible total of 160.</p>

- 3.23. Option 3 was the highest scoring option, which involved securing an anchor tenant such as a musical headquarters. This option also included civic upgrades around the Hall to improve public amenity based on the needs of the tenant.
- 3.24. However, despite it being the lowest scoring of the options, PHLC recommended the progression of option 1, which involved improved Business as Usual (BAU) with a focus on increasing activation and a curatorial model and YouthARC remaining.
- 3.25. The basis for this recommendation was that it is unlikely that a viable anchor tenant will have the capacity to be able to commit to such an investment within a period of 10 years and that the ‘Youth Hub’ model still may require a significant capital investment to achieve its preferred accommodation outcomes. PHLC also identified that the Council has no significant funds to invest itself into the Hall in the short to medium term.
- 3.26. The PHLC also recommended that an advisory committee or similar should be established to undertake the management of the venue which should be supported by the engagement of a Venue Manager/Creative Curator. It further recommended to facilitate cohabitation in the YouthARC end of the venue with a dance company to take on the residency of the dance studio. Finally, they recommended that capital improvements need to be progressed including flood protection, light wells and acoustic insulation in the main Hall.

- 3.27. Option 1, as illustrated in Figure 2 would involve minimal but meaningful soundproofing between Market Place and the Hall, installation of electric infrared heating, repairs of asset damaging items and installation of a temporary 'Help Box' for storage, bar/kitchen, equipment and trial of spatial arrangement.

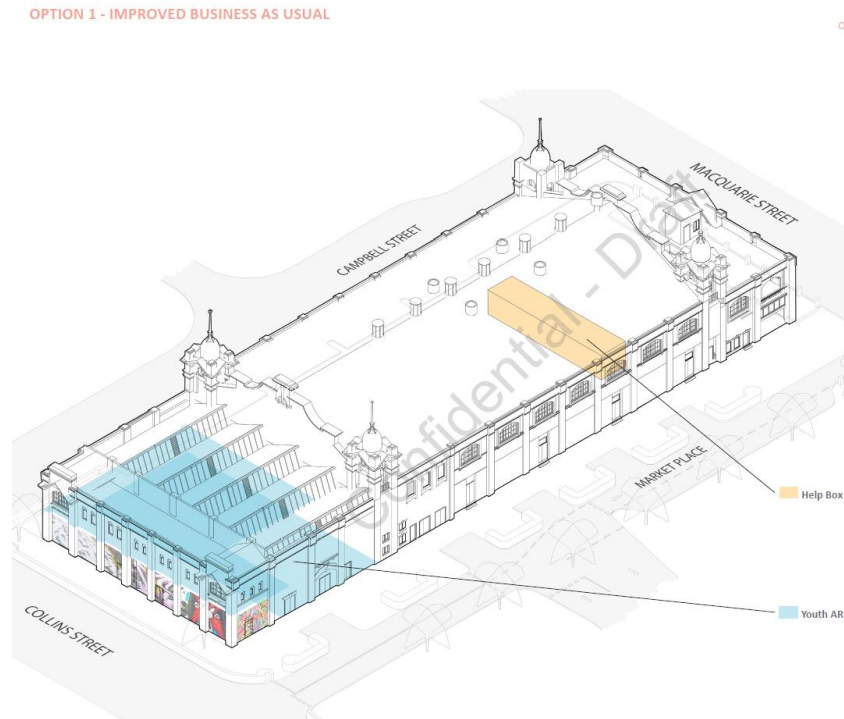


Figure 2: City Hall Masterplan Option 1

- 3.28. The Masterplan included an option (option 5), which proposed alterations to the urban environment around the Hall. This option could be implemented in conjunction with one of the other options that supports the refurbishment of the Hall. It was identified that large venues typically need large spaces set in conjunction to marshal visitors and encourage secondary crowds. It proposed that Market Place be adapted for this purpose by becoming the Hall's Public Square. It was identified that the Hall needs more profile, more significance and more amenity and that giving it an 'urban skirt' would help.
- 3.29. As an urban space, rather than a converted street / footpath, civil works need to include accessibility adjustments to the entire Hall perimeter, as well as Market Place itself.
- 3.30. While Option 5 does not focus on the building itself, it provides enhanced open space for both the public, the YouthARC participants and visitors and audiences to the venue.

Civic and Cultural Precinct – GHDWoodhead

- 3.31. In 2022, the Council worked with the State Government to develop a Civic and Cultural Precinct proposal which would extend along Macquarie Ridge out to the Cove, with renowned cultural and arts

venues, iconic civic landmarks, and a diverse range of activities and experiences (Refer Figure 3).

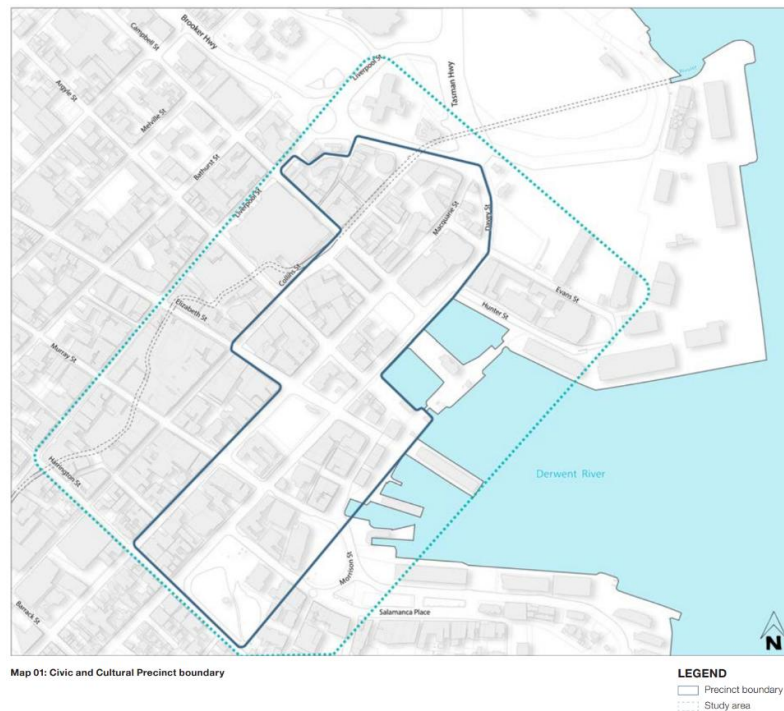


Figure 3 – Civic and Cultural Precinct

- 3.32. At the heart of the precinct, with increased permeability to its Macquarie Street frontage, it was proposed that *'City Hall could become a connected, vibrant community and cultural hub, which would be activated day and night, with a diversity of experiences that honour City Hall's 100 year living legacy in the memories and lives of the people of Hobart.'*
- 3.33. Consultants GHDWoodhead completed the work on the precinct and in doing so explored the following:
- The use of the Hall, and key road and rivulet assets in the development of a new bus transit centre, and other significant projects;
 - Strategic cultural opportunities within the Civic and Cultural Precinct; and
 - Connectivity propositions (City to Cove and City to Macquarie Point), plus the treatment of lower Elizabeth Street, and its connection to Sullivans Cove.
- 3.34. Both the State Government and the City of Hobart have since ruled out the Hall becoming a bus transit centre, so this element of the plan will not progress.

3.35. However, while the precinct plan is based around the State Government transport hub model, it also articulates the importance and the opportunity to link a number of key strategic City owned sites, including: Franklin Square, Civic Square/Mawson Place, Town Hall (and the Terroir proposal), Council Centre, Dunn Street and the City Hall – and the opportunity presented by the Elizabeth Street Vision Plan. The key site and opportunities are outlined below (and in Figure 4):

- Transform City Hall as a cultural hub and public transport centre;
- Consolidate the Tasmanian Museum & Arts Gallery (TMAG) on Dunn Place as a significant transformational project;
- Reimagine Civic Square as a public wintergarden, “tasting and sampling venue” and information hub for both tourists and locals;
- Pedestrianise the Treasury forecourt as a civic space with a multilayered landscape overlay that honours and/or differentiates both Palawa and non-indigenous cultural settings;
- Connect Brooke Street to the Treasury forecourt under Davey Street;
- Consider the reimagination and enhancement of the Town Hall Annexe and its potential to become a key space, connecting from Franklin Square to Civic Square or to TMAG; and
- Increase pedestrian amenity along Elizabeth Street (city to cove) and lower Collins Street (connecting to Macquarie Point).

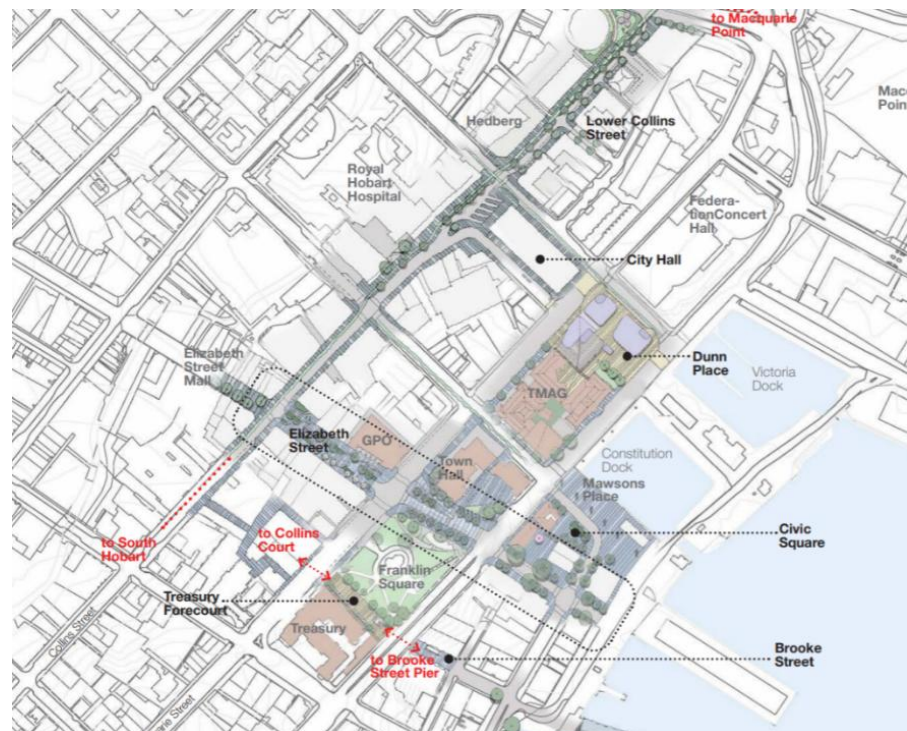


Figure 4 – Civic and Cultural Precinct: Key Sites and Opportunities

- 3.36. It's important to note that the precinct plan proposed that the Tasmanian Museum & Art Gallery (TMAG) be redeveloped to occupy and "reimagine" the Dunn Place Carpark, which is adjacent to the Hall.
- 3.37. It is proposed that by expanding TMAG's offering to the Dunn Place site, it would ensure long-term sustainability of the state's most significant public cultural organisation and meet the local, national and global interest in Tasmania's unique and diverse cultural experience.
- 3.38. The precinct plan identified that TMAG's future expression on the Dunn Place site may ultimately accommodate or support a range of possibilities from a dedicated, Tasmanian Aboriginal owned and managed cultural and community facility to a federally funded Holocaust Education Centre.
- 3.39. Consolidation of TMAG on Dunn Place presents the unique potential to generate conditions that provide an exceptional cultural visitor experience that tells the stories of Tasmania.
- 3.40. With careful consideration and integration, the Dunn Place site would blend the necessary TMAG back-of-house requirements, with engaging landscapes and public interfaces, offering exemplary and commercially viable opportunities and forge TMAG's reputation as a museum and art gallery of international significance within the city's Civic and Cultural Precinct.
- 3.41. Given its proximity to the Hall, the redevelopment of TMAG offers the potential for the Hall to form part of a vibrant cultural experience which activates the precinct day and night.
- 3.42. Subsequent to the Civic and Cultural Precinct work by GHDWoodhead, the precinct was formally recognised in the Central Hobart Plan in 2023 as follows: "...the Civic and Cultural precinct Hobart's key civic buildings, such as the City Hall, Town Hall, Franklin Square and the Treasury building. Other notable buildings are cultural institutions, which include the Tasmanian Museum and Art Gallery, the Theatre Royal and the Maritime Museum of Tasmania..."
- 3.43. The Precinct Objectives are:
 - Strengthen the identity of the area by reinforcing its role as the civic and cultural heart of the city.
 - Transform pedestrian access from the waterfront area into Central Hobart, and encourage greater pedestrian movement into other neighbouring city precincts.
 - Look to the future through the adaptive re-use of heritage buildings and key sites, and the creation of additional cultural and art venues.

- Talk to and be inspired by Tasmanian Aboriginal and other historical events through art, conservation, interpretation and other means.

Greater Hobart Cultural Venues Study by Inkhorn Projects

- 3.44. In 2020, Inkhorn Projects were engaged to complete a study of the cultural venues that exist in Greater Hobart.
- 3.45. One of the key threads in this study is the need to better facilitate existing resources, organisations and facilities to be “fit for purpose.” The study identified that in more recent times there has been a festivalisation of Hobart’s cultural life which has increasingly used the whole city as a stage which has created a highly decentralised model that has reduced the essential critical mass of the cultural sector. So, whereas once Salamanca and the waterfront may have been the cultural heart of the region, the last few years of arts happening everywhere has also fundamentally changed the way that arts and culture is visible as a part of everyday life.
- 3.46. The consultants felt that this shift has given rise to not only the potential to review the role and operation of the Salamanca waterfront, but provides the City the opportunity to consider the development of a new cultural hub in what is known as the Hobart Delta, focused around the Hall and harnessing and activating the potential of TMAG, Theatre Royal and The Hedberg as well as Federation Concert Hall. This supports the GHD Woodhouse Civic & Cultural Precinct proposal.
- 3.47. The study recommended that *“the City of Hobart considers formally identifying the region centred around the City Hall (with reference to the Theatre Royal/Hedberg, TMAG and TSO/Federation Concert Hall) as a cultural precinct if this can be proved to have the potential to deliver benefits to the community and sector.”*
- 3.48. This study noted:
- That almost all venues currently operating in the central region of Hobart need upgrading or support for general maintenance (over and above current operational funding) to make them more viable and usable. This is most acutely felt in the areas of patron and technical access, back of house functionality and general presentation.
 - The sites championed have limitations due to their condition and significant backlog of maintenance requirements and are in the most need of redevelopment or reimagination.
 - There is a demonstrable need for a flexible “contemporary” space to complement The Hedberg, providing performance and rehearsal spaces as well as a smaller “low risk” space for new works, dance, cabaret and live or hybrid arts practice.

- Ideally this facility would be located within the central city on a single site and complement existing facilities and activities, either through developing an existing site / sites or the conversion of an existing site. The intention would be to add to the overall capacity of the city's cultural ecology rather than shift or combine existing resources.
- 3.49. The study indicated that for this precinct to work, the effective "activation" of the Hall is necessary, providing a visual and programmatic connection between the Town Hall / Mercury Building / TMAG and Theatre Royal / Federation Concert Hall.
- 3.50. Outwardly, Hobart is equipped with a range of venues and sites that can support a wide array of performances and public activities. However, issues of appropriate and affordable venues for working, rehearsal and presentation dominate the needs of local producers and currently present the biggest gap in the venue ecology.
- 3.51. This, and the lack of any resident company in these venues, has also led to the overarching "venue for hire" approach for venue management in this region, with no local theatre maker or provider having an ongoing relationship with any one space. While this has allowed companies to utilise venues that are suitable (or affordable) for different works, it breaks significant connections between venues, audiences, companies, and content.
- 3.52. Greater Hobart is notable for the lack of an "artshouse" facility, one that acts as a home to the ambition and industry of the performing arts community that are without their own venue. These are facilities, like LaMama in Melbourne, Griffin Theatre in Sydney, The Blue Room or King Street Arts Centre in Perth, LaBoite in Brisbane and various musician clubs around the country, that help mitigate or support.
- 3.53. The study supported the creation of an "artshouse" facility in the City that could actively support the rehearsal and limited presentation needs for the cultural and creative community of the South. The "artshouse" concept borrows heavily from the European performing arts tradition and seeks to bring multi-discipline activities together under one roof and support the making and presentation of works.
- 3.54. The study identified that outside of issues of access, the Hall would be an immediate opportunity for the creation of an "artshouse" facility, especially given its location in context with TMAG, the Hedberg, Theatre Royal and Federation Concert Hall, and the opportunity to develop a greater sense of a "cultural precinct within the city which recognises that this facility is currently underutilised and requires "activation".

Discussion

- 3.55. It needs to be acknowledged that the Hall is currently underperforming in terms of both its level of use and financial results. This is not to say that the current tenants (and YouthARC) are not delivering value to the community, however, the Hall itself is underutilised and is failing to provide the level of activation and use that befits a building of such status and potential.
- 3.56. The City Hall Masterplan identified that the highest and best use for the Hall would be to secure an anchor tenant such as a musical headquarters. Under this option the tenant would become the Halls' custodian, facilitator and manager. It was further recommended that the Council commit to upgrading Market Place to create a Public Square to create a large event space to marshal visitors and encourage secondary crowds.
- 3.57. This direction from the Masterplan aligns strongly with the Greater Hobart Cultural Venues Study, which found that the Hall would be an immediate opportunity for the creation of an "artshouse" facility, especially given its location in context to TMAG, the Hedberg and Theatre Royal. It also accords with the Civic and Cultural precinct proposal that was recommended by GHDWoodhead in 2022. Further, the Venues Study recommended that the City of Hobart considers formally identifying the region centred around the Hall (with reference to the Theatre Royal/Hedberg, TMAG and Federation Concert Hall) as a cultural precinct, which is an idea of considerable merit.
- 3.58. Despite the strong confluence of themes and opportunities that were identified in this strategic work, the City Hall Masterplan opted to recommend the maintenance of the status quo, albeit with some identified service improvements. The basis for this recommendation was that the Council had no significant funds to invest in the Hall in the short to medium term and that an anchor tenant is unlikely to be identified with the capacity to make the financial investment envisaged in the Masterplan.
- 3.59. Since the development of the Masterplan, the Hall has continued to underperform over the last five years, receiving very low levels of use and deliver increasing financial losses to the Council.
- 3.60. Whilst it may be understandable that the Masterplan formed a conservative view in 2020, it is considered that the recommendations were based too heavily on pragmatism and untested opinions, which may or may not be accurate.
- 3.61. For instance, there have been several approaches to the Council over the past 18 months to manage the Hall. The Council has been approached by an independent events company to provide them with a lease of the Hall. The company indicated that it was prepared to invest in the Hall to address many of its current shortcomings for events, such

as the provision of appropriate toilet facilities and bar facilities within the venue.

- 3.62. As has been previously discussed, in order for larger concerts to be held in the Hall, additional toilet and bar facilities need to be provided outside in Market Place. It is considered likely that an independent events company would market the venue more actively and effectively than the Council can, because it would be a core activity for the company, while it is not a core service for the Council.
- 3.63. There has also been interest from cultural institutions which accord with the “artshouse” proposal identified by the Masterplan.
- 3.64. In addition to the interest in managing the Hall, it needs to be clear that the Council has the financial means to invest in the renewal of the Hall as a vitally important asset. Further, the Council is more than prepared to work with the State and Federal Governments to fund future upgrades to the Hall and surrounds.
- 3.65. Accordingly, it is recommended that the Council seek to progress option 5 that was identified in the Masterplan and undertake an Expressions of Interest (EoI) process to identify a principal tenant or tenants for the Hall. However, it is recommended that YouthARC be retained as a standalone use within the Hall.
- 3.66. It is recommended that the EoI process be broad in nature in order to attract as wide a range of interested parties/proposals as is possible. The Council would have two key goals in the EoI process which would be to increase the use/activation of the Hall and to reduce the financial reliance on the Council for the operation of the Hall.
- 3.67. It is also recommended that following the EoI process the Council work with the anchor tenant/s to identify and implement short, medium and long-term upgrades to the Hall to enable it to meet operational and user needs.
- 3.68. Should it make a significant difference in being able to realise the potential of the Hall with a principal tenant or tenants, the Council could explore the possibility of relocating YouthARC to a purpose-built facility on the Mathers /Criterion House site in Bathurst Street in the medium to long term. There is a genuine opportunity to further develop this site, particularly the air rights, and there could be a “win:win” scenario whereby YouthARC is able to operate and provide services to the City from a central site within the CBD, while the Hall may be able to be operated more in accordance with its true potential by freeing up the space currently occupied by YouthARC.
- 3.69. At present, YouthARC will be operating in its current location for the foreseeable future. Nevertheless, Council remains open to considering proposals that involve relocating YouthARC, provided such plans offer an outstanding use of City Hall and significantly enhance activation and

sustainability outcomes. As previously mentioned, any potential relocation would be a lengthy process, likely requiring several years, considerable financial resources, and the identification of a suitable alternative facility.



