



CITY OF HOBART

AGENDA

Planning Authority Committee Meeting
Open Portion
Wednesday, 19 February 2025
at 4.00 pm
Council Chamber, Town Hall



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.

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

1	ACKNOWLEDGEMENT OF COUNTRY	4
2.	CONFIRMATION OF MINUTES.....	4
3.	CONSIDERATION OF SUPPLEMENTARY ITEMS	4
4.	INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST	5
5.	TRANSFER OF AGENDA ITEMS.....	5
6	PLANNING AUTHORITY ITEMS – CONSIDERATION OF ITEMS WITH DEPUTATIONS	5
7.	COMMITTEE ACTING AS PLANNING AUTHORITY	6
7.1	APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015	7
	7.1.1 18-44 Napoleon Street, Battery Point - Slipyard Works	7
	7.1.2 1 Peel Street, Sandy Bay - Signage.....	67
8.	REPORTS	104
	8.1 Delegated Decisions Report (Planning).....	104
	8.2 Planning Advertising Report	108
9.	RESPONSES TO QUESTIONS WITHOUT NOTICE.....	112
	9.1 Heritage Listing of kunanyi.....	113
10.	QUESTIONS WITHOUT NOTICE	115
11.	CLOSED PORTION OF THE MEETING.....	116

**Planning Authority Committee Meeting (Open Portion) held Wednesday,
19 February 2025 at 4.00 pm in the Council Chamber, Town Hall.**

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).

APPOINTED MEMBERS

Councillor M Dutta (Chairperson)
Lord Mayor Councillor A M Reynolds
Deputy Lord Mayor Cr Dr Z E Sherlock
Councillor W F Harvey
Councillor R Posselt
Councillor B Lohberger
Councillor G Kitsos

Apologies:

Leave of Absence:

Alderman M Zucco

NOMINEE MEMBERS

Alderman M Zucco
Councillor J Kelly
Councillor L Elliot
Alderman L Bloomfield
Councillor W Coats

1 ACKNOWLEDGEMENT OF COUNTRY

2. CONFIRMATION OF MINUTES

The minutes of the Open Portion of the Planning Authority Committee meeting held on [Wednesday, 5 February 2025](#), are submitted for confirming as an accurate record.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

Ref: Part 2, Regulation 8(6) of the *Local Government (Meeting Procedures) Regulations 2015*.

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 PECUNIARY AND CONFLICTS OF INTEREST

Ref: Part 2, Regulation 8(7) of the *Local Government (Meeting Procedures) Regulations 2015*.

Members of the Committee are requested to indicate where they may have any pecuniary or conflict of interest in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the Committee has resolved to deal with.

5. TRANSFER OF AGENDA ITEMS

Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

A Committee may close a part of a meeting to the public where a matter to be discussed falls within 15(2) of the above regulations.

In the event that the Committee transfer 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 PLANNING AUTHORITY ITEMS – CONSIDERATION OF ITEMS WITH DEPUTATIONS

In accordance with the requirements of Part 2 Regulation 8(3) of the *Local Government (Meeting Procedures) Regulations 2015*, the Chief Executive Officer is to arrange the agenda so that the planning authority items are sequential.

In accordance with Part 2 Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee by simple majority may change the order of any of the items listed on the agenda, but in the case of planning items they must still be considered sequentially – in other words they still have to be dealt with as a single group on the agenda.

Where deputations are to be received in respect to planning items, past practice has been to move consideration of these items to the beginning of the meeting.

RECOMMENDATION

That in accordance with Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee resolve to deal with any items which have deputations by members of the public regarding any planning matter listed on the agenda, to be taken out of sequence in order to deal with deputations at the beginning of the meeting.

7. COMMITTEE ACTING AS PLANNING AUTHORITY

In accordance with the provisions of Part 2 Regulation 25 of the *Local Government (Meeting Procedures) Regulations 2015*, the intention of the Committee to act as a planning authority pursuant to the *Land Use Planning and Approvals Act 1993* is to be noted.

In accordance with Regulation 25, the Committee will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Committee is reminded that in order to comply with Regulation 25(2), the Chief Executive Officer is to ensure that the reasons for a decision by a Council or Council Committee acting as a planning authority are recorded in the minutes.

7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

7.1.1 18-44 NAPOLEON STREET, BATTERY POINT - SLIPYARD WORKS PLN-HOB-2024-671 - FILE REF: F25/10606

Address: 18-44 Napoleon Street, Battery Point

Proposal: Slipyard Works

Expiry Date: 20 February 2025

Extension of Time: Not applicable

Author: Deanne Lang

RECOMMENDATION

Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Slipyard Works at 18-44 NAPOLEON ST BATTERY POINT TAS 7004 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2024-0671-18-44 NAPOLEON STREET BATTERY POINT TAS 7004 - Final Planning Documents except where modified below.

ENV 1 - ENVIRONMENTAL AND RESIDENTIAL AMENITY IMPACTS

The proposed measures to minimise environmental and amenity impacts from noise, dust and runoff must be implemented.

ADVICE



The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.



Prior to any commencement of work on the site or commencement of use

the following additional permits/approval may be required from the Hobart City Council.

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

Fees for Condition Endorsement are set out in Council's Fees and Charges.

Attachment A: PLN-HOB-2024-0671 - 18-44 NAPOLEON STREET BATTERY POINT 7004 - Planning Committee Report  

Attachment B: PLN-HOB-2024-0671 - 18-44 NAPOLEON STREET BATTERY POINT TAS 7004 - Planning Committee Agenda Documents  



PLANNING ASSESSMENT REPORT

Type of Report:	Committee
Committee:	19 February 2025
Expiry Date:	20 February 2025
Application No:	PLN-HOB-2024-0671
Address:	18-44 NAPOLEON ST BATTERY POINT TAS 7004
Applicant:	Mr Tim Oxley 42 Bayfield St, Bellerive, Tasmania, Australia, 7018
Proposal:	Slipyard Works
Representations:	Five (5)
Performance criteria:	Use Standards – Minimisation of Impact of Industrial and Other Uses

1. Executive Summary

- 1.1. Planning approval is sought for Slipyard Works at 18-44 NAPOLEON ST BATTERY POINT TAS 7004
- 1.2. More specifically the proposal includes:
 - To slip the Cartela ferry at Hunter's Slipyard for maintenance and repairs to the hull;
 - Works proposed include:
 - Removal (and replacement) of any planking which has deteriorated;
 - Replacement of dumps (similar to bolts);
 - The hull will be covered to protect the timbers from drying out. Doing so will contain dust created by shipwrighting activities; and
 - Works will be undertaken between 8am – 4.30pm Monday to Fridays,
- 1.3. The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1. Use Standards - Minimisation of Impact of Industrial and Other Uses
- 1.4. Five (5) representations, 1 objecting and four (4) supporting the proposal, were received within the statutory advertising period between 23 January –7 February 2025.
- 1.5. The proposal is recommended for approval subject to conditions.

- 1.6. The final decision is delegated to the Planning Committee as the subject site is owned by the Hobart City Council.

2. Site Detail

- 2.1. The subject site sits below Napoleon Street and is owned by the Hobart City Council. The Battery Point Slipyards are of historic importance and are used for maritime purposes, including boat building and repairs. The proposed works will be undertaken at "Hunter's Slip" which is the most southern slip within the site.

The surrounding properties predominantly consist of large single dwellings, many of which are heritage places under the Hobart Interim Planning Scheme 2015 and contained on the Tasmanian Heritage Register.



Fig. 1 – the subject site is bordered in blue. Hunter's Slip is identified by the red dot



Fig. 2 – the subject site – image provided by the applicant



Fig. 3 – the subject site (Hunter's slip and associated outbuildings)– image taken by Council's Development Appraisal Planner

3. Proposal

- 3.1. Planning approval is sought for Slipyard Works at 18-44 NAPOLEON ST
BATTERY POINT TAS 7004
- 3.2. More specifically the proposal is for:
 - To slip the Cartela ferry at Hunter's Slipyard for maintenance and repairs to the hull;
 - Works proposed include:
 - Removal (and replacement) of any planking which has deteriorated;
 - Replacement of dumps (similar to bolts);
 - The hull will be covered to protect the timbers from drying out. Doing so will contain dust created by shipwrighting activities; and
 - Works will be undertaken between 8am – 4.30pm Monday to Fridays.

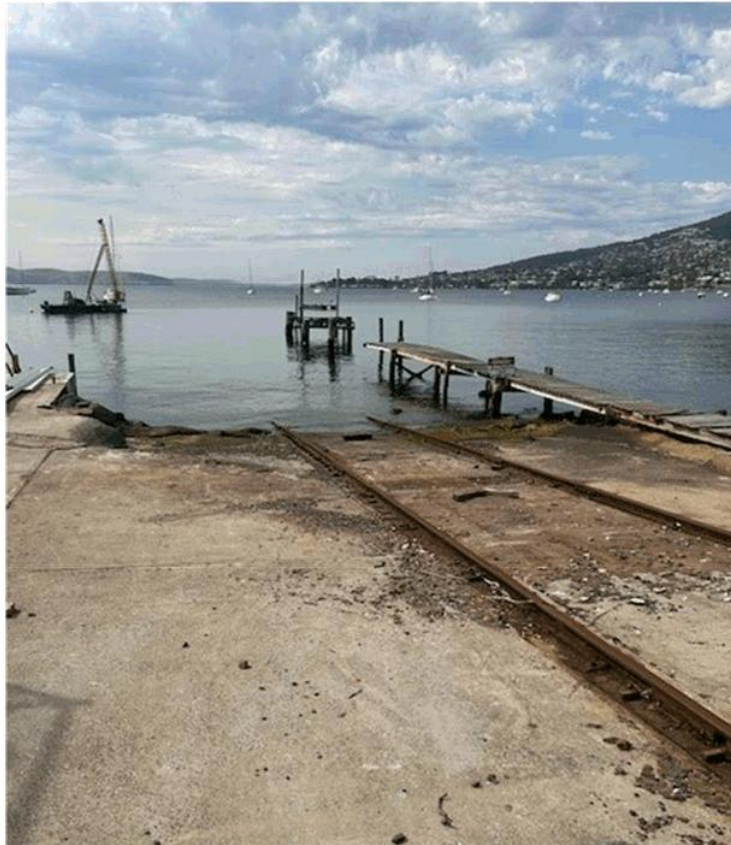


Fig. 4 – Hunter's Slip – image taken by Council's Development Appraisal Planner



Fig. 5 – Hunter's Slip – image taken by Council's Development Appraisal Planner

4. Background

- 4.1. General Manager's Consent (GMC-24-0063) granting permission to submit the application was approved on the 20 December 2024.

5. Concerns raised by representors

- 5.1. Five (5) representations, one objecting and four (4) supporting the proposal were received within the statutory advertising period between 23 January and 7 February 2025.

- 5.2. The following outlines those items raised in the representations which were submitted in objection and support of the proposal.

Issues raised objecting to the proposal

Noise

I wish to express my concern regarding the lack of detail in the proposal, specifically in regard to noise generated by the works.

Battery Point is a residential area with a large number of properties in close proximity to the shipyard.

A certain amount of noise is expected, however most work undertaken there is piecemeal and not a regular activity such as is proposed.

While the proposal is to restrict the noise to between 0800 - 1630 Mon- Fri, if the work is loud, frequent and regular it will create significant noise pollution in the area.

Before making any decision, planners and Councillors should seek more detailed information in terms of decibel levels, the frequency of the noise, and the expected duration of the project (including an allowance for delays).

Council should have the proponents undertake a trial to demonstrate the work pace and to test the noise levels.

Issues raised in support of the proposal

Use of the subject site as a Slipyard and the works to the Cartela in this location

This work is entirely consistent with the concept of preserving and developing the Battery Point Slipyards, and it is important that the existing restrictions be changed.

Boats have been built and repaired here since the 1830s and still are today.

The work on *Cartela's* hull is consistent with a heritage slipyards precinct and will be the catalyst for attracting similar wooden boats for construction, repairs and maintenance.

The *Cartela* is clearly an important part of Battery Point's history. She was built at Purdon and Featherstone slipyard and launched in 1912. We understand that the Trust considered the Purdon and Featherstone slipyard as a possible site, but did not pursue it due to its current use as a park and its close proximity to nearby houses.

By contrast, the existing slips have been its workplaces for many years and the Trust believes that the impact of the work on Cartela's hull would be similar to current activities on the site. The Battery Point Association is impressed by the Steamship Cartela Trust's commitment to restoration practices that minimise noise intrusion.

The Cartela restoration project would build understanding of the role of the slipyards in Battery Point's history and develop appreciation of the significant skills of those who worked there.

I also generally support the application the aim of which is to re- establish a maritime heritage operation within the precinct of the slip yards. I have been fortunate enough to see these sorts of operations in numerous places overseas.

A similar operation at a location such as Battery Point, returning the site to its original use, should provide significant state economic benefits, such as youth skills, training and development, relevant utilisation of the area, and become a significant international and state tourist attraction.

Flow on effects created by the restoration of the Cartela

The Cartela Project will give increased opportunity and source of learning, to young shipwrights and boatbuilders and other relevant traditional trades, whilst also providing a fascinating attraction to Hobartians and visitors alike.

The project has substantial potential as an attraction for Hobart residents (including children) and visitors as it is situated adjacent to a popular walking route.

The Cartela project will bring back some meaningful productivity and interesting activity to the slipyards. As an active member of the Tasmanian Sail Training Association, TSTA, (AKA Lady Nelson) I can assure you that there is much interest in all things wooden around the Hobart waterfront. The TSTA Youth Development Programme is going from strength to strength. Apart from engaging old codgers like me the young ones are coming onboard, literally, in increasing numbers.

Support for the restoration of the Cartela

To have *Cartela* repaired and restored would be a wonderful achievement for Battery Point - where she was built in 1912 - for Hobart, and all of Tasmania.

Cartela is an important and irreplaceable part of the maritime heritage of Tasmania, and indeed the nation. The significance of Cartela cannot be understated. She is on the Australian Register of Historic Vessels and many locals have fond memories of her from when she plied Tasmanian waters. Anything we, as a community, can do to save her is certainly worthwhile.

This vessel is the last remaining Tasmanian river steamer. Her restoration will also facilitate the return of the vessel to service.

The Battery Point Community Association was recently briefed by the Steamship Cartela Trust about its application to undertake repair work on the ship's hull at Hunter's slipyard. The Association strongly supports this initiative.

The Battery Point Community believes that The Steamship Cartela Trust's application is a project of significance that should be supported by Council.

Support of the proposed works from owners/occupiers of dwellings in surrounding properties

As a long term resident of Battery Point and next-door neighbour of the historic slipyards, I write to express my strong support for this application.

I've only been a resident of Battery Point for 30 years but in that short time I've seen such a great change in the fabric of the local society. Where children once played and dogs roamed freely we now have hire cars, tourist buses, Airbnbs and not to mention the dreaded purple scooters – but I guess that's progress. A return to the crafts and skills of old will surely enhance the historic interest in the suburb.

As a nearby resident of the Slipway I sincerely welcome the prospect of seeing work begin on the historic vessel Cartela. The proposed slipping of the ship in the Marine Precinct is just what the area needs. The size limitations are not excessive and, providing restorative work is carried out on the slip rails and cradles, I cannot see any reason why this work should not go ahead.

6. Assessment

- 6.1. The Hobart Interim Planning Scheme 2015 is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria.
- 6.2. This site is located within the *38.0 Particular Purpose Zone - Battery Point Slipyards - HIPS* of the Hobart Interim Planning Scheme 2015.
- 6.3. The existing and proposed use is Slipyards, the proposed use is Manufacturing and Processing which is a permitted use in the zone.
- 6.4. The proposal has been assessed against
 - 6.4.1. 38.0 Particular Purpose Zone - Battery Point Slipyards - HIPS
- 6.5. The proposal relies on the following performance criteria to comply with the applicable standards:
 - 6.5.1. Use Standards – Minimisation of Impact of Industrial and Other Uses

6.6. Each performance criteria is assessed below:

6.7.	Minimisation of Impact of Industrial and Other Uses
6.7.1.	The Acceptable Solution for boats built or slipped at the Battery Point Slipyards restricts boats which have a maximum size of 100 tonnes in weight or 30m in length.
6.7.2.	The proposal includes works to a boat which is 38 metres in length and weighs greater than 100 tonnes.
6.7.3.	The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on
6.7.4.	The performance criterion at clause 38.2 P1 provides as follows:
	<i>Any use must demonstrate that its operation will not cause significant direct and indirect environmental risk or unreasonable amenity impacts</i>
6.7.5.	The objective of the standards related to the minimisation of impact of Industrial and Other Uses within the zone is to ensure that the amenity of nearby residential areas is not unduly affected by emissions, noise, traffic, parking and other impacts. The application was referred to Council's Environmental Development Planner, who advised the following:
	Detailed Assessment: Approval is sought to carry out maintenance and repairs to the hull of the MV Cartela at Hunter's Slipyard, 18-44 Napoleon Street, Battery Point.



