



CITY OF HOBART

AGENDA

The Hobart Workshop Committee Meeting
Open Portion
Monday, 20 April 2026
at 4.00pm
Lady Osborne Room



City of **HOBART**

THE MISSION

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

THE VALUES

The Council is:

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

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. |
| 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. |

ORDER OF BUSINESS

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

APOLOGIES AND LEAVE OF ABSENCE

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**The Hobart Workshop Committee Meeting (Open Portion) held Monday,
20 April 2026 at 4.00pm in the Lady Osborne Room.**

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

COMMITTEE MEMBERS:

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

Apologies:

Leave of Absence: Nil.

NOMINEE MEMBERS:

Lord Mayor Councillor A M Reynolds
Alderman M Zucco
Councillor W F Harvey
Councillor M S C Dutta
Councillor W N S Coats

1. ACKNOWLEDGEMENT OF COUNTRY

2. CONFIRMATION OF MINUTES

The minutes of the Open Portion of the Hobart Workshop Committee meeting held on [Monday, 13 April 2026](#), are submitted for confirming as an accurate record.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

Recommendation

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

4. INDICATIONS OF CONFLICTS OF INTEREST

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

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

5. TRANSFER OF AGENDA ITEMS

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

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

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

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

6. REPORTS

6.1 2025-26 Annual Plan Progress Report for the period ending 31 March 2026 File Ref: F26/18152

Report of the Senior Advisor - Strategic Planning, Manager Strategy, Planning and Performance and Acting Director Corporate Services of 15 April 2026 and attachments.

Delegation: Committee

REPORT TITLE: 2025-26 ANNUAL PLAN PROGRESS REPORT FOR THE PERIOD ENDING 31 MARCH 2026**REPORT PROVIDED BY:** Senior Advisor - Strategic Planning
Manager Strategy, Planning and Performance
Acting Director Corporate Services**1. Report Summary and Key Issue**

- 1.1. The purpose of this report is to present the 2025-26 Annual Plan quarterly progress report for the period ending 31 March 2026 (refer Attachment A).
- 1.2. The Annual Plan is developed as part of the annual budget and sets out the major actions and initiatives for 2025-26. Actions in the Annual Plan must be aligned with the City's Strategic Plan.
 - 1.2.1. Reports on the progress of the annual plan are provided each quarter to the Council for noting.
- 1.3. There are 43 major actions and initiatives included in the 2025-26 Annual Plan. The status of actions and initiatives as of 31 March 2026 is as follows:

| | |
|------------------------|----|
| Complete | 3 |
| In progress – on track | 36 |
| In progress delayed | 4 |
| On hold | - |
| Not started | - |

2. Recommendation

That the Committee receive and note the City of Hobart 2025-26 Annual Plan Progress Report for the period ending 31 March 2026 and endorse its release for publication on the City of Hobart website.

3. Discussion and Background

- 3.1. The Annual Plan is developed as part of the annual budget and sets out the major actions and initiatives for the 2025-26 financial year. Actions in the Annual Plan must be aligned with the City's Strategic Plan.
- 3.2. The Annual Plan is required pursuant to Section 71 of the *Local Government Act 1993*. It is adopted by Council with the annual budget estimates. The Annual Plan sets out the Strategic Directions, major actions and initiatives that will guide the priorities of the organisation over the 12 months and must include a summary of the budget estimates.
- 3.2.1. The 2025-26 Annual Plan was developed with a focus on delivering value and benefit to the community while ensuring ongoing financial viability. This balanced approach allows for the implementation of forward-thinking and innovative initiatives while maintaining the fiscal sustainability of the City.
- 3.3. There are 43 major actions and initiatives included in the 2025-26 Annual Plan, as at 31 March 2026 all actions have been started or are on track to start before the end of the financial year in accordance with agreed project timelines. The status of actions and initiatives as of 31 March 2026 is as follows:

| | |
|------------------------|----|
| Complete | 3 |
| In progress – on track | 36 |
| In progress delayed | 4 |
| On hold | - |
| Not started | - |

4. Legal, Risk and Legislative Considerations

- 4.1. The Annual Plan is prepared in accordance with section 71 of the *Local Government Act 1993* and must be summarised in the Annual Report (section 72(1)(a) of the Act).