Mathers/Criterion House in Bathurst Street, Hobart

- 3.70. There is little doubt that for the Hall to have a vibrant and active future, the Council must adopt a vision and ambition for the Hall and/or be committed to investing sufficiently in and around the Hall to realise this vision.
- 3.71. The vision for the Hall to become an important part of a vibrant Civic and Cultural Precinct would provide a 'North Star' which would focus efforts to activate this important city asset.
- 3.72. Indeed, the creation of a Civic and Cultural Precinct would present the opportunity for the Council to partner with a potential anchor tenant and the State Government to seek funding as part of the Federal Government's Urban Precinct and Partnerships Program (uPPP) or similar funding program. This could involve redevelopment of any combination of the buildings including the Hall, TMAG and potentially the Council Centre or the Civic Square/Mawsons Place. Accordingly, this is a recommendation of this report.
- 3.73. The redevelopment option for the Hall that was developed by the Masterplan estimated a cost of \$18.4M in 2020, so the cost is likely to be higher given the inflationary impacts on building costs in recent years. Equally however, a part of this uPPP application, it would also need to include the redevelopment of Market Place, including addressing the flooding risk that exist in this area of the city. It has been previously established that a flooding solution will need to utilise Market Place and Dunn Place to provide the necessary flow paths. Accordingly, the redevelopment of TMAG and the Hall ideally should be considered together.

- 3.74. Whilst the Hall is not suitable as an evacuation centre for flood-related emergencies, it will continue to serve as a centre to provide shelter during other emergencies such as bushfire, structural fires, pandemics and mass casualty incidents etc.
- 3.75. Therefore, the above redevelopment would need to include and benefit the ongoing use of the Hall as an Emergency Evacuation Centre, which is an important role that the Hall plays for the City which will need to be continued amid any refurbishment plans and/or tenancy agreements.
- 3.76. It has already been established that the Hall is located in an area which is subject to flooding and that flooding around the whole building reaches between 1m deep and 1.7m deep in a 1% (100 year ARI) event and nearly as deep in a 2% (50year ARI) event (Figure 5).

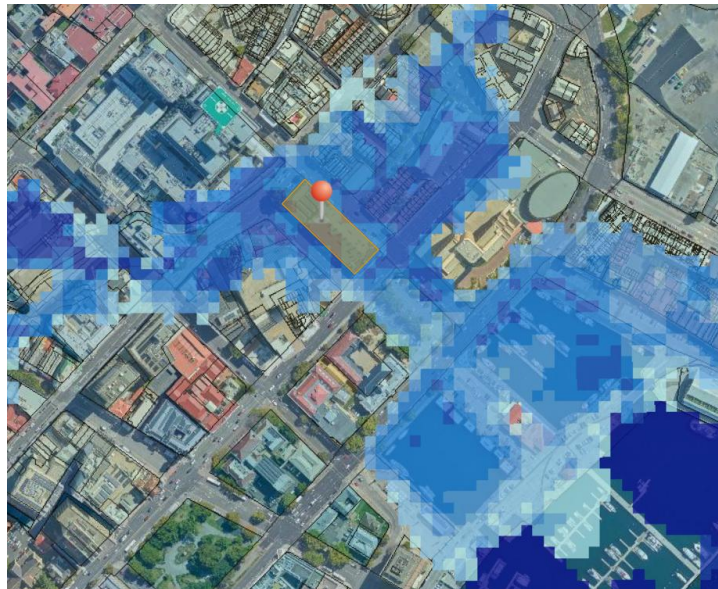


Figure 5 – City Hall Flood Map

- 3.77. It is noted that in the 2018 Southern Tasmania Extreme Weather Event (STEWEE), the Hall and surrounding areas were significantly impacted by flooding. The ground level of the YouthARC facility was most seriously impacted with the entire internal facility having to be rebuilt. Most of this expenditure was subsequently recovered from the Federal Government using Disaster Recovery Funding.
- 3.78. The Council's Stormwater and Waterways Team have examined the Masterplan's flood mitigation proposal and believe that as the Hall is in the low point on the land, flood water cannot be effectively pushed from one side to another as proposed by flood barriers and gates.
- 3.79. The Team has identified that there are two (2) possible alternative options to manage flooding in this locality:
- 3.79.1. Provide flood protections into the building design itself, (i.e. flood doors and seal up vents), and/or

3.79.2. Manage the flooding in the whole area. This would be a much larger project and involve significant cost and design, however, it has the distinct advantage of also benefitting a large number of surrounding buildings.

3.80. Accordingly, it is recommended that the Council pursue the second option to explore whether the flooding in this locality can be managed through a redevelopment of Market Place and Dunn Place to enable the channelling of floodwater directly out to the Cove.

4. Legal, Risk and Legislative Considerations

4.1. In terms of the legal, risk and legislative considerations it will be important to ensure that the Expressions of Interest process is carried out in a legally compliant manner and to ensure this the Council's Legal and Governance Team will be included in the cross-organisational team to deliver that process.

4.2. The Hall itself is subject to several statutory requirements in terms of its use, in particular the *Building Act 2016* as it relates to the occupancy permit for the use of the venue. Any plans to redevelop and/or upgrade the Hall will need to ensure compliance with this legislation.

4.3. There is a known flood risk for the Hall and progression of the report's recommendations will commence a process to mitigate this risk over time.

5. Strategic Planning and Policy Considerations

5.1. The following sections of the *Capital City Strategic Plan 2025* are relevant to the proposal contained within this report:

- Hobart's cityscape reflects the heritage, culture and natural environment that make it special. (Outcome 1.2)
- Hobart is a creative and cultural capital where creativity is a way of life. (Outcome 3.1)
- Civic and heritage spaces support creativity, resulting in a vibrant public realm. (Outcome 3.4)
- Hobart's economy reflects its unique environment, culture and identity. (Outcome 4.1)
- Hobart's economy is strong, diverse and resilient. (Outcome 4.4)
- Infrastructure and services are planned, managed and maintained to provide for community wellbeing. (Outcome 7.3)

6. Financial Viability

Financial Considerations:

- 6.1. If the Council were to agree with the recommendations, there would need to be financial resources provided to deliver the recommendations. These would include:
- 6.1.1. The development of a Cultural Precinct proposal and business case, together with the development of a concept plan for the development of Market Place would require a Council commitment in the order of \$150-\$200K, which would need to be supported by contributions from the State Government entities within the precinct. There is significant flooding, traffic and operational needs to be considered as part of a proposal, which may be able to be partially funded through external grants.
- 6.1.2. An Expressions of Interest (EoI) process to identify an anchor tenant would be largely able to be completed within existing resources, however, some specialist support may be required. Accordingly, an amount of approximately \$30,000 should be allocated.
- 6.1.3. Following the EoI process there would be a need for the Council to commit capital funding to the Hall, the quantum of which would need to be determined with the anchor tenant/s. As a guide, the key works that have currently been identified in this report total \$1,162,000. However, the Masterplan identified some larger cost works that would need to be worked through with the proposed anchor tenant or tenants. Some of the larger works include:

Description	Cost
Acoustic and mechanical treatment throughout	\$2,200,000
New back of stage areas including loading dock, goods lift, storage	\$2,480,000
Install a permanent "Help Box" has retractable seating, wet bars, kitchen facilities	\$1,110,000
Ground Floor - Old Market is restored for Booking Office, Foyer, Amenities, Rehearsal Space	\$2,355,000
Fully restored fire escapes and toilets	\$985,000

Financial and Operational Performance

6.2. The financial performance of the Hall between 2020/21 and 2024/25 is provided in the following table.

City Hall 2020/21 to 2024/25 (excluding Youth Arc Operations)

	20/21	21/22	22/23	23/24	24/25
Expenses					
Labour Charges	\$829	\$860	\$1,329	\$0	\$954
Water and sewerage charges	\$27,496	\$20,977	\$19,213	\$27,664	\$28,595
Materials	\$834	\$0	\$40	\$180	\$0
Stock Purchases	\$115	\$92	\$0	\$0	\$0
Security - Council Buildings	\$3,349	\$340	\$0	\$0	\$0
Energy Costs – Light, Power, Heat	\$0	\$130	\$274	\$0	\$102
Energy Costs - Contestable Sites	\$20,527	\$20,817	\$14,666	\$11,191	\$25,209
Maintenance Heating Ventilation & Air Conditioner	\$1,407	\$7,113	\$5,880	\$2,320	\$1,614
Land Tax (City Hall excl Youth Arc)	\$20,740	\$20,728	\$36,466	\$36,468	\$36,466
Contractors - Works	\$17,801	\$48,353	\$24,322	\$33,078	\$29,058
Contractors - Electrical	\$17,280	\$12,429	\$10,801	\$14,239	\$39,351
Contractors - Plumbing & Minor Works	\$1,675	\$11,422	\$11,648	\$2,399	\$12,629
Contractors - Asbestos Removal	\$0	\$0	\$0	\$165	\$0
Contractors - Hygienic Services	\$0	\$110	\$0	\$0	\$0
Internal Charges	\$0	\$99	\$0	\$0	\$0
Devine Management (4.5% of Rent Collected) Nena Bookstore /Paul Johnstone	\$258	\$258	\$270	\$297	\$898
Provision for Lease Management					
TOTAL	\$112,311	\$143,730	\$124,910	\$128,001	\$174,876
Revenue					
Fees and Charges - Hall hire (External)	\$31,944	\$92,097	\$84,121	\$73,839	\$64,643
Fees and Charges - Hall hire (Internal) Waived Fees/In-Kind/Grants	\$3,558	\$1,000	\$1,000	\$4,963	\$1,000
Reimbursement / Refund	\$0	\$0	\$25	\$0	\$0
Rental	\$23,543	\$24,167	\$23,944	\$31,137	\$46,689
TOTAL	\$59,044	\$117,264	\$109,090	\$109,939	\$112,312
RESULT (excl. Depreciation)	-\$53,267	-\$26,467	-\$15,821	-\$18,062	-\$62,564
Depn - Buildings (City Hall excl Youth Arc)	\$44,537	\$46,844	\$58,076	\$94,229	\$98,172
RESULT (incl. Depreciation)	-\$97,804	-\$73,311	-\$73,897	-\$112,291	-\$160,736
Number of Events	21	20	25	24	24
Nature of Events	Concert (3) Boxing (1) Cultural Fest (8) Exhibit (5) Rally (1) Dance event (3)	Concert (9) Public Meet (2) Cultural Event (1) Polling Cent (1) Boxing (2) Exhibition (2) Christmas Pageant O.flow (1)	Concert (7) Exhibition/Art Instillation (6) Dance event (3) Cultural Event (5) Wedding Rec (1) Boxing (1) Conference (1) Q & A Event (1)	Concert (6) Boxing (2) Cultural Event (7) Polling day (2) Exhibition (1) Dance event (3) Book Launch (1) Beaker St Fest (1) Cat Show (1)	Concert (6) Boxing (2) Cultural Event (7) Polling day (2) Exhibition (1) Dance event (3) Book Launch (1) Beaker St Fest (1) Cat Show (1)

City Economy Strategy:

- 6.3. This proposal aligns to the following strategic priorities listed in the City of Hobart City Economy Strategy 2023 – 2028:
- Plan for our collective social, economic and environmental prosperity, by:
 - Delivering initiatives that expand or enhance our night-time economy programs in the City; and
 - Partnering with government and business to develop programs that support local inventiveness and innovation.
 - Position Hobart as an enviable place to visit, live and do business, by:
 - Partnering with Government stakeholders to grow the recognition of our competitive advantages.
 - Advocating for infrastructure which is strategically important to the city and the region including cultural, transport and community infrastructure, and
 - Delivering programs to foster night-time economy, cultural and creative activity that enhances the visitor experience and supports business in the city.

7. Climate and Sustainability Considerations

- 7.1. A major focus of the work proposed by this report will be the management flood water for the City. The Council's *2040 Climate Ready Hobart Strategy* indicates that climate change will lead to more frequent and intense rainfall events, increasing flood risks.
- 7.2. This report is consistent with the Strategy's priority to 'Improve planning of climate and disaster risk across Hobart's built environment, both municipal and private sectors.

8. Community and Business Engagement and Collaboration

- 8.1. There will be a need for a broader public engagement process which will need to be determined.
- 8.2. If the recommendations are supported by the Council, it is intended that the implementation would include:
- 8.2.1. Forming a cross-organisational team to develop and run an Expressions of Interest process to identify an anchor tenant for the Hall and to develop a plan for short, medium and long term upgrades to the Hall.

8.2.2. The CEO would form a working group of representatives from the State Government, Theatre Royal, UTAS, TMAG, Tasmanian Symphony Orchestra and Hotel Grand Chancellor to progress the development and project and funding of a cultural precinct proposal.


8.3 The CEO has conducted meetings with the businesses operating in Market Place to outline the proposed approach. Given that it is at a conceptual stage there is no requirement for any detailed engagement at this time and it should be noted that the business owners are aware of this work and have expressed a willingness to participate in the process to develop a masterplan for Market Place.

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



Michael Stretton
CHIEF EXECUTIVE OFFICER

Date: 22 April 2026
File Reference: F26/23396

Attachment A: City Hall Masterplan - Partners Hill and Lovell Chen (Supporting information) 

14. Dorney House: Update of Status and Future Options
File Ref: F26/22992

Report of the Chief Executive Officer of 22 April 2026.

Delegation: Council

REPORT TITLE: DORNEY HOUSE: UPDATE OF STATUS AND FUTURE OPTIONS**REPORT PROVIDED BY:** Chief Executive Officer**1. Report Summary and Key Issue**

- 1.1. Dorney House is an architecturally significant and heritage-listed property on Porter Hill. It has a complex history, limited services (no sewer/stormwater), difficult access, and significant site constraints including bushfire risk, landslip, and limited parking.
- 1.2. Over the last decade, the site was historically used for limited community and cultural events, however, safety hazards and degraded access led Council to cease public bookings in 2024. The house is now unused, deteriorating, and costly to maintain.
- 1.3. Earlier attempts to activate the site, including a national Expression of Interest process in 2016, failed due to poor financial viability and risk.
- 1.4. Given the heritage constraints and risk to site values, subdivision and sale of Dorney House is considered highly unlikely to gain approval and presents significant long-term risks to public ownership and control.
- 1.5. This report identifies that tourism-based use represents the most promising future direction for Dorney House. Its seclusion, iconic architecture, and panoramic setting position it well for curated tourism experiences such as small-group food events, guided tours, and boutique accommodation. Discussions with experienced operators indicate genuine market potential if essential access upgrades are delivered. However, it is noted that this does not rule out the potential for creative and/or educational uses to be proposed for the house.
- 1.6. If a viable model cannot be secured, this report suggests that Council revisit the subdivision and/or residential use which remains permissible as a discretionary heritage-based application to ensure site security, generate revenue, and support ongoing conservation.
- 1.7. An estimated \$600,000 investment is required to design and upgrade the access road and address critical infrastructure needs.
- 1.8. The Porter Hill property incorporating the Dorney site currently costs the Council around \$200k per year, mostly loan interest and maintenance, with no revenue. The existing loan should not be repaid early, as continuing to invest the equivalent funds yields a financial advantage.

2. Recommendation**That:****1. The Council agree to the following actions:**

- (i) An Expression of Interest (EOI) process be initiated for the future management and use of Dorney House;**
- (ii) The EOI documentation clearly outline that proposals must:**
 - (a) Respect the heritage significance of Dorney House and Fort Nelson, including visual impact;**
 - (b) Be compatible with the environmental, access, and hazard constraints of the site;**
 - (c) Demonstrate financial viability; and**
 - (d) Include a robust operational plan addressing risk, safety, access, transport, and environmental impact.**
- (iii) The Council allocate \$50,000 in the 2026/27 budget to prepare the design and investigation work required to upgrade the access road to Dorney House, noting that construction works are currently estimated at \$550,000 and will require a future funding decision.**
- (iv) A further report be brought back to the Council outlining:**
 - (a) The outcomes of the EOI process;**
 - (b) The preferred proponent (if any); and**
 - (c) The recommended next steps to activate the site.**

2. The Council note:

- (i) Should the EOI process not identify a viable tourism-based option, the Council consider pursuing the subdivision of the land or residential rental of Dorney House as an interim use, recognising that:**
 - (a) Residential use is permissible as a discretionary heritage-triggered application;**
 - (b) Such use would improve site security and support ongoing conservation; and**
 - (c) Revenue generated would offset ongoing holding costs.**

3. Discussion and Background

- 3.1. This report has been prepared in response to the Council's resolution on 25 August 2025, requesting an update on the status of Dorney House. It outlines the reasons for the discontinuation of previous uses, identifies barriers to future use—including heritage requirements, zoning, fire risk, liability, and road access—and details the ongoing costs to the Council, such as insurance, maintenance, and loan repayments. The report also presents potential future options for the property.



Figure 1: Dorney House

3.2. Background

The Dorney House (Figure 1) was the family home of the late architect J.H. Esmond Dorney. Built in 1978 it is believed by some to be one of the great modern houses of Australia. It was built in three phases between 1949 and 1979. The original 1949 circular glass pavilion, was set atop a former gun emplacement, offering panoramic views of Storm Bay and the Channel. A timber and glass extension was added in 1955 but was lost to bushfire in 1998. The second phase, built in 1966 on a second gun emplacement and connected by a walkway, was also destroyed by fire in 1978. The current structure, completed in 1979, was rebuilt on the surviving northern gun emplacement, incorporating elements that withstood the fire (refer figure 2).



Figure 2: Detail of 1991 photograph showing the chronological development of the site

James Henry Esmond Dorney (1906–91), usually referred to as Esmond, was a highly original figure in post-World War Two Tasmanian architecture. Professor Philip Goad, Australia's foremost scholar of modernist architecture, believes Dorney's buildings stand out for their experimental style, their daring, and set him apart in Tasmania and Australia as a committed and highly inventive architectural individualist.

The site's cultural importance is recognised by its inclusion on the Tasmanian Heritage Register. Contributing factors are the architectural significance of the Dorney House itself and the historical context of the Fort Nelson remains (1909 - 1949) which extend throughout the site. A conservation plan was prepared for the site in 2007.

In 2006 the City acquired a 34-hectare property at Porter Hill in Hobart (Figure 3). The property was purchased primarily for skyline conservation purposes and included a site containing Dorney House and Fort Nelson. This acquisition complemented several existing reserves in this area such as Pearce Reserve, Cartwright Reserve, Trugannini Conservation Area and The Skyline Reserve to create a single continuous reserve.

A total of four titles were purchased from the Dorney Family, these titles form part of around 30 other titles to create Bicentennial Park. The Australian Government contributed \$1M of the overall purchase price of \$5.7M for the property. The objectives for this funding support were to create a private protected area for nature conservation purposes. The funding agreement stipulates most of the title is not to be subdivided and is to be available for public access. Accordingly, a covenant for nature conservation purposes was applied to most of the title (26 hectares) except for approximately 4.3 hectares immediately surrounding the Dorney House as shown in Figure 3.



Figure 3 Dorney House Location and property boundary illustrating the area around Dorney House which is not subject to conservation covenant

Since its purchase most of the area has been absorbed into the management regimes of the surrounding bushland reserves. However, the path forward for Dorney House, the fort and surrounding gardens is not as clear and a number of reports, proposals and initiatives have been prepared for the site over the last 10 years. A summary of the Council decision relating to Dorney House are included as Attachment 1 to this report.

3.3 Summary of Planning Scheme

The site is located within the Environmental Management Zone Tasmanian Planning Scheme – Hobart ('the Scheme').

The purpose of the Zone is to provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value.

The uses that may be considered on the site include:

- No Permit Required - Natural and Cultural Values Management, Passive Recreation.
- Discretionary - Community Meeting and Entertainment, Educational and Occasional Care, Emergency Services, Extractive Industry, Food Services, General Retail and Hire, Pleasure Boat Facility, Research and Development, Resource Development, Resource Processing, Sports and Recreation, Tourist Operation, Utilities, Vehicle Parking and Visitor Accommodation

The Performance Criteria for the zone focuses on being compatible with the values of the site and surrounding area, retention of vegetation and minimising visual impact.

The site is subject to several overlays under the Scheme, including Local Heritage Place, THC Listed Place; Flood-Prone Hazard; Bushfire; Landslip and Natural values (Figure 4).