The Development Appraisal Planner has advised that a planning permit is required because the vessel exceeds 100 tonnes in weight and 30m in length. The MV Cartela is approximately 250 tonnes and 38m long.



The proposed works involve the replacement of timber hull planks that have deteriorated and the replacement of dumps (similar to bolts) which fasten

	<p>the planking to the ribs of the vessel. The hull will also be re-painted when hull repairs are complete. Other repairs and maintenance will be carried out in Franklin. The equipment to be used will be mainly hand tools.</p> <p>It is estimated that the hull repairs will take around two years to complete, however this will depend on how many of the dumps need to be replaced which can only be determined when the vessel is hauled out. Proposed working hours are 8am – 4.30pm, Monday to Friday.</p> <p><u>38.3.1 Minimisation of Impact of Industrial and Other Uses</u></p> <p>The objective is <i>'to ensure that the amenity of nearby residential areas is not unduly affected by emissions, noise, traffic, parking and other impacts'</i>.</p> <p>Acceptable solution A1 states the following:</p> <ul style="list-style-type: none"> <i>(a) The maximum size of boats built or slipped is 100 tonnes in weight or 30m in length.</i> <i>(b) Hours of operation within the Slipyards, other than within a building, must be between 7.00am and 9.00pm</i> <i>(c) A café, restaurant, kiosk or similar facility must only operate within the hours of 9.00am to 6.00pm daily.</i> <p>While the proposed hours of operation for repair of the vessel (8am - 4.30pm) are within the acceptable solution hours, the weight and length of the vessel exceed the acceptable solution limits.</p> <p>Performance criterion P1 states <i>'any use must demonstrate that its operation will not cause significant direct and indirect environmental risk or unreasonable amenity impacts'</i>.</p> <p>The main environmental risks associated with the proposed works are dust generation and the deposition of paint into the environment (flakes from existing planks or drips from re-painting). Potential amenity impacts are mostly noise, with dust/odour nuisance also a possibility. The application states that <i>'before towing Cartela we will remove the engine and gensets (and a significant part of the superstructure) meaning she will be free of oil and fuel'</i>.</p> <p>In relation to noise, the application includes the following statements:</p> <p><i>Noise - there will be some noise consistent with a working slipyard repairing wooden boats. In deference to neighbours we would be happy to not start work until 8am and finish by 4.30pm and only work Monday to Fridays...</i></p> <p><i>Dump replacement - The contractor has a method for doing this work which is quieter than previous drilling with a hole saw. As this aspect will take considerable time, this is a major advantage in keeping the workplace quieter...</i></p>
--	--

	<p><i>The shipwrights who are likely to get the work, have restored a similarly constructed vessel in Victoria and have developed a method of removing the dumps with a lever. This is more efficient and almost eliminates dust and noise were this task be done by drilling out the dump with a hole-saw. As this is likely to be a major part of the repairs to the hull, this is a significant advantage...</i></p> <p><i>The equipment likely to be used will be mainly timber working hand tools - which cause minimal noise. The dump removal process involves welding onto the head of the dump to attach the lever. This would create a small amount of noise similar to the welding and blacksmiths in adjacent leases.</i></p> <p>With regard to dust generation, the application includes the following statements:</p> <p><i>As mentioned, we expect little noise and no dust from what is likely to be the major task - removal and replacement of the dumps...</i></p> <p><i>The hull will be covered with tarps over a frame to protect from rain as well as preventing dust...</i></p> <p><i>The shipwrights who are likely to get the work, have restored a similarly constructed vessel in Victoria and have developed a method of removing the dumps with a lever. This is more efficient and almost eliminates dust and noise were this task be done by drilling out the dump with a hole-saw.</i></p> <p>With regard to paint and other spillage/debris, the application states:</p> <p><i>When painting we will use rollers to apply the paint. If any spraying is required we will cover the area with tarpaulins...</i></p> <p><i>The cradle which will hold Cartela on the slip has been designed to accommodate the attachment of screens to prevent runoff. When we are undertaking activities which can cause runoff, we will attach screens and have a pump on hand to collect any waste.</i></p> <p>The proposed measures to minimise the risk of environmental or amenity impacts are considered acceptable and compliant with 38.3.1 P1. The proposed measures to minimise environmental and amenity impacts from noise, dust and runoff must be implemented.</p>
--	--

<p><u>Representations</u></p> <p>One representation was received raising concerns with the proposal.</p>	
<p>Issue Raised</p>	<p>Response</p>
<p>I wish to express concern regarding the lack of detail in the proposal. Battery Point is a residential area with a large number of properties in close proximity to the shipyard. A certain amount of noise is expected however most work undertaken there is piecemeal and not a regular activity such as is proposed. Before making any decision, planners and Councillors should seek more detailed information in terms of decibel levels, the frequency of the noise, and the expected duration of the project (including an allowance for delays).</p>	<p>It is difficult to determine the degree of noise emission from the proposed activity with the information supplied in the application. The activity would include the use of a stick welder, which is expected to produce noise of approx. 80dB(A).</p> <p>It is not expected that this level of noise will create an unreasonable amenity impact for the representor or other surrounding neighbours, given the separation distance and local topography of the slip, along with the intermittent nature of the noise which will be generated. It is not expected that this will add any significant additional impact compared with the existing situation.</p> <p>The project is predicted to take up to two years to complete works at the slipyard.</p>
<p>While the proposal is to restrict the noise to between 0800 - 1630 Mon-Fri, if the work is loud, frequent and regular it will create significant noise pollution in the area. Council should have the proponents undertake a trial to demonstrate</p>	<p>A trial is not considered necessary for the reasons stated above.</p>

		<p>the work pace and to test the noise levels.</p>	
		<p>Recommended Condition:</p> <p>The proposed measures to minimise environmental and amenity impacts from dust and runoff set out in the application must be implemented.</p>	
6.7.6.	The proposal complies with the performance criterion.		

7. Discussion

- 7.1. Planning approval is sought for Slipyard Works at 18-44 NAPOLEON ST BATTERY POINT TAS 7004
- 7.2. The application was advertised and received one (1) representation objecting to the proposal and four (4) representations in support of the proposal.
- 7.3. The main issue raised in the objection related to possible noise from the proposed works.
- 7.4. The items raised in the representations in support of the proposal included:
 - the proposal being consistent with the original maritime use of the site, including boat building and repairs, which commenced in the 1830s;
 - there was significant support for the restoration of the Cartela, which was constructed on the site in 1912;
 - Assertion that the proposed works would provide an opportunity to young shipwrights and aspiring boat builders to acquire skills; and
 - It is noted that a number of representations in support of the proposal were submitted by owners and occupiers of the immediate area.
- 7.3 The proposal has been assessed against the provisions of the Hobart Interim Planning Scheme 2015 and relies on performance criteria to satisfy the scheme's relevant standards and codes. As such, the proposal must be assessed in accordance with the provisions of section 57 of the Land Use Planning and Approvals Act 1993. The proposal is considered to perform well.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Environmental Development Planner. The officers have raised no objection to the proposal, subject to conditions.
- 7.5 The proposal is recommended for approval.

8 Conclusion

- 8.3 The proposed Slipyard Works at 18-44 NAPOLEON ST BATTERY POINT TAS 7004 satisfies the relevant provisions of the Hobart Interim Planning Scheme 2015, and as such is recommended for approval.

9 Recommendations

- That: Pursuant to the Hobart Interim Planning Scheme 2015, the Council approve the application for Slipyard Works at 18-44 NAPOLEON ST BATTERY POINT TAS 7004 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2024-0671-18-44 NAPOLEON STREET BATTERY POINT TAS 7004 - Final Planning Documents except where modified below.

ENV 1 - ENVIRONMENTAL AND RESIDENTIAL AMENITY IMPACTS

The proposed measures to minimise environmental and amenity impacts from noise, dust and runoff must be implemented.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, bylaws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

Fees for Condition Endorsement are set out in Council's [Fees and Charges](#).



(Deanne Lang)

Development Appraisal Officer

As a 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.

Date of Report: 13 February 2025

The Steamship Cartela Trust intends to slip Cartela at Hunter's Slipyard at Battery Point for maintenance and repairs to the hull. We have an agreement with the leaseholder, Hunter Diving and Marine Construction.

There is an existing regulation which restricts the size of vessels to be slipped at Battery Point - see HCC HOB-P5.0 "Particular Purpose Zone - Battery Point Slipyards [HOB 5.5.1 A1 (a)]".

It currently reads: "Boats built or slipped must not be more than 100 tonnes in weight and 30 metres in length."

Cartela is 38 metres and approx 250 tonnes. Although we intend to remove much of the superstructure before towing Cartela to Battery Point, she will still exceed the 100 tonnes limit.

Work description: The repairs to Cartela's hull will include removal of any planking which has deteriorated. Also the replacement of dumps (similar to a bolt) which fastens the planking to the ribs of the vessel. The contractor has a method for doing this work which is quieter than previous drilling with a hole saw. As this aspect will take considerable time, this is a major advantage in keeping the workplace quieter.

Noise - there will be some noise consistent with a working slipyard repairing wooden boats. In deference to neighbours we would be happy to not start work until 8am and finish by 4.30pm and only work Monday to Fridays.

Dust - the hull will be covered to protect the timbers from drying out. This will also contain dust created by shipwrighting activities.

There will be some noise of shipwrighting activities as mentioned, however nothing different to what has been done on this site since around 1840.

The 2008 Battery Point Conservation Management Plan supports the ongoing use as a slipyard. See <https://www.hobartcity.com.au/files/assets/public/v/1/development/planning-schemes/tasmanian-planning-scheme/hobart-draft-local-provisions-schedule/applied-adopted-or-incorporated-document-%E2%80%93battery-point-slipyards-conservation-management-plan-april-2008.pdf>



GENERAL INFORMATION REQUEST

Reference
 PLANNA-HOB-2024-2315

Application Reference
 PLN-HOB-2024-0671

Address
 18-44 NAPOLEON ST BATTERY POINT TAS 7004

Titles
 39913/2, 39913/3, 39913/1, 39913/7, 39913/6, 39913/4, 39913/5

Information Requested

#	Reason	Origin
1	<p>Section 52 of the <i>Land Use Planning and Approvals Act 1993</i> requires that the planning application includes the signature of the CEO of the Hobart City Council which is required because land that is the subject of the planning application includes</p> <p>To seek the General Manager’s consent, please submit a request through PlanBuild.</p> <p>Once you have received the General Manager’s consent you must submit it through the PlanBuild as additional information. Until you submit the consent through the portal, the planning application will remain invalid</p>	

Response comments

Response to Request for Further Information

The Cartela Trust intends to haul out Cartela at Hunter’s Slip at Battery Point for repairs to the hull. We have applied for Planning Approval to do this, as the regulations restrict the size of vessels to 30m in length and 100 tonnes in weight.

Vessels have been built or slipped for repairs and maintenance at Battery Point since around 1840 so this action is in keeping with the maritime heritage precinct. In fact Cartela was built at Battery Point in 1912, and several larger vessels were built and launched at these slipyards.

The engineer’s report advises that the only remediation needed to the slip is ‘like for like’ replacement of the existing rail lines, which will be undertaken in the near future.

The repairs to the hull of Cartela will be an important part of her restoration, and will help to maintain local maritime skills.

Should any further information be required, please contact the applicant.

Documents

No Documents.

Submitted on **12/12/2024**



GENERAL MANAGER CONSENT

Reference

GMC-HOB-2024-0063

Address

18-44 NAPOLEON ST BATTERY POINT TAS 7004

Titles

39913/2, 39913/3, 39913/1, 39913/7, 39913/6, 39913/4, 39913/5

Applicant

Name	Email	Phone	Address	Involvement
Mr Tim Oxley	oxley.tim@gmail.com	0412883071	42 Bayfield St, Bellerive, Tasmania, Australia, 7018	Applicant

Council Reference

Council Proposed Use or Development Description

Consent Information

Information

I advise that pursuant to Section 52 of the Land Use Planning and Approvals Act 1993, I grant my consent on behalf of the Council as the owner/administrator of the above land for you to make application to the Council for a planning permit for the development described above and as per the attached documents. I granted consent pursuant to delegation, a copy of which is enclosed.

Please note that the granting of the consent is only for the making of the application and in no way should such consent be seen as prejudicing any decision the Council is required to make as the statutory planning authority.

This consent does not constitute an approval to undertake any works and does not authorise the owner, developer or their agents any right to enter or conduct works on any Council managed land whether subject to this consent or not.

If planning approval is granted by the planning authority, you will be required to seek approvals and permits from the Council as both landlord, land manager, or under other statutory powers (such as other legislation or Council ByLaws) that are not granted with the issue of a planning permit under a planning scheme. This includes the requirement for you to reapply for a permit to occupy a public space under the Council's Public Spaces By-Law if the proposal relates to such an area.

Accordingly, I encourage you to continue to engage with the Council about these potential requirements.

Signatory

A handwritten signature in blue ink, appearing to read "Michael Stretton".

Signed: Michael Stretton

Signature applied by: Alison Surtees

Supporting Documents

No Documents.

Submitted on 20/12/2024



PLANNING APPLICATION

Status:

Reference
 PLN-HOB-2024-0671

Address
 18-44 NAPOLEON ST BATTERY POINT TAS 7004

Titles
 39913/2, 39913/3, 39913/1, 39913/7, 39913/6, 39913/4, 39913/5

Before you start

Before you start your application, you will need to know if you require planning approval or not. If you are unsure if you require a permit, use the [PlanBuild Tasmania Enquiry Service](#) to lodge a request for advice from the relevant Council.

Once your application has been submitted the Council will review your application. If payment has not been made, you will be sent a request for the payment of application fees via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification containing a task to complete.

Pre-Application Advice

Have you spoken with anyone at Council about this application?

- Yes - enter details below
- No - continue to the next section

If yes, provide the name of the person you contacted
 Neil Noye and Liz Wilson

Applicant

PERSONAL INFORMATION REMOVED

Owners

PERSONAL INFORMATION REMOVED

Certificate(s) of Title

Selected Titles					Total Area: 0m²
39913/2	39913/3	39913/1	39913/7	39913/6	39913/4
39913/5					

Owner Notification

Are you the sole owner of the land?

- Yes - continue to the next section
- No - answer question below

If no, have you notified all owners, joint or part owners of your intention to submit this application?

- Yes - enter owner details below

No - you must notify all owners before proceeding with this application

List all owners, joint or part owners as recorded on the Title documents notified:

Hobart

Enter the date that the last owner, joint or part owner was notified

27/11/2024

Declaration

I declare that all land owners, joint or part owners have been notified of this planning application.

Crown Land Consent

Is Crown Land involved in the proposed use or development?

Yes - complete question below

No - continue to the next section - see further information below

Unsure

If yes, has written Crown Land consent been obtained?

Yes - upload written consent

No - application will not be progressed until consent has been provided

General Manager Consent

Is Council-owned or administered land involved in the proposed use or development?

Yes - complete question below

No - continue to the next section

Unsure

If yes, has written consent been obtained from the Council General Manager?

Yes - upload written consent

No - application will not be progressed until consent has been provided

Proposed Use or Development

What is the reason for your planning application?

I want to change how the property is used

I want to use the property for visitor accommodation

I want to subdivide

I want to undertake a new development or alteration

I want to do a minor boundary adjustment

I want to put up a sign(s)

I want to demolish

I want to do works only

Other

If your application is to subdivide, please enter the number of proposed lots.

0

If your application is for signage, please enter the number of signs.

0

Is the property a Tasmanian Heritage Listed Property?

Yes

No

Is the application for an EPA Activity under the Environmental Management and Pollution Control Act 1994?

Yes

No

Unsure

Is the proposed use or development permitted or discretionary?

Permitted

Discretionary

Unsure if permitted or discretionary

Provide a full description of the proposed use or development

We seek approval to haul out Cartela at Hunter's Slip at Battery Point.
 There is a regulation which limits vessels to 30 metres in length and 100 tonnes weight.
 HOB-P5.0 "Particular Purpose Zone - Battery Point Slipyards [HOB 5.5.1 A1 (a)]".
 Cartela is 38m and weighs more than 100 tonnes, despite having some of the superstructure removed before arriving at Battery Point.
 See attached document with more information.

Will the proposed use or development involve a road reserve?

- Yes - complete the section below
- No - continue to the next section
- Unsure

If yes, enter the address(es) or locations below:
 If yes, how will the road reserve be affected?

Value of Works

What is the estimated value of the works?
 1

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	5 Dec 2024	Details	PlanBuild Application - Cartela	Mr Tim Oxley

Next steps

When you have completed all the necessary fields and attached all required documents to support your application, click on the green 'Save & Submit' button at the top right of this form.
 Once submitted, the Council will review your application. A request for the payment of application fees will be sent to you via PlanBuild Tasmania.
 Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.
 If further action is required to assess your application you will receive an email notification from PlanBuild which will tell you what you need to provide to continue the application.



