



CITY OF HOBART

## AGENDA

The Hobart Workshop Committee Meeting  
Open Portion  
Monday, 11 May 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:**

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

## ELECTED MEMBER COMMITMENTS

<b>Respectful and Cooperative Behaviour</b>	We will treat each other, staff, and stakeholders respectfully, fostering a collaborative environment.
<b>Conduct and media use</b>	We will advocate using transparent, evidence-based arguments, respect majority decisions, avoid public criticism of employees, and maintain workplace safety by refraining from harmful communication.
<b>Objective, evidence-based communication:</b>	Our discussions and advocacy are grounded in reliable, shared evidence, avoiding personal attacks and promoting respectful debate before public commentary.
<b>Roles and responsibilities:</b>	We recognise our duty to represent our community while being accountable, engaging in critical debate and holding others to account respectfully.

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## ORDER OF BUSINESS

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

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

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**The Hobart Workshop Committee Meeting (Open Portion) held Monday,  
11 May 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 W F Harvey (Chairperson)  
Deputy Lord Mayor Councillor Dr Z E Sherlock  
Councillor J L Kelly  
Alderman L A Bloomfield  
Councillor R J Posselt  
Councillor B Lohberger  
Councillor G H Kitsos

**Apologies:**

**Leave of Absence:**

**NOMINEE MEMBERS:**

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

**1. ACKNOWLEDGEMENT OF COUNTRY**

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**2. CONFIRMATION OF MINUTES**

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The minutes of the Open Portion of the Hobart Workshop Committee meeting held on [Monday, 20 April 2026](#), are submitted for confirming as an accurate record.

**3. CONSIDERATION OF SUPPLEMENTARY ITEMS**

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

**Recommendation**

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

**4. INDICATIONS OF CONFLICTS OF INTEREST**

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

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

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

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

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

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

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

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

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### **6.1 Place and Wellbeing Committee File Ref: F26/22616**

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Report of the Head of Executive Services of 15 April 2026 and attachments.

Delegation: Committee



City of **HOBART**

## MEMORANDUM: HOBART WORKSHOP COMMITTEE

### Place and Wellbeing Committee

The purpose of this report is to inform the Committee of the outcomes of the meeting of the Place and Wellbeing Committee that was held on 31 March 2026.

The following was discussed:

- City Hall Activation – the CEO provided a presentation on the future of City Hall, noting the topic was discussed at Council the night prior and deferred to the Hobart Workshop Committee for further consideration. Committee members discussed City Hall’s heritage status and possible restrictions to development, as well as mixed use operations, anchor tenant EOI input, and emergency management infrastructure funding. The Committee also noted the prime location of City Hall as a cultural precinct, especially due to TMAG’s parallel projects.
- Draft Hobart Housing Action Plan – officers from the Strategic Land Use Planning group and the Communications, Engagement and Marketing group provided a presentation on the draft Hobart Housing Action Plan for the purpose of obtaining Committee feedback. The Committee noted that the Background Paper and draft Action Plan are clear and easy to read, and that the City’s proactivity in property developer engagement is positive. The Committee discussed the impact of upcoming Planning Scheme Amendments and the Housing Incentives Package. The Committee also discussed how accessibility, apprehension of high-density residences, and public transport options are factors contributing to housing development in Hobart.
- Health and Wellbeing Strategy – the Director Community and Economic Development provided a presentation on the initial concept ideas for a Health and Wellbeing Strategy. The Committee noted that this is a wide scope of work, and that local government obligations are growing. The Committee discussed holding an ‘expo’ of health and wellness groups to encourage commercial and volunteer groups to work as a cohort. The Committee also discussed support from the retirement industry and Allied Health services, as well as working with local community associations to spread information across demographics. The Committee noted that relevant Ministers will be briefed to ensure consistent messaging across different levels of government and to discuss shared priority areas.

- Greater Hobart Sport and Recreation Infrastructure Strategy – the Committee received a brief update on the Greater Hobart Sport and Recreation Infrastructure Strategy. It was noted that the new building at the Hutchins School could see sporting club partnerships, and that the new basketball courts across the Greater Hobart Region demonstrate a demand for sport and recreation infrastructure.

### **RECOMMENDATION**


***That the Hobart Workshop Committee receive and note the minutes of the Place and Wellbeing Committee of 31 March 2026, marked as Attachment A.***

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



Laura Eaton  
**HEAD OF EXECUTIVE SERVICES**

Date: 15 April 2026  
File Reference: F26/22616

Attachment A: Place and Wellbeing Committee - Minutes - 31 March 2026  
(Supporting information) 

**6.2 City Transport Committee**  
**File Ref: F26/22652**

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

Delegation: Committee



City of **HOBART**

## MEMORANDUM: HOBART WORKSHOP COMMITTEE

### City Transport Committee

The purpose of this report is to inform the Committee of the outcomes of the meeting of the City Transport Committee that was held on 24 March 2026.

The following was discussed:

- **Bike Detection Trial** – A representative from the Department of State Growth provided a presentation on an upcoming bike-detection technology trial at the Collins and Molle Street intersection. The City Transport Committee noted the importance of testing the technology under a range of weather and lighting conditions, in light of previous challenges with similar systems. Members also noted the potential for bike detection to address known issues such as traffic signals not responding to cyclists at night, as well as possible future applications including micromobility detection and emergency-vehicle priority. Officers advised that trial parameters will be refined collaboratively, and any future rollout will be subject to performance, safety outcomes and cost-effectiveness.
- **Draft Hobart Bike Plan 2026** – The Committee received a presentation on the draft Hobart Bike Plan and provided feedback on matters including funding constraints, comfort and safety concerns on shared paths and road environments, Road Rule clarity for bike lanes, and the increasing use of e-bikes. Members also observed variation in the distribution of proposed projects across different areas and noted that winter census data may under-represent actual cycling levels. The emerging role of bike-delivery services was discussed, with members noting that improved conditions for bike-based delivery could help reduce congestion.
- **General Transport Strategy Update** – Officers provided an update on progress implementing key actions under the Hobart Transport Strategy 2024, including work associated with the Bike Plan, ferry terminal connectivity, kerbside management, and behaviour-change initiatives such as school-based programs and Ride to School Day activities. Member feedback highlighted that the motorcycle community is not always well represented in transport planning and that improved data and engagement may be beneficial.

**RECOMMENDATION**


***That the Hobart Workshop Committee receive and note the minutes of the City Transport Committee of 24 March 2026, marked as Attachment A.***

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



Karen Abey  
**DIRECTOR STRATEGIC AND  
REGULATORY SERVICES**

Date: 15 April 2026  
File Reference: F26/22652

Attachment A: City Transport Committee - Minutes - 24 March 2026  
(Supporting information) 

**6.3 City Economy Committee**  
**File Ref: F26/23814**

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Report of the Director Community and Economic Development of 23 April 2026 and attachments.