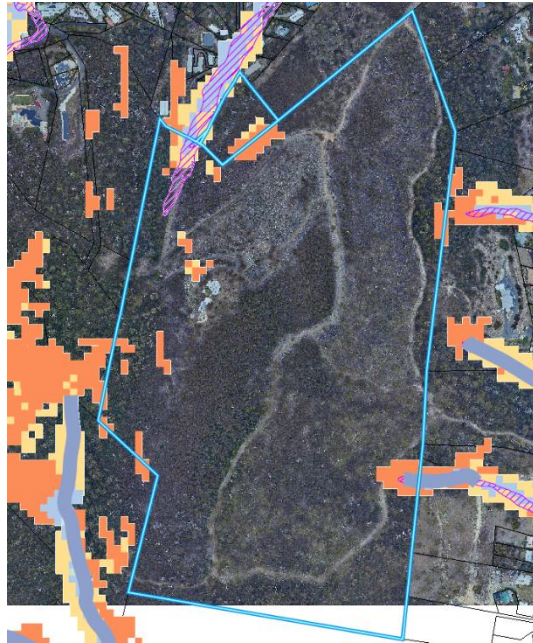


Fig 4. Planning Scheme Overlays - Orange and Yellow (landslip hazard), Purple Hatch and light blue (Flood prone), Dark Blue (waterway protection area)

3.4 Recent Use of Dorney House

Dorney House is currently managed by the Council's Open Space Group and over the years the team has developed and implemented a program of activities to enable limited use of the site. This work has been informed by detailed investigations, advice from operators such as the Robin Boyd Foundation, discussions with key stakeholders and trialling various uses.

In August 2014, the Council endorsed a dedicated activation program titled "*The Dorney House Program*", including a set of principles to guide management of Dorney House. The principles were as follows:

- Mixed public use model that avoids exclusive use of the house to any one group.
- Actively program use of the house, with an emphasis on activities that are relevant to the house's origins and setting.
- Pursue activities and uses that are well matched to the house, avoiding the need to make major physical changes.

- Involve a diverse range of user groups and provide an interesting range of opportunities for public visitation (i.e. incorporating general public visitation, small group workshops, short term artist's residencies, performance-based use, and private hire).
- Maximise cost recovery and pursue program self-sufficiency.

Examples of activities at the site include:

- The Tasmanian Theatre Company's hosting of the play "*Who's Afraid of Virginia Wolfe*".
- An Open House Hobart event run by the Tasmanian Chapter of the Australian Institute of Architects.
- National Trust Open Day.
- Others – corporate events, professional development workshops, graduation ceremonies.

There is also a small residential bedsit on the site that was previously occupied for security purposes.

It is well recognised that the site is impacted by significant limitations. While the property is connected to mains water, which supplies onsite water tanks, it lacks reticulated sewer and stormwater services. Vehicular access and parking present substantial challenges. The driveway has been compromised by a failed retaining wall dating from the Fort Nelson era (circa 1908), resulting in reduced width and deterioration. Due to the limited size of the site, parking can only be accommodated for a very small number of vehicles.



Figure 5 – Images of the collapsed retaining wall

While there is an ability to address the access to the site, there is no ability to provide on-site parking which is a significant limitation for the use of the site.

In 2024, the Council ceased making the house available for public bookings because of the safety hazards (uneven surfaces, significant falls, debris, sharp edges, head height obstacles etc) that exist for persons on the site as well as the site access challenges.

3.5 Dorney House Strategic Review

In 2015, the Council conducted a strategic review of Dorney House to determine the most suitable future use for the residence and its surroundings. Four (4) operational models were considered:

- Renting the property as a private residence;
- Implementing a dedicated Dorney House program;
- Redeveloping the site's bunkers, and
- Selling the residence.

The review found that, although Dorney House still impresses visitors, its appeal is limited mainly to those with architectural expertise or a strong interest in 20th-century architecture. This is largely due to the building's unfurnished state, the deteriorated condition of its fixtures, and the neglected landscape.

The review recommended a combined approach for its future use, which included establishing the Dorney House program and redeveloping the fort bunkers to deliver social, heritage, economic, and environmental benefits.

In accordance with this recommendation, the Council endorsed the *Dorney House Program* and directed the City to seek expressions of interest (EoI) from proponents interested in reactivating the site in line with the program's principles. The preferred model emphasized mixed public use, including public access, small group workshops (such as writing and arts labs, leadership courses), short-term artist residencies, performance-based uses (theatre, events, film sets), and private hires (gourmet dinners, exhibitions).

An EoI process was conducted nationwide from October to December 2016, seeking adaptive reuse proposals that:

- Included activities for both Dorney House and the adjacent Fort Nelson.
- Provided community benefits and public access.
- Respected the site's architectural and historical significance.
- Demonstrated strong business planning and financial viability, and
- Proposed a long-term lease arrangement.

Despite broad publicity, only two submissions were received. Both failed to meet the EoI requirements, particularly in terms of financial planning, budgeting, and risk assessment (including bushfire risk, funding, and the risk of Council not providing financial support). As a result, the EoI process was unsuccessful.

3.6 Robin Boyd Foundation

In 2013, the Council sought specialist advice from the CEO of the Robin Boyd Foundation as a reference point for the future management and use of Dorney House. The Strategic Review recommended adopting a program model like that of the Foundation's, making it valuable to examine their approach.

The Robin Boyd Foundation preserves the legacy of Robin Boyd, an influential Australian modernist architect, author, critic, and educator, through stewardship of the iconic Walsh Street residence (Figure 5), which Boyd designed and lived in from 1957. This house remains a touchstone for Australian modernist architecture and continues to inspire contemporary design thinking.

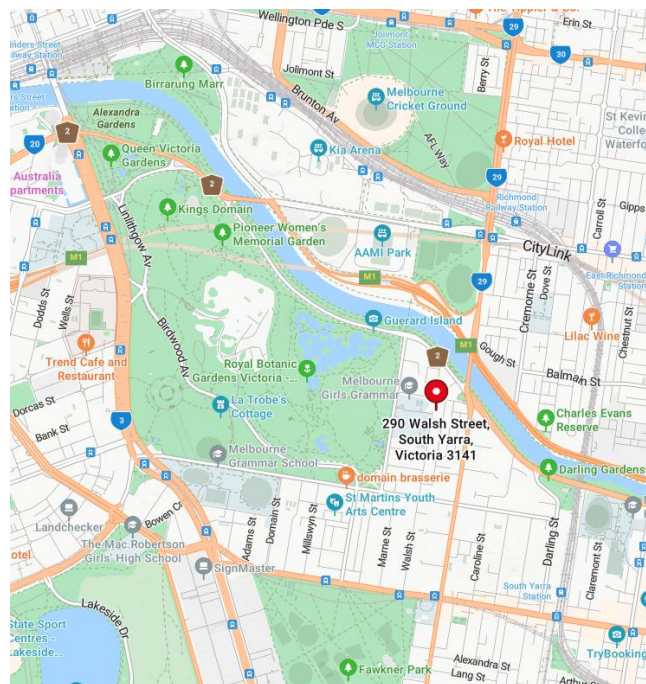


Figure 5: Location of 290 Walsh Street, South Yarra, Victoria

Today, Walsh Street serves as the headquarters for the Foundation, hosting a variety of public programs that celebrate good design and Boyd's enduring influence. These programs include:

- Guided tours of Walsh Street
- Neighborhood and walking tours
- Special events like *"Sunset Cocktails at Walsh Street"*
- Private tours

- Guest lectures
- Artist residencies
- Furniture restoration and photography workshops
- A film society

The Foundation operates as a company limited by guarantee, overseen by a Board of Directors. It employs three staff members (CEO, Engagement Partnership Manager, and Marketing and Programming) and relies heavily on volunteers to deliver its programs.

Walsh Street is open to the public 3 and a half days per week and welcomed 5,400 visitors in 2025, with peak attendance in spring and autumn and a winter closure. Financially, the Foundation has reported operating surpluses in recent years: \$35,247 in 2024; \$38,001 in 2023; \$118,845 in 2022; and \$202,478 in 2021, following a period of losses. The organisation depends significantly on grants and donations, which made up 40.8% and 43.3% of revenue over the past two years, while programs, events, tours, and merchandise contributed 42–48% of revenue.

Despite Walsh Street and Dorney House being architecturally significant, their contexts differ greatly. Walsh Street is centrally located in South Yarra, Victoria, near major attractions and is easily accessible. In contrast, Dorney House is isolated on Porter Hill, with limited public access. Even with potential upgrades, the site's small size restricts parking and would require bus access for visitors.

Therefore, while the Robin Boyd Foundation's model offers valuable insights, it is not directly transferable to Dorney House due to these significant differences in location and accessibility.

3.7 Future use options for Dorney House

Tourism Experience

The Council's approach to operating Dorney House has traditionally centred on making it accessible to the community through a community-based program. This thinking guided both the Strategic Review and the subsequent, unsuccessful Expression of Interest (EOI) process, which indicated that such community-focused models are not financially sustainable for this site.

Several challenges have been identified, including the fact that Dorney House is relatively isolated, difficult to access, and offers very limited parking. These factors make it impractical to support the volume of visitors and volunteers needed for a viable community program. Even alternative solutions, such as using a small bus for transport, would not resolve these limitations. As a result, the site has struggled to establish a consistent use, leading to minimal Council investment in recent years. This lack of investment has contributed to the site's

current condition, where safety hazards now prevent visitors from being accommodated.

Historically, the Council has not explored tourism-based uses for Dorney House, which has limited its potential use. Yet, Hobart is a major destination in Tasmania's tourism sector, attracting approximately 1.3 million domestic overnight visitors and 254,000 international visitors in 2024. Tourism spending in Tasmania reached about \$4.29 billion that year, with domestic visitors accounting for \$3.74 billion. This demonstrates a significant market opportunity for Dorney House.



Figure 7 - Stunning and unique view from Dorney House

Many of the site's features that hinder community programs, such as its seclusion and limited access, could enhance its appeal as a unique tourism experience.

The spectacular views (Figure 7) and distinctive setting make Dorney House an attractive location for curated food experiences and/or tours, where guests could be transported by small bus as part of a broader tourism offering. Consultations with leading tourism operators suggest there is strong potential for a viable tourism venture at the site. A possible venture could involve a food related visitor experience and/or small boutique accommodation. There would also be an opportunity for an operator to open up the building to other uses (i.e. meetings and the like) provided they are suited to the site's access and parking constraints.

If a successful tourism-based operation is established, it could encourage further investment in the site's historic elements, such as the restoration of the derelict Fort Nelson, ultimately enhancing the overall visitor experience.

Tourism-based uses such as tourist operation, visitor accommodation, community, meeting and entertainment are discretionary under the Scheme and would be able to be considered subject to intensity and scale, minimising impacts on the environment and nearby residential areas, traffic and parking as well as waste management. Also, from a heritage perspective, the associated impacts the change of use may have on the building to meet the current National Construction Code.

Access Road

Any future use of Dorney House will require the repair and upgrade of the current access road. The road is a long, single-lane switchback, previously impacted by a landslip and currently not safe for general visitors, despite temporary fixes. Limited stormwater control also needs to be addressed. An investigation and design for the upgrade is estimated at \$50,000, while early estimates for construction are around \$550,000.

Subdivision Potential for Dorney House

As part of the original acquisition, the funding agreement with the Australian Government was structured to allow for the sale of the house and its immediate surrounds without requiring repayment to the Commonwealth. However, selling the house would require a subdivision to separate it from the Council reserve.

The Council has previously investigated the feasibility of subdividing the Dorney House site from the reserve. While technically possible, approval is unlikely due to the following heritage constraints:

- The conservation plan emphasizes the importance of keeping the house and land together on a single title.
- The Tasmanian Heritage Council has indicated that subdivision would be problematic. Achieving a sensible outcome would require including all fort-related sites and access routes in one parcel, as well as preserving significant view lines for both the fort and the Dorney architecture. Additionally, enough surrounding bushland must be retained to maintain the site's setting.
- There is a significant risk that subdivision and sale could negatively impact the site's values and its relationship to the remaining reserve. Even with sale conditions or covenants, monitoring and enforcement would be limited and costly. Loss of Council ownership would mean loss of control, with potentially serious consequences.

Additionally, a subdivision proposal would need to address natural hazards (such as land slip and bushfire) as well as maintaining vegetation plus the suitability of intended use and buildings.

Residential use

The Council has previously considered renting the house as a private residence; however, any 'existing use rights' have lapsed due to prolonged vacancy, and residential use is now prohibited in the Environmental Management Zone under the Scheme.

Still, section 7.4.1 of the Scheme allows for a Discretionary application to be made if the building is on the Tasmanian Heritage Register or listed as a Local Heritage Place, provided restoration and maintenance depend on residential use. Since the property was once a dwelling, such an application would likely be supported.

The Council has previously dismissed this option, citing reduced public access and its misalignment with community expectations. However, if no viable tourism-based use is found, returning Dorney House to residential use is recommended, potentially through rental to enhance site security and surveillance. The rental agreement could also require ongoing heritage conservation.

While not ideal, residential use is preferable to leaving the house vacant and at risk of vandalism or damage.

3.8 Conclusion

Over the past decade, numerous reports, proposals, and initiatives have explored potential uses for Dorney House. The Council's primary aim has been to encourage a mix of public activities such as open access, creative workshops, leadership programs, short-term artist residencies, performances, and private events like dinners and exhibitions. Despite these efforts, a sustainable operating model has not emerged, largely due to several site-specific challenges, including:

- Absence of reticulated sewer and stormwater systems.
- The property's remote location on Porter Hill.
- Access difficulties, including a narrow, degraded driveway affected by landslips.
- Limited on-site parking, and
- Safety risks for visitors.

These constraints make Dorney House unsuitable for a mixed public use approach. Notably, the Council has not previously considered tourism-focused uses, even though the very features that limit public access, seclusion and restricted entry, could enhance its value as a unique tourism destination.

The site's remarkable views and distinctive setting could attract curated food experiences or guided tours, with guests arriving by small bus as part of a broader tourism package. There is also potential for boutique accommodation or for the house to host meetings and other activities compatible with its access and parking limitations.

Therefore, it is recommended that the Council initiate a new Expression of Interest process, this time emphasizing tourism-based opportunities for Dorney House, but also encouraging other potential uses such as creative and/or educational enterprises. To support this shift, the Council should invest in upgrading access, parking, and essential services to ensure the site is fit for its intended purpose.

If no viable tourism-based use is found, then returning Dorney House to residential use should be considered.

4. Legal, Risk and Legislative Considerations

- 4.1. The report's recommendations will require performance against the Scheme for any proposed use(s) and would need to address issues such as heritage, site values, bushfire risk, and access.
- 4.2. The site is currently vacant and has little passive surveillance and/or meaningful security. These conditions cause the house to be under threat from damage by vandalism and/or other forms of misuse. The recommendations of this report would seek to lessen this risk.

5. Strategic Planning and Policy Considerations

- 5.1. The recommendations of this report would further the following pillars of the *Capital City Strategic Plan 2023*:

PILLAR 1 – SENSE OF PLACE: Hobart's cityscape reflects the heritage, culture and natural environment that make it special.

PILLAR 4 – CITY ECONOMIES: Hobart's economy reflects its unique environment, culture and identity.

PILLAR 7 – BUILT ENVIRONMENT: Development enhances Hobart's unique identity, human scale and built heritage.

6. Financial Viability

6.1. Financial Considerations:

	2024-25	2025-26 (YTD Dec)	2026-27	2027-28
Revenue				
Existing Revenue	\$0	\$0		
Additional Revenue				
Total Revenue	\$0	\$0		
Expenditure				
Operating				
Maintenance	\$2,308	\$3,257		
Utility Costs	\$2,708	1,102		
Interest on Loan	\$190,722	\$90,917		
Depreciation	\$7,878	3,939		
Expression of Interest			\$30,000	
Capital				
Access Design			\$50,000	
Access Renewal/Upgrade				\$550,000
Total Expenditure	\$203,616	\$99,215		
Net Cost	(\$203,616)	(\$99,215)		

FTE Impact

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

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

- 6.1.1. With regards to the loan for Dorney House and Porter Hill there is \$362,000 budgeted annually for the principal and interest repayments.
- 6.1.2. There are 10 years remaining on the loan and the current balance is \$2.7M.
- 6.1.3. To pay out the current loan would cost approximately \$3 million (this includes the loan balance and break costs of approximately \$300,000), which would be manageable within our current cash balances.
- 6.1.4. If we were to reinvest \$2.7 million across the remaining 10 years of the loan, we could potentially generate an additional \$1.4 million, based on the Australian Government 10 Year Bond Yield, meaning we would be \$1.1 million ahead by continuing to

invest. Accordingly, it is not recommended that we repay the loan early.

6.1.5. In the last five years there's been no capital expenditure of any note.

6.1.6. Should the Council decide to upgrade the access road to facilitate the future use of the site it would be necessary to commit some capital funding to the site. This would involve \$50,000 to complete an investigation and design for the access and then an estimated \$550,000 to undertake the necessary upgrades.

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:

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

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

7. Climate and Sustainability Considerations

7.1. These considerations have been detailed within the report.

8. Community and Business Engagement and Collaboration

8.1. Officers have engaged with local tourism operators and the Robin Boyd Foundation in the preparation of this report.

9. Innovation and Continuous Improvement

9.1. The report is recommending a potential future use for Dorney House which has not been actively considered in the past, which is part of a continuous improvement process.

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

A handwritten signature in blue ink, consisting of a large initial 'M' followed by several loops and a final vertical stroke.