RESULT OF SEARCH

RECORDER OF TITLES
 Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 39913	FOLIO 1
EDITION 1	DATE OF ISSUE 02-May-1994

SEARCH DATE : 12-Dec-2024
 SEARCH TIME : 12.44 PM

DESCRIPTION OF LAND

City of HOBART
 Lot 1 on Sealed Plan 39913
 Derivation : Whole of 1A-0R-17Ps. Gtd to G Hall, Whole of 1A-0R4Ps Gtd to J Watson, Whole of 0A-3R-6Ps Gtd to B Guy, Pt of 90 Acres Located to W Sorell and Whole of 131m2 & 1697m2 Gtd to Hobart City Council.
 Prior CT 4605/54

SCHEDULE 1

6886 CT & SP 22470 HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 39913 EASEMENTS in Schedule of Easements
 B352627 LEASE to Taylor Brothers (Holdings) Pty. Limited of a leasehold estate for the term of 50 years from 1-Feb-1990 Registered 15-May-1990 at noon
 Leasehold Title(s) issued: 39913A/1
 E173519 TRANSFER of LEASE B352627 to HUNTER MARINE & CIVIL CONTRACTING PTY LTD Registered 04-Oct-2019 at noon
 Leasehold Title(s) issued: 39913A/1

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations




FOLIO PLAN

RECORDER OF TITLES

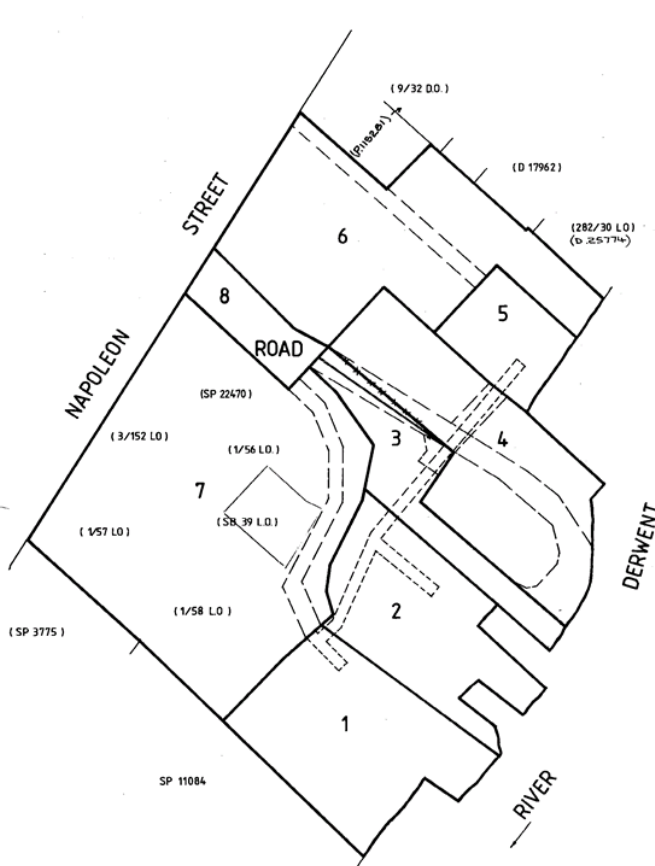
Issued Pursuant to the Land Titles Act 1980




SP39913

Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART	PLAN OF SURVEY by Surveyor..... P. S. FLEMING..... of land situated in the	Registered Number: SP39913
Title Reference: C.T. 4265 / 100	CITY OF HOBART	Approved Effective from: 11 OCT 1986
Grantee: WHOLE OF 1a-0r-17p GRANTED TO GEORGE HALL WHOLE OF 1a-0r-4p GRANTED TO JOHN WATSON WHOLE OF 0a-3r-6p GRANTED TO BENJAMIN GUY PART OF 90a-0r-0p LOCATED TO WILLIAM SORELL WHOLE OF 131m ² , 93.1m ² & 1697m ² GRANTED TO THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART	SCALE 1:750 MEASUREMENTS IN METRES	 Recorder of Titles

v/n SP39913 26/2/89



BOUNDARY AMENDMENT IN RED
MADE UNDER SECTION 139 OF THE
LAND TITLES ACT 1980


RECORDER OF TITLES
8/3/90



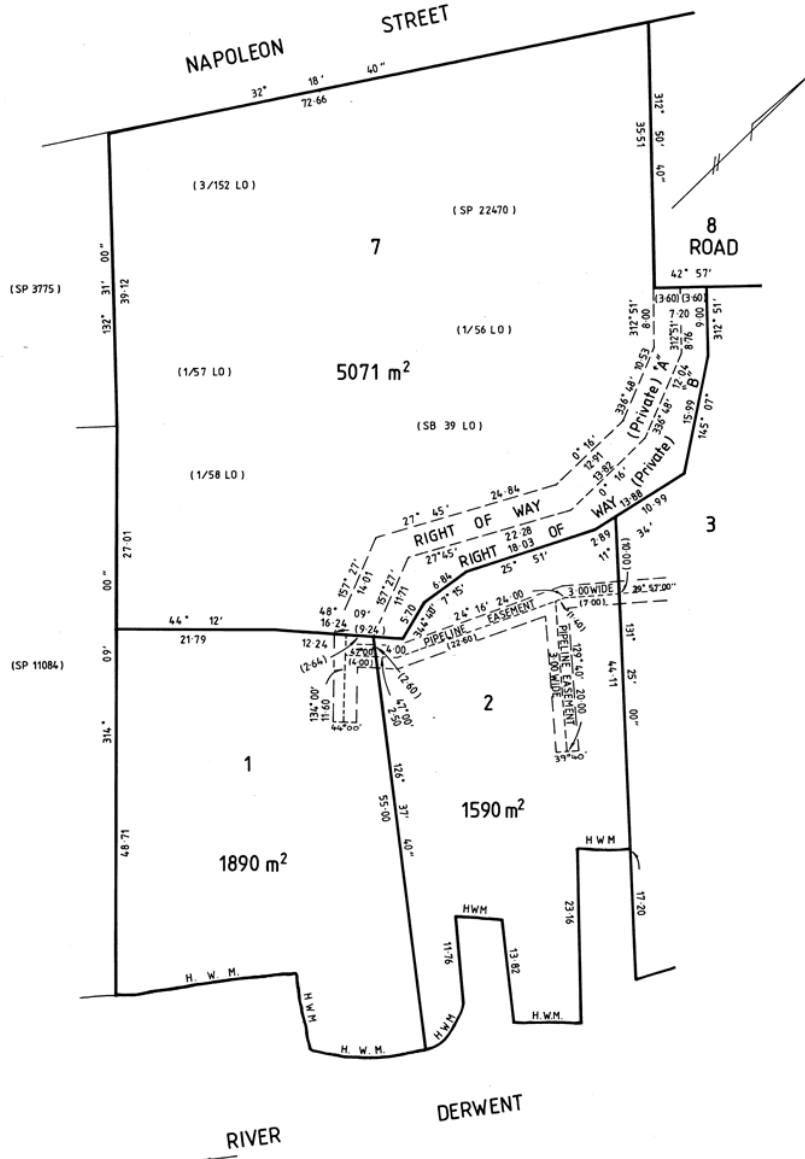
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>ANNEXURE SHEET No. 1 (of 3 annexures) to plan by Surveyor PETER SPENCER FLEMING</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP39913</p>
<p>Signed for the purposes of identification DWN General Clerk</p>	<p>Surveyor: <i>Peter Spencer Fleming</i> Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART Title Reference: C.T. 4265/100</p>	<p>Scale 1:400 Measurements in Metres</p>





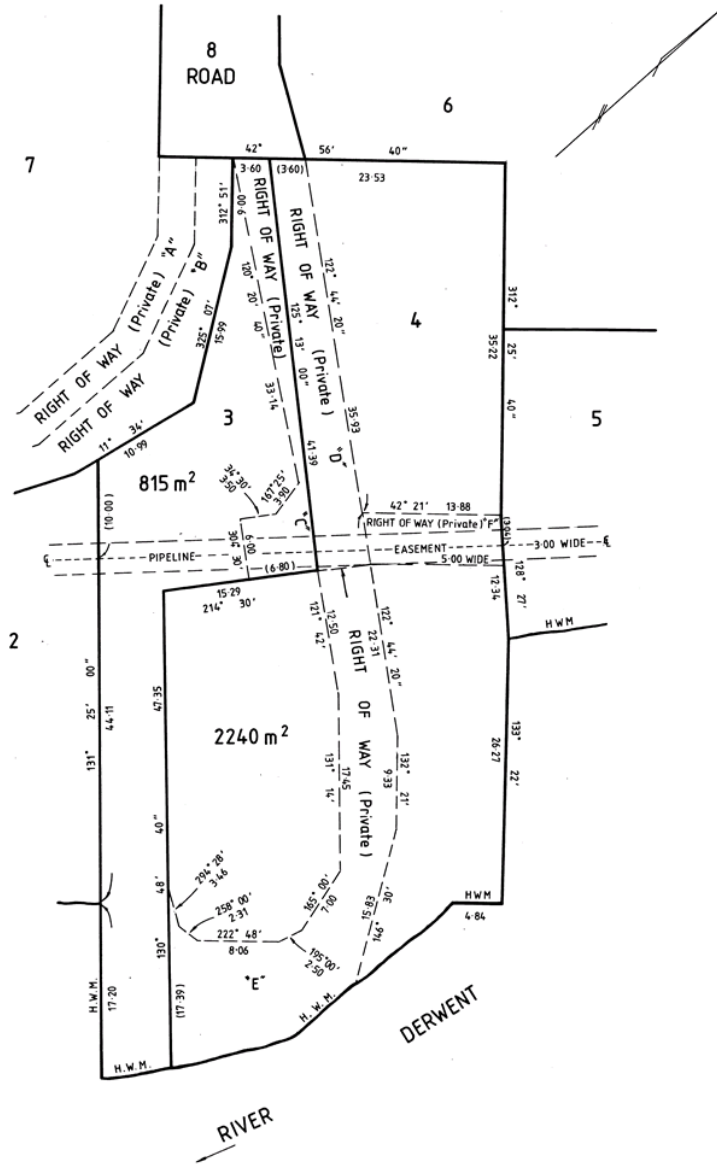
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>ANNEXURE SHEET No. 2 (of 3 annexures) to plan by Surveyor PETER SPENCER FLEMING</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP39913</p>
<p>Signed for the purposes of identification</p> <p>TOWN Council Clerk: <i>[Signature]</i></p>	<p>Surveyor: <i>[Signature]</i></p> <p>Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART</p> <p>Title Reference: C.T. 4265 / 100</p>	<p>Scale 1:300</p> <p>Measurements in Metres</p>





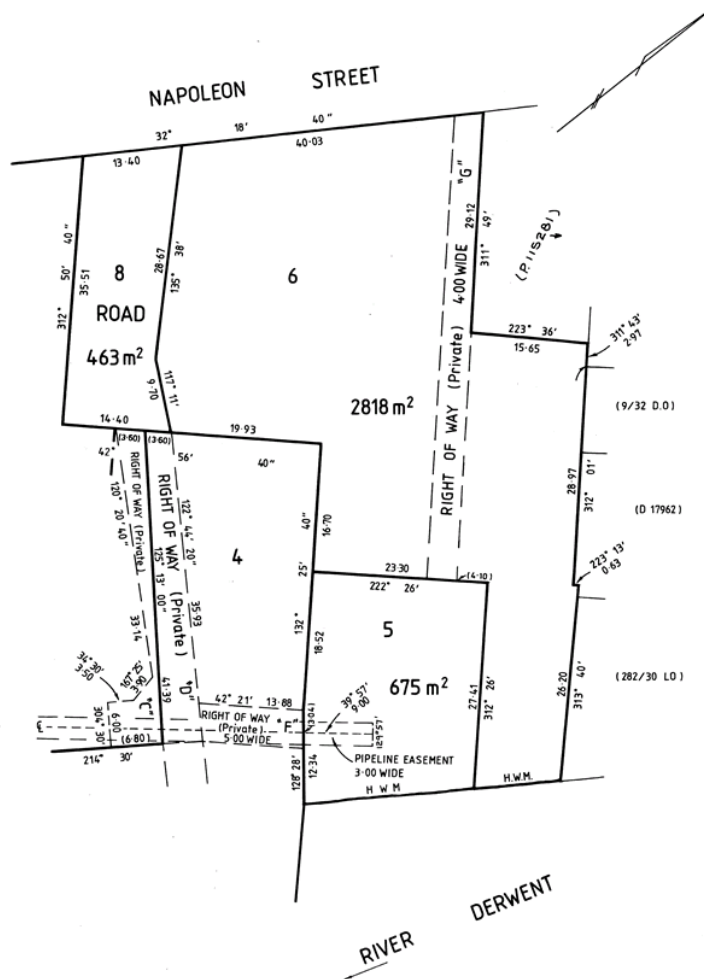
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>ANNEXURE SHEET No. 3 (of 3 annexures) to plan by Surveyor PETER SPENCER FLEMING</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP39913</p>
<p>Signed for the purposes of identification T.M.N. Government Clerk _____</p>	<p>Surveyor: _____ Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART Title Reference: C.T. 4265/100</p>	<p>Scale 1:400 Measurements in Metres</p>





RESULT OF SEARCH

RECORDER OF TITLES
 Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 39913	FOLIO 3
EDITION 1	DATE OF ISSUE 22-Feb-1994

SEARCH DATE : 12-Dec-2024
 SEARCH TIME : 12.45 PM

DESCRIPTION OF LAND

City of HOBART
 Lot 3 on Sealed Plan 39913
 Derivation : Whole of 1A-0R-17Ps. Gtd. to G. Hall, Whole of 1A-0R-4Ps. Gtd. to J. Watson, Whole of 0A-3R-6Ps. Gtd. to B. Guy, Part of 90 Acres Located to W. Screll and Whole of 131m2, 93.1m2 & 1697m2 Gtd. to Lord Mayor Aldermen & Citizens of the City of H
 Prior CT 4605/56

SCHEDULE 1

A6886 CT, SP 22470 HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 39913 EASEMENTS in Schedule of Easements
 B334883 LEASE to Muir Engineering Pty. Limited of a leasehold estate for the term of 50 years from 1-Feb-1990.
 Registered 26-Feb-1990 at noon
 Leasehold Title(s) issued: 39913A/3
 C676597 TRANSFER of LEASE B334883 to ROBERT JOHN MUIR and WENDY ELIZABETH MUIR Registered 18-May-2011 at noon
 Leasehold Title(s) issued: 39913A/3
 N156834 TRANSFER of LEASE B334883 to STEWART FAMILY TASMANIAN INVESTMENTS PTY LTD Registered 02-Oct-2024 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN

RECORDER OF TITLES

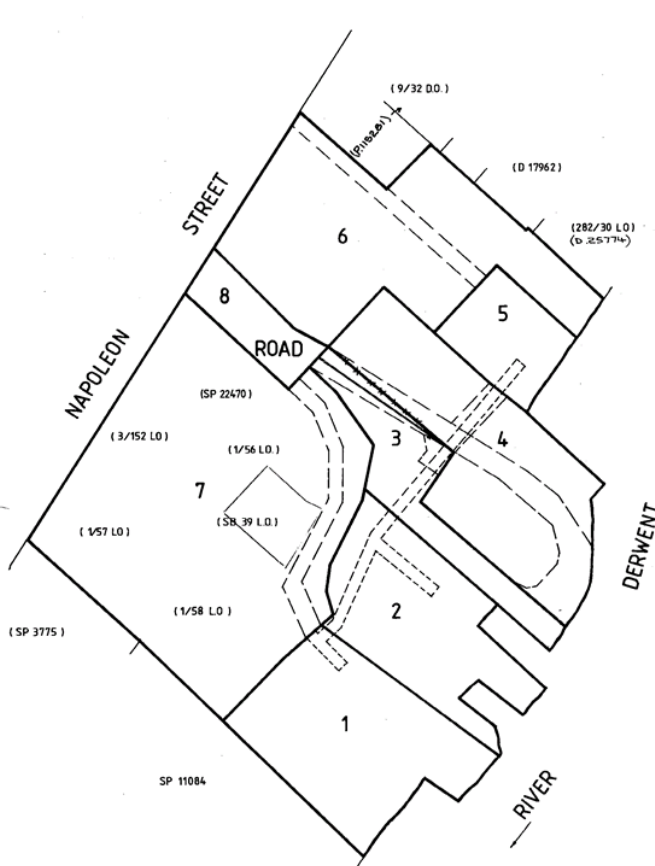
Issued Pursuant to the Land Titles Act 1980