Delegation: Committee



City of **HOBART**

## MEMORANDUM: HOBART WORKSHOP COMMITTEE

### City Economy Committee

The purpose of this report is to inform the Committee of the outcomes of the meeting of the City Economy Committee that was held on 14 April 2026.

The following was discussed:

- Innovation Precinct Update – Members provided feedback on the components of a skeleton version of the vision document aimed at progressing the concept of an Innovation Precinct. Discussion centred around attracting investment by showcasing Hobart’s pre-existing innovation and strengthening investor confidence through the vision document. Feedback highlighted the importance of modern approaches to place-based innovation, including hybrid work and collaboration spaces, potential innovation-based partnerships with TAFE and UTAS, as well as better use of underutilised assets. Members also stressed safeguarding established value throughout EOI processes.
- Night Time Economy Update – Members discussed the City’s current Night Time Economy work and the intention for the City to develop a Night Time Economy Plan with a view to focus priorities for the industry. Members appreciated that action is being taken in this area, and stressed that alignment with industry and key stakeholders is vital.
- Tasmanian Football Club Engagement – Members discussed activities the City has undertaken with regards to the future Macquarie Point Stadium and Devils Football Club. It was noted that there has been a noticeable culture shift, and that the Devils are making a big impact on the community. Members also discussed fuel shortage impact on stadium development, and highlighted that we need to send the message that Hobart is ‘open for business’.
- Proposed Event Site on Liverpool Street Update – Members discussed the evaluation and selection process for the proposed Farm Gate Market relocation. Noting factors such as connectivity, wind risk impact, vehicle accessibility, and surrounding businesses, Members considered various proposed locations. Members discussed that the Odeon theatre and Hanging Garden want to re-establish the area as a cultural precinct / activation space, as well as infrastructure the City would need to install.

**RECOMMENDATION**


***That the Hobart Workshop Committee receive and note the minutes of the City Economy Committee of 14 April 2026, marked as Attachment A.***

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



Ben Artup  
**DIRECTOR COMMUNITY AND  
ECONOMIC DEVELOPMENT**

Date: 23 April 2026  
File Reference: F26/23814

Attachment A: City Economy Committee - Minutes - 14 April 2026 (Supporting information) 

## **7. REPORTS**

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### **7.1 Tasmanian Planning Scheme - Making it easier to develop medium density housing - Discussion Paper File Ref: F26/23630; 26/10**

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Report of the Manager Strategic Land Use Planning and Director Strategic and Regulatory Services of 27 April 2026 and attachments.

Delegation: Committee

**REPORT TITLE: TASMANIAN PLANNING SCHEME - MAKING IT EASIER TO DEVELOP MEDIUM DENSITY HOUSING - DISCUSSION PAPER**

**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) has prepared a discussion paper for targeted consultation on proposed changes to the State Planning Provisions (SPPs) of the Tasmanian Planning Scheme, titled *Tasmanian Planning Scheme – Making It Easier to Develop Medium Density Housing* (Attachment B)
- 1.2. The Discussion Paper proposes amendments to the State Planning Provisions (SPPs), including new and revised zones and codes, intended to improve the feasibility, certainty and design quality of medium density housing across Tasmania. Key changes include:
  - The introduction of a new Apartment Code.
  - The introduction of a new zone titled 'New Residential Zone'.
  - Revisions to the Inner Residential Zone and General Residential Zone.
  - Various associated changes to definitions, development and subdivision standards.
- 1.3. The City recognises the urgent need to increase housing supply and diversity in Hobart and broadly supports reform of the planning system to better facilitate well-designed medium density development in appropriate locations however the City's review identifies several key issues requiring further work before amendments progress, including:
  - 1.3.1. The lack of supporting evidence explaining the basis for proposed amendments and how they differ from recommendations contained in the *2025 Improving Residential Standards Report*.
  - 1.3.2. Uncertainty around the preferred implementation pathway, including the introduction of a wholly new zone titled 'New Residential Zone' versus refinement of existing residential zones.

- 1.3.3. Risks associated with regulatory complexity, inconsistent standards across zones and codes, and increased interpretation burden for planning authorities.
- 1.3.4. The need for greater collaboration with councils, particularly in Greater Hobart, to ensure reforms are spatially appropriate, evidence-based and implementable.

## **2. Recommendation**

### ***That:***

- 1. The Hobart Workshop Committee endorse the submission to the State Planning Office in response to the Tasmanian Planning Scheme – Making it easier to develop medium density housing – Discussion Paper as set out in Attachment A.***
- 2. The CEO be authorised to finalise the submission and to lodge it with the State Planning Office.***

### 3. Discussion and Background

- 3.1. The State Planning Office has released the *Tasmanian Planning Scheme – Making It Easier to Develop Medium Density Housing Discussion Paper* for targeted consultation as part of a broader suite of planning reforms aimed at addressing housing supply challenges across the State. The Discussion Paper proposes amendments including:
- The introduction of a new Apartment Code.
  - The introduction of a new zone titled 'New Residential Zone'.
  - Revisions to the Inner Residential Zone and General Residential Zone.
  - Various associated changes to definitions, development and subdivision standards.
- 3.2. The Discussion Paper builds on the *2025 Improving Residential Standards Report* prepared by Era Advisory, which reviewed residential development standards and recommended reforms to improve housing outcomes, design quality and feasibility.
- 3.3. Hobart continues to experience acute housing pressures, including constrained housing supply, limited diversity in dwelling typologies and increasing affordability challenges. The City supports the intent of planning reform to facilitate increased medium density housing in appropriate locations and has demonstrated this commitment through the preparation of its Housing Action Plan and ongoing strategic planning initiatives, including neighbourhood and precinct-based planning projects such as Central Hobart Plan and the North Hobart Neighbourhood Plan.
- 3.4. While the City broadly supports reform of the SPPs, detailed review of the Discussion Paper has identified significant concerns regarding the evidence base for proposed amendments, the clarity of the preferred implementation approach, and the potential for increased complexity and unintended outcomes within the planning scheme.
- 3.5. The City's submission therefore:
- Supports reform in principle, while identifying areas requiring further evidence, refinement and collaboration.
  - Recommends an alternative staged implementation approach that builds on existing zones and introduces a consolidated Housing Diversity Code.
  - Advocates for Greater Hobart-scale collaboration to test and refine provisions prior to statewide implementation.

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

4.1. There are no immediate legal implications arising from Council endorsing the submission. However, the content of the proposed SPP amendments has potential long-term implications for Council's statutory functions as a planning authority, including development assessment workloads, interpretation risk, and appeals.