Michael Stretton
CHIEF EXECUTIVE OFFICER

Date: 22 April 2026
File Reference: F26/22992

Attachment 1: Summary of Council decisions concerning Dorney House

14 March 2006	<i>The General Manager be authorised to negotiate and agree to the purchase of Porter Hill on Council's behalf for an amount up to \$5.8M, unconditional.</i>
26 June 2006	<i>An integrated management plan for Porter Hill, including Dorney House, be developed.</i> <i>The plan be referred to Council upon which a decision be made in relation to the sale of the Dorney house and surrounds be made</i>
23 June 2008	<i>That the Porter Hill Conservation Plan (2007), Site Management Plan – Residence and Surrounds, Porter Hill (2007) and Future Use Options for the Residence and Surrounds (2007) be endorsed to guide the future management of Porter Hill.</i> <i>Future use options for the residence as recommended by GHD be further examined and a further report be prepared examining the methodology for such a process.</i>
22 June 2009	<i>The Council retain ownership of the residence and surrounds.</i> <i>Future options for the residence be further considered in detail.</i>
29 April 2013	<i>That the Council engage a consultancy including the Robin Boyd Foundation's Executive Director, to provide an independent advisory report on the future management and governance framework for the Dorney House and precinct.</i> <i>As part of this consultancy, potential partners/stakeholders (e.g. UTAS, Institute of Architects, MONA, Salamanca Arts Centre, etc) be consulted.</i> <i>A further report be provided within six months detailing a preferred governance and management framework upon completion of the consultancy and the UTAS Speculate project</i>
28 January 2014	<i>That an interim fee structure be established for the hire of Dorney House located on Porter Hill.</i> <i>The Council support the Tasmanian Theatre Company's 2014 program by making Dorney House available to host the play Who's Afraid of Virginia Wolfe in November 2014.</i> <i>(i) The Council use the staging of the play as a trial to assist with the management of any future events to be held at Dorney House, and as such a grant equivalent to the hire fee be provided to the Tasmanian Theatre Company</i>
25 August 2014	<i>That the following guiding principles for the management of Dorney House be endorsed and applied:</i> <i>(i) The Dorney House program be a mixed public-use model that avoids exclusive use of the house by any</i>

	<p><i>one group.</i></p> <p><i>(ii) The Dorney House program will actively program use of the house, with an emphasis on activities that are relevant to the house's origins and setting.</i></p> <p><i>(iii) The Dorney House program will pursue activities and uses that are well matched to the house, avoiding the need to make major physical changes.</i></p> <p><i>(iv) The Dorney House program will involve a diverse range of user groups and provide an interesting range of opportunities for public visitation (i.e. incorporating general public visitation, small group workshops, short term artist's residencies, performance-based use, and private hire).</i></p> <p><i>(v) The Dorney House program will maximise cost recovery and pursue program self sufficiency.</i></p> <p><i>The Council endorse a dedicated activation program titled 'The Dorney House Program' which includes the establishment of a two year fixed term staff position at an estimated cost of \$56,000 per annum to be funded from the Bushland Strategy and Projects Function commencing within the 2014/2015 financial year.</i></p> <p><i>Opportunities for positive media coverage be pursued at key points in the project including the issuing of a media release.</i></p> <p><i>A formal risk assessment be undertaken as soon as possible so as not to delay any proposed significant event.</i></p> <p><i>That a report be provided outlining a framework for the further consideration of the Designed Objects Tasmania proposal for the Dorney House/Fort Nelson site at Porter Hill.</i></p>
15 December 2014	<p><i>That the Council engage Circa Morris Nunn Architects to provide the Council with more detailed information in relation to its initial proposal, particularly its response to the unique values of the site, including:</i></p> <p><i>(i) Natural and cultural values (including its military history and architectural significance).</i></p> <p><i>(ii) The operational needs of a design workshop, exhibition space and administrative offices (i.e. vehicular access, parking, electricity supply, water and sewer).</i></p> <p><i>(iii) Statutory planning considerations including heritage issues and the classification of the proposed use.</i></p>

	<p><i>(iv) Synergies with public use of the Dorney House and surrounding Porter Hill/Bicentennial Park Reserve and adjoining residential areas.</i></p> <p><i>A further report be prepared upon the completion of the body of work to be undertaken by Circa Morris Nunn Architects.</i></p> <p><i>The report will include consideration of the broader community and stakeholder engagement requirements that relate to Circa Morris Nunn's initial proposal.</i></p> <p><i>A formal public risk assessment be undertaken at the site.</i></p>
21 September 2015	<p><i>That:</i></p> <ol style="list-style-type: none"> <i>1. A further report be provided within three months to identify costs associated with both the required improvements to the site and recurrent costs.</i> <i>2. A feasibility study be undertaken to ascertain the suitability of the Fort's bunker areas to provide ancillary services to the Dorney House such as a kitchen, toilets, design workshop and artist studio space.</i> <ol style="list-style-type: none"> <i>a. The feasibility study consider structural, heritage, access and service requirements.</i> <i>3. Governance and operational models be explored for the ongoing management and activation of the site. Such models include consideration of structures which maximise opportunities to derive external funding.</i> <i>4. Implementation of the recommendations contained within the Dorney House Risk Assessment Report, marked as Attachment C to item 6 of the Open Parks and Recreation Committee agenda of 10 September 2015, be continued.</i> <i>5. The Dorney House at Porter Hill be retained in Council ownership and be publicly accessible as a venue to facilitate cultural activities pending the outcome of the report and feasibility study.</i>
23 May 2016	<p><i>That:</i></p> <ol style="list-style-type: none"> <i>1. The Dorney House Program, being a mixed cultural and commercial public use model (Operational Model 2), marked as Attachment 1 to item 6 of the Open Parks and Recreation Committee agenda of 12 May 2016, be reaffirmed as the preferred outcome for the Dorney House and the adjacent Fort Nelson.</i> <i>2. The objectives of Operational Model 2 be used as the basis to seek expressions of interest for adaptive re-use of the site as a means of delivering this type of public access to the site by an external party.</i> <ol style="list-style-type: none"> <i>a. The expression of interest also allow for submissions to address potential redevelopment of the Fort's bunkers to expand</i>

	<p>the scope of the Dorney House Program (Operational Model 3), marked as Attachment 1 to item 6 of the Open Parks and Recreation Committee agenda of 12 May 2016.</p> <ol style="list-style-type: none"> 3. The expression of interest be predicated on any party / proponent: <ol style="list-style-type: none"> a. entering a long term lease; b. submitting the required capital and recurrent costs; c. providing a business case; d. meeting the objectives of the planning scheme; e. complying with the requirements outlined in the synopsis report; and f. be generally in accordance with the guiding principles of the Dorney House Program. 4. The General Manager be delegated authority to prepare and release an expression of interest for the adaptive re-use of the site to deliver a public use of the site as outlined above. 5. A further report be provided to Council within eight months to advise on the outcomes of the expression of interest process. 6. The expression of interest process be concluded by December 2016
20 March 2017	<ol style="list-style-type: none"> 1. On the basis that no proposals satisfactorily meet all of the Dorney House Expression of Interest requirements, the submissions received be rejected and the expression of interest process be concluded. <ol style="list-style-type: none"> (i) The Council re-visit a new expression of interest process in 12 months' time. 2. The current management approach be maintained, namely to hire Dorney House as a venue for suitable use, as per the Council's fees and charges, and the approach to be reviewed in 2018. 3. A tailored program of maintenance works for the Dorney House be implemented.
25 August 2025	<p><i>That the Council request officers prepare a report for Council that addresses:</i></p> <ul style="list-style-type: none"> • <i>the current situation in relation to the use of Dorney House located at 24 Gardenia Grove, Sandy Bay 7005, former Tasmanian Land Conservancy Office located at 827 Sandy Bay Road, Sandy Bay 7005 and Beaumaris Zoo, located at 2 Lower Domain Road, Queens Domain 7000 and why previous uses ceased;</i> • <i>barriers to future use, such as heritage obligations, zoning, fire risk, liability and road access; • the ongoing costs to the Council for holding the</i>

	<p><i>property, including relating to insurance, maintenance and loan costs;</i></p> <ul style="list-style-type: none"><i>• potential options for the future of Dorney House, Former Tasmanian Land Conservancy Office on Sandy Bay Road and Beaumaris Zoo, including consideration of sale and long-term leasing; and</i><i>• a recommendation considering the above.</i>
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15. Governance of Motions - Notices of Motions Audit
File Ref: F26/22327

Report of the Acting Manager Legal and Corporate Governance and the Acting Director Corporate Services of 22 April 2026 and attachments.

Delegation: Council

REPORT TITLE: GOVERNANCE OF MOTIONS - NOTICES OF MOTIONS AUDIT**REPORT PROVIDED BY:** Acting Manager Legal and Corporate Governance
Acting Director Corporate Services**1. Report Summary and Key Issue**

- 1.1. The purpose of this report is to respond to a Council resolution of 22 May 2023, where the Council resolved, *inter alia*, the following:

That:

1. *Council officers will undertake an audit of all endorsed Notices of Motion from the previous term of council and report back to Council the status of each endorsed, unactioned Notice of Motion.*
 2. *Where officers identify unactioned endorsed Notices of Motion, an organisational response will be provided to:*
 - a. *Identify if subsequent council or officer actions rule the motion superfluous, or*
 - b. *Provide a clear path for actioning and resolving the outstanding Notice of Motion and associated timeline.”*
- 1.2. Officers within the Legal and Corporate Governance Group have maintained a register of all Notices of Motions (NoMs) considered by the Council since 2005. In total there are 572 NoMs in the register to the end of December 2025.
- 1.3. Whilst the Council resolution from 22 May 2023 specifically requested an audit from the previous term of Council (2018 – 2022), a detailed review has been undertaken of all NoMs contained within the register. The audit identified an additional five NoMs were considered outstanding that predate the ‘previous term’ which commenced in October 2018.
- 1.4. In Summary, 174 NoMs have been considered by the Council since October 2018 to the end of December 2025, with the additional five NoMs, **179 NoM’s** were reviewed.
- 1.5. Of the 179 NoMs outstanding, 44 were either withdrawn, lapsed or were not carried by Council. That left 135 NoM’s requiring a more detailed review. Up until the **end of December 2025:**

- 1.5.1. 112 NoMs have been identified as completed (refer to **Attachment A**).
- 1.5.2. 23 NoMs are considered current and require ongoing action (refer to **Attachment B**).
- 1.6. The content of this report and progress made in implementing NoMs was also presented to the Council at as a workshopping item at the Hobart Workshop Committee meeting of 23 March 2026.

2. **Recommendations**

That:

1. ***The information in this report be received and it be noted that future progress reports for reporting on the progress of implementing Notices of Motions, will occur via the Elected Member Bulletin.***
3. ***The Council note the completion of Notices of Motions listed in Attachment A.***

3. Discussion and Background

3.1. As part of the Council's broader consideration around the Governance of Motions discussed at the Council meeting held on 22 May 2023, the Council requested an audit be undertaken of all endorsed Notices of Motions (NoMs) from the previous term of Council, commencing in October 2018, and report back to Council on the status of each endorsed, unactioned NoM and proposed the way forward.

3.2. A detailed audit has been undertaken and it will be recommended to the Council that they:

3.2.1 Note the completion of those NoM's listed in **Attachment A – Completed Decisions to end of December 2025.**

3.2.2 Note the actions being undertaken to address those NoMs that are outstanding listed in **Attachment B outstanding / in progress until the end of December 2025.**

3.3 As stated above, 174 NoMs have been considered by the Council between October 2018 to the end of December 2025. Five additional NoMs that predated October 2018 were also identified totalled **179 NoM's** to be reviewed.

3.4 The five NoMs predating October 2018. Three of these NoMs have now been closed and only the following two NoMs remain open:

3.2.1 #306 - Building Approvals; and

3.2.2 #270 - Sandy Bay Bathing Pavilion.

3.5 #306 - Building Approvals, officers have advised that this NoM is now considered superfluous because it relates to building surveying and certification (this is no longer part of Council's role). A recent NoM, lodged by Councillor Elliot (NoM 566) raised issues around plumbing approvals and PlanBuild. Those issues have now been investigated and actioned and a report will be provided to Council on Building approvals.

3.6 #270 - Sandy Bay Bathing Pavilion, the initial NoM was raised in 2013. The NoM requested that a report be prepared examining possible re-development and future uses of the upper level of the Sandy Bay Bathing Pavilion. The CEO will be preparing a report to Council dealing with this motion.

3.7 In relation to **Attachment B** those NoMs are considered current and active, they are marked in progress or a report is pending. A summary of action taken to date (or a clear path forward to close the action) has been provided under 'Comments'.

3.8 Regular progress reports on the implementation of NoMs will be routinely provided through the Elected Member's Bulletin.

4. Legal, Risk and Legislative Considerations

- 4.1. Section 19 of the *Local Government (Meeting Procedures) Regulations 2025*, provides a mechanism for elected members to bring matters before council for consideration.
- 4.2. Section 22 of the *Local Government (Meeting Procedures) Regulations 2025*, ‘motions to overturn decision’, applies to decision of the current term of Council. Accordingly, an absolute majority is required for some of the recommended action contained within this report.

5. Strategic Planning and Policy Considerations

- 5.1. The intent of this report aligns with outcome 8.1 and strategies 8.1.1 and 8.1.2 under Pillar 8 of the City of Hobart Capital City Strategic Plan 2019-29, namely:

8.1 Hobart is a city that is well governed that recognises the community as an active partner that informs decisions.

8.1.1 Practise integrity, accountability, strong ethics and transparency in the City’s governance, policy making and operations.

8.1.2 Practise and communicate good city governance and decision-making.

6. Financial Viability

6.1. Financial Considerations:

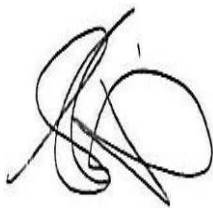
	2025-26	2026-27	2027-28	2028-29
	\$'000	\$'000	\$'000	\$'000
Revenue				
Existing Revenue				
Additional Revenue				
Total Revenue				
Expenditure				
Operating				
Capital				
Total Expenditure				
Net Cost				
FTE Impact				
	2025-26	2026-27	2027-28	2028-29

Change in FTE

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

- 6.1.1. There are no direct financial impacts in considering this report.
- 6.1.2. However, it should be noted that there may be financial impacts in enacting the decisions of the Council as outlined in the report. If this occurs it is anticipated that this will be considered separately at the appropriate time.

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.





Sarah Cornish
**ACTING MANAGER LEGAL AND
CORPORATE GOVERNANCE**



Michelle Wickham
**ACTING DIRECTOR CORPORATE
SERVICES**

Date: 22 April 2026
File Reference: F26/22327

Attachment A: Completed Decisions (Supporting information) 
Attachment B: Current Outstanding or In Progress (Supporting information) 

16. 2026-27 Fees and Charges
File Ref: F26/21871

Report of the Acting Director Corporate Services of 22 April 2026 and attachment.

Delegation: Council

REPORT TITLE: 2026-27 FEES AND CHARGES**REPORT PROVIDED BY:** Acting Director Corporate Services**1. Report Summary and Key Issue**

- 1.1. The purpose of this report is to present the City of Hobart's proposed 2026-27 Fees and Charges for formal adoption.
- 1.2. Fees and charges are reviewed annually as part of the City's annual budget development process.
- 1.3. The City commenced a review of fees and charges in January 2026.
- 1.4. The annual review of fees and charges has been undertaken in accordance with the operational Pricing Policy and Guidelines.
- 1.5. Generally, a 3.5 per cent increase has been applied across fees and charges, except where the increase is statutory and the price determined by legislation, or there is a specific reason for a different change to the existing fee.
- 1.6. There are a total of 1,116 individual Fees and Charges listed.
- 1.7. There are 115 existing fees to be removed, and 85 new fees included.
- 1.8. Fees and charges for 2025-26 will become effective on 1 July 2025.
- 1.9. Pursuant to the *Local Government Act 1993*, section 206, the fees and charges will be included in the City's fees and charges booklet, which is made available to the community from the City's website and the Customer Service Centre.

2. Recommendation

That the schedule of Fees and Charges, marked as Attachment A to this report, be adopted for 2026-27.

3. Discussion and Background

- 3.1. The annual review of fees and charges has been undertaken in accordance with the operational Pricing Policy and Guidelines.
- 3.2. The 2026-27 annual plan and budget process has included a strategic planning day with Elected Members on 2 April 2026, at which the proposed 2026-27 Fees and Charges were presented.
- 3.3. The City commenced a review of fees and charges in January 2026.
- 3.4. Generally, a 3.5 per cent increase has been applied across fees and charges, except where the increase is statutory and the price determined by legislation, or there is a specific reason for a different change to the existing fee.
- 3.5. The largest increase in fees relate to 36 parking fees, which are to increase by an additional 5 per cent, in addition to the 3.5 per cent. This is to introduce the option for a wider range of on-street parking fees which will enable dynamic pricing when the future state of parking review has been completed. How and when this option would be used, would be subject to a future Council decision.
- 3.6. Salamanca Stallholder fees are increasing as per the licence agreement.
- 3.7. Fees and charges that are not increasing by the proposed 3.5 per cent, of note include:
 - 3.7.1. 23 Publications (books/DVDs) held for sale;
 - 3.7.2. 15 Doone Kennedy Hobart Aquatic Centre, eight are parking fees that were approved by Council in January 2026;
 - 3.7.3. Six are Financial Services fees and are based on the actual cost;
 - 3.7.4. Two are Strata/Surveying fees which are to reflect the actual cost;
 - 3.7.5. The Dog Impounding Fee, which is an agreed fee with the Dogs Home of Tasmania and other southern councils;
 - 3.7.6. The EV charging spaces at Dunn Place, which are set by a contract; and
 - 3.7.7. A reduction in a Tasmanian Travel and Information Centre display item due to a lack of demand.
- 3.8. The City has commenced a review of all Fees and Charges, which will be completed during 2026-27 to inform an updated structure from 2026-27 onwards.

4. Legal, Risk and Legislative Considerations

- 4.1. Pursuant to the *Local Government Act 1993*, section 206, the fees and charges will be included in the City's fees and charges booklet, which is made available to the community from the City's website and the Customer Service Centre.

5. Strategic Planning and Policy Considerations

- 5.1. The setting of fees and charges align to Pillar 8 – Governance and Civic Involvement in the City of Hobart Capital City Strategic Plan 2023.
- 5.1.1. Specifically, that Hobart is a city that is well governed that recognises the community as an active partner that informs decisions; and
- 5.1.2. Hobart is a city that delivers public value and excellence by being a financially responsible, high performing and accountable organisation that is responsive to the needs of the community.

6. Financial Viability

- 6.1. Financial Considerations:

	2025-26	2026-27	2027-28	2028-29
	\$'000	\$'000	\$'000	\$'000
Revenue				
Existing Revenue		50,826		
Additional Revenue		(373)		
Total Revenue		50,453		
Expenditure				
Operating				
Capital				
Total Expenditure				
Net Cost				
FTE Impact				
	2025-26	2026-27	2027-28	2028-29

Change in FTE

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

- 6.1.1. The overall decrease in Total Revenue shows a reduction of \$373,000.

6.1.2. While the fees and charges have predominately increased overall by 3.5 per cent, the decrease is a result of updates to the expected level of waste and fine revenue.

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.

6.3. Economic Impact:

6.3.1. The Economic Impact of the proposed Fees and Charges is not material.

6.4. Consultants

6.4.1. No consultants were engaged in the preparation of this report.

7. Climate and Sustainability Considerations

7.1. There are no Climate and Sustainability issues for consideration in this report.

8. Community and Business Engagement and Collaboration

8.1. Fees and charges are set by the Council each year. Pursuant to the *Local Government Act 1993*, section 206, the fees and charges will be communicated through being included in the City's fees and charges booklet, which is made available to the community from the City's website and the Customer Service Centre

9. Innovation and Continuous Improvement

9.1. Setting of fees and charges is an annual process where fees are reviewed and updated as required.

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.



Michelle Wickham
**ACTING DIRECTOR CORPORATE
SERVICES**

Date: 22 April 2026
File Reference: F26/21871

Attachment A: Proposed 2026-27 Fees and Charges (Supporting information)



17. City of Hobart Complaints Management Policy
File Ref: F26/10994; 16/119

Report of the Customer Service Team Leader, the Manager City Welcome and the Director Community and Economic Development of 22 April 2026 and attachments.

Delegation: Council

REPORT TITLE: CITY OF HOBART COMPLAINTS MANAGEMENT POLICY

REPORT PROVIDED BY: Customer Service Team Leader
Manager City Welcome
Director Community and Economic Development

1. Report Summary and Key Issue

- 1.1. At its meeting of 27 October 2025, the Council resolved, among other things that “The Council notes the planned update of the Complaints Management Policy.”
 - 1.1.1. The key change is the expansion of how and where complaints can be received and recorded so that all customer complaints to the City are captured, including those lodged in person at Doone Kennedy Hobart Aquatic Centre (DKHAC), at City of Hobart multi storey car parks, at Mathers House, at the Tasmanian Tourism and Travel Centre (TTIC), at McRobies Gully Waste Management Centre and at Youth Arts and Recreation Centre (YARC), in addition to existing telephone, online and email channels.
 - 1.1.2. This will ensure a single organisational view of complaints and enable timely, data-informed service improvements.
 - 1.1.3. The current policy has been provided at attachment A for information and the amended policy, provided for council endorsement, has been provided at attachment B.

2. Recommendation

That:

- 1. The report titled City of Hobart Complaints Management Policy be received and noted.***
- 2. The Council adopt the updated City of Hobart Complaints Management Policy marked as Attachment B to the report City of Hobart Complaints Management Policy of the Open Council Agenda of 27 April 2026.***
- 3. The Chief Executive Officer be authorised to make any administrative changes required to finalise the City of Hobart Complaints Management Policy and arrange for it to be made available from the City’s website.***

3. Discussion and Background

- 3.1. At its meeting of 27 October 2025, Council noted the planned update of the Complaints Management Policy. The review was subsequently progressed as part of the City's continuous improvement program and in response to analysis of 2024–2025 complaints and compliments which indicated that not all complaints made across the organisation were being centrally captured, particularly those raised in person at operational sites.
 - 3.1.1. The City became aware of a number of parking related complaints from DKHAC patrons only after several were received directly via the CoH mailbox, prompting further enquiries that revealed additional complaints received on site at DKHAC.
 - 3.1.2. These DKHAC complaints were also referenced in the October 2025 Complaints and compliments report to Council, reinforcing the need to broaden lodgement points and standardise recording across all services.
 - 3.1.3. The updated policy addresses this by expanding the avenues for complaint lodgement. Complaints will be accepted and recorded across all of the City's service points including DKHAC, City of Hobart Multi Storey Car parks, TTIC, Mather's House, McRobies Gully and YARC, in addition to existing channels.
 - 3.1.3.1. The Marketing and Engagement team have been consulted, and it was determined that social media would not be included as a channel for submitting complaints. This approach aligns with best practice across other councils, where social media is primarily used as an information and communication channel rather than a formal complaints pathway.
 - 3.1.3.2. Currently, social media requests are passed on to the relevant team for the appropriate response.
 - 3.1.3.3. This policy replaces the previous complaints management policy (2019) that was endorsed by ELT and brings into line with current policy management procedures for the City.
 - 3.1.4. A centralised process will ensure that:
 - Every complaint is acknowledged within three business days.
 - A progress update or outcome is provided within ten business days, or an expected timeframe is communicated where more time is required.