SP39913

Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART	PLAN OF SURVEY by Surveyor..... P. S. FLEMING..... of land situated in the	Registered Number: SP39913
Title Reference: C.T. 4265 / 100	CITY OF HOBART	Approved Effective from: 11 OCT 1986
Grantee: WHOLE OF 1a-0r-17p GRANTED TO GEORGE HALL WHOLE OF 1a-0r-4p GRANTED TO JOHN WATSON WHOLE OF 0a-3r-6p GRANTED TO BENJAMIN GUY PART OF 90a-0r-0p LOCATED TO WILLIAM SORELL WHOLE OF 131m ² , 93.1m ² & 1697m ² GRANTED TO THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART		Approved Effective from: 11 OCT 1986 <i>M. S. Fleming</i> Recorder of Titles
SCALE 1:750 MEASUREMENTS IN METRES		

v/n SP39913 26/2/89



BOUNDARY AMENDMENT IN RED
MADE UNDER SECTION 139 OF THE
LAND TITLES ACT 1980
M. S. Fleming
RECORDER OF TITLES
8/3/90



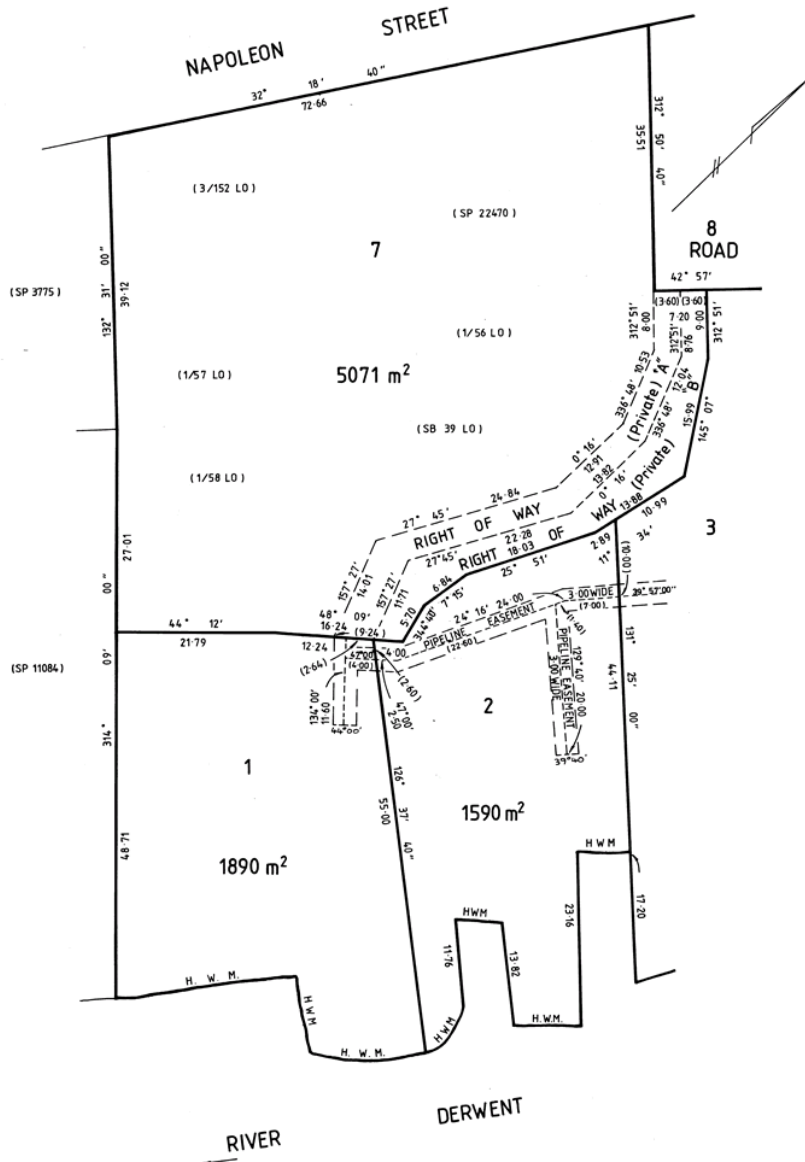
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>ANNEXURE SHEET No. 1 (of 3 annexures) to plan by Surveyor PETER SPENCER FLEMING</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP39913</p>
<p>Signed for the purposes of identification DWN General Clerk</p>	<p>Surveyor: <i>Peter Spencer Fleming</i> Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART Title Reference: C.T. 4265/100</p>	<p>Scale 1:400 Measurements in Metres</p>





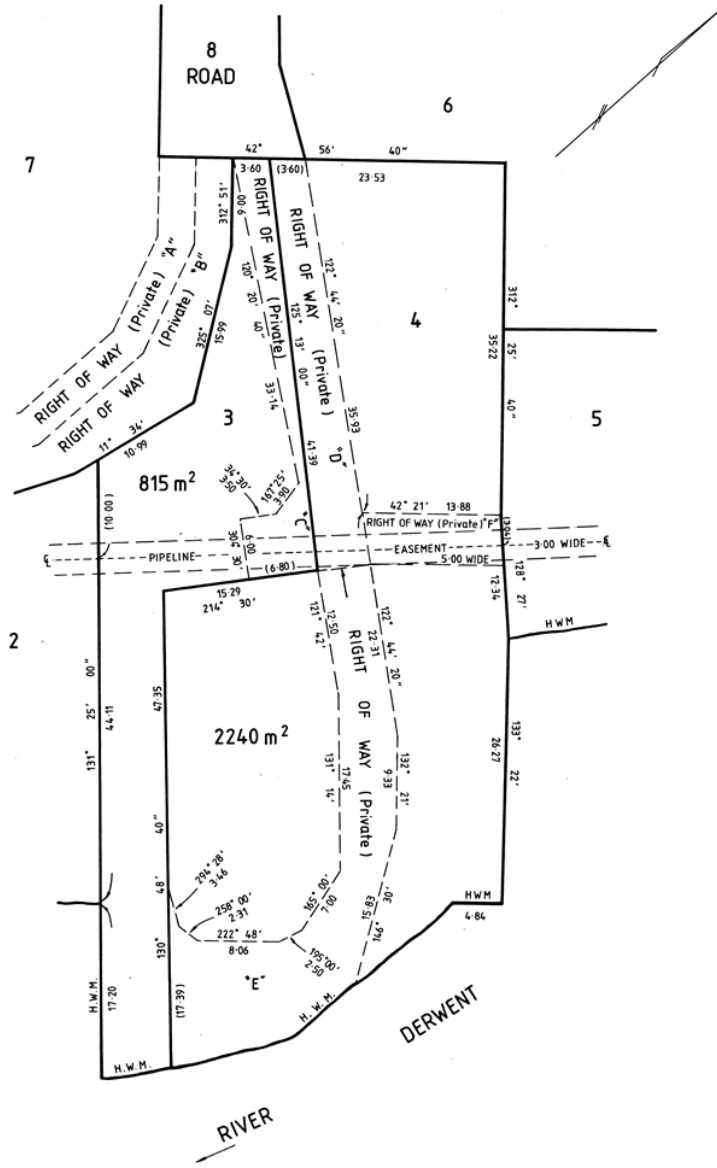
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>ANNEXURE SHEET No. 2 (of 3 annexures) to plan by Surveyor PETER SPENCER FLEMING</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP39913</p>
<p>Signed for the purposes of identification TOWN Council Clerk: <i>[Signature]</i></p>	<p>Surveyor: <i>[Signature]</i> Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART Title Reference: C.T. 4265 / 100</p>	<p>Scale 1:300 Measurements in Metres</p>





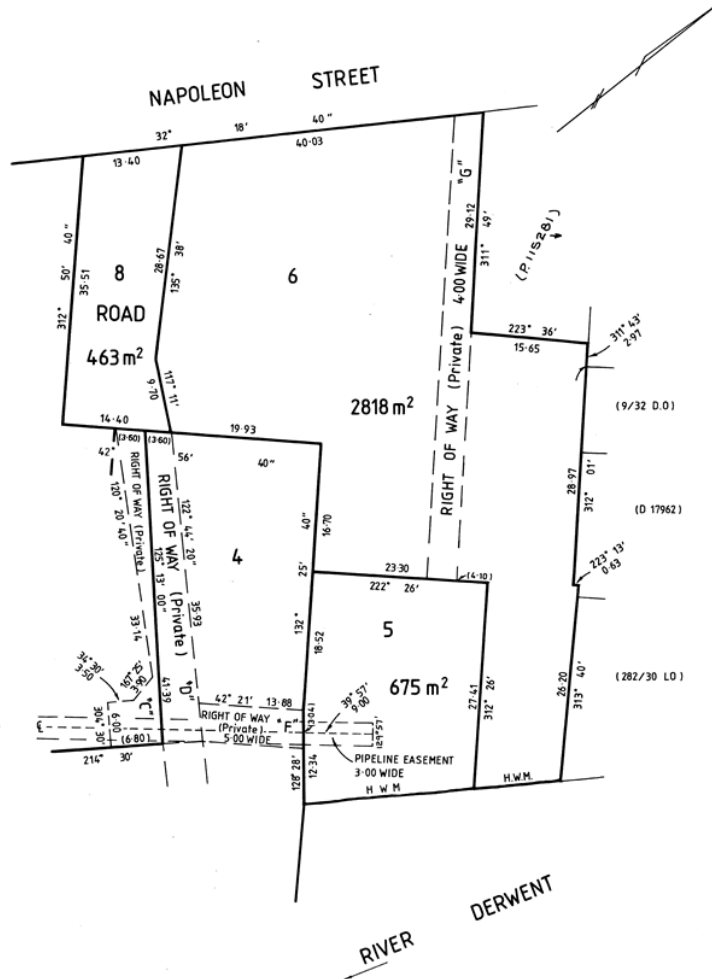
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>ANNEXURE SHEET No. 3 (of 3 annexures) to plan by Surveyor PETER SPENCER FLEMING</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP39913</p>
<p>Signed for the purposes of identification T.M.N. Government Clerk _____</p>	<p>Surveyor: _____ Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART Title Reference: C.T. 4265/100</p>	<p>Scale 1:400 Measurements in Metres</p>





RESULT OF SEARCH

RECORDER OF TITLES
 Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 39913	FOLIO 4
EDITION 1	DATE OF ISSUE 02-May-1994

SEARCH DATE : 12-Dec-2024
 SEARCH TIME : 12.46 PM

DESCRIPTION OF LAND

City of HOBART
 Lot 4 on Sealed Plan 39913
 Derivation : Whole of 1A-0R-17Ps Gtd to G Hall, Whole of
 1A-0R-4Ps Gtd to J Watson, Whole of 0A-3R-6Ps Gtd to B Guy, Pt
 of 90 Acres Located to W Sorell and Whole of 131m2, 93.1m2 &
 1697m2 Gtd. to the Hobart City Council.
 Prior CT 4605/57

SCHEDULE 1

6886 CT. & SP 22470 HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 39913 EASEMENTS in Schedule of Easements
 B349846 LEASE to Michael Muir of a leasehold estate for the
 term of 50 years from 1-Feb-1990 Registered
 03-May-1990 at noon
 Leasehold Title(s) issued: 39913A/4

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations




FOLIO PLAN

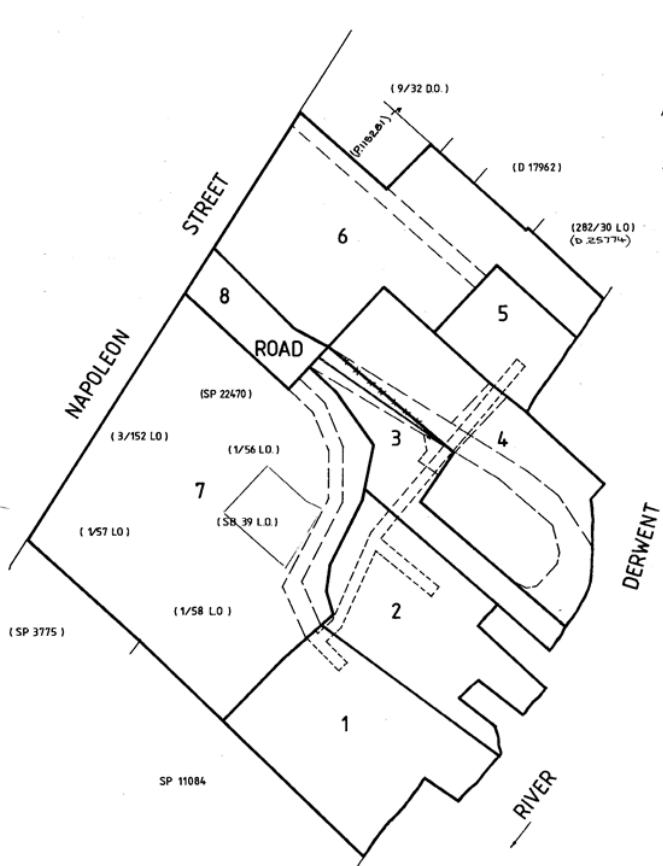
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980




SP39913

Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART	PLAN OF SURVEY by Surveyor..... P. S. FLEMING..... of land situated in the	Registered Number: SP39913
Title Reference: C.T. 4265 / 100	CITY OF HOBART	Approved Effective from: 11 OCT 1986
Grantee: WHOLE OF 1a-0r-17p GRANTED TO GEORGE HALL WHOLE OF 1a-0r-4p GRANTED TO JOHN WATSON WHOLE OF 0a-3r-6p GRANTED TO BENJAMIN GUY PART OF 90a-0r-0p LOCATED TO WILLIAM SORELL WHOLE OF 131m ² , 93.1m ² & 1697m ² GRANTED TO THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART		 Recorder of Titles
v/n SP39913 26/2/89		SCALE 1:750 MEASUREMENTS IN METRES



BOUNDARY AMENDMENT IN RED
MADE UNDER SECTION 139 OF THE
LAND TITLES ACT 1980



RECORDER OF TITLES
8/3/90



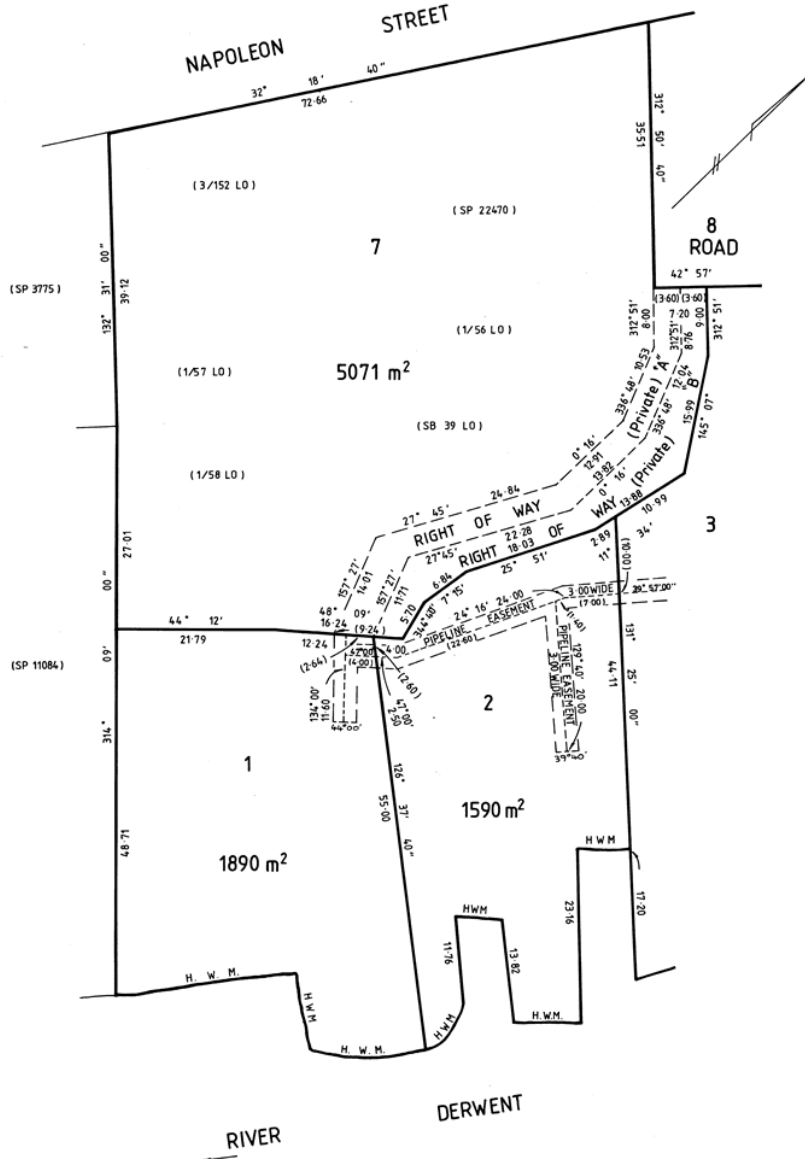
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>ANNEXURE SHEET No. 1 (of 3 annexures) to plan by Surveyor PETER SPENCER FLEMING</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP39913</p>
<p>Signed for the purposes of identification DWN General Clerk</p>	<p>Surveyor: <i>Peter Spencer Fleming</i> Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART Title Reference: C.T. 4265/100</p>	<p>Scale 1:400 Measurements in Metres</p>