5. Strategic Planning and Policy Considerations

- 5.1. The Annual Plan progress report provides a summary of the progress of the major actions and initiatives in the Annual Plan and aligns with various strategies in the Capital City Strategic Plan 2023 including best practice, transparency and accountability to the community.

Pillar 8: Governance and civic involvement

Outcome 8.1: Hobart is a city of best practice, ethical governance and transparent decision-making.

- 8.1.2 *Practice and communicate good city governance and decision-making.*

8.1.3 *Ensure systematic and useful measurement of community outcomes and the City's performance.*

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 financial implications arising from this report.

6.1.2. There are no FTE or asset implications arising from this report.

7. Community and Business Engagement and Collaboration

7.1. Not applicable.

8. Innovation and Continuous Improvement

8.1. Quarterly progress reports will continue to be provided on the annual plan and published 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.



Paula Gudgeon
**SENIOR ADVISOR - STRATEGIC
PLANNING**



Janine Arnold
**MANAGER STRATEGY, PLANNING
AND PERFORMANCE**



Michelle Wickham
**ACTING DIRECTOR CORPORATE
SERVICES**

Date: 15 April 2026
File Reference: F26/18152

Attachment A: 2025-26 Annual Plan Progress Report - period ending 31 March 2026 (Supporting information) 

**6.2 Consultation: Plumbing Approval Process Reform Discussion
Paper
File Ref: F26/22264**

Report of the Manager Development Compliance and Director Strategic and Regulatory Services of 15 April 2026 and attachments.

Delegation: Committee

REPORT TITLE: CONSULTATION: PLUMBING APPROVAL PROCESS REFORM 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 attached submission on the plumbing approvals process.
- 1.2. The aim of the reforms, as stated, is to reduce unnecessary delays and streamline current processes while preserving essential consumer protections.
- 1.3. Key features of the proposed process include:
 - A Notice of Work form designed to capture key details for councils
 - An expedited verification and commencement process
 - Maintaining the ability for inspections to occur.
- 1.4. There are 17 discussion questions.
- 1.5. Key issues for the Council are:
 - Risk that deregulation proceeds without sufficient uplift in industry capability, professionalism and compliance culture.
 - Concern that disputes between Council and plumbers over NCC interpretation may intensify under a self-certification model.
 - Uncertainty about how non-compliant self-certified work will be managed where Council inspection findings differ from practitioner certification.
 - Possible operational and resourcing impacts for Council arising from shortened verification timeframes and retained inspection responsibilities.
 - Increased complexity for applicants for approvals for plumbing work involving network utility operator stormwater drainage systems for works affecting stormwater infrastructure.

2. Recommendation

That:

- 1. The Committee endorse the draft submission to the Tasmanian Government in response to the Plumbing Approval Process Reform Discussion Paper, marked as Attachment A to this report.**
- 2. The CEO be authorised to finalise the submission and to lodge it with the Department of Justice.**

3. Discussion and Background

- 3.1. The Tasmanian Government has released a discussion paper proposing reforms to the plumbing approval process for new standalone Class 1a residential buildings. The reforms are intended to reduce regulatory burden, streamline approvals, and support more timely delivery of housing, while maintaining appropriate safeguards for health, safety and consumer protection.
- 3.2. The key elements of the proposed reforms include:
 - Introduction of a fast-track process for notifiable plumbing work in new Class 1a buildings, replacing the requirement for a full plumbing permit in certain circumstances.
 - Greater reliance on licensed plumber-certifiers, with responsibility for design compliance and certification shifted from permit authorities to industry practitioners for eligible work.
 - Use of a Notice of Work model, allowing plumbing work to commence shortly after lodgement, subject to a short council verification period rather than a full permit assessment.
 - A proposed two-business-day verification timeframe for councils to confirm receipt and completeness of submitted information.
 - Draft legislative amendments to support the new process, including changes to roles, responsibilities and regulatory pathways.
- 3.3. The reforms have a stated aim of reducing delays, lowering costs for homeowners, and improving efficiency across the building approval system.
- 3.4. Officers are supportive in principle of the proposed plumbing approval reforms and acknowledges the potential benefits of streamlining approval processes for low-risk residential plumbing work. Officers recognises the intent to reduce unnecessary delays, improve efficiency, and support housing delivery outcomes.