- Noting that all infringements, third-party complaints and neighbourhood complaints are addressed independently of this policy and not governed by its requirements.
- The City manages infringement complaints by enabling community members to apply for an internal review to seek withdrawal of a fine in accordance with the *Local Government Act 1993*.
- Notwithstanding that infringement matters are managed through a separate statutory process, the City recognises their relevance to complaints reporting and will include these matters in its annual complaints reporting framework going forward.

3.1.5. For the collection of complaints, we will use the existing contact options listed on the City's website, phone, email, and the online form. Staff at local CoH facilities will also help by entering complaints into the online form so they are sent to the right team for investigation and response.

4. Legal, Risk and Legislative Considerations

4.1. Section 339F (5) of the *Local Government Act 1993* states:

(5) The general manager is to provide the council with a report at least once a year of the number and nature of complaints received.

5. Strategic Planning and Policy Considerations

Capital City Strategic Plan 2023

5.1. Pillar 8 – *Governance and Civic Involvement*

8.1 Hobart is a city that is well governed that recognises the community as an active partner that informs decisions.

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.

8.1.4 Ensure communications are clear, consistent, timely and accessible for all.

8.2 Hobart is a city that delivers public value and excellence by being a financially responsible, high performing and accountable organisation that is responsive to the needs of the community.

- 8.2.4 Achieve improved customer service and experiences by enabling a customer-focused approach to service delivery.
- 8.2.9 Make effective use of research, evaluation and data to inform the City’s work.

Hobart: A community vision for our island capital

5.2. Identity Statement 7 – *How we engage in Civic Life*

- 7.1 *We are active on issues that are important to us.*
- 7.3 *Government is a big force in city life and we want it to reflect and reinforce what we value about Hobart*

5.3. Pillar 8 – *Governance and Civic Involvement*

- 8.5 *We communicate and engage.*
 - 8.5.1 *We empower community members to have their say. Our governance structures demonstrate listening and acting on public suggestions.*

6. Financial Viability

6.1. Financial Considerations:

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

FTE Impact

	2025-26	2026-27	2027-28	2028-29
Change in FTE	0			

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 impacts to the 2025-26 operational or capital budgets as a result of the preparation or recommendations of this report.

6.2. City Economy Strategy:

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

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

6.3. Economic Impact:

6.3.1. A key benefit of capturing and responding to complaints and compliments at an organisational level is that it enables the City to make informed, data-driven decisions.

6.3.2. Feedback from residents, businesses, and visitors helps identify service gaps, inefficiencies, and recurring issues.

6.3.2.1. By systematically reviewing this input, the City can better prioritise resources and focus efforts on addressing the matters that are most important to the community.

6.3.2.2. A recent example of this responsiveness is the City's approach to addressing parking concerns at DKHAC, aimed at restoring confidence among members and patrons in their ability to access the centre and participate in planned activities without disruption.

6.4. Consultants

6.4.1. No consultants have been engaged in the preparation of this report and its recommendations.

7. Community and Business Engagement and Collaboration

7.1. Internal engagement has occurred with customer-facing teams, the broader Community, McRobies Waste Management Centre, The Communication & Marketing team and Economic Development Business Support team. Further engagement with teams at DKHAC, City car parks, Mathers House, TTIC and YouthARC, is required to confirm practical lodgement points, clarify responsibilities for recording and triage, and confirm escalation pathways

8. Innovation and Continuous Improvement

- 8.1. The updated Complaints Management Policy establishes a single organisational complaint pathway across all service Points, improving accessibility while ensuring consistent timeframes for acknowledgment and updates.
 - 8.1.1. The frontline staff at City of Hobart facilities will capture complaints directly into the City's corporate systems so that all complaints are centrally visible for triage, trend analysis and reporting.
 - 8.1.2. The consolidated dataset will be used to identify recurring themes, locations and drivers, enabling targeted service improvements and more timely resolution of issues that matter to the community.
 - 8.1.3. Insights will inform process redesign, staff training and communication updates, with progress monitored via regular management reporting and annual reporting to Council on the number and nature of complaints, consistent with section 339F of the Act.
- 8.2. The complaint escalation processes were not outlined in the original policy and have incorporated into the revised policy to ensure all processes are documented into a single policy.
- 8.3. The Policy will be updated every two (2) years in accordance with the Council's Policy Manual Review processes, or as required to maintain currency.

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.



Kat Oates
CUSTOMER SERVICE TEAM LEADER



Robert Matson
MANAGER CITY WELCOME



Ben Artup
**DIRECTOR COMMUNITY AND
ECONOMIC DEVELOPMENT**

Date: 22 April 2026
File Reference: F26/10994; 16/119

Attachment A: Existing Complaints Management Policy (Supporting information) 

Attachment B: Proposed Complaints Management Policy (Supporting information) 

18. Cat Management in Tasmania - Discussion Paper
File Ref: F26/22287; 16/119

Report of the Manager Development Compliance and the Director Strategic and Regulatory Services of 22 April 2026 and attachments.

Delegation: Council

REPORT TITLE: CAT MANAGEMENT IN TASMANIA - DISCUSSION PAPER**REPORT PROVIDED BY:** Manager Development Compliance
Director Strategic and Regulatory Services**1. Report Summary and Key Issue**

- 1.1. The purpose of this report is to seek Council's endorsement of the attachment submission on the Cat Management in Tasmania Discussion Paper (**Attachment A**).
- 1.2. The aim of the paper, as stated, is to identify key areas for improvement and present potential options that build on the achievements and outcomes of the existing cat management plan.
- 1.3. The paper is the first stage in developing a new cat management plan to provide the framework for collaborative cat management action in Tasmania over the next 5 years.
- 1.4. There are 21 discussion questions in relation to domestic cats, stray cats, feral cats and miscellaneous.
- 1.5. The key issues for the City are:
 - 1.5.1. Governance and accountability: Clear and explicit delineation of State and local government roles and responsibilities is required to ensure cat management measures are effective and sustainable.
 - 1.5.2. Cost shifting risk: Cat management is a State responsibility under the Act and any expansion of local government responsibilities, particularly enforcement or compliance, must not result in cost shifting to councils.
 - 1.5.3. Sustainable funding: Any additional responsibilities for councils must be supported by clearly defined, ongoing and recurrent funding sufficient to enable effective delivery.
 - 1.5.4. Statewide consistency: Consistent, statewide approaches to cat management are preferred over fragmented local by-laws, as impacts on wildlife, public amenity and community wellbeing extend beyond municipal boundaries.

- 1.5.5. Prerequisites for reform: Clearly defined roles, responsibilities and sustainable funding arrangements are essential prerequisites before the introduction of any new regulatory requirements and any proposals such as mandatory cat registration or confinement must be accompanied by clear guidance administration, enforcement and ongoing compliance responsibilities.
- 1.6. In summary the submission (see **Attachment B**):
 - 1.6.1. supports a State-led, evidence-based approach to cat management that balances animal welfare, community amenity and environmental protection,
 - 1.6.2. emphasises the need to avoid cost-shifting to local government and to clearly define State and Council responsibilities,
 - 1.6.3. does not support compulsory registration of cats,
 - 1.6.4. supports compulsory containment measures,
 - 1.6.5. supports a prohibition on feeding stray cats, and
 - 1.6.6. proposes an amendment to the Act to ensure that all council-managed reserves are automatically recognised as “reserved land” so they are afforded the same protections from roaming cats as State-managed reserves.

2. Recommendation

That:

1. ***Council endorse the submission to the Tasmanian Government in response to the Cat Management in Tasmanian Discussion Paper, marked as Attachment B to this report.***
2. ***The Chief Executive Officer be authorised to finalise the submission and to lodge it with the Department of Natural Resources and Environment Tasmania.***

3. Discussion and Background

- 3.1. The discussion paper has been released by Biosecurity Tasmania to inform the development of a new five-year Tasmanian Cat Management Plan. It builds on the outcomes of the first Tasmanian Cat Management Plan (2017–2022) and seeks feedback through a structured set of questions covering domestic, stray and feral cats, as well as broader education, support and policy considerations.
- 3.2. For domestic cats, the paper explores potential options such as cat registration, regulation of breeding and selling practices, and containment of cats to an owner’s property.

- 3.3. For stray cats, the paper focuses on the prevalence of stray cat colonies, the welfare and environmental impacts associated with feeding stray cats, and the difficulties of enforcement.
- 3.4. For feral cats, the paper discusses current controls, emerging technologies, and the legislative provisions that allow for humane destruction in defined circumstances, balancing conservation outcomes with animal welfare and the risk to owned cats.
- 3.5. Key points from the attached submission:
 - 3.5.1. The submission supports improved and effective cat management across Tasmania to protect native wildlife, public amenity and animal welfare, noting the significant presence of domestic and feral cats within the City's extensive bushland reserves and the well-documented impacts of cats on vulnerable species. The submission emphasises that cat management is a State responsibility under the Act and the Council strongly opposes any expansion of local government responsibilities that would result in cost shifting without clear legislative authority and ongoing, recurrent funding.
 - 3.5.2. The submission emphasises the need for coordinated, evidence-based and State-led frameworks with clearly defined responsibility, authority and funding, rather than reliance on unfunded local government intervention.
 - 3.5.3. The submission does not support the introduction of compulsory cat registration, noting low compliance rates in other jurisdictions, high administrative and enforcement costs, and limited additional benefit. Unlike dog registration, cat registration would not provide a meaningful enforcement mechanism or cost recovery model in the absence of clear behavioural offences or containment requirements.
 - 3.5.4. The submission notes that cat owners have a primary responsibility to manage their cats in a way that minimises impacts on wildlife, neighbours and the broader community, particularly in areas adjacent to bushland and conservation reserves. While acknowledging that stronger cat management measures, including containment, may present practical challenges for some households, the submission suggests that the environmental and community benefits outweigh these challenges and that responsible pet ownership necessarily involves managing animals to avoid harm.

- 3.5.5. The submission supports cat containment as the most effective long-term approach to reducing impacts on wildlife and amenity, while recognising that education, incentives and transitional measures may play a complementary role. However, the submission notes that voluntary or education-only approaches are inherently limited without clear legislative expectations, consistent statewide standards and adequately resourced compliance frameworks.
- 3.5.6. In relation to stray and colony cats, the submission highlights the complexity of these issues and the limitations of reactive, complaint-based and trapping-only approaches when implemented in isolation.
- 3.5.7. The submission also raises concern about proposals to prohibit the feeding of stray cats, noting significant enforcement challenges and the risk of cost shifting to councils unless accompanied by clear State responsibility and resourcing.
- 3.5.8. The submission recommends amending the Act to include council-managed reserves within the definition of “reserved land”, to ensure consistent protection of public reserves across Tasmania, reduce administrative burden on councils, and support a more effective and coordinated statewide approach to cat management.
- 3.5.9. Finally, it is recommended that State-funded desexing and microchipping programs are critical support measures for improving responsible cat ownership and achieving meaningful compliance with existing and future cat management requirements. Cost remains a significant barrier to compliance for some households, and reliance on owner-funded uptake disproportionately impacts low-income and vulnerable communities, undermining overall effectiveness. State-led funding or subsidy programs would support higher compliance rates, reduce unwanted breeding and abandonment, improve animal welfare outcomes, and strengthen the effectiveness of identification-based measures such as reunification.

4. Legal, Risk and Legislative Considerations

- 4.1. Cat management is governed by the *Cat Management Act 2009* which is administrated by the State Government. The *Cat Management Act 2009* has recently been amended; some changes commenced on 1 March 2021, and others will come into effect on 1 March 2022.
- 4.2. When the *Cat Management Act 2009* was introduced it was acknowledged in the Second Reading Speech that there was a clear intention not to impose new obligations on Councils, rather a regime of voluntary action was facilitated by the legislative power to take action, for example by the ability to make by-laws in relation to cat

management and declare council-controlled land as prohibited areas. This approach was widely welcomed by local government.

- 4.3. The *Tasmania Cat Management Plan 2017-2022* was adopted by the State Government in 2017. The Plan was expressed to represent the first comprehensive and collaborative approach to managing cats in Tasmania an expressly identified that cat management was a shared responsibility across all levels of government, business and the community.
- 4.4. When commenting on the draft *Cat Management Plan 2017-2022* before its adoption, the City expressed concern about the transfer of responsibility for cat management to councils without on-going and recurrent financial assistance to ensure that councils can increase their resources to meet the increase in responsibilities.
- 4.5. The discussion paper does not clearly articulate the respective roles and responsibilities of State Government and councils in relation to any proposed measures. This lack of clarity creates legal and operational risk for councils, particularly where expectations for action increase without corresponding guidance, authority or sustainable funding arrangements.
- 4.6. There is a risk that reliance on voluntary action by councils, in the absence of legislative clarity or sustainable funding arrangements, may result in inconsistent implementation across local government and place pressure on Council's capacity to manage compliance, enforcement and community expectations.

5. Strategic Planning and Policy Considerations

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

- 5.1.1. Pillar 1: Sense of Place

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

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

- 5.1.2. Pillar 5: Movement and Connectivity

OUTCOME 5.4 Data informs decision-making

5.4.1 Gather and appropriately manage relevant data that can be used to guide decision-making, monitor trends and measure progress

5.1.3. Pillar 6: Natural Environment

OUTCOME 6.1 The natural environment is part of the city and biodiversity is conserved, secure and flourishing.

6.1.3 Protect and enhance Hobart habitats, key natural assets and ecosystems, including wildlife corridors and waterway

6.1.4 Protect and enhance Hobart's biodiversity, manage invasive species through sensitive and ecologically sustainable use of parks and reserves

6. Financial Viability

6.1. Financial Considerations:

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

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

- 6.1.1. There are no direct financial implications arising from endorsement or lodgement of the submission.
- 6.1.2. The submission does not commit Council to any expenditure.
- 6.1.3. Cat management is established as a State responsibility under the *Cat Management Act 2009*. While Council supports effective and improved cat management outcomes, any reforms arising from the discussion paper that expand or alter the role of local government have potential financial implications. Effective cat management requires ongoing investment in staff capacity, compliance and enforcement activities, data management and community education, which cannot be absorbed within existing Council budgets. Any expansion of responsibilities for councils

must therefore be accompanied by clear, ongoing and recurrent funding commitments from the State Government to ensure sustainable and consistent implementation.

7. Climate and Sustainability Considerations

7.1. Environmental considerations have been identified and considered within the submission.

8. Community and Business Engagement and Collaboration

8.1. The submission has been informed by work undertaken by officers,

8.2. The submission, if endorsed, will be submitted to the Department of Natural Resources and Environment and will be published on their website.

9. Innovation and Continuous Improvement

9.1. The submission reflects Council's ongoing commitment to continuous improvement, drawing on operational experience and evidence to support practical, efficient and well-governed outcomes. Endorsing the submission supports continuous refinement of Council's approaches in response to legislative change, community expectations and State Government priorities

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




Kirsten Turner
**MANAGER DEVELOPMENT
COMPLIANCE**



Karen Abey
**DIRECTOR STRATEGIC AND
REGULATORY SERVICES**

Date: 22 April 2026
File Reference: F26/22287; 16/119

Attachment A: Attachment - Cat Management in Tasmania - Discussion Paper (Supporting information) 

Attachment B: Attachment - Cat Management in Tasmania - Discussion Paper - Draft COH Submission (Supporting information) 

19. TasWater Gas Road Lease Amendment
File Ref: F26/22364

Report of the Advisor Legal and Property, the Principal Advisor Legal & Property and the Acting Director Corporate Services of 22 April 2026 and attachments.

Delegation: Council

REPORT TITLE: TASWATER GAS ROAD LEASE AMENDMENT

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

1. Report Summary and Key Issue

- 1.1. The purpose of this report is to consider a proposal from TasWater to amend their lease for a parcel of land at Cornelian Bay Point.
- 1.2. Under a lease agreement dated 15 November 2024, the City granted a lease to TasWater for land at Cornelian Bay Point at the end of Gas Road (see **Attachment A**). In the lease, the City agreed for TasWater to import 15,000 cubic metres of Clean Fill Type 1 from the Selfs Point Rising Main excavation. Under the lease, the fill is to be left in situ at the end of the term, and the site be rehabilitated to be used as public open space.
- 1.3. TasWater are now proposing the following amendments:
 - 1.3.1. The amount of material to be imported to the site be increased from 15,000 cubic metres to 30,000 cubic metres;
 - 1.3.2. Of the additional 15,000 cubic metres of materials, 6,500 cubic metres be materials classified as Level 2 - Low Level Contaminated Soil due to elevated concentration of naturally derived metals: chromium, manganese and nickel, with the remainder of the additional fill being Clean Fill Type 1.
 - 1.3.3. The lease area be extended to accommodate the additional fill.
- 1.4. Council officers have reviewed the TasWater's proposal and recommend that the proposed amendments be agreed to with conditions.

2. Recommendation***That:***

1. ***The Council resolve to amend the lease dated 15 November 2024 to TasWater for land at Cornelian Bay Point to allow for the importation of an additional 15,000 cubic metres of fill material, being 6,500 cubic metres of Level 2 – Low Level Contaminated Soil and 8,500 cubic metres of Clean Fill Type 1, on the following conditions:***

- (a) ***TasWater provide certification that the identified contamination levels in the Level 2 – Low Level Contaminated Soil are appropriate for recreational areas;***
 - (b) ***Excavated material is separated and tested prior to being placed within the Gas Road lease area (or any other land owned by the City).***
 - (c) ***The liability and responsibility for the imported fill material does not pass to the City until the lease ends or is otherwise terminated and TasWater has provided the City with confirmation that the spoil does not contain any additional contamination beyond the previously identified elevated metal concentrations contained in the attached report.***
 - (d) ***TasWater obtain EPA approval for the proposed works and provide the City with a copy of the EPA approval document.***
 - (e) ***Subject to EPA approval, the imported Level 2 – Low Level Contaminated Soil is reused in accordance with the Endorsed Spoil Reuse methodology, and that all records required to be kept in accordance with the methodology are provided to the City on request.***
 - (f) ***Additional to the Endorsed Spoil Reuse methodology and subject to EPA approval, the imported Level 2 – Low Level Contaminated Soil is capped using geotextile and at least 300 mm of topsoil or Clean Fill Type 1.***
2. ***The Council resolve by absolute majority to agree to amend the lease dated 15 November 2024 to TasWater for land at Cornelian Bay Point by:***
 - (i) ***replacing the lease area as shown in Attachment A to with the lease area shown in Attachment C.***
 - (ii) ***Increasing the rent payable by \$39,500 (+GST) pa from the date the amendment described in paragraph 2 (i) becomes operative.***
3. ***The Council resolve by absolute majority agree to amend the lease dated 15 November 2024 to TasWater for land at Cornelian Bay Point by amending the current lease to expire on 15 November 2026.***
4. ***The Council resolve to delegate authority to the Chief Executive Officers to finalise the terms of the deed of amendment.***

3. Discussion and Background

- 3.1. Under a lease agreement dated 15 November 2024, the City granted a lease to TasWater for land at Cornelian Bay Point at the end of Gas Road (see **Attachment A**). The purpose of the lease is for use as a laydown area for the Selfs Point Sewer Transformation project.
- 3.2. As part of the agreement, the City agreed for TasWater to import 15,000 cubic metres of Clean Fill Type 1 from the Selfs Point Rising Main excavation. Under the agreement, the fill will be left in situ at the end of the lease and the site rehabilitated for use as public open space.

Amended Fill Limit and Lease Area

- 3.3. TasWater have now approached the City seeking to import an additional 15,000 cubic metres of fill material to the site (bringing the total material imported to 30,000 cubic metres) including materials from Selfs Point Outfall excavation. It is proposed that the additional fill will include 6,500 cubic metres of fill material that has been or is likely to be classified as Level 2 - Low Level Contaminated Soil (i.e is not Clean Fill Type 1 or Clean Fill Type 2) due to elevated concentration of metals naturally derived of chromium, manganese and nickel.
- 3.4. TasWater has received advice from a Certified Environmental Practitioner that the contaminated soil is consistent with the natural weathered basalt rock in the area. The Certified Environmental Practitioner has also certified and endorsed a reuse methodology which involves reusing the material at the lease area and covering with a guard layer of engineered fill or topsoil. A copy of the endorsed reuse methodology memorandum and an executive summary is contained at **Attachment B**.
- 3.5. TasWater has previously undertaken a Cultural Heritage Assessment including the site. TasWater have advised that the proposed lease amendments will be consistent with outcomes of the assessment. However, the specific reference has been redacted in **Attachment B**.
- 3.6. To ensure the site is properly flattened for use as a laydown area, and usable as an area of public open space at the end of the lease, TasWater have also proposed that the lease area be extended to accommodate the additional fill from 8,140 sqms to 14,441 sqms (an additional area of 6,301 sqm). A copy of the proposed lease plan including no-work zones is contained at **Attachment C**. The proposed new earthwork levels are contained in **Attachment D**.
- 3.7. 201 cubic metres of the 6,500 cubic metres of the suspected Level 2 - Low Level Contaminated Soil has been stockpiled, tested and classified as Level 2 - Low Level Contaminated Soil due to elevated concentration of naturally derived metals chromium, manganese and nickel. It is TasWater's view that the unexcavated part of the 6,500 cubic metres of soil is likely to meet the same classifications and criteria as the

previously tested materials. On that basis TasWater proposed to stockpile the untested material on the lease area while test results are confirmed.