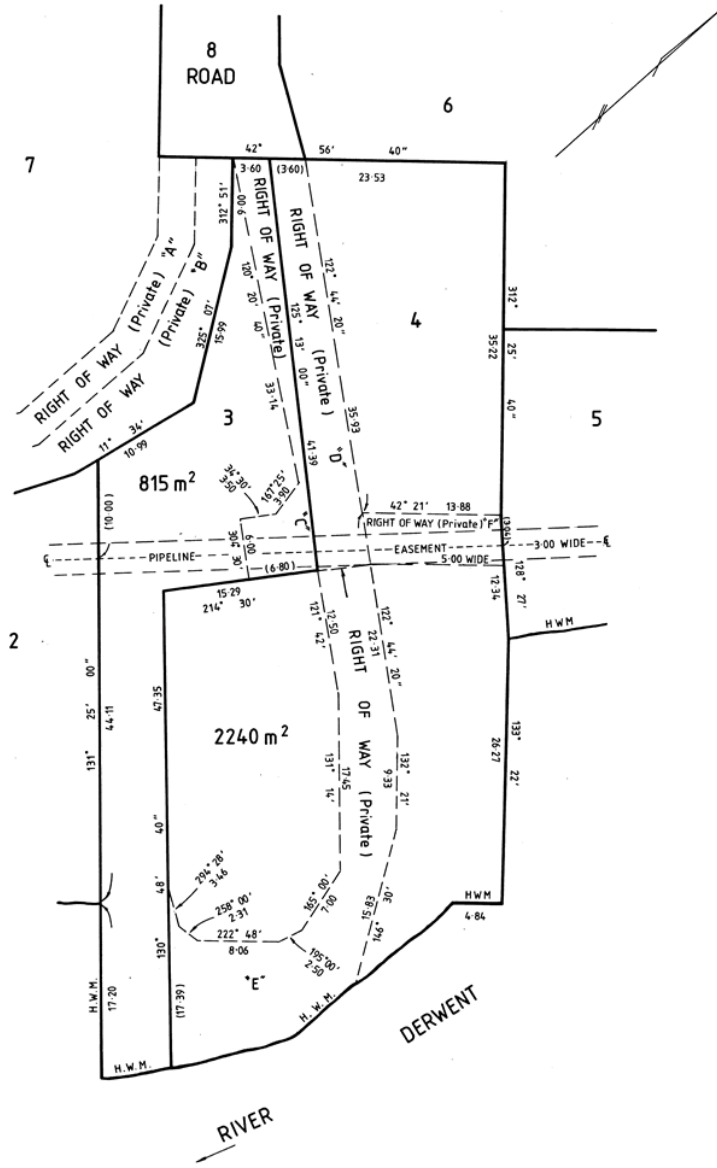
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>ANNEXURE SHEET No. 2 (of 3 annexures) to plan by Surveyor PETER SPENCER FLEMING</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP39913</p>
<p>Signed for the purposes of identification TOWN Council Clerk: <i>[Signature]</i></p>	<p>Surveyor: <i>[Signature]</i> Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART Title Reference: C.T. 4265 / 100</p>	<p>Scale 1:300 Measurements in Metres</p>





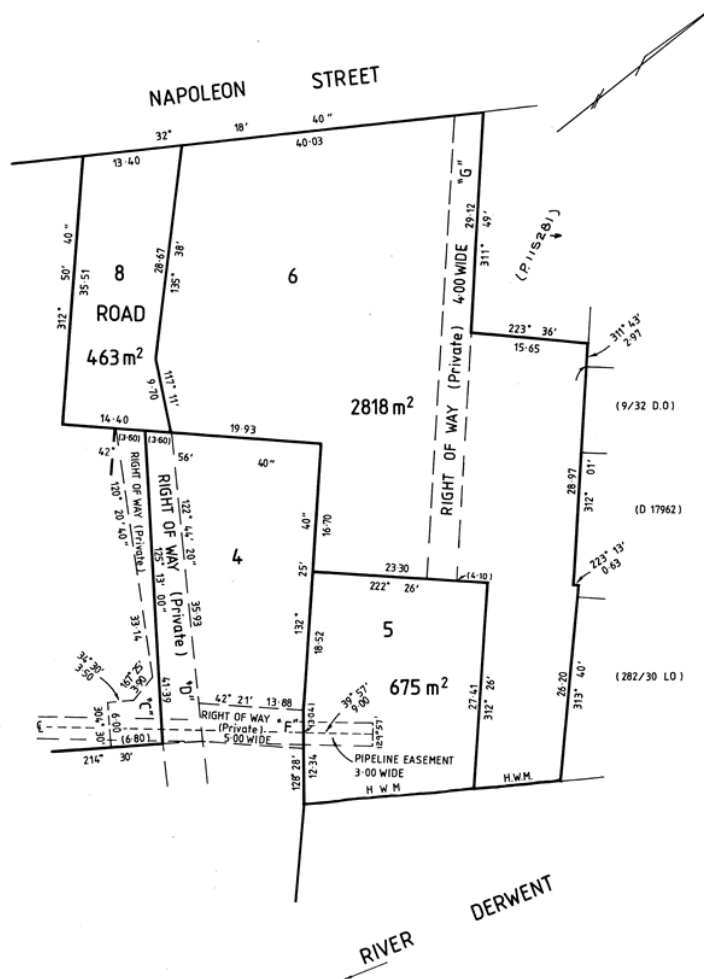
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>ANNEXURE SHEET No. 3 (of 3 annexures) to plan by Surveyor PETER SPENCER FLEMING</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP39913</p>
<p>Signed for the purposes of identification T.M.N. Government Clerk <i>[Signature]</i></p>	<p>Surveyor: <i>[Signature]</i> Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART Title Reference: C.T. 4265/100</p>	<p>Scale 1:400 Measurements in Metres</p>



**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
39913	5
EDITION	DATE OF ISSUE
3	07-May-2018

SEARCH DATE : 12-Dec-2024

SEARCH TIME : 12.46 PM

DESCRIPTION OF LAND

City of HOBART
 Lot 5 on Sealed Plan 39913
 Derivation : Whole of 1A-0R-17Ps Gtd to G Hall, Whole of
 1A-0R-4Ps Gtd to J Watson, Whole of 0A-3R-6Ps Gtd to B Guy, Pt
 of 90 Acres Located to W Sorell and Whole of 131m2 & 1697m2
 Gtd to Hobart City Council.
 Prior CT 4605/58

SCHEDULE 1

6886 CT, SP 22470 HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 39913 EASEMENTS in Schedule of Easements
 B354138 LEASE to Max Creese Pty. Ltd. of a leasehold estate
 for the term of 50 years from 1-Feb-1990
 Registered 23-May-1990 at noon
 Leasehold Title(s) issued: 39913A/5
 C278351 TRANSFER of LEASE B354138 to Creese's Boatyard Pty
 Ltd Registered 17-Aug-2001 at noon
 M590529 TRANSFER of LEASE B354138 to ROBERT VAUGHAN
 Registered 07-May-2018 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations




FOLIO PLAN

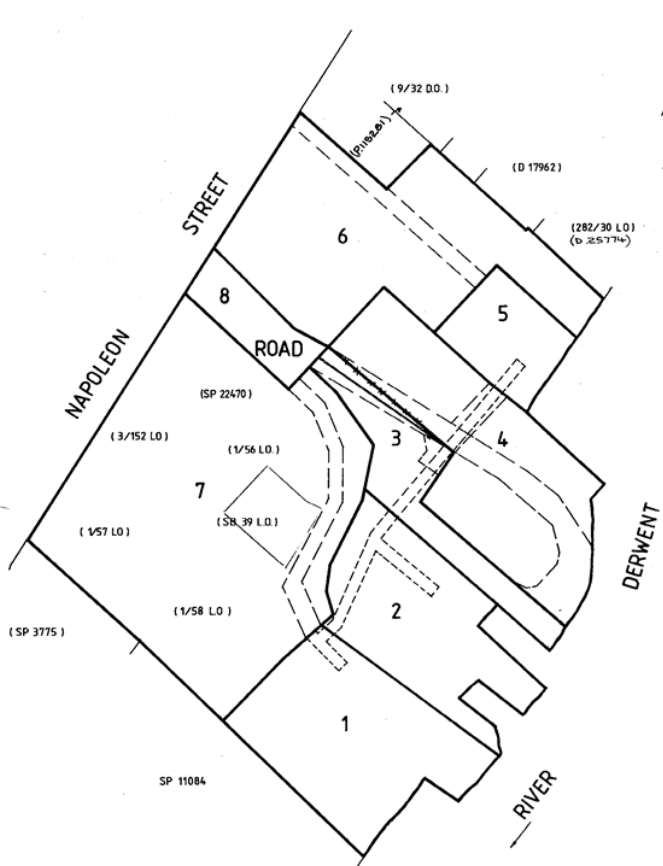
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980




SP39913

Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART	PLAN OF SURVEY by Surveyor..... P. S. FLEMING..... of land situated in the	Registered Number: SP39913
Title Reference: C.T. 4265 / 100	CITY OF HOBART	Approved Effective from: 11 OCT 1986
Grantee: WHOLE OF 1a-0r-17p GRANTED TO GEORGE HALL WHOLE OF 1a-0r-4p GRANTED TO JOHN WATSON WHOLE OF 0a-3r-6p GRANTED TO BENJAMIN GUY PART OF 90a-0r-0p LOCATED TO WILLIAM SORELL WHOLE OF 131m ² , 93.1m ² & 1697m ² GRANTED TO THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART		 Recorder of Titles
v/n SP39913 26/2/89		SCALE 1:750 MEASUREMENTS IN METRES



BOUNDARY AMENDMENT IN RED
MADE UNDER SECTION 139 OF THE
LAND TITLES ACT 1980



RECORDER OF TITLES
8/3/90



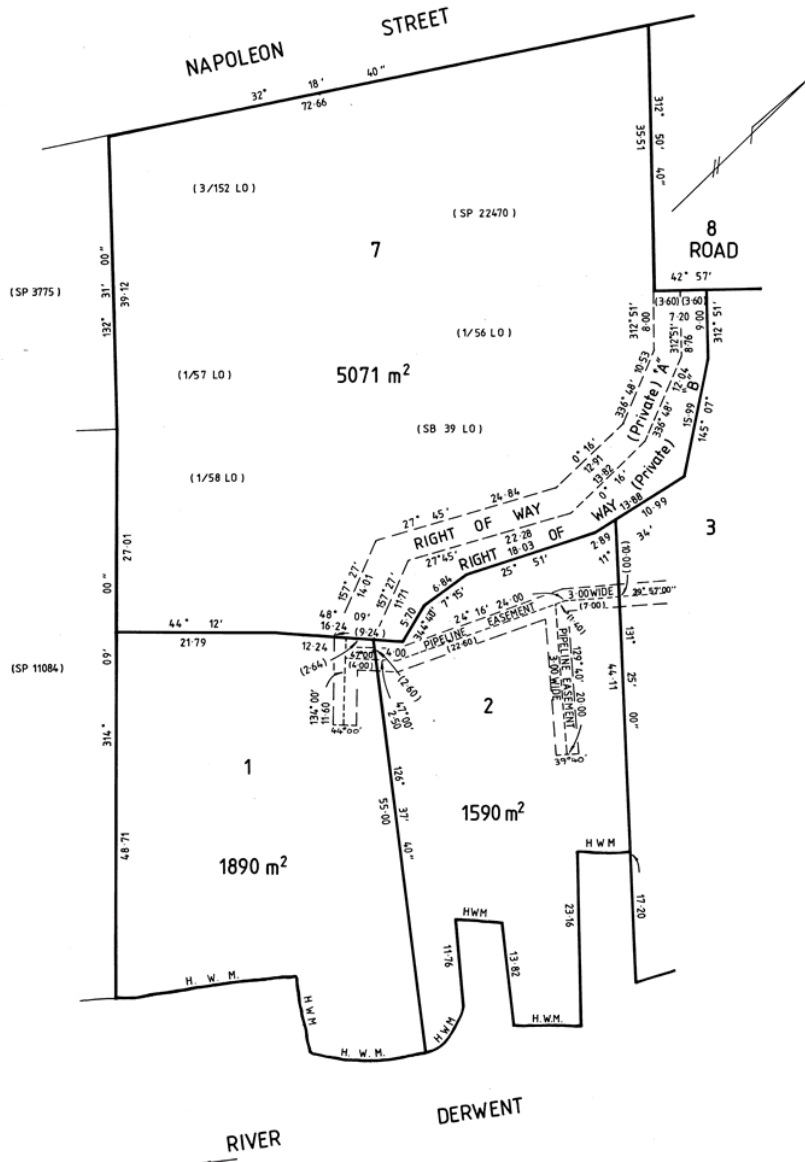
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>ANNEXURE SHEET No. 1 (of 3 annexures) to plan by Surveyor PETER SPENCER FLEMING</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP39913</p>
<p>Signed for the purposes of identification DWN General Clerk</p>	<p>Surveyor: <i>Peter Spencer Fleming</i> Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART Title Reference: C.T. 4265/100</p>	<p>Scale 1:400 Measurements in Metres</p>





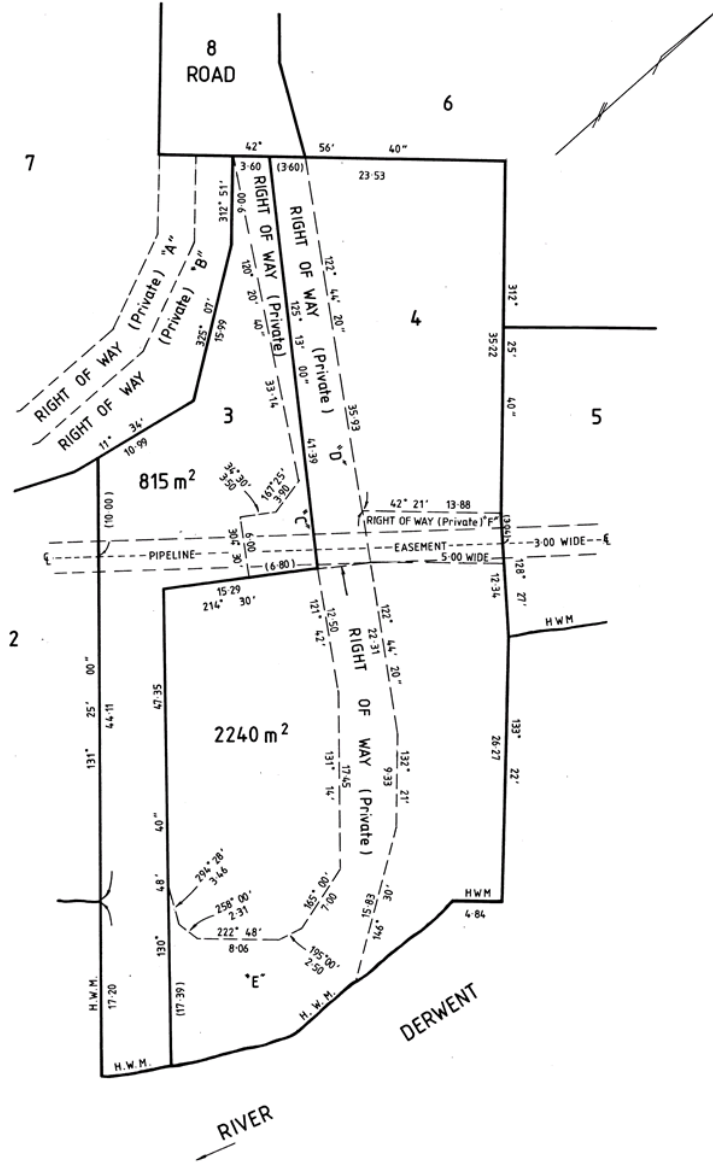
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>ANNEXURE SHEET No. 2 (of 3 annexures) to plan by Surveyor PETER SPENCER FLEMING</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP39913</p>
<p>Signed for the purposes of identification TOWN Council Clerk: <i>[Signature]</i></p>	<p>Surveyor: <i>[Signature]</i> Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART Title Reference: C.T. 4265 / 100</p>	<p>Scale 1:300 Measurements in Metres</p>