4.2. Key risks identified include:

- Increased regulatory complexity and ambiguity leading to inconsistent interpretation and higher appeal risk.
- Resource impacts on Council if new zones and codes are introduced without sufficient consolidation or guidance material.
- Misalignment between State-led amendments and existing local strategic planning work, potentially resulting in inefficient or duplicative planning scheme amendments.

The City's submission explicitly identifies these risks and proposes mitigation measures, including staged implementation, consolidation of controls, and early collaboration with councils.

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

5.1. The City's submission aligns with Council's strategic objectives and policy framework, including:

- Capital City Strategic Plan 2023, particularly goals relating to sustainable growth, liveability and housing diversity.
- Hobart: A Community Vision for Our Island Capital, which identifies the need for accessible, affordable and well-designed housing.
- The City's emerging Housing Action Plan, which seeks to enable diverse housing typologies across Hobart in appropriate locations.
- The Southern Tasmanian Regional Land Use Strategy, which identifies Greater Hobart as a key focus for medium density housing growth.

5.2. The submission also responds to and seeks alignment with broader State Government strategies, including the Tasmanian Housing Strategy and concurrent planning reform initiatives.

## **6. Financial Viability**

### 6.1. Financial Considerations:

- 6.1.1. There are no direct financial implications arising from Council endorsing and submitting this submission.
- 6.1.2. Any future financial implications would be dependent on the final form of SPP amendments and their implementation, which may include indirect impacts on Council resourcing associated with development assessment, planning scheme amendments, or strategic planning projects.

### 6.2. Consultants

- 6.2.1. No external consultants were engaged in the preparation of the City's submission. The submission was developed in-house by Strategic Land Use Planning team, informed by existing strategic work and collaboration with internal and external stakeholders.

## **7. Climate and Sustainability Considerations**

### 7.1. Medium density housing can support broader sustainability outcomes by:

- Encouraging more efficient land use in serviced urban areas
- Reducing pressure for greenfield expansion
- Supporting active and sustainable transport
- Enabling more energy-efficient housing typologies

### 7.2. The City's submission supports the inclusion of development standards relating to landscaping, deep soil, solar access and urban greening, and highlights the importance of aligning climate and sustainability objectives consistently across zones and codes.

## **8. Community and Business Engagement and Collaboration**

### 8.1. The submission draws on:

- Council's extensive experience as a planning authority.
- Previous consultation undertaken as part of the 2025 Improving Residential Standards Report.
- Ongoing engagement with Greater Hobart councils through the Strategic Planners Working Group.

- 8.2. The City's submission strongly advocates for continued collaboration between the State Government and councils, particularly through region-based mechanisms such as the Greater Hobart Committee, to support effective and coordinated implementation of planning reforms.

## 9. Innovation and Continuous Improvement

- 9.1. The City's recommended staged, hybrid implementation approach represents an innovative model that:
- Avoids unnecessary rezoning while still enabling meaningful housing uplift;
  - Consolidates controls to reduce complexity and interpretation risk;
  - Integrates statutory provisions with high-quality guidance material; and
  - Enables learning and refinement through staged rollout and regional testing.

This approach aligns with Council's commitment to continuous improvement, evidence-based planning and collaborative governance.

*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: 27 April 2026  
File Reference: F26/23630; 26/10

Attachment A: Medium Density Housing Draft CoH Submission (Supporting information) 

Attachment B: Medium Density Housing Discussion Paper (Supporting information) 

**7.2 Hobart Municipal Emergency Management Committee - Insights  
from the Los Angeles Fires for Hobart  
File Ref: F25/85019**

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Report of the Program Leader City Resilience and Director Infrastructure  
and Assets of 14 April 2026 and attachments.

Delegation: Committee

**REPORT TITLE: HOBART MUNICIPAL EMERGENCY MANAGEMENT COMMITTEE - INSIGHTS FROM THE LOS ANGELES FIRES FOR HOBART****REPORT PROVIDED BY:** Program Leader City Resilience  
Director Infrastructure and Assets**1. Report Summary and Key Issue**

- 1.1. The purpose of this report is to inform the Hobart Workshop Committee of the Hobart Municipal Emergency Management Committee's (MEMC) special meeting held on 30 April 2025. This meeting examined insights from the Los Angeles Fires and captured observations to inform continued improvement of Hobart's bushfire preparedness, evacuation and response. A copy of the outcome report "Insights from the Los Angeles Fires for Hobart" is at **Attachment A**.
- 1.2. The HMEMC adopted the report in October 2025. The report was noted at the Southern Regional Emergency Management Committee (REMC) on 20 November 2025.
- 1.3. The outcome report summarises the focus areas that emerged from participant observations, including those within the City of Hobart's remit and those requiring consideration by other agencies.

**2. Recommendation**

***That the Council endorse the outcome report "Insights from the Los Angeles Fires for Hobart" at Attachment A.***

**3. Discussion and Background**

- 3.1. The MEMC convened a special meeting on 30 April 2025 to consider insights from the Los Angeles Fires and capture participant observations to inform improvements in Hobart's bushfire preparedness, evacuation and response, noting the projected increase in the frequency and severity of dangerous fire weather in Tasmania due to climate change.
- 3.2. The special meeting brought together 33 stakeholders from across government, emergency services, academia and community services.
- 3.3. The Reports notes 36 focus areas, including six which fall within the City of Hobart's control or direct influence.
- 3.4. The City of Hobart will report to the MEMC on how it is assessing and responding to the focus areas within its responsibility. The MEMC will

also seek updates from relevant agencies on their consideration of focus areas that fall outside the City's direct control.

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

- 4.1. Legal, risk and legislative considerations will be assessed through the City's standard processes as needed if any of the focus areas are progressed.

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

- 5.1. This This proposal supports the implementation of Pillar 6.4 of the Hobart Community Vision: we are prepared for and resilient to natural disasters.
- 5.2. This proposal aligns to the following outcomes listed in the Capital City Strategic Plan 2023:
  - 5.2.1. Outcome 2.4 Hobart communities are safe and resilient, ensuring people can support one another and flourish in times of hardship.
  - 5.2.2. Outcome 6.4 Hobart is a leader on climate change moving toward a zero emissions and climate-resilient city.
- 5.3. This work also supports the Hobart Municipal Emergency Management Plan, Climate Ready Hobart Strategy (Priority 6 and 8), Community Recovery Plan and the Hobart Bushfire Management Strategy (Fire management program).