- 3.8. Open Space officers are supportive of accepting the additional fill material and amending the lease area subject to appropriate safeguards being put in place to manage the 6,500 cubic metres of Level 2 – Low Level Contaminated Soil. Open Space officers have advised that the additional material and extended lease area will improve the amenity of the area at the end of the lease term by providing for a more evenly flat area than the initial lease.

Lease Term

- 3.9. The initial lease term of the lease has expired and the lease has converted to a month-to-month lease. When the lease was first entered into TasWater sought flexibility around the lease term. On that basis the City agreed to the lease converting to a month-to-month lease at the expiration of the initial term.
- 3.10. TasWater are now seeking additional security of tenure and advised they require a further 12-month term taking the lease period up to 15 November 2026.
- 3.11. Open Space officers have no objections to extending lease term, noting that the initial proposal from TasWater included a flexible end date. The City's future plans for the site are reliant on the rehabilitation work to be undertaken at the conclusion of the lease term.

4. Legal, Risk and Legislative Considerations

Level 2 – Low Level Contaminated Soil

- 4.1. It is proposed that the City agrees to accept an additional 15,000 cubic metres, including the 6,500 cubic metres of Level 2 - Low-level Contaminated soil, and extend the lease area to accommodate the additional fill, subject to the following conditions:
 - 4.1.1. TasWater provide certification that the identified contamination levels are appropriate for recreational areas as this is the final proposed use of the site.
 - 4.1.2. Excavated material is separated and tested prior to being placed within the lease area (or any other land owned by the City).
 - 4.1.3. The liability and responsibility for the imported material does not pass to the City until the lease ends or is otherwise terminated and TasWater has provided the City with confirmation that the material does not contain any additional contamination beyond the previously identified elevated metal concentrations.

- 4.1.4. TasWater obtain EPA approval for the proposed works and provide the City with a copy of the EPA approval document.
 - 4.1.5. The imported material is reused in accordance with the Endorsed Spoil Reuse methodology, and that all records required to be kept in accordance with the methodology are provided to the City on request.
 - 4.1.6. Additional to the Endorsed Spoil Reuse methodology, the Level 2 - Low Level Contaminated Soil is capped using geotextile and at least 300 mm of topsoil or Clean Fill Type 1.
- 4.2. TasWater have accepted the proposed conditions. TasWater's acceptance and relevant commentary is contained in the executive summary at **Attachment B**.

Potentially Contaminated Land Code

- 4.3. The City's planning team have confirmed that following the acceptance of any Level 2 - Low Level Contaminated Soil on to the lease area, the City will need to classify the land as Potentially Contaminated Land under the Potentially Contaminated Land Code. This classification will run with the land thereafter triggering assessment under the Code.
- 4.4. This additional planning requirement is considered low risk. The anticipated future use of the land is as Public Open Space with no structural developments planned for the area.

Planning Scheme

- 4.5. The establishment and use of the site as a laydown area are exempt from planning requirements under s 11 of the *Water and Sewerage Industry (General) Regulations 2019* and s 56l of the *Water and Sewerage Industry Act 2008*. These provisions exclude temporary works for certain water management works to be excluded from the *Land Use Planning and Approvals Act 1993*.
- 4.6. The City's Planning team have advised that the continued placement of the fill material and use of the site as public open space does not require a planning permit under the current planning scheme. The zone is Open Space and the use is considered to be Passive Recreation, which is a no permit required use in the zone. The works comply with the development standards of the zone.

Extend Lease Term

- 4.7. The proposed extended lease term to 15 November 2026 will bring the total lease term to two years. As the proposed lease term does not exceed five years, the City will not need to undertake a period of public advertising as required under section 178 of the *Local Government Act 1993*.

Deed of Amendment

- 4.8. The Legal and Property team will negotiate the final terms of the lease amendment to ensure the City of Hobart's interests are protected.

5. Strategic Planning and Policy Considerations

- 5.1. The proposed amendments to the existing lease are in support of the Selfs Point Sewer Transformation project. The project is a major renewal of sewerage infrastructure within the Hobart municipality. Supporting the delivery of the Selfs Point Sewer Transformation project aligns with a number of strategies in the Capital City Strategic Plan 2023 including:

OUTCOME 2.4 Hobart communities are safe and resilient, ensuring people can support one another and flourish in times of hardship.

2.4.1 Protect and improve public and environmental health, wellbeing and safety.

OUTCOME 6.1 The natural environment is part of the city and biodiversity is conserved, secure and flourishing.

6.1.5 Regulate, measure and manage potentially polluting activities, prioritising air and water quality.

- 5.2. At the end of the lease period, the laydown area will remain in situ and be rehabilitated as public open space. On that basis the proposed lease aligns with a number of strategies in the Capital City Strategic Plan 2023 including:

OUTCOME 6.1 The natural environment is part of the city and biodiversity is conserved, secure and flourishing.

6.1.1 Strengthen open space connectivity, prioritising links between the river, city, bushland and the mountain, through acquisitions and other opportunities.

6.1.2 Ensure the open space network across the City is planned for and managed to meet current and future population needs.

6. Financial Viability

6.1. Financial Considerations:

	2025-26	2026-27	2027-28	2028-29
	\$'000	\$'000	\$'000	\$'000
Revenue				
Existing Revenue	~40	~40		
Additional Revenue	~40	~40		
Total Revenue				
Expenditure				
Operating	~2	~2		
Capital				
Total Expenditure				
Net Income	~78	~78		

FTE Impact

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

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

6.1.1. Prior to entering the current lease the City obtained a professional valuation for the initial lease area which recommended a per square valuation of \$5/sqm with a range of \$4 to \$6/sqm.

6.1.2. It is proposed that the additional rent for the extended lease area be calculated by reference to the previous valuation assessment plus annual CPI for Hobart as reported in February 2026.

6.1.3. Accordingly, it is proposed that the per annum rent be increased by \$39,500 pa (i.e. (\$6 x .04) + 6 x 6,301 = \$39,318.60 then rounded to \$39,500) payable on a monthly basis.

6.2. Consultants

6.2.1. No consultants have been engaged in the consideration of the proposal, and the development of this report.

7. Climate and Sustainability Considerations

7.1. The City Resilience team have been consulted regarding this proposal. The teams input informed the conditions sought by the City. The City Resilience team advised that the Environmental Protection Authority are best placed to assess the proposal from an environmental management

perspective, and the City should require EPA permits be obtained and provided.

- 7.2. The City Resilience team also advised that Level 2 – Low Level Contaminated soil was disturbed and reused with EPA approval as part of the New Town Rivulet restoration project. They advised that the EPA required that the material was capped using geotextile and covered with 300 mm of topsoil.

8. Community and Business Engagement and Collaboration

- 8.1. TasWater has undertaken a detailed engagement strategy for the program of work.
- 8.2. Council officers have not undertaken any specific engagement regarding the lease amendments. The initial lease area was underutilised, weed infested and fenced to restrict public access from the existing open space to the South. Although the new area does extend into existing publicly used spaces, the encroachment is relatively minor and will have a limited impact on the amenity of the existing public open space.

9. Innovation and Continuous Improvement

- 9.1. The proposal will be implemented by entering into a deed of amendment with TasWater. The Deed of Amendment will be drafted by the City's Legal & Property team.

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



Andrew Topfer
ADVISOR LEGAL AND PROPERTY







Belinda Charlton
PRINCIPAL ADVISOR LEGAL & PROPERTY



Michelle Wickham
ACTING DIRECTOR CORPORATE SERVICES

Date: 22 April 2026
File Reference: F26/22364

- Attachment A: Current Lease Area (Supporting information) 
- Attachment B: TasWater Executive Summary & Endorsed Reuse Memorandum (Supporting information) 
- Attachment C: Proposed Extended Lease Area (Supporting information) 
- Attachment D: Proposed Amended Levels (Supporting information) 

20. Private Underground Electrical Connections in Road Reserves
File Ref: F26/14247

Report of the Manager City Assets and the Director Infrastructure and Assets
of 22 April 2026.

Delegation: Council

REPORT TITLE: PRIVATE UNDERGROUND ELECTRICAL CONNECTIONS IN ROAD RESERVES**REPORT PROVIDED BY:** Manager City Assets
Director Infrastructure and Assets**1. Report Summary and Key Issue**

- 1.1. This report addresses the installation and management of Private Underground Electrical Connections (PUECs), also known as consumer mains, within road reservations under the City of Hobart's jurisdiction.
- 1.2. Amendments to the *Electricity Supply Industry Act Regulations* in October 2025 has legalised private power lines crossing property boundaries for the purposes of providing underground electrical supply to an occupied property, and a subsequent AER ring-fencing waiver has removed barriers to TasNetworks recording and publishing PUEC location information, significantly reducing the most critical safety risks.
- 1.3. The report presents an amended policy position: aligning with other Tasmanian Councils by permitting limited PUECs within road reservations subject to strict conditions. The decision requires balancing worker safety, legal certainty, consistency with other councils, and impacts on the community.

2. Recommendation***That:***

- 1. The Council issue necessary approvals to residents or their agents to allow for excavation within road reservations to facilitate the installation of private underground electrical connections within private property, subject to the conditions and requirements detailed in the report.***
- 2. The Council note that the conditions of approval for PUECs include installation, documentation, safety, and notification requirements designed to mitigate risk to workers, utilities, and the public.***
- 3. The City update its public-facing information, including the relevant section of the City of Hobart website, to reflect the Council's adopted position.***
- 4. City Officers communicate the adopted policy position to TasNetworks and relevant stakeholders.***

3. Discussion and Background

- 3.1. A private underground electrical connection (PUEC) refers to a privately owned underground power cable that runs from a TasNetworks power pole located within the road reservation to the boundary of a private property for the purposes of supplying electricity to the property. TasNetworks also refers to PUECs as consumer mains.
- 3.2. Road reservations encompass the land between property boundaries, typically including roads, footpaths and other public infrastructure like utilities. The City of Hobart acts as the road authority/road manager in relation to activities on local roads within the municipality.
- 3.3. Enabling legislation for utilities provide necessary powers to public utilities to install infrastructure on public land following notification or by agreement with the road authority.
- 3.4. There is no legislation that provides a head of power to private individuals to install or maintain private utility infrastructure within public land. By way of comparison, overhead electricity infrastructure remains owned by TasNetworks up to the point of connection at the building or private pole. Similarly, water infrastructure is owned by TasWater up to the water meter located within the property, with the same principle applying to gas and telecommunications services. Underground electricity connections are the only notable exception to this general arrangement.
- 3.5. In 2006, Hobart City Council resolved:

"That the Council issue the necessary approvals to residents or their agents to allow for excavation within road reservations to facilitate the installation of electrical connections within private property, upon receipt of confirmation that Aurora (now TasNetworks) will mark the location of such electrical connection on its plans and take responsibility for the electrical connection."
- 3.6. The City of Hobart has identified that without location recording and management by a suitably qualified entity, PUEC in road reservations presents an unacceptable safety risk. Workers undertaking excavation in road reservations may be exposed to electrocution due to the presence of high or low voltage electrical wires that are either:
 - Not recorded;
 - Inaccurately recorded;
 - Of unclear ownership or maintenance responsibility.
- 3.7. In May 2023, Officers of Glenorchy City Council, Clarence City Council, Kingborough Council and City of Hobart wrote to the CEO of TasNetworks to raise concerns regarding significant safety risks related to installation of PUEC which, at the time, TasNetworks were making live without checking that the road authority had provided approval.

- 3.8. In early 2025, the Chief Executive Officer of TasNetworks advised that TasNetworks intended to record PUEC and make this information publicly available. However, TasNetworks also advised that, at that time, it was unable to do so due to the Australian Energy Regulator (AER) Ring-fencing Rules, which prevent electricity supply businesses from dealing with privately owned assets.
- 3.9. TasNetworks also commenced checking that the connection has road authority approval prior to the connection being made live.
- 3.10. An application to the AER for a ring-fencing rule waiver so TasNetworks could record PUEC was initially rejected by the AER. It is understood that the reason for this was that it was not lawful for a private electrical supply cable to cross a property boundary.
- 3.11. In response, the Tasmanian Government amended the Electricity Supply Industry Act Regulations in October 2025 to authorise the installation of PUEC as follows:
- 9A. Authorised electricity supply line
- “For the purposes of section 111(3)(b) of the Act, an electricity supply line that –*
- (a) is installed for the purpose of connecting property occupied by a person to a connection point of a distribution network that is on public land; and*
- (b) is installed underground beyond the boundaries of the property specified in paragraph (a) ; and*
- (c) does not supply electricity to any property other than the property specified in paragraph (a) –*
- is an authorised electricity supply line.”*
- 3.12. The City of Hobart did not immediately move to change its approach, awaiting the AER decision, because of the potential for serious injury or death to workers who could make contact with un-recorded and un-managed live electrical cables is a risk that sits outside of the City’s risk appetite.
- 3.13. TasNetworks again applied to the AER for the ringfencing waiver. On 5 March 2026 the City of Hobart received written notice that that the ringfencing waiver has been granted by the AER. As a result there is no impediment for TasNetworks to publish location information regarding PUEC.
- 3.14. TasNetworks commitment to record PUEC can now be lawfully implemented. This means that workers excavating within road reservations will be able find out about the existence and general location of PUEC via a Before you Dig Australia enquiry.

- 3.15. This is a significant commitment by TasNetworks and addresses the most pressing concerns and risks related to worker safety.
- 3.16. It is understood that most councils in Tasmania have started approving PUEC on a case-by-case basis in anticipation that TasNetworks could be given approval for the ringfencing waiver.
- 3.17. City of Hobart contacted seven Councils in October 2025 to understand their practices. It was found that all have differing approaches but generally they will approve short lengths (varying between maximum of 0.5m–2m) with conditions such as: licensed electrician installation, inspection hold points, plaques on nearby fence or power pole, laminated plans in meter boxes, direct route only (no direction changes) or PUEC perpendicular to the boundary line only.
- 3.18. Notably, it is understood that State Roads will not approve PUEC because they do not allow private infrastructure of this type to be placed onto state road reservations.
- 3.19. Residual risks and issues are:
 - a) Risk to workers who attend emergencies requiring excavation eg Taswater workers attending water leaks who may not perceive that live underground electrical cables would be present – given that otherwise the power transmission in the area is via overhead cables.
 - b) Installation of PUEC into the public realm by electricians specialised in domestic work only who may not appreciate the significant additional risks posed by underground live electrical cables on public land where excavation by many entities is likely over the life of the PUEC.
 - c) Lack of supervision of the installation of PUEC by a suitably qualified (electrical expertise) entity introduces risk. It is understood that TasNetworks would not audit or otherwise have oversight of the installations.
 - d) There has been suggestion that once installed the PUEC may become indivisible from the underlying land – meaning that it cannot be owned and managed by the benefiting property owner. Legal advice has not been sought on this by the City of Hobart, however it is understood that both TasNetworks and the State are seeking advice. Note that most land underlying road reservations within the City of Hobart is not owned by the City of Hobart. It is unclear what impact this may have on future ownership and management of PUEC.
 - e) An owner of a PUEC does not have legislated rights to access a PUEC to carry out inspections or maintenance. An owner of PUEC would need to obtain a permit to carry out works on a highway from the City of Hobart to access the PUEC. The City retains discretion

regarding whether such a permit would be issued. Although it would not be unreasonably withheld, a permit could be foreseeably withheld if the works would create an unacceptable risk to public or worker safety or an unreasonable disruption to services.

- f) There is a risk that subsequent property owners may not be aware of the existence and their responsibilities related to the PUEC.
- g) Existence of PUEC (of which there could be many longitudinally along a road corridor) would complicate consultation and arrangements for road works. This would similarly affect utility suppliers.
- h) It is known that TasNetworks may have, historically, made PUEC live without the approval or knowledge of the City of Hobart. These PUEC, if they exist, are unknown to the City, are un-mapped and are not made available to the public. It is likely that PUEC do exist in the City of Hobart, based on the experience of other Councils.

3.20. Below provides the proposed position for Council's consideration:

3.21. Notwithstanding the above risks, it is perhaps desirable for the City of Hobart to align its practice with other Tasmanian councils to allow PUEC to be placed into road reservations where risks to workers can be mitigated to an acceptable level. Proposed conditions of approval:

- a) Length of PUEC must be no greater than 2m. This is within the zone of support for the power pole where there is risk that would be apparent to a reasonable person undertaking excavations and additional care would be taken in excavation.
- b) PUEC must be a straight line from the pole to the boundary without horizontal deviation.
- c) PUEC must be installed to a prescribed depth (TBC)
- d) Installation of the PUEC must be carried out by a licenced electrician that holds a Permit to Carry out Works on a Highway from the City of Hobart.
- e) A laminated plan detailing the location and ownership of the installation must be affixed to the inside or beside the meter box on the property.
- f) A plan showing the location of the PUEC and photographs of the open excavation showing the conduit and warning tape installation must be sent to TasNetworks within 2 working days of completion of the works.
- g) A warning plaque (design to be confirmed) must be affixed to the power pole and either the fence at the boundary of the

property or a yellow painted post at the boundary of the property above where the cable crosses the boundary.

- 3.22. Alternatively, Council could continue to require that all property electrical connections are owned by TasNetworks either via overhead cables from the pole to a private pole within the property or underground from the pole to a turret within the property (the turret holds a switch which is a TasNetworks/AER requirement). This eliminates the residual risks outlined in the proposed position above but does cause additional expense for the property owner as TasNetworks charges considerably more for installation of a TasNetworks owned underground connection than a private electrician for a PUEC.

4. Legal, Risk and Legislative Considerations

- 4.1. Below is a comparison of legal risk and legislative considerations for proposed and current position of the Council:

Aspect	Proposed position: Allow PUECs in Road Reservations subject to conditions	Current position: Continue to require TasNetworks-Owned Connections
Legislative Clarity	Recent amendments allow PUECs but uncertainties remain around ownership and rights of access.	Clear utility-owned framework avoids ambiguity.
Worker Safety Risk	Reduced but still present due to installation variability and potential for unexpected live cables.	Very low as TasNetworks installs, supervises, records and manages the assets.
Liability Exposure	Higher due to installation errors, record inaccuracies and access disputes.	Low since TasNetworks retains responsibility and liability.
Consistency with Other Councils	High – aligns with most Tasmanian councils.	Low – diverges from general Tasmanian Councils' practice.
Cost for Residents	Lower cost to property owners.	Higher cost to property owners due to TasNetworks oncosts.

5. Strategic Planning and Policy Considerations

5.1. Strategic Alignment:

5.2. Supports Pillar 4.5 – *Hobart is our workshop, supporting entrepreneurs and small businesses;*

4.5.6 We listen to the needs of our business communities.

5.3. Aligns with Pillar 7 – *Built Environment - We are a city that maintains our unique built and ecological character, where we all have a safe, secure and healthy place to live. We are a city where people and communities can access world-class services and infrastructure and provide for their social, cultural and economic wellbeing. We embrace change but not at the expense of our Hobart identity and character.*

5.4. Strengthens Pillar 8.1 – *We are strong in our ethics;*

8.1.1 We act with authenticity and integrity. We are transparent, accountable and responsible to each other. We are trusting and trustworthy. We reflect on and evaluate our performance. And we expect this of our government.

6. Financial Viability

6.1. Financial Considerations:

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

FTE Impact

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

7. Community and Business Engagement and Collaboration

- 7.1. Developers periodically seek approval from the City to install a PUEC to service new developments and have been disappointed by the City's current position. Establishing a clear and contemporary policy position on PUECs will provide greater certainty for developers and the broader development industry, supporting more consistent decision making and clearer expectations during project planning.
- 7.2. The City's updated position will be communicated to the public via an updated PUEC section on the City of Hobart website.

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.