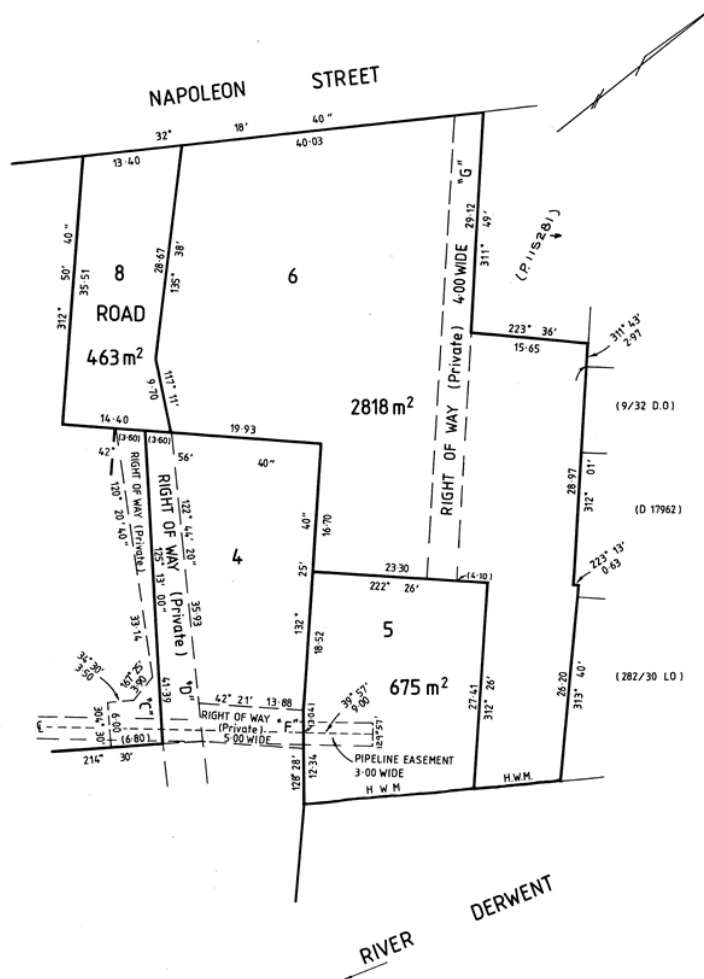
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>ANNEXURE SHEET No. 3 (of 3 annexures) to plan by Surveyor PETER SPENCER FLEMING</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP39913</p>
<p>Signed for the purposes of identification T.M.N. Government Clerk <i>[Signature]</i></p>	<p>Surveyor: <i>[Signature]</i> Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART Title Reference: C.T. 4265/100</p>	<p>Scale 1:400 Measurements in Metres</p>





RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 39913	FOLIO 6
EDITION 1	DATE OF ISSUE 29-Mar-1994

SEARCH DATE : 12-Dec-2024

SEARCH TIME : 12.47 PM

DESCRIPTION OF LAND

City of HOBART
 Lot 6 on Sealed Plan 39913
 Derivation : Whole of 1A-0R-17Ps. Gtd. to G. Hall, Whole of 1A-0R-4Ps. Gtd. to J. Watson, Whole of 0A-3R-6Ps. Gtd. to B. Guy, Part of 90 acres Loc. to W. Sorell, Whole of 131m2, 93.1m2 & 1697m2 Gtd. to Lord Mayor Aldermen & Citizens of the City of Hobart
 Prior CT 4605/59

SCHEDULE 1

APPLICATION 6886 CT, SP 22470 HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 39913 EASEMENTS in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations




FOLIO PLAN

RECORDER OF TITLES

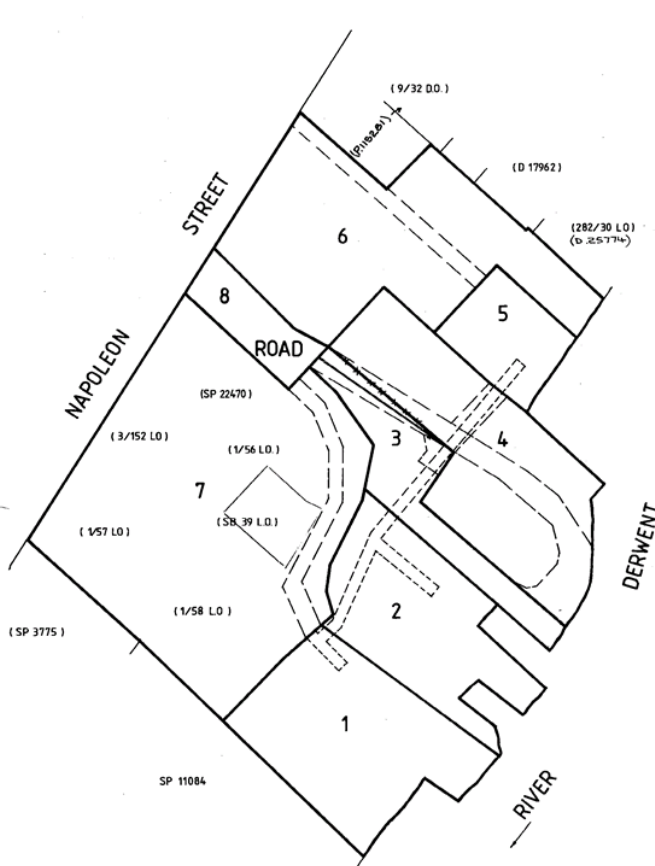
Issued Pursuant to the Land Titles Act 1980




SP39913

Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART	PLAN OF SURVEY by Surveyor..... P. S. FLEMING..... of land situated in the	Registered Number: SP39913
Title Reference: C.T. 4265 / 100	CITY OF HOBART	Approved Effective from: 11 OCT 1986
Grantee: WHOLE OF 1a-0r-17p GRANTED TO GEORGE HALL WHOLE OF 1a-0r-4p GRANTED TO JOHN WATSON WHOLE OF 0a-3r-6p GRANTED TO BENJAMIN GUY PART OF 90a-0r-0p LOCATED TO WILLIAM SORELL WHOLE OF 131m ² , 93.1m ² & 1697m ² GRANTED TO THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART	SCALE 1:750 MEASUREMENTS IN METRES	 Recorder of Titles

v/n SP39913 26/2/89



BOUNDARY AMENDMENT IN RED
MADE UNDER SECTION 139 OF THE
LAND TITLES ACT 1980


RECORDER OF TITLES
8/3/90



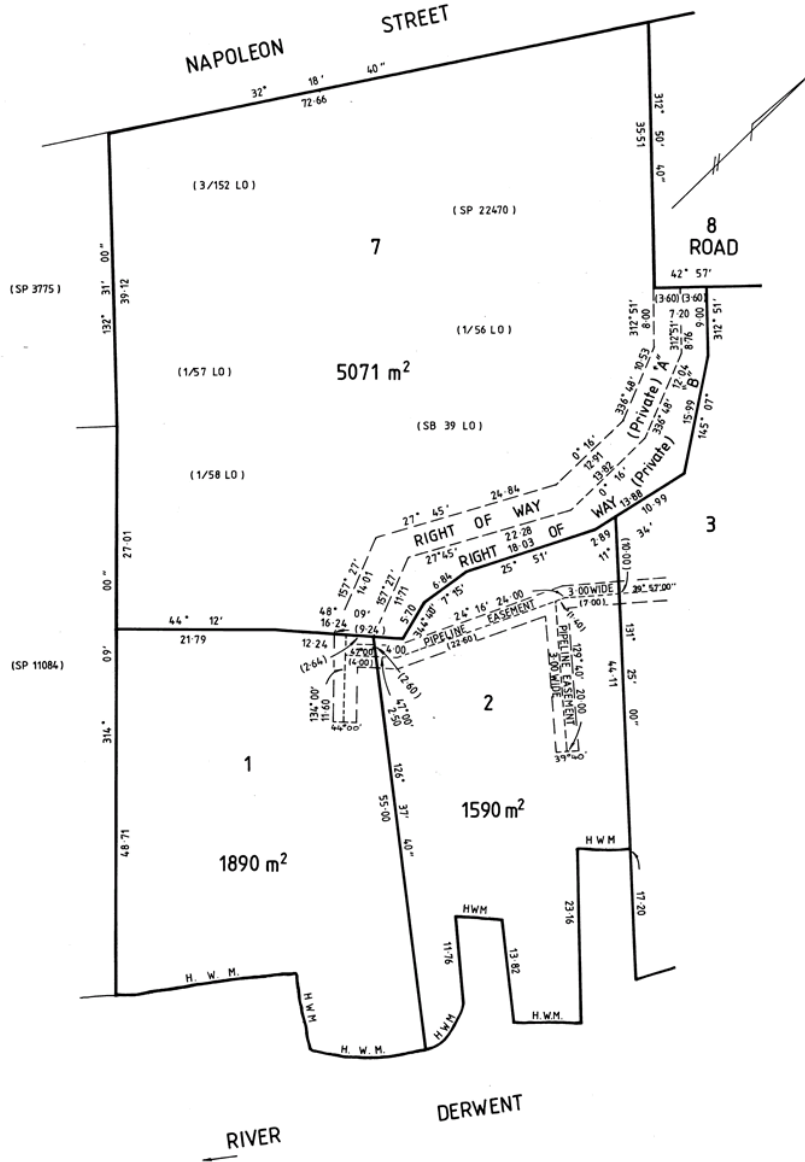
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>ANNEXURE SHEET No. 1 (of 3 annexures) to plan by Surveyor PETER SPENCER FLEMING</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP39913</p>
<p>Signed for the purposes of identification DWN General Clerk</p>	<p>Surveyor: <i>Peter Spencer Fleming</i> Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART Title Reference: C.T. 4265/100</p>	<p>Scale 1:400 Measurements in Metres</p>





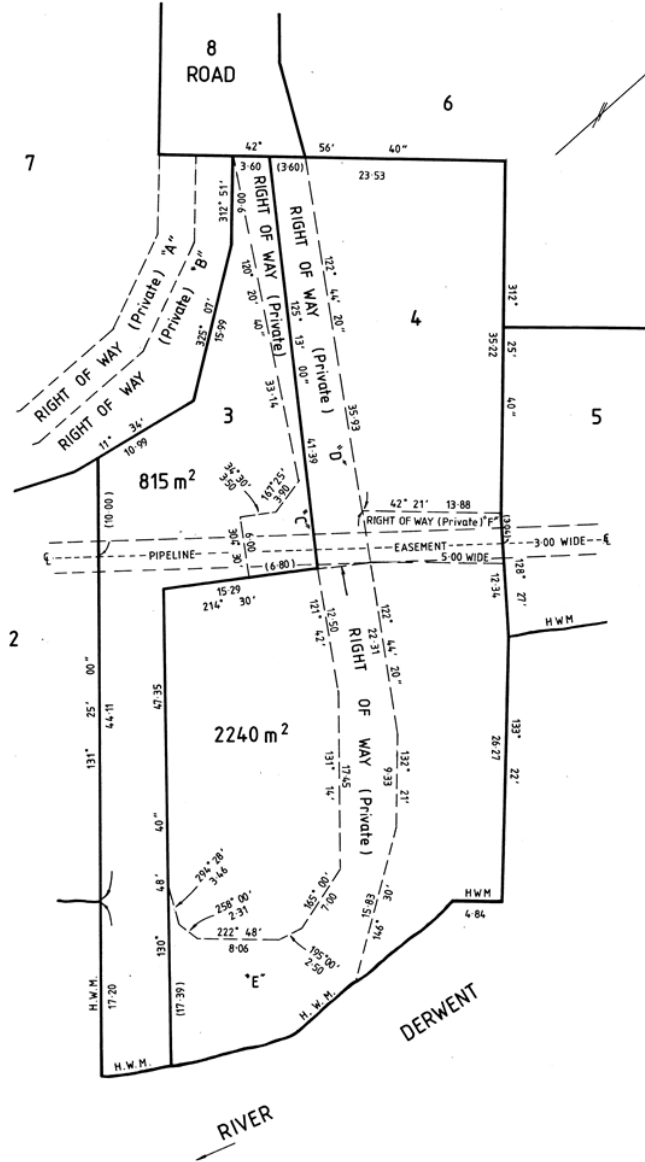
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>ANNEXURE SHEET No. 2 (of 3 annexures) to plan by Surveyor PETER SPENCER FLEMING</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP39913</p>
<p>Signed for the purposes of identification TOWN Council Clerk: <i>[Signature]</i></p>	<p>Surveyor: <i>[Signature]</i> Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART Title Reference: C.T. 4265 / 100</p>	<p>Scale 1:300 Measurements in Metres</p>





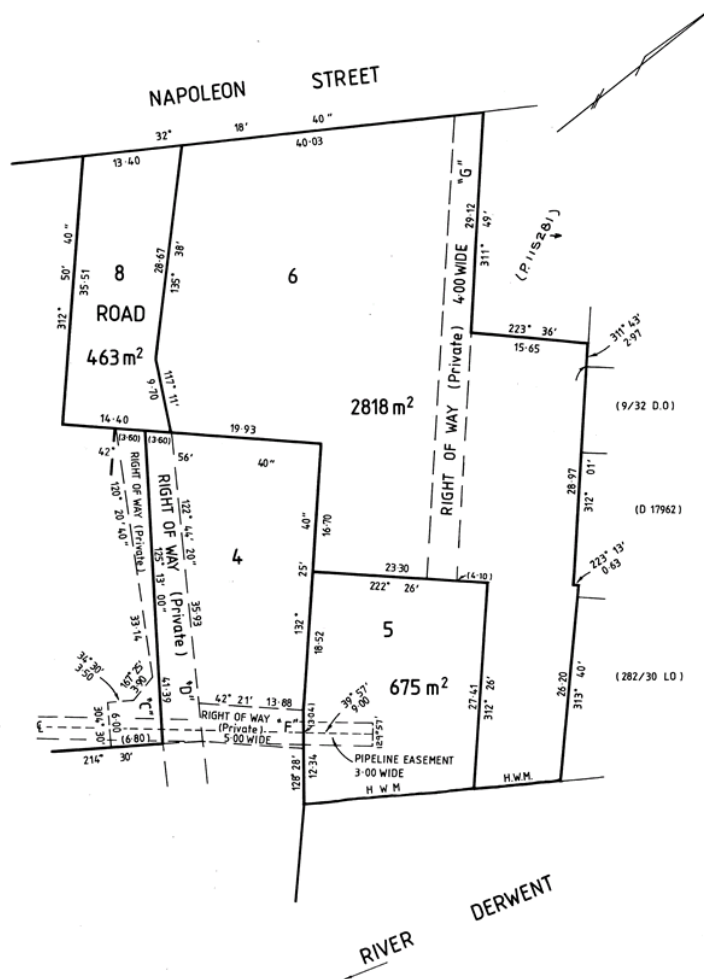
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>ANNEXURE SHEET No. 3 (of 3 annexures) to plan by Surveyor PETER SPENCER FLEMING</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP39913</p>
<p>Signed for the purposes of identification T.M.N. Government Clerk _____</p>	<p>Surveyor: _____ Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART Title Reference: C.T. 4265/100</p>	<p>Scale 1:400 Measurements in Metres</p>



**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
39913	7
EDITION	DATE OF ISSUE
2	26-Jun-2015

SEARCH DATE : 12-Dec-2024

SEARCH TIME : 12.47 PM

DESCRIPTION OF LAND

City of HOBART

Lot 7 on Sealed Plan 39913

Derivation : Whole of 1A-0R-17Ps Gtd to G.Hall. Whole of 1A-0R-4Ps Gtd to J.Watson. Whole of 0A-3R-6Ps Gtd to B.Guy. Part of 90 Acs Loc to W.Sorell, Whole of 131m2, 93.1m2 & 1697m2 Gtd to Lord Mayor Aldermen & Citizens of the City of Hobart

Prior CT 4605/60

SCHEDULE 1

6886 & SP 22470 HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 39913 EASEMENTS in Schedule of Easements
B50759 LEASE to THE NATIONAL TRUST OF AUSTRALIA (TASMANIA)
of a leasehold estate for the term of 21 years from
8-Nov-1983 of portion of the said land within
described Registered 05-Jun-1986 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations




FOLIO PLAN

RECORDER OF TITLES

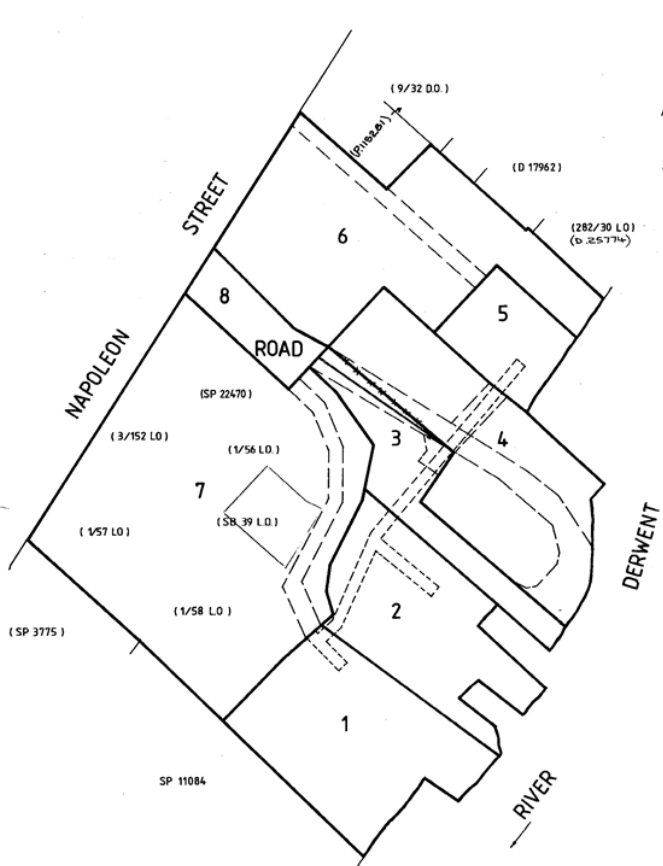
Issued Pursuant to the Land Titles Act 1980




