



CITY OF HOBART

# MINUTES

THE HOBART WORKSHOP COMMITTEE MEETING

OPEN PORTION

MONDAY, 11 MAY 2026



City of **HOBART**

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

**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:**

Nil.

**LEAVE OF ABSENCE:**

Nil.

**NOMINEE MEMBERS:**

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

In accordance with clause 5.3 of the Terms of Reference, the Chief Executive Officer appointed Lord Mayor Councillor A M Reynolds, Alderman M Zucco and Councillor M S C Dutta as members of the Committee.

**PRESENT:**

Councillor W F Harvey (Chairperson)  
Lord Mayor Councillor A M Reynolds  
Deputy Lord Mayor Councillor Dr Z E Sherlock  
Alderman M Zucco  
Councillor M S C Dutta  
Councillor J L Kelly  
Alderman L A Bloomfield  
Councillor R J Posselt  
Councillor B Lohberger  
Councillor G H Kitsos

**QUORUM:**

There were 10 Elected Members present during the Open Portion of the Meeting there the quorum was set at 6.

Councillor Posselt left the meeting at 4:01pm and was not present for items 1-7, returning at 4:15pm.

Lord Mayor Councillor Reynolds joined the meeting at 4:01pm.

Deputy Lord Mayor Councillor Sherlock joined the meeting at 4:03pm and was not present for item 1 and 5.

Alderman Zucco retired from the meeting at 6:08pm and was not present for item 8.1, 8.2, 9 and 10.

## **1. ACKNOWLEDGEMENT OF COUNTRY**

The Chairperson provided an Acknowledgement of Country.

Item 3 was then taken.

## **2. CONFIRMATION OF MINUTES**

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DUTTA

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

MOTION CARRIED

### VOTING RECORD

AYES

Harvey  
Lord Mayor Reynolds  
Deputy Lord Mayor Sherlock  
Zucco  
Dutta  
Kelly  
Bloomfield  
Lohberger  
Kitsos

NOES

### **COMMITTEE RESOLUTION:**

The minutes were signed.

Item 6 was then taken.

## **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.

No supplementary items were received.

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

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

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

No interest was indicated.

## 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?

ZUCCO

That item 8.3 be taken after item 7.2, of the Open Hobart Workshop Committee Agenda of 11 May 2026.

MOTION CARRIED

### VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Zucco  
Harvey  
Dutta  
Kelly  
Bloomfield  
Lohberger  
Kitsos

### **COMMITTEE RESOLUTION:**

That item 8.3 be taken after item 7.2, of the Open Hobart Workshop Committee Agenda of 11 May 2026.

Item 2 was then taken.

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

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

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KITSOS

That the recommendation contained within the officer report, marked as item 6.1 of the Open Hobart Workshop Committee Agenda of 11 May 2026, be adopted.

MOTION CARRIED

#### VOTING RECORD

AYES

Lord Mayor Reynolds  
Deputy Lord Mayor Sherlock  
Zucco  
Harvey  
Dutta  
Kelly  
Bloomfield  
Lohberger  
Kitsos

NOES

#### **COMMITTEE RESOLUTION:**

That the Hobart Workshop Committee receive and note the minutes of the Place and Wellbeing Committee of 31 March 2026, marked as Attachment A, of item 6.1 of the Open Hobart Workshop Committee Agenda of 11 May 2026.

Delegation: Committee

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

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SHERLOCK

That the recommendation contained within the officer report, marked as item 6.2 of the Open Hobart Workshop Committee Agenda of 11 May 2026, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

Lord Mayor Reynolds  
Deputy Lord Mayor Sherlock  
Zucco  
Harvey  
Dutta  
Kelly  
Bloomfield  
Lohberger  
Kitsos

NOES

**COMMITTEE RESOLUTION:**

That the Hobart Workshop Committee receive and note the minutes of the City Transport Committee of 24 March 2026, marked as Attachment A, of item 6.2 of the Open Hobart Workshop Committee Agenda of 11 May 2026.

Delegation: Committee

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

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**BLOOMFIELD**

That the recommendation contained within the officer report, marked as item 6.3 of the Open Hobart Workshop Committee Agenda of 11 May 2026, be adopted.

**MOTION CARRIED**

**VOTING RECORD**

**AYES**

Lord Mayor Reynolds  
Deputy Lord Mayor Sherlock  
Zucco  
Harvey  
Dutta  
Kelly  
Bloomfield  
Lohberger  
Kitsos

**NOES**

**COMMITTEE RESOLUTION:**

That the Hobart Workshop Committee receive and note the minutes of the City Economy Committee of 14 April 2026, marked as Attachment A, of item 6.3 of the Open Hobart Workshop Committee Agenda of 11 May 2026.

Delegation: Committee

## 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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SHERLOCK

That the recommendation contained within the officer report, marked as item 7.1 of the Open Hobart Workshop Committee Agenda of 11 May 2026, be adopted.

MOTION CARRIED

#### VOTING RECORD

AYES

Lord Mayor Reynolds  
Deputy Lord Mayor Sherlock  
Zucco  
Harvey  
Dutta  
Kelly  
Bloomfield  
Posselt  
Lohberger  
Kitsos

NOES

#### **COMMITTEE RESOLUTION:**

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, of item 7.1 of the Open Hobart Workshop Committee Agenda of 11 May 2026.
2. The CEO be authorised to finalise the submission and to lodge it with the State Planning Office.