#### **6. Financial Viability**

- 6.1. Financial Considerations:
  - 6.1.1. Any financial implications would be assessed through existing budgeting and resource allocation processes if Council chooses to progress particular focus areas.
- 6.2. City Economy Strategy:
  - 6.2.1. This proposal aligns with the City Economy Strategy 2023–2028 by strengthening Hobart's resilience to bushfire risk, which supports economic stability, attracts responsible investment, and maintains the city's reputation as a safe and desirable place to live, work, and visit.
- 6.3. Economic Impact:
  - 6.3.1. A resilient economy that offers a safe and desirable place to live, work and visit, requires an environment that is also resilient and safe. People that choose to live, work and visit a location do so in part because they feel safe. Minimising risk of disaster

is imperative to creating an environment where people feel safe, secure and this has direct linkages to economic stability and resilience.

## 7. Climate and Sustainability Considerations

7.1. Climate change is driving erratic weather, extended dry periods, below-average rainfall, strong winds and dry lightning strikes, and an increase in the number of elevated fire danger days directly affecting bushfire risk in Tasmania.

7.1.1. These unstable conditions significantly reduce the window for hazard reduction burning by councils and fire agencies, limiting a critical mitigation tool.

7.2. This proposal aligns to the following strategic priorities listed in the Climate Ready Hobart Strategy to build Hobart's resilience to climate change driven natural hazards:

7.2.1. 6. Climate ready built environment

7.2.2. 7. Connected and cohesive community

7.2.3. 8. Disaster prepared and recovery ready

## 8. Community and Business Engagement and Collaboration

8.1. Officers consulted with MEMC and SREMC member organisations, and other relevant stakeholders on the outcomes report. Specific opportunities for community and business engagement will be identified as required if any focus areas are taken forward.

## 9. Innovation and Continuous Improvement

9.1. The special meeting and resulting MEMC Report provide a foundation for continuous improvement in bushfire preparedness.

*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.*




Christiaan Van Dam  
**PROGRAM LEADER CITY RESILIENCE**



David Reeve  
**DIRECTOR INFRASTRUCTURE AND ASSETS**

Date: 14 April 2026  
File Reference: F25/85019

Attachment A: Hobart Municipal Emergency Management Committee meeting  
report on Los Angeles Fires (Supporting information) 

## **8. ITEMS FOR WORKSHOPPING**

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

### **8.1 Presentation - Wildfire House Loss Hazard Mapping** **File Ref: F26/22742**

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Report of the Chief Executive Officer of 30 April 2026.



City of **HOBART**

**MEMORANDUM: HOBART WORKSHOP COMMITTEE**

**Presentation - Wildfire House Loss Hazard Mapping**

Professor David Bowman and Dr. Grant Williamson will attend the Hobart Workshop Committee to provide a presentation on Wildfire House Loss Hazard Mapping.

***Workshop Purpose***

***That the Hobart Workshop Committee note the presentation provided in relation to Wildfire House Loss Hazard Mapping.***

*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: 30 April 2026  
File Reference: F26/22742

**8.2 RACT Community Bushfire Resilience Project**  
**File Ref: F26/23641**

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Report of the Inclusive City Program Leader, Manager Community Programs and Director Community and Economic Development of 5 May 2026 and attachments.

**REPORT TITLE: RACT COMMUNITY BUSHFIRE RESILIENCE PROJECT****REPORT PROVIDED BY:** Inclusive City Program Leader  
Manager Community Programs  
Director Community and Economic Development**1. Report Summary and Key Issue**

- 1.1. This report is provided to the Hobart Workshop Committee to inform the Committee of the City of Hobart's proposed participation in a community focused bushfire resilience research project in partnership with the Royal Automobile Club of Tasmania (RACT) and Kingborough Council.
- 1.2. The project aims to strengthen bushfire preparedness in high-risk communities by delivering a two (2) year program that combines community engagement, individual property assessments, incentives for preparedness, advanced risk data, and collaborations with researchers, local government, and insurers.
- 1.3. It focuses on testing what motivates household action, improving risk ratings, informing risk-based insurance pricing, and contributing to local, national, and international fire resilience research.
- 1.4. The project would include contributions from RACT the City of Hobart and Kingborough Council over the two (2) years of the project.
  - 1.4.1. The City of Hobart's contribution would be \$350,000 over the two (2) years of the project.
- 1.5. The RACT is also intending to apply for funding through the Australian Government's Disaster Ready Fund, which has the capacity to greatly expand the reach and impact of the project within the community.
  - 1.5.1. If successful with this grant application the project would be extended to three (3) years.
- 1.6. The pilot project aligns strongly with the City of Hobart Bushfire Management Strategy 2022 and builds on the learnings from the Sparking Conversations, Igniting Action Bushfire Resilience Project.
- 1.7. The City would enter into a Memorandum of Understanding (MoU) with the RACT and Kingborough Council, in order to deliver the project.

**2. Workshop Purpose**

- 2.1. For the Hobart Workshop Committee to receive the report titled 'RACT Community Bushfire Resilience Project' and its attachment and to provide feedback.

### 3. Discussion and Background

- 3.1. City of Hobart staff have been in discussion with RACT and Kingborough Council staff on the development of a two (2) year community focused bushfire resilience research project since December 2025.
- 3.2. The innovative project will combine community engagement, property-level assessments, preparedness incentives, advanced risk data, in collaboration with university researchers, local government, and insurers.
- 3.3. It will strengthen community preparedness, test practical mitigation measures, and generate evidence to inform future bushfire risk reduction work.
- 3.4. The pilot project aligns strongly with the City of Hobart Bushfire Management Strategy 2022.
  - 3.4.1. The project particularly supports the delivery of actions relating to community awareness, resident support, verge management, staff capability, research partnerships, new technology, and collaboration.
- 3.5. It builds on the highly successful federally funded 'Sparking Conversations, Igniting Action' community bushfire resilience project that the City undertook with Glenorchy, Clarence City and Kingborough Councils from 2022-2024.
- 3.6. It also builds on a new RACT/UTAS Fire Centre partnership which was established in December 2025 in order to translate fire research into actionable tools, advice, and strategies to reduce house and community vulnerability to bushfires.
- 3.7. The specific items that the City is proposing to contribute to the project are itemised in **Attachment A** to this report.
- 3.8. The RACT bushfire resilience pilot project would run over two (2) financial years – 2026-27 and 2027-28.
- 3.9. It would include individual risk assessments of 100 to 120 of the most high-risk households within bushfire prone areas across the two (2) local government areas, with 800 to 1200 control households.
  - 3.9.1. The exact number of households within each local government area is yet to be determined and will be based on the comparative data required to complete the research.
- 3.10. The project is intended to test what motivates household action, improve risk ratings, inform risk-based insurance pricing, and contribute

to broader fire resilience research through the University of Tasmania (UTAS) and partner organisations. The pilot project will be scientifically designed and independently evaluated using rigorous monitoring and evaluation frameworks.