- 3.5. However, Council's submission makes clear that deregulation cannot responsibly proceed without a demonstrated uplift in industry capability, professionalism and capacity. The position outlined in the submission is that regulatory reform and industry uplift are interdependent, and that weakening regulatory controls before industry readiness is assured poses risks to consumer protection, housing quality and long-term compliance outcomes.
- 3.6. Key points raised in the submission include:
- Current delays are often driven by poor application quality, incomplete or inaccurate documentation, inconsistent plans, and limited understanding of regulatory requirements, rather than the approval process itself.
 - Mandatory inspections must remain for all work that will be concealed or is not visible at final inspection, as a critical safeguard for compliance and consumer protection.
 - There is a risk that existing tensions between councils and plumbers regarding NCC interpretation may intensify under a self-certification model with reduced council involvement and clear legislative processes are required to manage situations where council inspections identify non-compliant work that has been self-certified.
 - Fast-track eligibility should be limited to low-risk, deemed-to-satisfy plumbing work, with explicit exclusions for performance solutions, shared or complex systems, landslip-affected sites, backflow devices, fire services and other higher-risk installations.
 - Significant consumer protection risks exist if responsibility is transferred to plumber-certifiers without improved training, clearer standards, and effective oversight mechanisms.
 - Additional education and continuing professional development should be mandatory for plumber-certifiers, and training should also be provided to permit authorities and inspectors.
 - The proposed two-business-day council verification timeframe is unlikely to be achievable without either a reduced verification role or increased council resourcing.
 - Council does not expect a reduction in workload under the proposed model and notes potential impacts on staffing, fees and operational capacity.
 - Enforcement and inspection regimes should remain largely unchanged, with existing mandatory notification stages continuing to underpin compliance.

- Council supports the fast-track process only if implemented with appropriate safeguards, staged introduction, and clear mechanisms to ensure industry readiness before deregulation.
- If the proposed fast-track plumbing process proceeds without retaining appropriate assessment and consent mechanisms for works affecting stormwater systems, Council may be required to introduce a separate approval process under the Building Regulations and the *Urban Drainage Act 2013* in order to meet its statutory obligations as both network utility operator and stormwater service provider. This would increase approval complexity, introduce additional steps for applicants, and risk undermining the efficiency objectives of the proposed reform.

4. Legal, Risk and Legislative Considerations

- 4.1. The proposed reforms would require legislative amendments and changes to the current plumbing approval framework, including a shift in responsibility from councils to plumber-certifiers for eligible work. This raises risks relating to consumer protection, compliance oversight and liability if industry capability is not sufficiently uplifted prior to deregulation. Retention of mandatory inspections and clear enforcement powers will be critical to managing these risks.
- 4.2. The proposed two-business-day verification timeframe may also present operational and statutory risk for councils unless verification expectations are clearly defined and supported by adequate resourcing. Overall, careful legislative design and implementation safeguards will be required to ensure reform does not compromise safety, compliance or council governance obligations.
- 4.3. The proposed reform may also result in the parallel or duplicate approval processes for stormwater matters where existing development and plumbing pathways no longer provide sufficient legislative oversight, resulting in increased complexity, longer timeframes and higher costs for applicants.

5. Strategic Planning and Policy Considerations

Pillar 7:

Outcome 7.1 Hobart has a diverse supply of housing and affordable homes

Strategies:

- 7.1.1. Identify issues and pursue opportunities to address homelessness and housing affordability
- 7.1.5 Monitor and respond to research and trends that may impact housing supply

Pillar 8:

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.