Delegation: Committee

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

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BLOOMFIELD

That the recommendation contained within the officer report, marked as item 7.2 of the Open Hobart Workshop Committee Agenda of 11 May 2026, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

Lord Mayor Reynolds  
Deputy Lord Mayor Sherlock  
Zucco  
Harvey  
Dutta  
Kelly  
Bloomfield  
Posselt  
Lohberger  
Kitsos

NOES

**COMMITTEE RESOLUTION:**

That the Council endorse the outcome report "Insights from the Los Angeles Fires for Hobart" at Attachment A, of item 7.2 of the Open Hobart Workshop Committee Agenda of 11 May 2026.

Delegation: Committee

Item 8.3 was then taken.

## **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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The Manager Open Space, Sean Black; Professor David Bowman and Dr Grant Williamson from University of Tasmania (UTAS), provided a presentation on Wildfire House Loss Hazard Mapping.


It was noted that:

- Current 100m bushfire buffers may not adequately capture risk under severe conditions.
- Ember attack can impact areas well beyond bushfire-prone land.
- Current fuel reduction activities are limited relative to the scale of risk.
- Increasing buffers and fuel treatment could significantly reduce housing exposure.
- Vegetation management focuses on reducing fuel, not full clearing.
- House loss is a key driver of broader community and recovery impacts.
- A more strategic, long-term and potentially city-wide approach may be required.

Elected Members provided the following feedback :

- Clarification was sought on the extent of ember risk, noting that much of Hobart may be exposed under extreme conditions.
- Strong interest in practical actions, including prioritisation, scale of intervention and Council's role.
- Requests for cost estimates and consideration of pilot or trial areas to test fuel reduction approaches.
- Importance of community preparedness and household-level action was highlighted.
- Discussion included land use planning considerations, including development in high-risk areas and vegetation management approaches.
- Concerns were raised regarding evacuation limitations and access/escape routes.

### Attachments

A Presentation - Wildfire House Loss Hazard Mapping ⇒ 

## 8.2 RACT Community Bushfire Resilience Project

File Ref: F26/23641

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The Manager Open Space, Sean Black; Kathryn Clark and Melinda Percival from Royal Automobile Club of Tasmania (RACT) provided a presentation on RACT Community Bushfire Resilience Project.

It was noted that:

- Tasmania has a high exposure to bushfire risk, with significant potential economic and community impacts.
- Community preparedness does not necessarily align with actual risk, and information is often perceived as complex or inconsistent.
- The project focuses on practical, household-level actions, particularly improving defensible space around properties.
- Evidence indicates small-scale actions, such as vegetation management close to the home, can significantly improve house survival.
- The proposed pilot includes targeted households and a control group to measure effectiveness.
- The project approach includes incentives, community engagement and coordinated action at a neighbourhood level.
- There is potential to expand the program subject to further funding.

Elected Members provided the following feedback:

- Support was expressed for increased Council involvement, including street-level actions such as verge clearing and coordinated clean-ups.
- Emphasis was placed on the importance of partnerships with community groups, including Landcare and volunteers.
- Members highlighted the need for clearer, simpler and more accessible public education on bushfire preparedness.
- Suggestions were made to consider more flexible approaches to fuel management, including timing and delivery of activities.
- The importance of encouraging behaviour change through incentives and practical support was noted.
- Members supported the partnership model and highlighted the opportunity to position the project for future State or Federal funding.
- The need for a coordinated, community-wide approach, rather than focusing solely on individual households, was emphasised.

### Attachments

A RACT Community Bushfire Resilience Project ⇨ 

Item 9 was then taken.

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


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The Acting Director of Corporate Services Network, Michelle Wickham and Manager Rates, Procurement and Risk, Lara MacDonell presented a report and update regarding the Mid-term Review of the City of Hobart Rating and Valuation Strategy 2024-28.

Elected Members provided the following feedback:

- Issues were raised that some ratepayers are experiencing increases in rates despite the intent of the Strategy to provide stability.
- Requests were made for clearer breakdowns on how rates are distributed across residential, commercial and industrial properties.
- Suggestions were raised to review differential categories, including separating industrial from commercial and primary production from residential.
- Short-stay visitor accommodation was discussed, including requests for further data on whether properties have returned to the residential market and the reasons.
- Questions were raised regarding potential non-compliance with short-stay classifications and the need for improved monitoring and data.
- Enquiries were raised regarding the fairness of stormwater charges, particularly the use of property value as the basis for charging. Specific concerns were raised regarding carparks and other properties that may have low capital value but generate higher infrastructure impacts.
- Discussion included vacant land, including the application of differentials and conditions for remissions where development is underway.
- Clarification was sought on charitable and public enterprise exemptions and their impact on the overall rate burden.
- Members noted affordability pressures.

#### **Attachments**

- A Mid-term Review of the City of Hobart Rating and Valuation Strategy 2024-28 ⇒ 

Item 8.1 was then taken.

## **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.”

### **LOHBERGER**

That the following responses to questions without notice marked as 9.1 and 9.2 of the Open Hobart Workshop Committee Agenda of 11 May 2026, be received and noted.

MOTION CARRIED

### VOTING RECORD

AYES

NOES

Harvey  
Lord Mayor Reynolds  
Deputy Lord Mayor Sherlock  
Dutta  
Kelly  
Bloomfield  
Posselt  
Lohberger  
Kitsos

### **COMMITTEE RESOLUTION:**

That the following responses to questions without notice marked as items 9.1 and 9.2 of the Open Hobart Workshop Committee Agenda of 11 May 2026, 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.

Delegation: Committee

**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

No questions were asked.

There being no further business the meeting closed at 7:03pm.

TAKEN AS READ AND SIGNED AS  
A CORRECT RECORD THIS  
18<sup>TH</sup> DAY OF MAY 2026.

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**CHAIRPERSON**