- 3.11. The pilot project would produce validated property risk assessments, tested mitigation treatments, high-resolution data products, evidence on communication and behaviour change, policy and messaging material for stakeholders, and research outputs. If successful, the approach could be scaled to other parts of Hobart.
- 3.12. Benefits of this project to the City of Hobart include strengthening incident preparedness in high-risk communities, improving the understanding of effective mitigation actions, building social cohesion and community resilience, as well as supporting a more targeted, evidence-based approach to bushfire risk management.
- 3.13. The project positions the City of Hobart as a leader in practical bushfire resilience and would contribute to local, national, and international fire resilience research.
  - 3.13.1. Over time, this would support stronger community confidence, better risk communication, and improved recognition of mitigation work in policy and insurance settings.
- 3.14. The project also aligns with the City's new Resilient Hobart program, which has a focus on community and social resilience in order to prepare for and bounce back from natural incidents such as bushfire and flood.
- 3.15. As part of this project Council officers are investigating mechanisms to encourage, support and reward residents to make practical changes to their properties in order to mitigate bushfire related risk.
- 3.16. Initiatives that have been implemented by local government authorities elsewhere in Australia, such as the rebates that Ku-ring-gai Council in New South Wales provides as part of their Climate Wise Communities work are also being considered.
  - 3.16.1. Support could include vouchers, grants, rates rebates, assistance with green waste removal, covering the costs of expert advice and technical assistance.
  - 3.16.2. Any decision to offer rate rebates or other financial incentives to local households that implement bushfire mitigation initiatives to their properties as part of this project, or otherwise, would be made by the Council following preparation of a further report.
- 3.17. The RACT would be encouraging participation from its members through the possible reduction in insurance premiums for residents who make bushfire risk mitigation changes. However, the pilot sites will

include all properties in that location and will not be constrained to RACT members.

- 3.18. While the RACT is committed to implementing the project at its current scale and within the current local government areas, RACT staff are preparing a funding application for round four of the Australian Government's Disaster Ready Fund (DRF).
  - 3.18.1. If successful in securing the additional funding, the project has the capacity to greatly expand reach and community impact from 120 households to 400 across Hobart and other local government areas.
- 3.19. The City has the internal knowledge and staff expertise to contribute meaningfully to the pilot project, involving staff from the Fire and Biodiversity, Community Programs, City Resilience, and McRobies Waste Management teams.
- 3.20. Fire and Biodiversity staff would lead much of the delivery, including project liaison, property assessments, verge and vegetation coordination, operational support, and reporting and governance.
- 3.21. With the above in mind, the Council's contribution to the pilot project cannot be secured within current resourcing levels.
- 3.22. To meet the expected workload, additional operational funding would be required for a full-time Bushfire Mitigation Officer in year one (1) and year two (2) to support delivery, assessments, operational coordination, and Fire Hazard Abatement work.
  - 3.22.1. The role would be embedded in Fire and Biodiversity Team, filled internally using current expertise, with the substantive role backfilled.
- 3.23. In year two (2), additional funds would be required for vegetation management and verge works associated with delivery of the pilot.
  - 3.23.1. This would support the practical mitigation works needed to complete the pilot and test the approach at scale. Detailed costings are still being developed.
- 3.24. Based on discussion with RACT and review of the draft Memorandum of Understanding, the direct financial contribution required from the City of Hobart to participate in the pilot is estimated at \$100,000 in year one (1) and \$250,000 in year two (2)
- 3.25. Year one (1) funding primarily reflects the cost of a full time Bushfire Mitigation Officer to support delivery of the pilot, including property assessments, resident engagement, operational coordination and liaison with project partners.

- 3.26. Year two (2) funding includes continuation of the Bushfire Mitigation Officer role, along with additional allowance for on ground vegetation management and verge works required to implement and test practical mitigation treatments as part of the pilot.
- 3.27. These figures represent the City's direct financial contribution only and sit alongside additional in-kind support from existing City teams.

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

- 4.1. The RACT is Tasmania's largest mutual organisation and is owned by over 223,000 members, within over 70% of Tasmanian households.
- 4.2. The City would enter into a Memorandum of Understanding (MoU) with the RACT and Kingborough Council in order to deliver the project.

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

- 5.1. Discussions about this project between the City of Hobart, RACT and Kingborough Council have been taking place since late 2025.
- 5.2. Discussions involved senior management from relevant Council departments and have identified the key strategic direction and alignment and operational components of the proposed project.
- 5.3. As well as strongly aligning with City of Hobart Bushfire Management Strategy 2022, as previously identified with in this report, this project aligns with the following Capital City Strategic Plan outcomes.

##### *OUTCOME 6.4*

*Hobart is a leader on climate change moving toward a zero emissions and climate-resilient city.*

*6.4.2 Build climate resilience by increasing community understanding on managing risks and vulnerabilities to climate-related hazards, such as extreme weather events, floods and bushfires.*

*6.4.3 6.4.6 Actively map, manage and monitor climate-related risks such as flood and bushfire in collaboration with the community and emergency services.*

## 6. Financial Viability

### 6.1. Financial Considerations:

	2025-26	2026-27	2027-28	2028-29
	\$'000	\$'000	\$'000	\$'000
<b>Revenue</b>				
Existing Revenue				
Additional Revenue				
<b>Total Revenue</b>				
<b>Expenditure</b>				
Operating	0	100	250	0
Capital				
<b>Total Expenditure</b>		<b>100</b>	<b>250</b>	
<b>Net Cost</b>		<b>100</b>	<b>250</b>	

### FTE Impact

	2025-26	2026-27	2027-28	2028-29
Change in FTE	0	1	1	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. An additional dedicated resource would be required to support delivery of the project across 2026/27 and 2027/28.

6.1.2. The funding for the 2026/27 has been included in the

6.1.3. It is anticipated that an existing Fire and Biodiversity staff member would be allocated to this project and a new resource engaged to backfill their role.

### 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. *Plan for our collective social, economic and environmental prosperity.*

*Partner with key stakeholders to deliver initiatives that support the needs of our wider community and strengthen our local economy as a small island state capital city.*

1.5 *Partner and deliver programs that are inclusive, foster well-being and enhance quality aspects of city life, including short-term tactical interventions to improve public amenity*

*1.6 Partner with government and business to develop programs that support local inventiveness and innovation*

6.3. Economic Impact:

6.3.1. A range of economic benefits would be created because of this project.

6.3.2. While these benefits have not yet estimated, they would be delivered through several mechanisms, not limited to: potential reductions in building insurance premiums, improved property values, and additional local spending stemming from improved consumer and household welfare.