Strategies:

- 8.2.7 Ensure risks and legal processes are identified and managed effectively to achieve organisational priorities and strategic objectives and legislative requirements

6. Financial Implications

- 6.1. There are no direct financial implications arising from endorsement or lodgement of the submission.
- 6.2. The submission does not commit Council to any expenditure.
- 6.3. The proposed reforms may have short- to medium-term financial implications for Council, particularly if accelerated verification timeframes and retained inspection responsibilities increase operational demands. Council does not anticipate a reduction in workload under the proposed model and may require additional staffing or process adjustments to meet new expectations. Any ongoing impacts on resourcing may require review of cost-recovery arrangements and fees to ensure Council's regulatory functions remain adequately funded.

7. Climate and Sustainability Considerations

- 7.1. The proposed reforms do not directly alter environmental or sustainability standards; however, more efficient plumbing approval processes may support timely delivery of housing and reduce project delays, which can contribute to more sustainable construction outcomes. Council's submission emphasises that maintaining compliance and inspection safeguards is important to ensure plumbing work continues to support water efficiency, waste management and environmental protection outcomes consistent with existing regulatory requirements.

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 Justice and will be published on their website.

9. Innovation and Continuous Improvement

- 9.1. If the proposed changes are implemented, the reforms could encourage more efficient workflows, greater practitioner accountability and better use of regulatory resources subject to appropriate safeguards. Council

supports innovation that improves system performance, provided it is accompanied by continuous monitoring, evaluation and refinement to ensure outcomes for safety, compliance and consumer protection are maintained over time. Ongoing collaboration between the State Government, councils and industry will be important to support continuous improvement and respond to any emerging issues following implementation.

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: 15 April 2026
File Reference: F26/22264

Attachment A: Plumbing Approval Process Reform Discussion Paper
(Supporting information) 

Attachment B: Draft COH Submission (Supporting information) 

7. ITEMS FOR WORKSHOPPING

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

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

7.1 Waste Management Strategy Implementation Plan - Progress Update (April 2026) File Ref: F26/21091

Report of the Manager City Resilience and Director Infrastructure and Assets of 15 April 2026.



City of **HOBART**

MEMORANDUM: HOBART WORKSHOP COMMITTEE

Waste Management Strategy Implementation Plan - Progress Update (April 2026)

In 2016, the Council set an ambitious target of zero waste to landfill by 2030. By 2025 it was evident this goal would be challenging to meet, leading the Council to endorse a new Waste Management Strategy in June 2025 with a revised target of 85% diversion of waste from landfill by 2030.

The Waste Strategy contains 64 actions across five key programs, guiding operational efforts to reduce waste to landfill. This report provides a high-level summary of progress to date in implementing the Strategy, focusing on the main achievements so far.

How are we tracking? Through improved data collection and monitoring, the City now has a clearer picture of its waste trajectory. Our new monthly reporting reveal that waste-related emissions have been reduced by approximately 13% in the last year. However, the data also confirms we are not yet seeing an increase in waste diversion. The composition of material arriving at McRobies Gully landfill underscores the challenge ahead, for example, about 50% of the contents of kerbside general waste bins is organic material that potentially could be diverted, and around 10% of materials in recycling bins are contamination. These insights highlight significant opportunities (and needs) for improvement as we implement the Strategy.

Progress across the five program areas: Since the Strategy's adoption, work has advanced under each of the Plan's program streams, with notable outcomes and initiatives as follows:

- **McRobies Gully Transition Program:** Council has commenced planning for the phased closure of McRobies Gully landfill by 30 June 2030, including scoping of required infrastructure changes, residual waste transfer plans, site rehabilitation, and future land use options.