SP39913

Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART	PLAN OF SURVEY by Surveyor..... P. S. FLEMING..... of land situated in the	Registered Number: SP39913
Title Reference: C.T. 4265 / 100	CITY OF HOBART	Approved Effective from: 11 OCT 1986
Grantee: WHOLE OF 1a-0r-17p GRANTED TO GEORGE HALL WHOLE OF 1a-0r-4p GRANTED TO JOHN WATSON WHOLE OF 0a-3r-6p GRANTED TO BENJAMIN GUY PART OF 90a-0r-0p LOCATED TO WILLIAM SORELL WHOLE OF 131m ² , 93.1m ² & 1697m ² GRANTED TO THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART		 Recorder of Titles

v/n SP39913 26/2/89



BOUNDARY AMENDMENT IN RED
MADE UNDER SECTION 139 OF THE
LAND TITLES ACT 1980



RECORDER OF TITLES
8/3/90



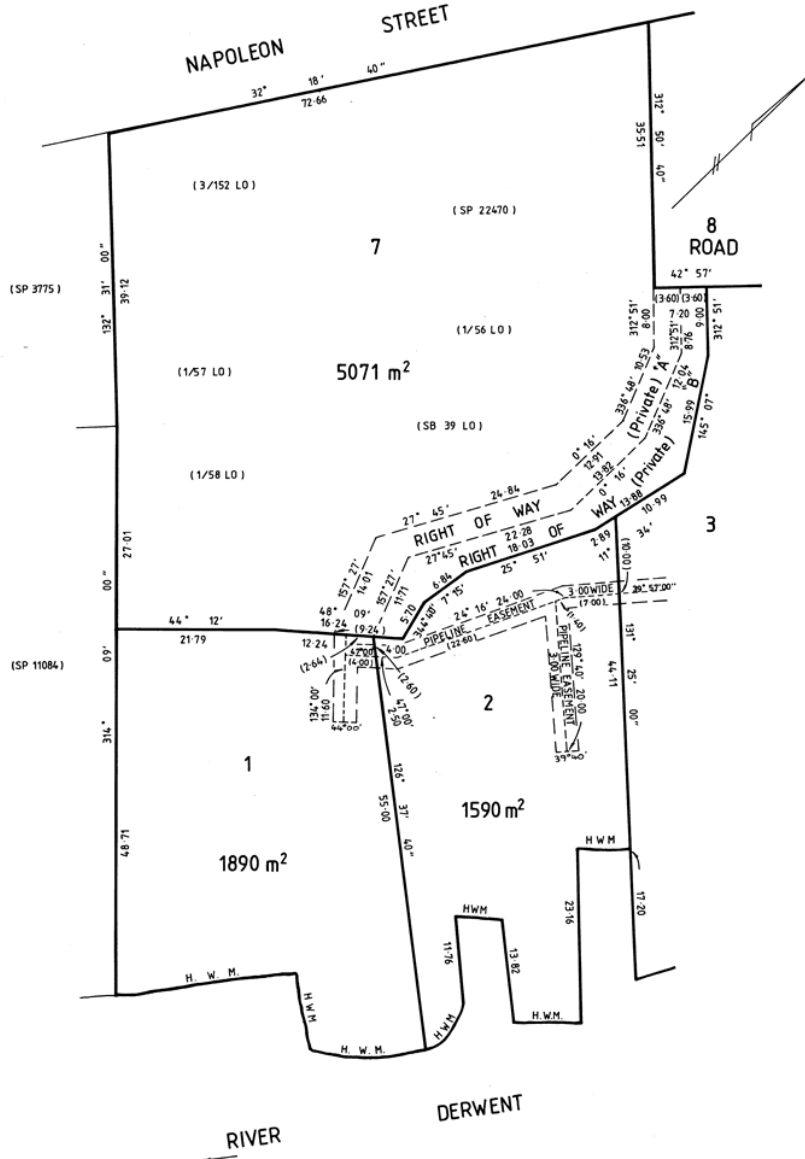
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>ANNEXURE SHEET No. 1 (of 3 annexures) to plan by Surveyor PETER SPENCER FLEMING</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP39913</p>
<p>Signed for the purposes of identification DWN General Clerk</p>	<p>Surveyor: <i>Peter Spencer Fleming</i> Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART Title Reference: C.T. 4265/100</p>	<p>Scale 1:400 Measurements in Metres</p>





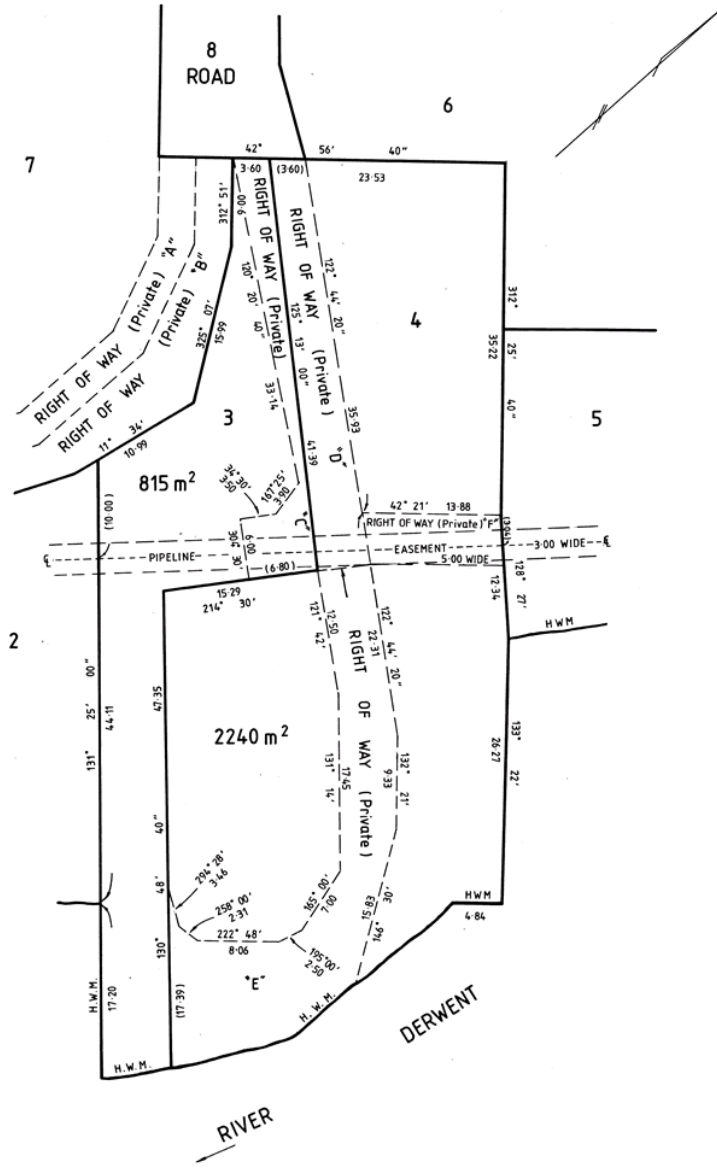
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>ANNEXURE SHEET No. 2 (of 3 annexures) to plan by Surveyor PETER SPENCER FLEMING</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP39913</p>
<p>Signed for the purposes of identification</p> <p>TOWN Council Clerk <i>[Signature]</i></p>	<p>Surveyor <i>[Signature]</i></p> <p>Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART</p> <p>Title Reference: C.T. 4265 / 100</p>	<p>Scale 1:300</p> <p>Measurements in Metres</p>





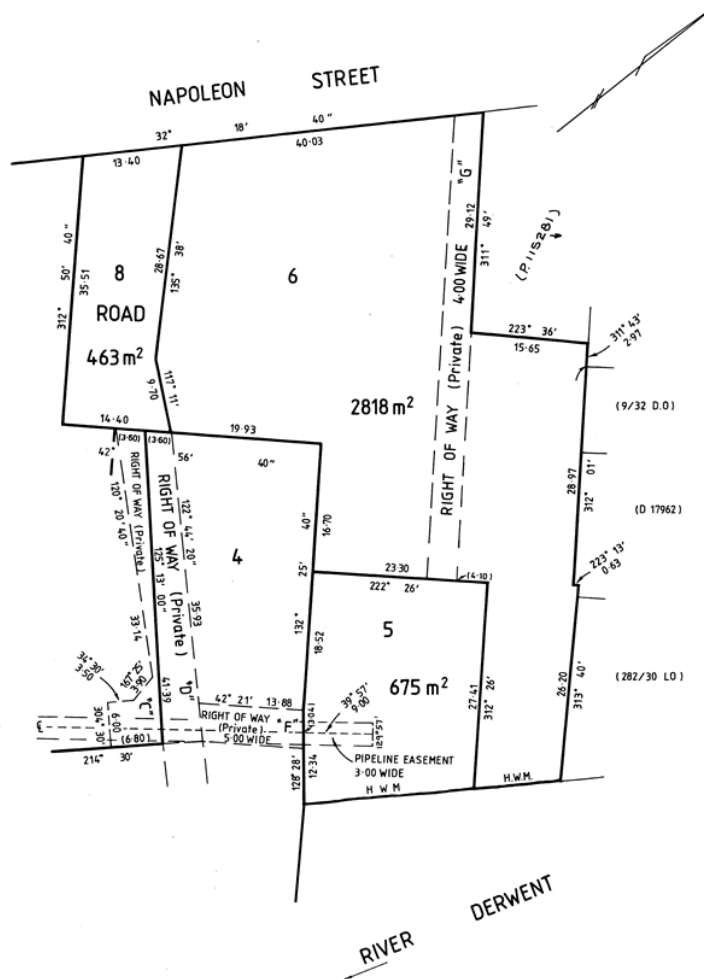
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>ANNEXURE SHEET No. 3 (of 3 annexures) to plan by Surveyor PETER SPENCER FLEMING</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP39913</p>
<p>Signed for the purposes of identification T.M.N. Government Clerk _____</p>	<p>Surveyor: _____ Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART Title Reference: C.T. 4265/100</p>	<p>Scale 1:400 Measurements in Metres</p>






FOLIO PLAN

RECORDER OF TITLES

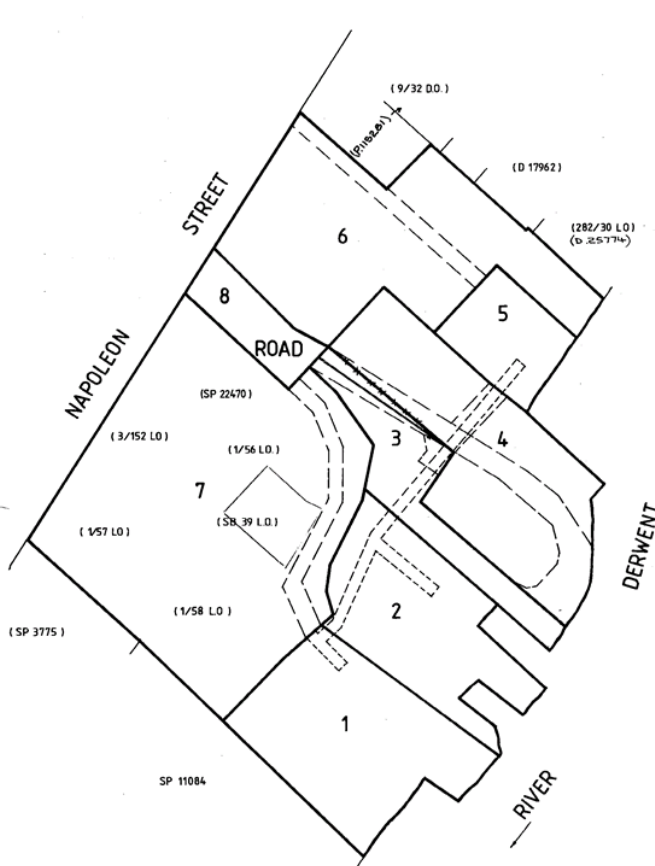
Issued Pursuant to the Land Titles Act 1980




SP39913

Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART	PLAN OF SURVEY by Surveyor..... P. S. FLEMING..... of land situated in the	Registered Number: SP39913
Title Reference: C.T. 4265 / 100	CITY OF HOBART	Approved Effective from: 11 OCT 1986
Grantee: WHOLE OF 1a-0r-17p GRANTED TO GEORGE HALL WHOLE OF 1a-0r-4p GRANTED TO JOHN WATSON WHOLE OF 0a-3r-6p GRANTED TO BENJAMIN GUY PART OF 90a-0r-0p LOCATED TO WILLIAM SORELL WHOLE OF 131m ² , 93.1m ² & 1697m ² GRANTED TO THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART		 Recorder of Titles

v/n SP39913 26/2/89



BOUNDARY AMENDMENT IN RED
MADE UNDER SECTION 139 OF THE
LAND TITLES ACT 1980



RECORDER OF TITLES
8/3/90



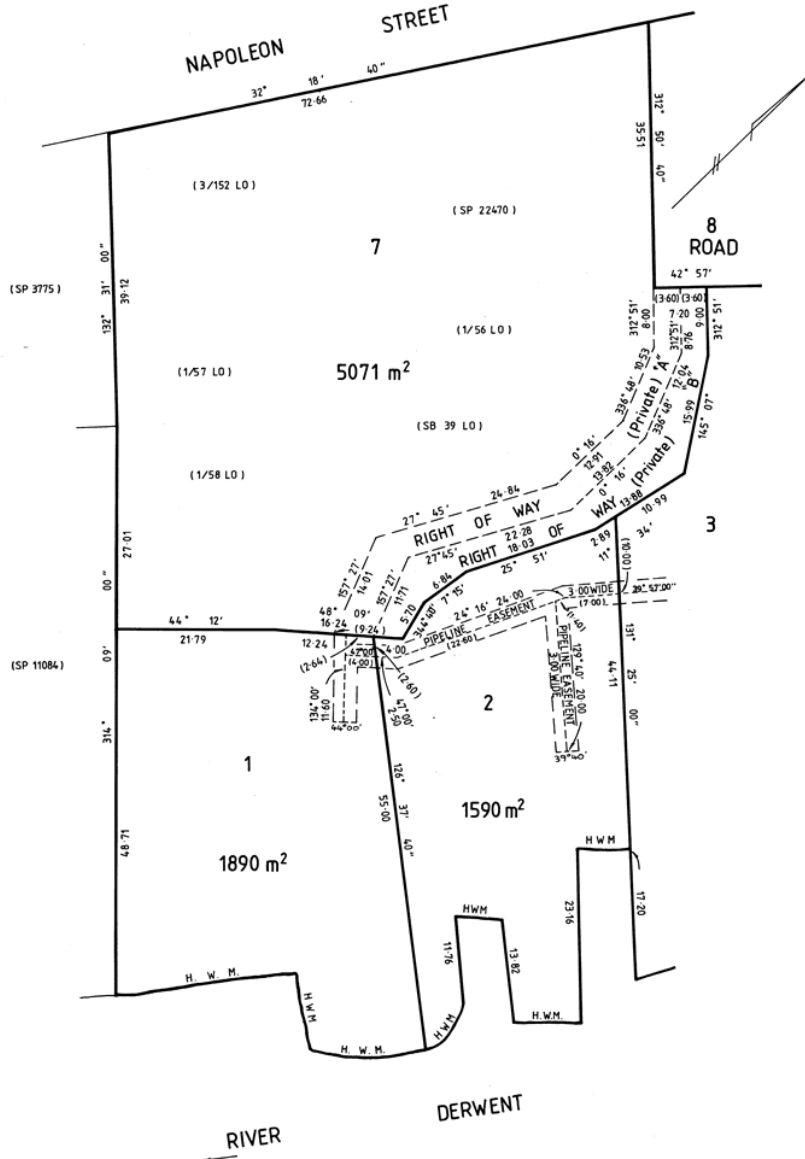
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>ANNEXURE SHEET No. 1 (of 3 annexures) to plan by Surveyor PETER SPENCER FLEMING</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP39913</p>
<p>Signed for the purposes of identification DWM General Clerk</p>	<p>Surveyor: <i>Peter Spencer Fleming</i> Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART Title Reference: C.T. 4265/100</p>	<p>Scale 1:400 Measurements in Metres</p>