6.3.3. RACT estimates that the return on investment for the Pilot would be at least 5:1.

6.4. Consultants

6.4.1. The RACT are directly engaging with the UTas Fire Centre as part of this project. It is not anticipated that there would not be any consultants engaged directly by the City of Hobart in the delivery of this project.

**7. Climate and Sustainability Considerations**

7.1. This project aligns with the Priority 8 'Disaster prepared and recovery ready' within the Climate Ready Hobart Strategy action.

*Plan for long-term recovery with a view to social and economic wellbeing.*

**8. Community and Business Engagement and Collaboration**

8.1. The project would involve extensive community engagement and collaboration, with an engagement plan and communication and marketing plans to be developed in collaboration with project partners.

**9. Innovation and Continuous Improvement**

9.1. This project would be delivered in line with the Memorandum of Understanding that details all responsibilities and commitments for each of the 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.*



Mark Joseph  
**INCLUSIVE CITY PROGRAM LEADER**




Kimbra Parker  
**MANAGER COMMUNITY PROGRAMS**



Ben Artup  
**DIRECTOR COMMUNITY AND  
ECONOMIC DEVELOPMENT**

Date: 5 May 2026  
File Reference: F26/23641

Attachment A: Proposed City of Hobart Contribution RACT Bushfire Resilience Project (Supporting information) 

**8.3 Mid-term Review of the City of Hobart Rating and Valuation Strategy  
2024-28  
File Ref: F26/23919**

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Report of the Manager Rates, Procurement and Risk and Acting Director  
Corporate Services of 6 May 2026 and attachments.

**REPORT TITLE: MID-TERM REVIEW OF THE CITY OF HOBART  
RATING AND VALUATION STRATEGY 2024-28**

**REPORT PROVIDED BY:** Manager Rates, Procurement and Risk  
Acting Director Corporate Services

**1. Report Summary and Key Issue**

- 1.1. The purpose of this report is to present a discussion paper to support the mid-term review of the City of Hobart Rating and Valuation Strategy 2024-28 for the consideration and feedback of the Hobart Workshop Committee.
- 1.2. The City's Rating and Valuation Strategy 2024-28 (the Strategy), refer Attachment A, was approved by Council at its meeting on 30 April 2024 following an extensive review process that included community consultation. The Strategy took effect from 1 July 2024 for the 2024-25 rating year and included the Council's decision at its October 2023 meeting to adopt Capital Value as its valuation base.
- 1.3. In adopting the new Strategy, the Council resolved inter alia that:
  - 1.3.1. A mid-term review of the City of Hobart Rating and Valuation Strategy 2024-28 be undertaken in 2026.
  - 1.3.2. A separate review of Council's funding of tourism and tourism related activities be undertaken in the next eighteen months.
- 1.4. The mid-term review provides an opportunity to test how the Strategy is working in practice after its first two years of operation and to identify any targeted refinements required to improve equity, transparency and predictability.
- 1.5. At its meeting on 1 December 2025, the Hobart Workshop Committee approved the proposed project plan for the mid-term review and resolved that the review of Council's funding of tourism and tourism related activities be deferred until after the completion of a Service Review and once the future management of kunanyi/Mount Wellington is known.
- 1.6. For the 2026–27 rating year, State Government property adjustment factors (indexation) set by the Office of the Valuer-General will apply to properties in the Hobart municipal area, and these valuation movements are considered as part of the mid-term review of the Strategy to understand their impact on the distribution of the rate burden.
- 1.7. A discussion paper has been prepared to support the mid-term review of the Strategy – refer Attachment B, C and D and is provided to the

Hobart Workshop Committee for review and feedback. The discussion paper highlights several key focus areas and is intended to assist the Hobart Workshop Committee to review how the Strategy is operating in practice, particularly in the context of indexation and existing policy settings. It provides background information and presents key issues within the approved scope of the mid-term review.

- 1.8. The discussion paper confirms that the Strategy continues to operate broadly as intended and remains aligned with the principles of taxation and Council's strategic objectives.
- 1.9. A presentation will also be provided at the Hobart Workshop Committee meeting to accompany the discussion paper.
- 1.10. Feedback from the Hobart Workshop Committee will inform any proposed updates to the City's Rating and Valuation Strategy, rates policies and the development of the City's Rates Resolution for the 2026-27 rating year.

## **2. Workshop Purpose**

***For the Hobart Workshop Committee to review the discussion paper 'Mid-term Review of the City of Hobart Rating and Valuation Strategy 2024-28', at Attachment B to this report, together with the accompanying presentation, and provide feedback to inform the development of the City's Rates Resolution for 2026-27.***

### 3. Discussion and Background

- 3.1. In January 2023, Council approved a comprehensive review of the City's rating and valuation practices to develop a new Rating and Valuation Strategy. This review involved five Elected Member workshops and extensive community consultation, focusing on ensuring the City's approach to rating is fair, equitable, transparent, and aligned with the principles of taxation and the City's strategic objectives. Rates comprise 65 per cent of the City's revenue, making this strategy critical for funding essential services and infrastructure.
- 3.2. The review considered all aspects of the City's rating system, including the choice of valuation base, rating categories, differential rates, and the tools available to distribute the rate burden. Following this process, Council approved a change in the property valuation base from Assessed Annual Value to Capital Value, effective from 1 July 2024. Amendments to rates policies were also endorsed.
- 3.3. The Council approved an Options Paper for community consultation, which included an option to charge a higher differential rate for properties used for hotel accommodation. This proposal was strongly opposed by the tourism, business and hospitality industry.
- 3.4. The new Strategy, covering 2024–28, adopted a differential rating system with seven categories, maintained service charges and rates for waste and stormwater removal respectively, and introduced a maximum percentage increase cap for commercial and industrial properties to smooth the transition to capital value rating. The Strategy also incorporated feedback from community consultation, particularly concerns about stability in rate increases and the impact on different property types.
- 3.5. The differential rating system included a differential general rate for properties used for short stay visitor accommodation and vacant – residential land introduced in 2023-24.
- 3.6. At its meeting on 29 April 2024, Council approved the City of Hobart Rating and Valuation Strategy 2024–28 to take effect from 1 July 2024. Council also endorsed the Community Engagement Summary report, authorised the Chief Executive Officer to finalise and publish the Strategy, and resolved to undertake a mid-term review in 2026. Additionally, Council agreed to conduct a separate review of funding for tourism-related activities.
- 3.7. The City went live with its new Strategy from 1 July 2024 and issued annual rate notices using Capital Value as the valuation base with the adopted differential rates and a maximum percentage increase cap of 10 per cent for properties with a commercial or industrial land use to smooth the transition to capital value rating.