- We have engaged consultants (GHD) to conduct a comprehensive Landfill Options Analysis to determine the best long-term solution for Hobart's waste disposal. The findings of this work, which is still in development, will inform a Council decision on Hobart's future landfill approach by August 2026, ensuring we have a clear direction well before the 2030 deadline.
- Review of operational infrastructure on-site required by the City of Hobart community.
- Landfill gas and emissions reduction investigations.
- **Service & System Optimisation:** We continue to refine our waste services, data systems and compliance activities to improve performance and decision-making.
 - Comprehensive regulatory review and overhaul at McRobies in collaboration with EPA.
 - Environmental Monitoring Plan (water quality) updated, including two new groundwater bores.
 - Increased our oversight of the sealed landfill areas, with the formerly capped southern portion of the site now subject to regular inspections as per a new Capping Monitoring Plan.
 - Drafted new Environmental Management Plan and new Fire Management Plan for the landfill. Both are in final stages of preparation to submit to the EPA.
 - Investigating waste collections service improvements, such as route optimisations, bin audits, and strengthened enforcement of our waste by-laws in the community, are being implemented to ensure that our day-to-day operations support the Strategy's waste reduction goals through evidence-based practices.
- **Recycling & Market Development:** Analysis of our recycling streams has been undertaken to understand the true cost and feasibility of processing various materials.
 - Analysis highlighted the high cost and poor circularity issues, especially when sending certain "hard-to-recycle" items off-island, such as globes, glass, and soft plastics under the current system. In response, we are investigating end-markets and local processing options for these materials, so they can be kept in Tasmania and repurposed usefully in our community rather than shipped interstate.

- There are opportunities to increase the reuse of valuable materials like textiles, glass and electronics. The team is developing concepts for a more vibrant reuse and repair hub at McRobies Gully, building on the existing Tip Shop and potentially introducing new facilities such as a “Library of Things”, a make-and-repair workshop, a toy library and a textile recycling centre. Fostering this reuse culture and infrastructure will not only divert waste from landfill but also stimulate local circular economy enterprises.
- **Waste Avoidance & Behaviour Change:** Reducing waste generation at the source remains a critical part of our strategy, and this hinges on community engagement and education.
 - The State Government’s ReTh!nk Waste program (the “Be a Good Sort” campaign) provides broad-brush messaging across Tasmania, but it is not tailored to the specific waste goals or challenges of Hobart. To effectively change the habits of Hobart residents and businesses, a targeted local communications and education experience is being developed. This will aim to engage our various stakeholders, from households and schools to event organisers and local businesses, with tailored information and practical support to avoid waste and improve source separation.
 - We plan to prepare the community for the coming changes at McRobies Gully and build understanding and buy-in for the City’s transition to a circular economy. By providing a more intuitive and compelling education experience, we intend to ensure that Hobartians are ready and enthusiastic to embrace new waste services and resource recovery opportunities as they roll out.
 - The City is also participating in the *Flammable Five* state-funded education campaign (\$200,000), aimed at removing flammable items from general waste.
- **Governance, Funding & Advocacy:** Setting up the right frameworks and securing resources is essential to deliver the Strategy’s outcomes.
 - The City is actively collaborating at a regional level, working with TasWaste South and neighbouring councils, to develop a Southern Regional Waste Infrastructure Plan that will guide regional investments in waste facilities. This includes exploring joint solutions such as a potential new regional Materials Recovery Facility (MRF) for southern Tasmania.

- The City has submitted a \$50,000 “Data Ready” grant application to the State’s Waste and Resource Recovery Board to further improve our waste data collection and reporting systems. A \$30,000 grant proposal has been lodged (through the Foundation for Rural & Regional Renewal) to fund a program assisting Hobart’s hospitality sector in moving towards circular economy practices (for example, reducing single-use items and increasing organics recovery in cafes and restaurants). Through continued advocacy, strategic regional partnerships, and prudent financial planning, we aim to maximise the City’s access to new opportunities, including positioning Hobart to leverage the Tasmanian Government’s recently announced Fund for Circularity for future projects.

Overall, the implementation of the 2025 Waste Management Strategy is well underway, with tangible progress made in:

- data-driven management
- environmental compliance
- community engagement groundwork
- strategic planning for the City’s future waste infrastructure.

These efforts to date position the Council to make informed decisions on the future of Hobart’s waste services and facilities, including the critical question of Hobart’s long-term landfill solution, and to confidently progress towards our waste diversion targets.