Claire Bryan
MANAGER CITY ASSETS



David Reeve
DIRECTOR INFRASTRUCTURE AND ASSETS

Date: 22 April 2026
File Reference: F26/14247

21. Consultation: Draft Land Use Planning and Approvals (Miscellaneous Amendments) Bill 2026
File Ref: F26/22816

Report of the Director Strategic and Regulatory Services and the Manager Strategic Land Use Planning of 22 April 2026 and attachments.

Delegation: Council

REPORT TITLE: CONSULTATION: DRAFT LAND USE PLANNING AND APPROVALS (MISCELLANEOUS AMENDMENTS) BILL 2026

REPORT PROVIDED BY: Manager Strategic Land Use Planning
Director Strategic and Regulatory Services

1. Report Summary and Key Issues

- 1.1. The State Planning Office (SPO) is seeking public input on the draft *Land Use Planning and Approvals (Miscellaneous Amendments) Bill 2026* (the Draft Bill). It has allowed until 11 May 2026 for a response to be provided.
- 1.2. The Draft Bill is supported in principle, recognising that it improves transitional arrangements relating to the implementation of state and regional planning policies and provides greater clarity on statutory timeframes.
- 1.3. However, several proposed changes raise matters requiring clarification to ensure administrative efficiency, certainty for applicants, and appropriate consideration of resourcing and implementation impacts for councils.

2. Recommendation

That:

1. ***Council endorse the submission to the Tasmanian Government in response to the draft submission to the Draft Land Use Planning and Approvals (Miscellaneous Amendments) Bill 2026, as set out in Attachment A to this report.***
2. ***The Chief Executive Officer be authorised to finalise the submission and to lodge it with the State Planning Office.***

3. Discussion and Background

3.1. Background:

- 3.1.1. The Draft Bill has been released by the SPO as part of an ongoing program of reform to improve the operation of the Tasmanian Planning System. The Draft Bill has been reviewed and a submission prepared responding to each proposed change.
- 3.1.2. A Background Report (Attachment B) was released in addition to the Draft Bill (Attachment C).
- 3.1.3. Following consultation, it is anticipated the Draft Bill will be tabled and debated in Parliament in 2026.

3.2. The Draft Bill proposes changes to:

- 3.2.1. Allow the SPPs of the Tasmanian Planning Scheme (TPS) to include maps, such as statewide overlay maps.
- 3.2.2. Broaden the scope for making 'interim SPPs amendments' under section 30NB of the Land Use and Planning Approvals Act (LUPA Act) on advice from the Tasmanian Planning Commission (TPC).
- 3.2.3. Clarify the Local Provisions Schedule (LPS) criteria in section 34 of the LUPA Act in relation to the application of the TPPs.
- 3.2.4. Include a fairer process for the assessment of a draft LPS and LPS amendments when a new or amended RLUS is declared.
- 3.2.5. Include a fairer process for the assessment of draft LPS amendments when the TPPs become effective on 1 July 2026.
- 3.2.6. Clarify the process and timeframes for councils to give notice to an applicant when a request for additional information on a development application has been satisfied and when the assessment 'clock' recommences.
- 3.2.7. Clarify the development application assessment timeframes when council offices are closed between Christmas and New Year.
- 3.2.8. Modify the definition of 'subdivision' in the LGBMP Act to exclude a long-term lease relating to renewable energy infrastructure or other utility infrastructure from being considered a subdivision.

3.3. Key matters raised in the submission are summarised below:

- 3.3.1. SPPs to include maps:

- 3.3.1.1. The ability to apply statewide overlay maps through the SPPs, such as natural hazards overlays, would remove the need for multiple individual council planning scheme amendments.
 - 3.3.1.2. Clarification is sought regarding the process for deleting redundant LPS overlays to avoid the need for council-led planning scheme amendments.
 - 3.3.1.3. The broader policy implications of the proposed change, include granting the ability to the State Government to implement the Regional Land Use Strategies and outcomes of the Improving Residential Standards review. This may include regional (e.g. Greater Hobart) rezoning and the application of codes. If regional planning scheme amendments are undertaken, the council will have opportunity to make a representation including at a hearing. However, this process will be state-led.
- 3.3.2. Broader Scope for Interim SPP Amendments:
- 3.3.2.1. The proposed change reintroduces the capacity for the TPC to make recommendations to the Minister for interim changes to the SPPs. The Minister must be satisfied that it is in the public interest to give effect to the amendment as soon as practicable.
 - 3.3.2.2. Interim SPPs amendments have immediate effect while they go through the public consultation and independent assessment process run by the Commission. They remain in effect for up to 12 months, or until the amendment has been finally approved following the Commission's assessment process.
 - 3.3.2.3. There are circumstances where it would be appropriate for more flexibility to introduce an interim amendment. As an example, the recent proposal to make changes to Secondary Residences in the SPPs is expected to be broadly supported and could be appropriate as an interim amendment.
 - 3.3.2.4. On the other hand, the introduction of Planning Directive 6 into the Hobart Interim Planning Scheme fundamentally changed the ability to use properties for visitor accommodation and has had a significant impact in the Hobart municipality. Efforts to unwind this arrangement have taken significant time and resources by the City.

- 3.3.2.5. It is proposed that the ability to introduce an interim amendment is contingent on the consent of each planning authority and would only apply to those municipalities where the corresponding planning authority has consented, to address the current uncertainty around the scope of the circumstances in which an interim amendment may be made.
- 3.3.3. Modifications to LPS Criteria – Tasmanian Planning Policies and Regional Land Use Strategies:
 - 3.3.3.1. The proposed changes provide transitional arrangements for the application of the Tasmanian Planning Policies (TPPs) and Regional Land Use Strategies (RLUS) in terms of the assessment of LPS amendments.
 - 3.3.3.2. Substantial modifications, which include amendments directed by the TPC as part of the adoption of the LPS, do not have to be consistent with the TPPs.
 - 3.3.3.3. New LPS amendments certified before 1 July 2026 do not need to be consistent with the TPPs. Certification occurs when a planning authority is satisfied that a draft amendment meets the LPS criteria. This is confirmed via an instrument in writing. A copy of the amendment must be provided to the TPC within 7 days.
 - 3.3.3.4. All amendment must be consistent with the relevant RLUS in effect at the time.
- 3.3.4. Notification of Satisfaction of Additional Information Requests: The proposed requirement to notify applicants within 8 days of when an additional information request has been satisfied is supported. It provides certainty with the interpretation of this requirement and ensures that the statutory clock is not artificially reduced due to lack of clarity in the legislation.
- 3.3.5. Clarification of Timeframes under Section 57: Clarification regarding extended decision timeframes relating to office closures is supported.
- 3.3.6. Long-term Leases for Renewable Energy and Utility Infrastructure:
 - 3.3.6.1. The *Local Government (Building and Miscellaneous Provisions) Act 1993* deems a lease of land exceeding, or capable of exceeding, 10 years to be subdivision. This means that the lease is subject to the requirements for the approval of a plan of

subdivision. Long-term leases get caught in the subdivision approval and finalisation processes, which are essentially designed for creating new titles.

- 3.3.6.2. There is no objection to the proposed amendment to the definition of 'subdivide.'

4. Legal, Risk and Legislative Considerations

- 4.1. The Draft Bill proposes amendments to the *Land Use Planning and Approvals Act 1993* and associated including the *Local Government (Building and Miscellaneous Provisions) Act 1993*. The submission focuses on ensuring legislative clarity and minimising unintended administrative or legal risk.

5. Strategic Planning and Policy Considerations

- 5.1. The City's position supports its strategic objective of maintaining a clear, efficient and consistent planning framework that facilitates sustainable growth, housing supply, environmental management and climate resilience. The matters raised seek to ensure that state-led planning reforms enhance transparency and workability at the local level.

6. Financial Viability

- 6.1. Financial considerations:

6.1.1. There are no direct financial implications associated with lodging the submission.

6.1.2. The Draft Bill may result in indirect resourcing impacts for the Council strategic planning team, particularly where further planning scheme amendments are required. These potential impacts have been acknowledged within the submission.

7. Community and Business Engagement and Collaboration

- 7.1. The City's submission reflects internal discussion across strategic planning and development appraisal teams.
- 7.2. The Draft Bill is open for broader public consultation.

8. Innovation and Continuous Improvement

- 8.1. The submission supports reforms that streamline planning processes. It encourages further refinement of the Draft Bill to ensure procedural changes deliver genuine system improvements without introducing unnecessary administrative complexity.

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**



Karen Abey
**DIRECTOR STRATEGIC AND
REGULATORY SERVICES**

Date: 22 April 2026
File Reference: F26/22816

Attachment A: Draft CoH Submission (Supporting information) 
Attachment B: Background Report (Supporting information) 
Attachment C: Draft Bill (Supporting information) 

**22. Consultation: LUPAA - Preventing delays in development assessment
timeframes**
File Ref: F26/22818; 24/47

Report of the Director Strategic and Regulatory Services of 21 April 2026 and
attachments.

Delegation: Council

REPORT TITLE: CONSULTATION: LUPAA - PREVENTING DELAYS IN DEVELOPMENT ASSESSMENT TIMEFRAMES**REPORT PROVIDED BY:** Director Strategic and Regulatory Services**1. Report Summary and Key Issue**

- 1.1. The State Government, through the State Planning Office, have released a position paper on proposed amendments to the *Land Use Planning and Approvals Act 1993 (LUPAA)*. This document is at **Attachment A**.
- 1.2. A response to this paper has been prepared, a copy of which is at **Attachment B**.

2. Recommendation***That:***

1. ***The Council endorse the submission to the Tasmanian Government in response to the position paper entitled 'Preventing delays in development assessment timeframes', marked as Attachment B to this report.***
2. ***The Chief Executive Officer be authorised to finalise the submission and to lodge it with the State Planning Office.***

3. Discussion and Background

- 3.1. The State Government, through the State Planning Office, have released a position paper on proposed amendments to LUPAA.
- 3.2. It would be preferable for a comprehensive review of LUPAA to ensure it is fit for purpose and aligns with the approach taken in other jurisdictions.
- 3.3. While the intent behind the Position Paper, to improve the planning system, is broadly supported, a number of the “anecdotal concerns” regarding unnecessary delays through processes such as requests for information do not recognise the importance of these steps.
- 3.4. The issue relating to the validity of permits addressed in 1.4 of the draft response is serious. It is an issue we have raised at officer level with the State Planning Office as requiring clarification through amendment of the State Planning Provisions or LUPAA.

4. Legal, Risk and Legislative Considerations

- 4.1. If any amendments are made to LUPAA following this consultation, our processes for assessing planning applications will be adjusted.
- 4.2. The issue relating to the validity of permits is serious and if not addressed properly through this reform, will cause uncertainty and frustration for developers. Ultimately, it is a State Government decision as to whether or not it addresses this issue properly to remove that risk.

5. Strategic Planning and Policy Considerations

- 5.1. This process is a State Government initiative, with an option for the Council to provide input. Participating in reviews such as this aligns with Pillar 8, Governance and Civic Involvement.

6. Financial Viability

- 6.1. Financial Considerations:
 - 6.1.1. The draft response has been prepared at officer level, with no financial impacts. Any changes that follow this consultation are unlikely to impact resourcing requirements.

7. Community and Business Engagement and Collaboration



- 7.1. This process is a State Government initiative, with an option for the Council to provide input. The process is also open for members of the public to provide their views to the State Government.

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: 21 April 2026
File Reference: F26/22818; 24/47

Attachment A: Draft CoH submission (Supporting information) 
Attachment B: Position Paper - Preventing Delays in Development
Assessment Timeframes (Supporting information) 

REPORT OF THE CHIEF EXECUTIVE OFFICER

**23. Code of Conduct Determination Report - Councillor Anna Reynolds V
Councillor Louise Elliot
File Ref: F26/18598**

Report of the Chief Executive Officer of 22 April 2026 and attachment.

Delegation: Council



City of **HOBART**

MEMORANDUM: COUNCIL

Code of Conduct Determination Report - Councillor Anna Reynolds V Councillor Louise Elliot

Pursuant to section 28ZK(2) of the *Local Government Act 1993* I have been provided with a copy of a determination report from the Code of Conduct Panel in respect to a complaint lodged by Councillor Anna Reynolds against Councillor Louise Elliot.

The Act requires that I table this at the first meeting of the Council which is practicable to do so and which is open to the public. As such, a copy of the determination report is included as **Attachment A** to this report.

RECOMMENDATION

That the Council receive and note the Code of Conduct Determination Report in respect to a complaint lodged by Councillor Anna Reynolds against Councillor Louise Elliot, shown as Attachment A to this report.

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

Michael Stretton
CHIEF EXECUTIVE OFFICER

Date: 22 April 2026
File Reference: F26/18598

Attachment A: Determination Report - Reynolds V Elliot (Supporting information)

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN**IN ACCORDANCE WITH REGULATION 19(1) OF THE LOCAL GOVERNMENT
(MEETING PROCEDURES) REGULATIONS 2025****24. Pedestrian Infrastructure Audit and Maintenance Program
File Ref: F26/21561**

Alderman Zucco

Motion

“That the Council:

1. Undertake a Comprehensive Audit
Conduct, as a matter of priority, a city-wide audit of all footpaths and pedestrian crossings, identifying and documenting defects, hazards, and non-compliant infrastructure.
The audit is to include a risk-based assessment, with hazards categorised and ranked, and the findings to be publicly reported to ensure transparency and accountability to ratepayers.
2. Establish a Funded, Time-Bound Maintenance Program
Develop and implement a formal, fully funded, and time-bound footpath and pedestrian infrastructure maintenance and renewal program.
This program is to include clearly defined service levels, inspection schedules, and performance measures, with regular reporting to Council on progress and outcomes.
The program should incorporate the use of technology and data-driven systems to proactively identify and address defects before they result in injury or claims.
3. Prioritise High-Risk Areas
Ensure that the maintenance and renewal program prioritises high-risk locations, including but not limited to:
 - Areas with high pedestrian volumes
 - Steep or uneven gradients
 - Locations impacted by tree root intrusion
 - Ageing or deteriorating concrete infrastructure
 - Areas frequently used by older residents and persons with mobility challenges
4. Strengthen Community Reporting and Response
Establish or enhance a simple, accessible, and responsive community reporting mechanism for footpath hazards.
Council is to commit to defined response and rectification timeframes for community-reported issues, with tracking and feedback provided to residents.

5. Recognise Pedestrian Infrastructure as a Core Service
Acknowledge the maintenance and upgrade of footpaths and pedestrian infrastructure as a core Council service, requiring appropriate and sustained funding, strategic planning, and a clear commitment to timely and proactive action.”

Rationale:

“Unsafe pedestrian infrastructure presents a significant and unacceptable risk to residents and visitors, particularly older persons and those with limited mobility. Injuries arising from preventable hazards place a human, social, and financial burden on the community.

It is imperative that Council acts with urgency and seriousness to ensure that no person suffers injury simply by walking within the city. Proactive investment, transparent reporting, and genuine accountability are essential to delivering a safe and accessible public realm.”

Administration Response to Notice of Motion

Discussion

The City manages footpaths, pedestrian crossings and related infrastructure as part of its broader road asset portfolio, using established, risk-based asset management and maintenance practices.

The City has adopted an operational document titled the *Road Services Management Plan* (RSMP). Adopted in 2021 and reviewed in 2023, the RSMP sets out technical levels of service, inspection regimes and maintenance intervention thresholds and maintenance response times based on risk and road hierarchy. The RSMP was developed in consultation with the City's insurer and benchmarked against comparable councils in Tasmania and Victoria, ensuring that the City's approach reflects contemporary practice and provides an appropriate level of risk mitigation.

The City employs an experienced, full-time Road Inspection Officer who undertakes proactive inspections of all road and footpath infrastructure at the frequency provided in the RSMP. Defects that meet the RSMP road maintenance intervention levels that are identified during inspections are recorded in the City's Asset Management Information System and work orders are created. This ensures consistency and defensibility in maintenance decision-making.

In addition, this financial year an external provider has been engaged to collect imagery and utilise AI defect detection technology to provide a condition survey of the footpath network, this data will be utilised to inform the City's forward program for footpath renewals under the Capital program.

The City also funds an internal road maintenance team responsible for repairing identified defects. Maintenance response times are monitored against the criteria defined in the RSMP, providing oversight of service performance.

Performance data is reviewed monthly. Where performance trends have indicated a decline, this has been escalated appropriately. For example in the previous year the Executive Leadership Team (ELT) was briefed on the capability of available resources to address road maintenance demands. In response, the organisation allocated additional resources to the Road Maintenance team to address an identified shortfall.

Members of the community are able to report road and footpath defects through a range of channels, including online reporting tools and customer service contact points. All reports are centrally managed by the Road Services team and assessed using the criteria provided in the RSMP. Responses are provided in accordance with the City's Customer Service Charter and performance against the Charter is monitored weekly

In addition to the RSMP and inspection regime the City Transport Group has previously and is currently undertaking more specific audit, assessment and project creation and prioritisation work in relation to pedestrian infrastructure in Hobart.

For example, in 2019 officers undertook a complete audit of the (then) more than 120 laneways in the Hobart LGA and detailed a compliance upgrade and signage program to address risk issues, which has now been substantially completed.

The Hobart Walking Plan, an action of the endorsed City of Hobart Transport Strategy, is currently finalising a compliance audit for pedestrian crossing points in the core 50 blocks of the Hobart CBD and four key arterial walking corridors (Elizabeth Street, Hobart Rivulet/Collins Street, Sandy Bay Road and the City to Gardens Way corridor.) This audit is based on the methodology contained in a report (*Walkability of the Elizabeth Street/New Town Road Corridor*) presented to the City Infrastructure Committee at its meeting of 27 October 2021.

Therefore, having regard to the current procedures, resources and inspection/audit regimes in place, Officers do not support the progression of the Notice of Motion, as the existing arrangements are considered appropriate and effective.

Strategic, Legislative and Policy Implications

Capital City Strategic Plan

Pillar: 7 – Built Environment

Outcome: 7.3 - Infrastructure and Services Support a High Quality of Life

Strategy: 7.3.3 - Our infrastructure and services are planned, managed and maintained so they provide long-term benefits to Hobart communities.

Legislation and Policy

Legislation: Not applicable

Policy: Not applicable

Financial Implications

1. Not applicable

25. Cost Increase Process
File Ref: F26/23364

Councillor Elliot

Motion

“That the Council require cost increases related to projects and capital works approved by the Council (that represent more than a 10 per cent increase) to be presented to Council as a standalone agenda item for approval.”

Rationale:

“Significant variations in costs have occurred across multiple projects. Financial considerations are often a key factor in decisions for elected members. Major changes in costs have the potential to change Council decisions. Given the considerable variance in the costs, it is appropriate that these return to Council for approval as a standalone officer report.”

Administration Response to Notice of Motion

Council's capital works are best managed through the existing adopted budget and delegated authority framework rather than a rigid percentage-trigger for re-approval. In practice, a *prescriptive 10% threshold* would be difficult to apply and counterproductive for several governance and operational reasons:

- **Established Practice:** Like most councils, the City of Hobart manages its capital program via the approved annual budget and delegated financial authorities. Each year, the Council approves a Capital Works Budget (part of the Annual Plan) and sets out the expected projects. Delivery of this program is overseen internally – for example, through the Capital Projects Committee (CPC) – under a tiered delegation system. This means officers can approve routine cost variations within defined limits, escalating only substantial changes for higher approval. This framework (articulated in the CPC Terms of Reference) provides robust governance with flexibility, ensuring Council maintains strategic oversight without needing to individually sign off every budget fluctuation.
- **Governance:** Capital budget variations are reported to the Council in the quarterly finance reports, so while there may be transfers to and from the contingency to manage work, they are all ultimately reported to provide transparency.
- **Practicality and Proportionality:** A fixed 10% threshold does not consider scale or context. For a small project (say \$50,000), a 10% variance is just \$5,000 – a minor change that can be absorbed in program management. Requiring a standalone Council report for such a small dollar increase would be disproportionate. Conversely, for a very large project, a 10% overrun might be millions of dollars, but any significant multi-million-dollar issue would in practice be reported and addressed anyway through existing processes (e.g. via budget review reports or specific briefings) based on its materiality. Relying on informed officer judgment and existing financial thresholds is more sensible than a one-size-fits-all rule. It ensures attention is focused on changes that materially affect the City's finances or service delivery, rather than triggering procedural hoops for mundane variances.
- **Efficient Delivery and Timeliness:** To successfully deliver the annual capital works program, the City needs agility to manage variations as they arise in real time. In practice, budget variations of 10% or more are relatively common, especially in construction projects – they can result from unforeseen site conditions, weather impacts, supply chain price shifts, or opportunities to achieve scope improvements. Many of these occur during time-critical phases (for example, during construction or procurement). Halting a project to seek a separate Council approval mid-stream would likely delay works, incur contractor

standby claims or remobilisation costs, and possibly cause the project to miss critical delivery windows (e.g. weather seasons or grant funding deadlines). In short, a rigid requirement to pause projects for approval would reduce the City's ability to deliver projects on time and on budget overall.