- 3.8. The City received the lowest number of enquiries post a rate raise than in any year prior. Capital value rating was understood and the outcome presented stable rate increases for a large number of ratepayers.
- 3.9. In October 2024 the City received a delegation of commercial property owners with concerns about the 10 per cent level of the maximum percentage increase cap for commercial and industrial property owners.
- 3.10. The City undertook a review of the maximum percentage increase cap in 2024-25 – refer Attachment E. The outcome was that for the 2025-26 rating year the City lowered the maximum percentage increase cap on the General Rate from 10 per cent to 5 to continue to help manage any significant rate increases in the move to Capital Value for land used or predominately used for commercial and industrial purposes.
- 3.11. At its meeting on 1 December 2025, Hobart Workshop Committee considered a report and proposed project plan to undertake the mid-term review of the Strategy and resolved that:
  - 3.11.1. The proposed project plan, which outlines the scope and approach for the mid-term review be approved; and
  - 3.11.2. The review of Council’s funding of tourism and tourism related activities be commenced following a Service Review and when the future management of kunanyi/Mount Wellington is known.

**State Government – Indexation**

- 3.12. Between full municipal revaluations, the State Government applies adjustment factors (often referred to as indexation) to property valuations to keep them broadly in line with changes in the property market. These adjustment factors are set by the Office of the Valuer-General and are applied consistently to groups of properties based on land use and location. They are not individual property revaluations.
- 3.13. Hobart’s last full municipal revaluation took effect on 1 July 2022. Since then, adjustment factors have resulted in overall growth in property capital values across the municipality, although the size of that growth has varied by property type and suburb.
- 3.14. In 2024, capital values for residential properties across Hobart did not change, while commercial properties experienced a 10 per cent increase. All other land uses stayed the same.

HOBART						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.00	1.10	1.00	1.00	1.00	1.00

*Table 1: Property Valuation Adjustment Factors 2024*

- 3.15. In 2026, the adjustment factors reflect more variation across the City. Commercial property values will increase to 15 per cent and industrial properties by 10 per cent. Primary production, community services and other non-residential property types will increase by 5 per cent. Residential properties experienced different outcomes depending on location, with no increase applying in Battery Point, Dynnyrne, Kingston, Sandy Bay and West Hobart, and a 5 per cent increase applying in other Hobart suburbs.

HOBART						
LOCALITY	CLASS					
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PRIMARY PRODUCTION	COMMUNITY SERVICES	OTHER
GENERAL	1.05	1.15	1.10	1.05	1.05	1.05
BATTERY POINT	1.00	1.15	1.10	1.05	1.05	1.05
DYNNYRNE	1.00	1.15	1.10	1.05	1.05	1.05
KINGSTON	1.00	1.15	1.10	1.05	1.05	1.05
SANDY BAY	1.00	1.15	1.10	1.05	1.05	1.05
WEST HOBART	1.00	1.15	1.10	1.05	1.05	1.05

*Table 2: Property Valuation Adjustment Factors 2026*

- 3.16. Overall, the adjustment factors applied since the 2022 revaluation show that property capital values in the Hobart municipal area have increased more strongly in non-residential than in residential areas, and that residential capital value growth has not been uniform across the City.
- 3.17. Council is required to adopt the adjusted property values for the 2026-27 rating year with individual property values increasing by the relevant factor shown in table 2 above.
- 3.18. These valuation movements affect how rates are shared between different property types and locations, but they do not increase the total amount of rates collected by Council. For this reason, the mid-term review of the Strategy will consider the interaction between indexation, Council's policy settings including the differential rates and maximum percentage increase cap.

### Discussion Paper

- 3.19. A discussion paper for the mid-term review of the Strategy has been prepared and is provided at **Attachment B** for the consideration and feedback of the Committee.
- 3.20. The discussion paper considers the matters in-scope for the review, including:
- 3.20.1. Examining the alignment of the Strategy with the City's strategic objectives, legislative requirements, and principles of taxation (including equity, capacity to pay, transparency, and sustainability).

- 3.20.2. Assessing the effectiveness and equity of the current rating framework in supporting housing affordability and economic development.
  - 3.20.3. Reviewing the application, effectiveness, and fairness of all existing differential rates, including short stay visitor accommodation (SSVA), vacant land (V1).
  - 3.20.4. Reviewing the application, effectiveness and fairness of having a differential for the permanent fire levy.
  - 3.20.5. Reviewing the application, effectiveness and fairness of having a differential for stormwater removal service rate.
  - 3.20.6. Evaluating the outcomes from the mid-term review in light of indexation and the application of maximum percentage increase caps.
  - 3.20.7. Review audit and compliance processes for differential categories, including V1 and R7.
- 3.21. Feedback from the Hobart Workshop Committee will inform any proposed updates to the City's Rating and Valuation Strategy, rates policies and the development of the City's Rates Resolution for the 2026-27 rating year.

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

- 4.1. Part 9 of the *Local Government Act 1993* (Tas) LG Act sets out the provisions for rates and charges. It is noted that pursuant to Section 86A of the LG Act, rates constitute taxation for the purposes of local government, rather than a fee for a service and.... the value of rateable land is an indicator of the capacity of the ratepayer... to pay rates.
- 4.2. Part 9 of the LG Act provides councils with the framework for making their rates and charges resolutions. This framework provides a range of rating tools and approaches that provide councils with the flexibility to develop a rating strategy that is tailored to the needs of their municipal area.
- 4.3. Under the *Valuation of Land Act 2001*, the Office of the Valuer-General (OVG) applies adjustment factors (often referred to as indexation) in years between full municipal revaluations to ensure statutory property valuations broadly reflect movements in the property market. The OVG's 2026 adjustment factors will be applied to rates for the 2026-27 rating year.

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

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

5.2. This matter also related to the City of Hobart Rating and Valuation Strategy 2024-28, the City of Hobart Rates and Charges Policy and the Council policies relating to rates.

**6. Financial Viability**

6.1. Financial Considerations:

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

**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. Any changes to the City’s Strategy arising from the review have the potential to affect the distribution of the rate burden with some properties paying more and some properties paying less. However, overall the City will not experience an increase in rates revenue.
- 6.1.2. It is a common misconception that increasing a differential rate for one category of ratepayer will result in additional revenue for the City. This is not the case. If more rates come from one group of ratepayers, this means that less rates will come from all other ratepayers. This is called the redistribution of the rate burden.
- 6.1.3. Council cannot also increase rates for one group of ratepayers, reduce rates for another group of ratepayers and also generate additional rate income for the City. The amount of rates required by the City each year is calculated in the budget and is a set amount.