Workshop Purpose

That the Hobart Workshop Committee receive the memorandum titled ‘*Waste Management Strategy Implementation Plan - Progress Update (April 2026)*’, and accompanying presentation and provide feedback.

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.



Christopher Kuchinke
MANAGER CITY RESILIENCE



David Reeve
**DIRECTOR INFRASTRUCTURE AND
ASSETS**

Date: 15 April 2026
File Reference: F26/21091

**7.2 Consultation: LUPAA - Preventing delays in development
assessment timeframes**
File Ref: F26/22527; 24/47

Report of the Director Strategic and Regulatory Services of 15 April 2026
and attachments.

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. Workshop Purpose

Elected Members are invited to provide feedback to the draft response to the position paper entitled '*Preventing Delays in Development Assessment Timeframes*' prior to endorsement being sought at the 27 April Council Meeting.

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: 15 April 2026
File Reference: F26/22527; 24/47

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

**7.3 Consultation: Draft Land Use Planning and Approvals
(Miscellaneous Amendments) Bill 2026
File Ref: F26/22282**

Report of the Director Strategic and Regulatory Services and Manager
Strategic Land Use Planning of 15 April 2026 and attachments.

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

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

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. Workshop Purpose

That the Hobart Workshop Committee consider, and provide feedback on, the City's draft submission to the '*Draft Land Use Planning and Approvals (Miscellaneous Amendments) Bill 2026*', as set out in Attachment A, prior to endorsement being sought at the 27 April Council Meeting.

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.






Karen Abey
**DIRECTOR STRATEGIC AND
REGULATORY SERVICES**



Jennifer Lawley
**MANAGER STRATEGIC LAND USE
PLANNING**

Date: 15 April 2026
File Reference: F26/22282

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

8. RESPONSES 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.

8.1 Tasman Bridge Briefing

Memorandum of the Head of Executive Services of 15 April 2026

8.2 Cost of Hosting Large Sporting Events

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

8.3 Debrief on VFL Match

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



City of **HOBART**

MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ELECTED MEMBERS

TASMAN BRIDGE BRIEFING

Meeting: Hobart Workshop Committee

Meeting date: 23 March 2026

Raised by: Councillor Kelly

Question:

What is happening in relation to the report on the condition of the Tasman Bridge?
There was someone from State Growth who was going to address concerns in relation to the structure of the bridge?

Response:

An opportunity has been secured for officers from the Department of State Growth to present to Elected Members on the work being undertaken in relation to the condition of the Tasman Bridge. This presentation is scheduled to occur prior to the Planning Authority Committee Meeting on Wednesday 20 May 2026, with a diary entry to follow.

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.

Laura Eaton
HEAD OF EXECUTIVE SERVICES

Date: 15 April 2026

File Reference: F26/20967



City of **HOBART**

MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ELECTED MEMBERS

COST OF HOSTING LARGE SPORTING EVENTS

Meeting: Hobart Workshop Committee

Meeting date: 23 March 2026

Raised by: Lord Mayor Councillor Reynolds

Question:

Can Elected Members be given a report on the cost for hosting of sporting events at the North Hobart Oval – e.g. what we charge and what we spend to host these events?

Response:

The cost of hosting large sporting events at North Hobart Oval can vary depending on the event and the agreement with the hirer.

For an event such as AFLW, while a ground hire charge is not levied, all of the City's out of pocket costs are reimbursed by the home team, excluding any ground preparation costs.

It is noted that the past two seasons have resulted in a contribution of around \$24K from Council to resurface some areas of the ground in preparation for these matches.

The inaugural Devils VFL match on Saturday 21 March 2016, generated income of around \$4,100 through ground hire and the use of other facilities at the ground.

The overall out of pocket costs that can be directly attributed to this game were approximately just over \$16,000 which included:

- Toilet hire (approx. \$9.5K)
- Contribution to traffic management (\$2K)
- Staff wages for match day (approx. \$3.8K)
- Consumables (approx. \$600)

This does not include other costs which are difficult to attribute to the event which include ground preparation (noting that ground preparation is required no matter the level of match), waste management, any increase in water or electricity, any additional cleaning services.