- **Financial Management Impacts:** Introducing a restrictive 10% re-approval rule could ironically increase overall costs to the Council. If Officers must avoid exceeding a strict threshold at all costs, they are likely to build larger contingencies into initial project budgets to cover any potential scenario. This means budgets would be less accurate reflections of actual expected costs – effectively tying up funds unnecessarily “just in case”. With finite capital funding, excessive contingencies translate to fewer projects delivered for the community each year. By contrast, our current approach lets us allocate reasonable contingencies and adjust across the program as needed, delivering the maximum scope of works for the available budget. Furthermore, the City conducts regular budget reviews and has controls to ensure the overall capital program remains within the adopted funding envelope – individual project fluctuations are managed in that context.
- **Market and Contractor Considerations:** The local construction market values certainty and smooth project delivery. Requiring frequent Council re-approvals would send a negative signal to contractors: every project could face a stoppage or additional approval process if costs shift moderately. Contractors might respond by avoiding bids or adding risk premiums to prices to account for potential interruptions and extended timeframes. Over time this would reduce competition and drive-up costs for Council projects. Our current delegated approach allows us to make prompt decisions (for example, approving a tender that comes in slightly above estimate, or adjusting scope with a contractor on the go), which in turn builds confidence in Council as a client that can manage projects efficiently. Maintaining this agility helps attract good contractors and competitive pricing, whereas a rigid policy would likely have the opposite effect.
- **Risk Management and Outcomes:** Delivering infrastructure inherently involves risk and change. The City's project governance framework is designed to manage risks proactively – through project risk registers, Executive oversight (via CPC and the Executive Leadership Team), and exception reporting when things go off track. Imposing a simplistic 10% threshold does not improve risk management; rather, it may impede risk mitigation. Officers might be hesitant to adapt or optimise a project (even if it leads to a better outcome or long-term saving) because any adjustment could trigger the extra approval step. Additionally, in urgent situations (e.g. discovering an asset failure or safety issue that requires immediate budget increase), a hard rule would delay responsive action, increasing exposure to risk. A more flexible system, guided by professional judgment and existing controls, ensures that issues are dealt with at the appropriate level and escalated when truly necessary. This way, Council's attention is reserved for significant matters (where their decision is

critical), and routine risks are managed administratively in line with Council-approved policies.

In summary, officers recommend against adopting the motion. The proposed prescriptive approach would likely reduce the effectiveness of capital program delivery, increase costs, and slow down projects, without any commensurate benefit to governance. The City already has strong financial management practices, where the Council approves the annual budget and receives updates, and any major deviations can be brought to the Council through the budget review or dedicated reports as warranted. A blanket 10% trigger is an overly blunt tool that does not reflect best practice in project governance or the practical realities of managing capital works. A more proportionate, program-level oversight approach – supported by clear delegations and robust reporting – is the accepted norm in local government and remains the City's preferred method to ensure accountability while getting on with the work.

Strategic, Legislative and Policy Implications

Capital City Strategic Plan

Pillar: 8 – Governance and Civic Involvement
Outcome: 8.2 – Hobart is a city that delivers public value and excellence by being a financially responsible, high performing and accountable organisation that is responsive to the needs of the community.
Strategy: 8.2.1 – Monitor and maintain financial sustainability into the future through responsible management of annual budgets, assets and long-term financial planning.

Legislation and Policy

Legislation: Nil
Policy: Nil

Financial Implications

1. Nil

26. RESPONSE TO QUESTIONS WITHOUT NOTICE

Regulation 34 *Local Government (Meeting Procedures) Regulations 2025*.
File Ref: 13-1-10

The Chief Executive Officer reports:-

“In accordance with the procedures approved in respect to Questions Without Notice, the following responses to questions taken on notice are provided to the Committee for information.

The Committee is reminded that in accordance with Regulation 34(3) of the *Local Government (Meeting Procedures) Regulations 2025*, the Chairperson is not to allow discussion or debate on either the question or the response.”

RECOMMENDATION

That the following responses to questions without notice be received and noted.

26.1 South Hobart Football Club Lease

Memorandum of the Director Strategic and Regulatory Services of
10 April 2026

26.2 Selling Merchandise

Memorandum of the Director Strategic and Regulatory Services of
15 April 2026

26.3 Unsolicited Bids Policy

Memorandum of the Acting Director Corporate Services of 15 April
2026

26.4 Timeframe for processing a licence

Memorandum of the Director Community and Economic
Development of 20 April 2026

26.5 Tracking Food Licences Time

Memorandum of the Director Community and Economic
Development of 15 April 2026



City of **HOBART**

MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ELECTED MEMBERS

SOUTH HOBART FOOTBALL CLUB LEASE

Meeting: Council

Meeting date: 30 March 2026

Raised by: Councillor Kitsos

Question:

Did the South Hobart Football Club ask to lease the entire grounds of South Hobart recreation fields or the Darcy Street Oval?

Response:

There has been no request from South Hobart Football Club to lease the entirety of either South Hobart Oval or Wellesley Park.

It is very unlikely that leasing an Oval to a sports club would ever be considered a viable option due to the large impost on a Club for the maintenance and operations of the venue, and the reduced community access that is likely to bring.

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: 10 April 2026
File Reference: F26/22206



City of **HOBART**

MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ELECTED MEMBERS

SELLING MERCHANDISE

Meeting: Council

Meeting date: 30 March 2026

Raised by: Councillor Kitsos

Question:

Can the Council please be advised of the appropriateness of the soccer school selling their merchandise from the club rooms at Wellesley Park?

Response:

In 2023 the South Hobart Football Club advised officers that their uniform shop 'The Kit Room' was closing at its premises and that Club uniform collections and some sales would be undertaken at Wellesley Park.

The status of the sale of goods from Wellesley Park was confirmed in April 2026, with the Club advising that the primary function of the activity at Wellesley Park is still the coordination, distribution and collection of pre-ordered playing kits, training apparel and club merchandise for players, teams and families.

Orders are generally placed online or through team channels, then distributed at training venues or match venues as required. From time to time, limited in-person member transactions may occur on site.

Any such sales are not public retail sales, and the site is not open to the public, it is solely to service the operational needs of South Hobart Football Club members (including Morton Soccer School).

Wellesley Park Pavilion is under lease to the South Hobart Football Club for the purpose of 'To use the Premises for the purpose of a pavilion and clubhouse only'. It is considered the provision of uniform to players and members is a function of the use of the building as a clubhouse.

Most venues which the City owns and manages provide a similar opportunity for Club players and members to collect pre-ordered uniform, with Clubs selling merchandise on an incidental basis at venues including, North Hobart Oval, TCA Ground and Sandown Park.

Some of the City's fully leased venues such as the Tasmanian Hockey Centre also have commercial code specific (hockey) equipment sales centres which are open to the public.

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: 15 April 2026
File Reference: F26/22207



City of **HOBART**

MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ELECTED MEMBERS

UNSOLICITED BIDS POLICY

Meeting: Council

Meeting date: 30 March 2026

Raised by: Councillor Kelly

Question:

Can we be provided with clarification on how existing leases and contracts that are in place are considered in the context of the Unsolicited Bids Policy?

Response:

The City's Unsolicited Proposals Policy and Guidelines (the Policy) is available on the City's website, together with an application form.

The Policy is not intended to be used to vary, extend or replace existing leases or contracts with the City, or to bypass established procurement, public tendering or property processes.

Existing leases and contracts for goods, services or works continue to operate on their current terms. An unsolicited proposal does not override or replace Council's existing contractual obligations or property arrangements.

Any proposals submitted from existing lessees or contractors would be carefully reviewed to ensure the Policy is not being used to obtain an unfair advantage or to avoid a competitive process. Proposals that seek to extend, vary or continue an existing lease or contract are not typically considered unique and would generally not be suitable for consideration under the Policy.

Appendix 3 of the Policy expressly notes that proposals from proponents with an existing Council licence or contract seeking to bypass a future tender or quotation process; and seeking extensions or variations to existing contracts or leases, or continuation of staged works are not typically considered unique and therefore will not normally progress under the Unsolicited Proposals framework.

Where a proposal involves Council-owned land that is subject to an existing lease or licence, the City will first consider its legal ability to deal with the land, including lease terms, statutory obligations and third-party rights. An unsolicited proposal cannot compromise these existing rights or obligations.

If a proposal raises matters that would more appropriately be addressed through a competitive procurement process, expression of interest, or lease renewal process, Council may discontinue consideration under the Policy and instead pursue those established processes, in line with legislative and probity requirements.

In summary, existing leases and contracts are a key threshold consideration of any assessment of any unsolicited proposal. While the Policy supports genuinely new and innovative opportunities, it is not a mechanism to renegotiate existing arrangement or to pre-empt or avoid future market testing and procurement including public tendering requirements set out in legislation.

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.



Michelle Wickham
**ACTING DIRECTOR CORPORATE
SERVICES**

Date: 15 April 2026
File Reference: F26/22208



City of **HOBART**

MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ELECTED MEMBERS

TIMEFRAME FOR PROCESSING A LICENCE

Meeting: Council

Meeting date: 30 March 2026

Raised by: Lord Mayor Councillor Reynolds

Question:

What is the average time for processing a licence for a new food and beverage business - from the time it takes to receive a registration of a food business to when the licence is issued?

Response:

Applications for new food businesses may be processed within five (5) working days where all requirements for registration are met. An Environmental Health Officer is allocated to each individual application to guide and assist the process.

Requirements of registration include:

- completion of application form/s with all required fields
- payment of fees and charges
- inspections if required are completed and any non-compliances remedied
- premises is suitable and has required occupancy and use permits
- food handler training completed
- food safety supervisor appointed

Information on requirements and the process is provided on Council's website

<https://www.hobartcity.com.au/Development-and-Business/Business-information-and-support/Permits-licences-and-registrations/Food-and-beverage-businesses>

<https://www.hobartcity.com.au/files/assets/public2/v/8/development-and-business/business/food-and-beverage-businesses/food-business-guide-construction.pdf>

<https://www.hobartcity.com.au/files/assets/public2/v/8/development-and-business/business/food-and-beverage-businesses/food-business-guide-operation-v2.pdf>

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.



Ben Artup
**DIRECTOR COMMUNITY AND
ECONOMIC DEVELOPMENT**

Date: 20 April 2026
File Reference: F26/22291



City of **HOBART**

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

TRACKING FOOD LICENCES TIME

Meeting: Council

Meeting date: 30 March 2026

Raised by: Lord Mayor Councillor A M Reynolds

Question:

Does the City keep track of the average time it takes to process a licence for a food and beverage business?

Response:

The City's Environmental Health Group does not currently record or report on the average time taken to process a licence for a new food business.

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.

Ben Artup
**DIRECTOR COMMUNITY AND
ECONOMIC DEVELOPMENT**

Date: 15 April 2026
File Reference: F26/22293

27. QUESTIONS ON NOTICE

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

The Chief Executive Officer reports:-

“In accordance with the procedures approved in respect to Questions On Notice, the following responses are provided to the Council for information.”

RECOMMENDATION

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

27.1 Question on Notice - Scramble Crossings Financials

Memorandum of the Director Strategic and Regulatory Services of
22 April 2026

27.2 Question on Notice - Collins Street (Tactical Trial/'Transforming') Financials

Memorandum of the Director Strategic and Regulatory Services of
22 April 2026

27.3 Question on Notice - Crowther Financials

Memorandum of the Director Community and Economic
Development of 22 April 2026



City of **HOBART**

MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ELECTED MEMBERS

QUESTION ON NOTICE - SCRAMBLE CROSSINGS FINANCIALS

Meeting: Council

Meeting date: 27 April 2026

Raised by: Councillor Elliot

Question:

At what meeting was the 'scramble' crossing proposal first approved by Council and what was the budget approved by Council for this work?

At what meeting(s) did the Council approve variations to the budget for the scramble crossings and what was approved?

What is the total financial expenditure to date on the scramble crossing?

What is the expected future financial expenditure needed (in addition to funds already spent) on the scramble crossing to bring it to completion?

Response:

The scramble crossing was approved by Council as part of the FY25/26 budget for a \$160,000. However, post budget the intersection of Collins/Murray continued to deteriorate requiring additional patching and renewal of the asphalt seal than first planned. It was estimated that this would increase costs to \$235,000, however tender prices came back higher increasing the project costs to \$360,000.

This cost increase was approved by the Executive Leadership Team under delegation on 28 November 2025 and was reported to Council on 23 February 2026.

It should be noted that the above-mentioned tender included two other nearby FY 25/26 approved projects to achieve economies of scale. These are the nearby CBD paver replacement \$100,000 and asphalt renewal for Liverpool/Murray Street intersection \$65,000. This will be reflected in the March Quarterly Financial report to Council. The total approved combined project budget will be \$525,000.

At this stage \$31,000 has been spent on the combined project and we are expecting it to be delivered within or close to the approved budget as mentioned above.

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**



David Reeve
**DIRECTOR INFRASTRUCTURE AND
ASSETS**

Date: 22 April 2026
File Reference: F26/23367



City of **HOBART**

MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ELECTED MEMBERS

QUESTION ON NOTICE - COLLINS STREET (TACTICAL TRIAL/'TRANSFORMING') FINANCIALS

Meeting: Council

Meeting date: 27 April 2026

Raised by: Councillor Elliot

Question:

At what meeting was the Collins Street (Molle to Murray) proposal first approved by Council and what was the budget approved by Council for this work?

At what meeting(s) did the Council approve variations to the budget for the Collins St work and what was approved?

What is the total financial expenditure to date on the Collins St work?

What is the expected future financial expenditure needed (in addition to funds already spent) on the Collins St work to bring it to completion (the 'trial' work)?

Response:

- 1. At what meeting was the Collins Street (Molle to Murray) proposal first approved by Council and what was the budget approved by Council for this work?**

On 24 June 2024 the Council approved its capital works program which included \$170,000 for the Collins Street Project, with a further State Government grant of \$170,000 being provided for the project (Total \$340,000)

2. At what meeting(s) did the Council approve variations to the budget for the Collins St work and what was approved?

- i. On 14 October 2024 the Council approved the re-allocation of \$170,000 from the capital works contingency fund to replace the State Government Grant that had been withdrawn. The total cost of the project was still \$340,000.
- ii. On 26.05.2025 the Council approved an additional \$115,965 for the project to complete the streetscape related works and traffic signal changes. This included outdoor dining infrastructure (\$55,956), traffic signal modifications (\$20,000), additional project management (\$10,000), parking sensor removal & installation (\$30,000).
- iii. On 27 October 2025 the Council approved additional funding (transfer from contingency) of \$200,000 for the delivery of Stage 2 of the Transforming Collins Street project
- iv. There was also an additional \$106,503 expended on the project from existing operational budgets for preliminary design and engineering works for Stage 1 of the project.

So, in Summary, the Council has approved \$655,965 in capital funding for the project and a further \$106,503 in operational costs was funded from the Council approved Transport operational budget.

3. What is the total financial expenditure to date on the Collins St work?

The total expenditure is \$762,468

4. What is the expected future financial expenditure needed (in addition to funds already spent) on the Collins St work to bring it to completion (the 'trial' work)?

The Stage 2 work has not been completed, and the total will depend on final invoices. The approved budget is \$200,000 as outlined above.

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: 22 April 2026
File Reference: F26/23368



City of **HOBART**

MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ELECTED MEMBERS

QUESTION ON NOTICE - CROWTHER FINANCIALS

Meeting: Council

Meeting date: 27 April 2026

Raised by: Councillor Elliot

Question:

At what meeting was the Crowther proposal (for the entirety of the work) first approved by Council and what was the budget approved by Council for this work?

At what meeting(s) did the Council approve variations to the budget for the Crowther proposal and what was approved?

What is the total financial expenditure to date on the Crowther work?

What is the expected future financial expenditure needed (in addition to funds already spent) on the Crowther work to bring it to completion?

Response:

At what meeting was the Crowther proposal (for the entirety of the work) first approved by Council and what was the budget approved by Council for this work?

The project has been to the Council on four (4) occasions:

- August 2022 – approval was given for the removal of the statue
- August 2023 – Planning approval (Planning Committee)
- July 2024 – a report was prepared about the repair of the statue
- May 2025 – approval was given for Stage 4 of the project

At what meeting(s) did the Council approve variations to the budget for the Crowther proposal and what was approved?

Other than stage 4, the Crowther project has been funded within the Council approved operational budget, so no variations have been necessary. At its meeting in May 2025 the Council approved an allocation of \$80,000 for the Stage 4 works.

What is the total financial expenditure to date on the Crowther work?

Stage 1 - \$20,000. The temporary artworks were funded within the existing Council's approved public art program operations budget.

Stage 2 - \$7,113. Expert Heritage advice and Addendum prepared in preparation for August 2022 Council meeting. This was funded within the existing Council's approved public art program operations budget.

A further \$35,555 was incurred by the Council to engage an expert to conduct a heritage assessment. This amount was paid from Council's annual budget allocation set aside for expert advice as required in the assessment of applications and appeals.

Stage 3 - \$25,207. Expert advice (planning, heritage, legal) for the preparation of the Development Application was funded within the existing Council's approved public art program operations budget.

The Council, as the planning authority, incurred a further \$39,639 for expert heritage input for the appeal.

The legal costs of the appeal at Tasmanian Civil and Administrative Tribunal were \$117,892. This was funded from within Council's annual Planning Appeals budget.

Stage 4 – statue removal. As the statue was vandalised cost of repair etc was paid for by insurance. Remaining costs \$17,829 including temporary signage, stonemason and specialist documentation were funded within the existing Council's approved public art program operations budget

The total costs to date are \$263,235.

What is the expected future financial expenditure needed (in addition to funds already spent) on the Crowther work to bring it to completion?

At its meeting in May 2025, the Council approved a budget of \$80,000 for the Stage 4 interpretive design and writing works.

This budget covers fabrication and installation of the final design presented to Elected Members on 13 April 2026. This budget is expected to be sufficient.

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.



Ben Artup
**DIRECTOR COMMUNITY AND
ECONOMIC DEVELOPMENT**

Date: 22 April 2026
File Reference: F26/23372

28. QUESTIONS WITHOUT NOTICE

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

33. (2) *A question asked at a meeting is to, as far as is practicable -*
- (a) be concise; and*
 - (b) be clear; and*
 - (c) not be a statement; and*
 - (d) have minimal pre-amble*
34. *Questions without notice by a Councillor*
- (1) A councillor at a meeting may ask a question without notice –*
 - (a) of the chairperson; or*
 - (b) through the chairperson, of –*
 - (i) another councillor; or*
 - (ii) the Chief Executive Officer.*
 - (2) In asking a question without notice at a meeting, a councillor must not –*
 - (a) offer an argument or opinion; or*
 - (b) draw any inferences or make any imputations –*
except so far as may be necessary to explain the question.
 - (3) The chairperson of a meeting must not permit any debate of a question without notice or its answer.*
 - (4) The chairperson, councillor or Chief Executive Officer who is asked a question without notice at a meeting may decline to answer the question.*
 - (5) The chairperson of a meeting may require a councillor to put a question without notice in writing.*

29. CLOSED PORTION OF THE MEETING

RECOMMENDATION

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

- Minutes of a Closed Council Meeting
- Proposal for the Council in interest of land
- Information of a Personal Confidential Nature
- Matters relating to Litigation
- 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 Council Meeting |
| Item No. 2 | Communication from the Chairperson |
| Item No. 3 | Leave of Absence |
| Item No. 4 | Consideration of supplementary Items to the agenda |
| Item No. 5 | Indications of Conflicts of Interest |
| Item No. 6 | Proposed Closure and Sale of Part of Evans Street, Hobart
LG(MP)R 17(2)(g) |
| Item No. 7 | Cross Street Safety Issues
LG(MP)R 17(2)(g) |
| Item No. 8 | Proposed Sale of Land - Pottery Road
LG(MP)R 17(2)(g) |
| Item No. 9 | Sale of Land for Unpaid Rates
LG(MP)R 17(2)(g), (h)(i) and (l) |
| Item No. 10 | Current Legal Proceedings
LG(MP)R 17(2)(k) |
| Item No. 11 | Response to Questions without Notice |
| Item No. 12 | Questions without notice |