- 6.1.4. No changes to the City's rating strategy results in an overall increase in rates for the City. Increases in rates are calculated in the City's budget each year.
- 6.1.5. As outlined from sections 3.12, 2026-27 is an indexation year and in March 2026 the City received information from the OVG regarding changes in capital values for land uses and localities in the Hobart municipal area. These new properties valuations will apply for the 2026-27 rating year.
- 6.1.6. 2026-27 will be the third year of the City's transition to capital value rating. Ultimately a pure capital value rating system is the goal where properties pay rates in accordance with their capital valuations. This will mean that for some Commercial and Industrial properties rates will have increased or decreased from what they were when the City used Assessed Annual Value (AAV) as its valuation base.

6.2. City Economy Strategy:

- 6.2.1. This proposal aligns to the following strategic priorities listed in the City of Hobart City Economy Strategy 2023 – 2028:
  - 6.2.1.1. Strategic Priority 1: Plan for our collective social, economic and environmental prosperity.
  - 6.2.1.2. Strategic Priority 3: Position Hobart as an enviable place to visit, live and do business.

6.3. Consultants

- 6.3.1. No consultants were engaged to undertake the mid-term review. The mid-term review was conducted in-house.

**7. Community and Business Engagement and Collaboration**

- 7.1. The City has already received feedback from the commercial sector on the Strategy resulting in a reduction in the maximum percentage increase cap from 10 per cent to 5 per cent to further smooth the transition to capital value rating. This review was undertaken in 2024-25 and took effect from 1 July 2025.
- 7.2. Any changes arising from the mid-term review will be communicated through an insert with the City's annual rates notice and from the City's website.

**8. Innovation and Continuous Improvement**

- 8.1. The mid-term review demonstrates continuous improvement.

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








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



Michelle Wickham  
**ACTING DIRECTOR CORPORATE  
SERVICES**

Date: 6 May 2026  
File Reference: F26/23919

- Attachment A: City of Hobart Rating and Valuation Strategy 2024-28 (Supporting information) 
- Attachment B: Discussion Paper - Mid-term Review of the Rating and Valuation Strategy 2024-28 (Supporting information) 
- Attachment C: Discussion Paper Attachment 1 - SnapShot (Supporting information) 
- Attachment D: Discussion Paper Attachment 2 - Report Monitoring the Impact of Short Term Rentals on Tasmanian Housing Markets (Supporting information) 
- Attachment E: Prior Discussion Paper - Review of Commercial and Industrial Maximum Percentage Increase Cap (Supporting information) 

**9. RESPONSES TO QUESTIONS WITHOUT NOTICE**

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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.*

**9.1 Asphalt Recycling**

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Memorandum of the Director Infrastructure and Assets of 30 April 2026

**9.2 Roadkill Data**

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Memorandum of the Director Infrastructure and Assets of 30 April 2026



City of **HOBART**

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

## **ASPHALT RECYCLING**

**Meeting:** Hobart Workshop Committee

**Meeting date:** 13 April 2026

**Raised by:** Councillor Harvey

**Question:**

Does Council recycle asphalt or is it sent to landfill? How much asphalt is laid annually, and what proportion of that material is recycled?

Is our recycled concrete reused in new concrete products?

**Response:**

The City has previously trialled the use of recycled plastic and recycled asphalt in hotmix works on a limited number of projects. These trials identified several operational challenges associated with laying and compacting asphalt containing recycled materials. In particular, specialised rollers were required to achieve suitable compaction. There were also cost implications, including the need for special asphalt mixes and additional production requirements, as well as increased wait times that impacted asphalt laying crews.

The use of Recycled Asphalt Pavement (RAP) is not commonly adopted by either local government or the State Government in Tasmania. For RAP to be suitable, the recycled material must be completely free of contamination; otherwise, there can be adverse impacts on the service life of the road surface. Hobart's road network generally comprises relatively thin asphalt layers, which makes it difficult to obtain RAP that is free from contamination.

For asphalt overlay projects, the City uses asphalt mixes specified by the Road Asset team.

Crushed concrete is currently used as cover material over waste at the McRobies Gully Waste Management Centre. The City has also previously used crushed concrete as bedding and base material for stormwater pipe installations.

In addition, the City has utilised crushed glass in pavers and concrete pours for shopping precinct projects, including works undertaken in the Sandy Bay Shopping Precinct.

*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.*



David Reeve  
**DIRECTOR INFRASTRUCTURE AND  
ASSETS**

Date: 30 April 2026  
File Reference: F26/23904



City of **HOBART**

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

## **ROADKILL DATA**

**Meeting:** Hobart Workshop Committee

**Meeting date:** 11 May 2026

**Raised by:** Councillor Harvey

**Question:**

Does Council collect data on roadkill incidents within the municipality, and is there a strategy in place to reduce roadkill?

**Response:**

The City does not collect formal statistics relating to the collection of deceased animals. However, based on operational experience, it is estimated that in the order of five to ten animals are collected daily from City-managed roadways, noting this figure varies depending on seasonal and weather conditions.

In terms of measures to reduce wildlife road incidents, the City installs warning signage on selected roads encouraging motorists to slow down and be mindful of wildlife. In addition, the Tasmanian State Government provides an online reporting form and mobile application that enables members of the public to report roadkill locations:

<https://nre.tas.gov.au/wildlife-management/living-with-wildlife/tasmanian-wildlife-roadkill>

On roads managed by the City of Hobart, the City Transport Unit periodically receives community requests for wildlife warning signage in locations where concerns have

been raised. These requests are assessed on a case-by-case basis, and signage is installed where it is considered likely to provide a safety benefit.

National guidance set out in the Australian Standards for the management of public roads indicates that wildlife warning signs are most effective on higher-speed rural roads where larger animals (such as cattle or kangaroos) present a significant and foreseeable risk to road users. Conversely, there is no clear evidence that such signage reduces risk on lower-speed urban or semi-urban roads, where animal movements are more dispersed and vehicle speeds are lower.

Consistent with this guidance, the City generally avoids installing wildlife warning signage in developed residential streets. In these environments, drivers are already expected to exercise heightened caution due to the potential presence of pedestrians, children, cyclists, and vehicles entering or exiting driveways. In such contexts, wildlife signage is unlikely to influence driver behaviour beyond the level of care already reasonably expected.

On more rural or semi-rural roads, where pedestrian activity is limited and drivers may not otherwise anticipate unexpected hazards, the City is more supportive of installing wildlife warning signage.

As a standard approach, the City has installed “Care for Our Wildlife” signs (as specified in the Australian Standard) on roads that transition from built-up urban areas to less-developed, semi-rural environments. These signs are in place on all such transition routes across the City’s road network.

*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.*



David Reeve  
**DIRECTOR INFRASTRUCTURE AND  
ASSETS**

Date: 30 April 2026  
File Reference: F26/23909

## 10. QUESTIONS WITHOUT NOTICE

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

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