It should be noted the cost for the first match will likely be higher than future matches due to the need to hire additional toilet facilities for the capacity crowd on Saturday 21 March and given the anticipated decrease in attendances at future matches.

Both AFLW matches and the recent VFL match were subject to live broadcast which provides promotional benefits to the City, as well as considerable economic benefits to businesses in the North Hobart area, and the Hobart more generally.

Going forward, it is proposed to formalise a Partnership Agreement with the Devils for VFL and AFLW matches, ensuring the City of Hobart's contribution is clearly valued, documented, and aligned with the approach used for agreements with major events such as Dark Mofo and the Taste of Summer. The Partnership Agreement would clearly outline the roles and responsibilities of all partners.

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: F26/20969



City of **HOBART**

MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ELECTED MEMBERS

DEBRIEF ON VFL MATCH

Meeting: Hobart Workshop Committee

Meeting date: 23 March 2026

Raised by: Councillor Posselt

Question:

Can Elected Members be given a debrief on the 'operations' of Devil's VFL match on Saturday 21/3/2026 - such as managing lines (e.g. logjams of spectators attempting to enter the ground)?

Response:

Following the completion of the first Devils VFL match on 21 March 2026 at North Hobart Oval, an internal debrief has been completed. A further debrief with other stakeholders including the Tasmania Football Club and North Hobart Football Club will be completed in the coming weeks to allow some operational adjustments to be made prior to the next match at the venue in May.

Some of the learnings from the match including:

Spectator access – it was noted there was some queuing from around 11:30am which resulted in some patrons missing part of the match. Whilst given the limitations of the technology in the venue and patrons not allowing sufficient time for delays, there is an opportunity to improve public access into the ground by opening the 4th gate off Letitia Street for public use.

Licensing – there were some reported issues with licensing and access to alcohol which will need to be rectified by the licensee (North Hobart Football Club).

Access to Food/Drink – there were some delays reported to access the kiosks and bars which was partially due to the strain on the 5G network. Improved Wi-Fi provision around the venue will be implemented soon to reduce this issue.

Access to Water – it was noted there were some complaints around access to water. There is one water bubbler on site, and the bottled water sold out on the day. This provision will be improved at future games.

Traffic and Parking – A traffic management plan was implemented for the match with some parking alterations in the streets immediately around the venue. Parking patrols resulted in 24 infringements with a focus on blatant infringements which included parking too close to intersections, stopping on or across driveways, stopping on a yellow line and stopping on a path, dividing strip or painted island. There were three online complaints made during the match all of which were actioned.

Officers hand delivered letters to nearby residents in the lead up to the match to inform them of the likely disruptions and providing contact details which overall was appreciated by residents.

Summary:

It should be noted that the overall reported attendance of around 10,600 is likely to be the largest crowd for the VFL matches this season, and given the improvements proposed above, many of the issues experienced on the day will be resolved at future matches.

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: F26/20973

9. QUESTIONS WITHOUT NOTICE

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

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

10. CLOSED PORTION OF THE MEETING

RECOMMENDATION

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

- Minutes of a Closed Portion of the Committee Meeting
- Confidential Information
- Confidential Commercial Information
- Closed Questions Without Notice

The following items are listed for discussion:-

- | | |
|--------------|--|
| Item No. 1 | Minutes of the last meeting of the Closed Portion of the Committee Meeting |
| Item No. 2 | Consideration of supplementary items to the agenda |
| Item No. 3 | Indications of conflicts of interest |
| Item No. 4 | Items For Workshopping |
| Item No. 4.1 | Memorandum of Understanding - Macquarie Point Precinct Order LG(MP)R 17(2)(h)(ii) |
| Item No. 5 | Reports |
| Item No. 5.1 | Micromobility Contract LG(MP)R 17(2)(d)(ii), (d)(iii) and (k) |
| Item No. 6 | Questions Without Notice |