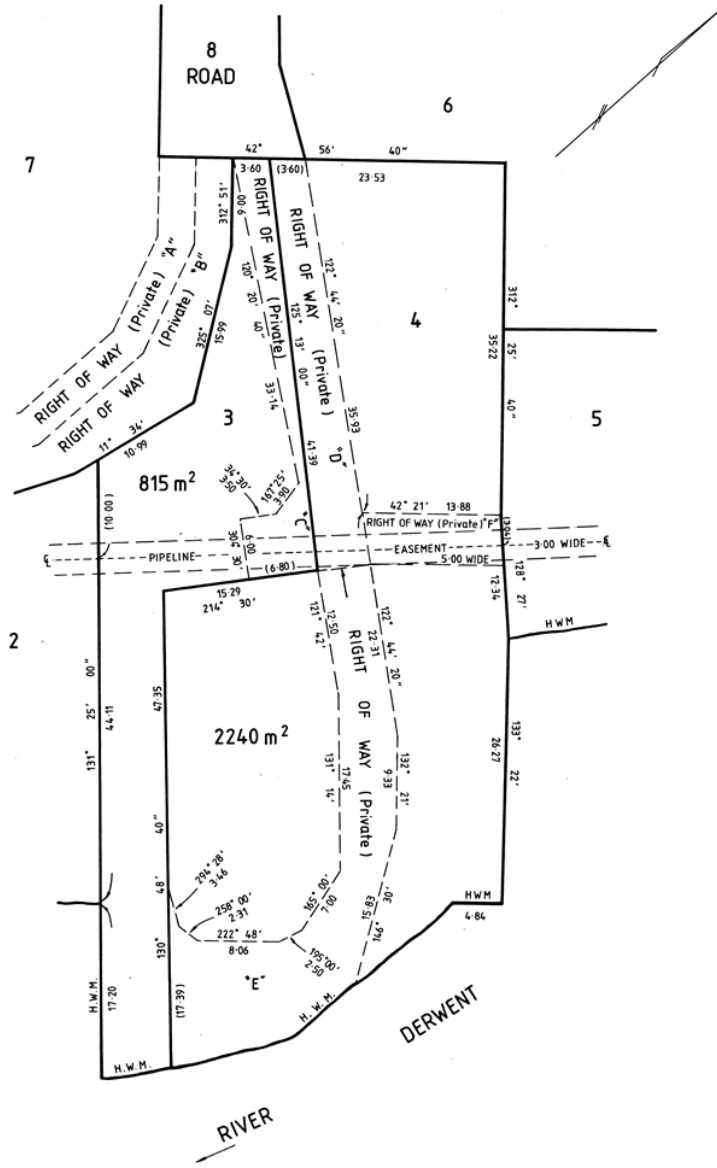
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>ANNEXURE SHEET No. 2 (of 3 annexures) to plan by Surveyor PETER SPENCER FLEMING</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP39913</p>
<p>Signed for the purposes of identification TOWN Council Clerk: <i>[Signature]</i></p>	<p>Surveyor: <i>[Signature]</i> Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART Title Reference: C.T. 4265 / 100</p>	<p>Scale 1:300 Measurements in Metres</p>





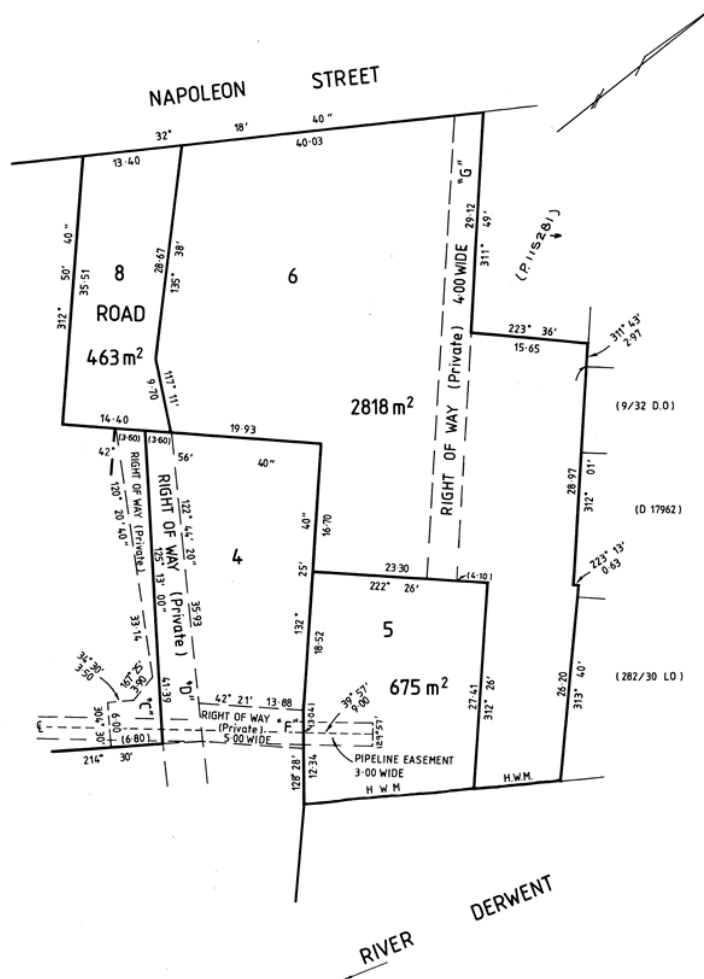
FOLIO PLAN

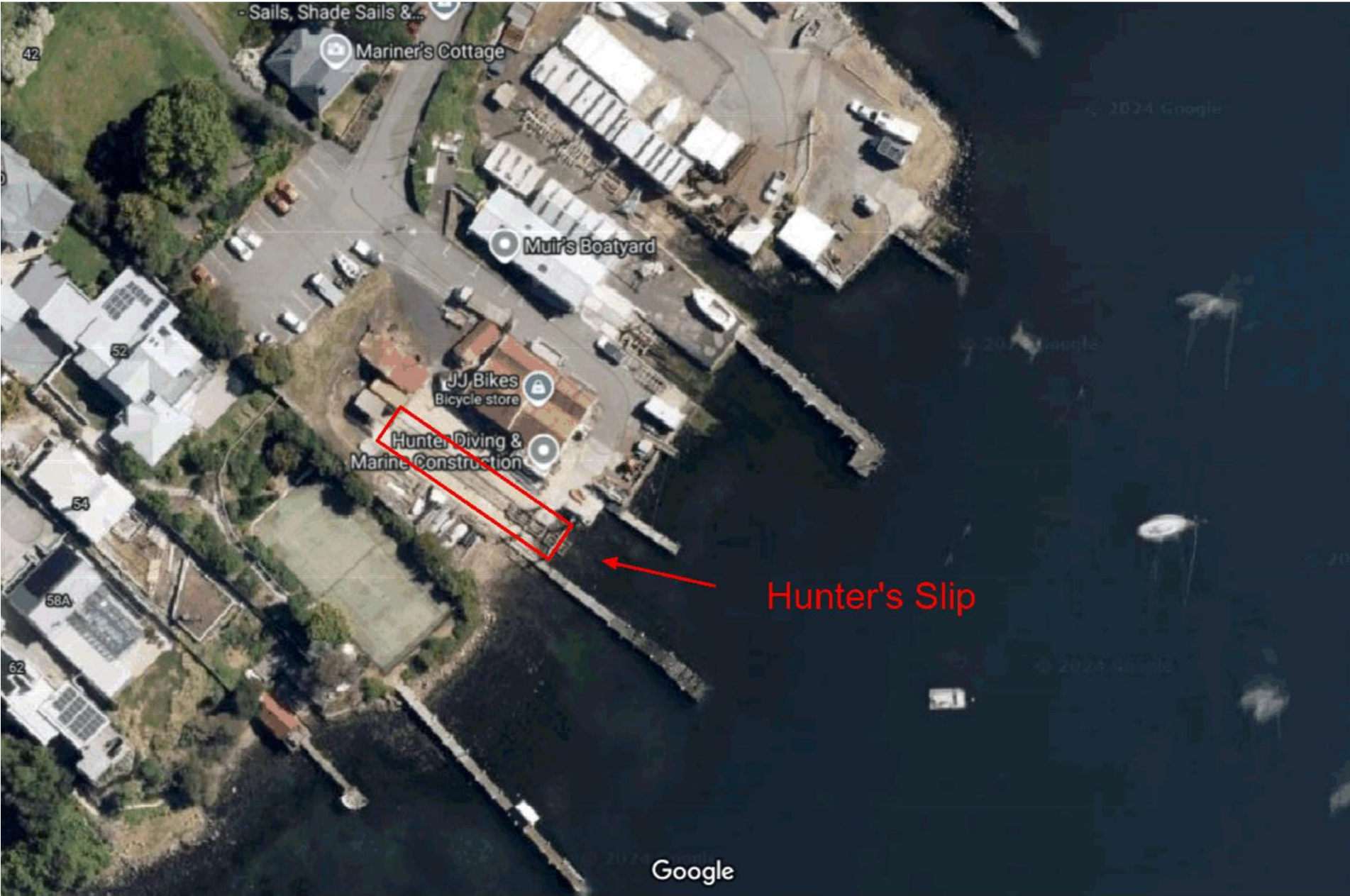
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>ANNEXURE SHEET No. 3 (of 3 annexures) to plan by Surveyor PETER SPENCER FLEMING</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: SP39913</p>
<p>Signed for the purposes of identification T.M.N. Government Clerk <i>[Signature]</i></p>	<p>Surveyor: <i>[Signature]</i> Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART Title Reference: C.T. 4265/100</p>	<p>Scale 1:400 Measurements in Metres</p>





7.1.2 1 PEEL STREET, SANDY BAY - SIGNAGE
PLN-HOB-2024-0682 - FILE REF: F25/10625

Address:	1 Peel Street, Sandy Bay
Proposal:	Signage
Expiry Date:	19 February 2025
Extension of Time:	Not applicable
Author:	Victoria Maxwell

RECOMMENDATION

Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Signage at 1 PEEL ST SANDY BAY TAS 7005 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN – General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2024-0682 - 1 Peel St Sandy Bay – Final Planning Documents except where modified below.

HER 14 - Heritage – Signs

The excavation of the memorial signage footings must be monitored by an Archaeologist. Should any features or deposits of an archaeological nature relating to the significance of the Queenborough Memorial Garden be discovered on the site during excavation or disturbance, all excavation and/or disturbance must stop, and any recommendations made by the Archaeologist engaged in must be complied with.

HER 19 - Heritage - Landscaping and Trees

All lawn and landscaping around the proposed signage site must be 'made good' at the time of work completion.

PARKS

Should any damage occur, the site must be fully remediated to its existing condition at no expense to Council prior to completion of the works.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*. [Click here](#) for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

PUBLIC SAFETY

The applicant is encouraged to ensure the separation between existing and proposed monuments and crypts on site are designed to ensure ongoing public safety.

PERMIT TO CONSTRUCT PUBLIC INFRASTRUCTURE


You may require a permit to construct public infrastructure, with a 12-month maintenance period and bond (please contact the Hobart City Council's Infrastructure and Assets Network to initiate the permit process).


FEES AND CHARGES

[Click \[here\]](#) for information on the Council's fees and charges.

BEFORE YOU DIG

Click [\[here\]](#) for before you dig information.

Attachment A: PLN-HOB-2024-0682 - 1 Peel St Sandy Bay -
Planning Committee Report - [↓](#) 

Attachment B: PLN-HOB-2024-0682 - 1 Peel St Sandy Bay - PC
Agenda Documents [↓](#) 



PLANNING ASSESSMENT REPORT

Type of Report:	Committee
Date of meeting:	19 February 2025
Expiry Date:	19 February 2025
Application No:	PLN-HOB-2024-0682
Address:	1 PEEL ST SANDY BAY TAS 7005
Applicant:	Mr Brad Williams 90 Newdegate Street, WEST HOBART , Tasmania, Australia, 7000
Proposal:	Signage
Representations:	Nil
Performance criteria:	Sign Code Sign Development Standards – E17.7.1 P1 Signs Code – Sign on Heritage Place – E17.7.2 P1 Historic Heritage Code - Heritage Place – Demolition – E13.7.1 P1

1. Executive Summary

- 1.1. Planning approval is sought for Signage at 1 PEEL ST SANDY BAY TAS 7005
- 1.2. More specifically the proposal includes:
 - A 3.3m x 2m high sandstone block wall to act as an interpretive sign on the Queenborough Memorial Reserve;
 - 12 bronze plaques will be affixed to the wall containing the names and details of approximately 1500 persons identified from the recent exhumation undertaken as a consequence of the redevelopment of the Hutchins Signature Building project;
 - Pavers will be placed in front and around the interpretive sign, similar to the existing memorial on site
 - The details will list the names and place of reinterment of those exhumed.
 - The sign will be located next to an existing sandstone interpretive sign from the 1961 exhumation project.
- 1.3. The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1. Sign Code Sign Development Standards – E17.7.1 P1
 - 1.3.2. Signs Code – Sign on Heritage Place – E17.7.2 P1
 - 1.3.3. Historic Heritage Code - Heritage Place – Demolition – E13.7.1 P1

- 1.1. No representations were received during the statutory advertising period between 20 January and 4 February 2025.
- 1.2. The proposal is recommended for approval subject to conditions.
- 1.3. The final decision is delegated to the Planning Committee.

2. Site Detail

- 2.1. The site is located on the south western side of Peel Street in Sandy Bay. Peel Street is a short cul de sac, providing access to 3 Peel St (Queenborough Rise Aged Care facility) and Lambert Park. Other surrounding uses are residential to the north along Nelson Rd, sporting facilities to north east and south west, with the Hutchins School campus further to the south west and west. To the east is Lambert Park.



Figure 1: Location Plan (Geo Cortex, 2025)

- 2.2. The subject site is a long narrow reserve at the eastern end of the reduced cemetery. It was established as a memorial park through the closure of the Queenborough Cemetery.



Figure 2: Site Plan (Geo Cortex, 2025)

- 2.3. The park is located at the eastern end of the reduced area of the original cemetery area. This boundary was established when the Hobart City Council took over the cemetery management in the early 1900s and converted the lower section adjacent to Sandy Bay Rd to sports fields.
- 2.4. The Queenborough memorial park is flat and put down to grass, with grave headstones and monuments relocated from the cemetery as part of its closure and when the reserve was established. There are small headstones lining the low rear wall, whilst others are placed in the lawn and grouped monuments to the northern and southern ends of the site.

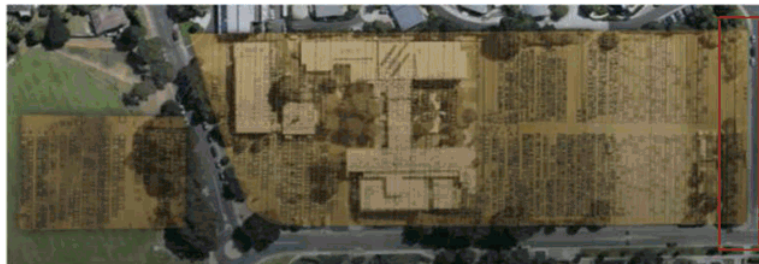


Figure 3: Overlay of previous cemetery plots on existing site (orientated to north) (ABC News, 2024)

- 2.5. There is an existing monument approximately 4m long and 2m high, located centrally within the park. This has a paved area in front of 2.2m x 4m. The existing monumental wall is rather run down. It is unclear if there is a heritage management plan for the park already, or the maintenance regime for the monument.



Figure 4: Existing monument (Officer photo, 2025)

- 2.6. The section of lawn between the monument and closest grave is approximately 3.5m and is the location for the proposed new interpretive sign.



Figure 5: location for building (yellow tape measure shows extent of proposed wall (Officer photos, 2025)

3. Proposal

- 3.1. Planning approval is sought for Signage at 1 PEEL ST SANDY BAY TAS 7005
- 3.2. More specifically the proposal is for:
- A 3.3m x 2m high sandstone block wall to act as an interpretive sign on the Queenborough Memorial Reserve;

- 12 bronze plaques will be affixed to the wall containing the names and details of approximately 1500 persons identified from the recent exhumation undertaken as a consequence of the redevelopment of the Hutchins Signature Building project;
- Pavers will be placed in front and around the interpretive sign, similar to the existing memorial on site;
- The details will list the names and place of reinterment of those exhumed.
- The sign will be located next to an existing sandstone interpretive sign from the 1961 exhumation project.

4. Background

- 4.1. The Queenborough Cemetery was established on a site between Nelson Rd and Sandy Bay Rd in 1873. It was taken over by Hobart City Council in 1915 and the lower portion adjacent to Sandy Bay Rd was converted to sports grounds, with the cemetery being restricted to between Peel St and Nelson Rd. The last burial occurred in 1923, and the cemetery was closed in 1934. In 1961 the headstones and monuments were removed mostly to Cornelian Bay Cemetery, with some being relocated to the subject site in Peel St which was dedicated as a memorial garden for the cemetery.
- 4.2. As part of the cemetery closure and conversion to educational use, it appears that this memorial park was created.
- 4.3. The current proposal is the result of the approval of PLN-23-122 - Partial Demolition, New Building for Educational and Occasional Care, Signage, Front Fence, Landscaping and Associated Works (Hutchins School "Signature Building").
- 4.4. The Hutchins School site is not heritage listed, nor is it a listed contaminated site. Consequently there was no initial consideration in the preparation of the site for the proposed development. Shortly after commencing excavation a body was uncovered. Eventually leading to the exhumation of 1862 bodies.
- 4.5. The exhumation process was overseen by the Regulator of the Burial and Cremation Act and the Director of Public Health. One of the conditions of that permit was a requirement to install a memorial plaque in the subject site.
- 4.6. 1 Peel St (The Queenborough Cemetery Memorial Park) is a Heritage Place under the *Hobart Interim Planning Scheme 2015*, which therefore required application for planning approval for demolition and a new sign on the Heritage Place.
- 4.7. Previous Applications relevant to this site and/or proposal are listed below:
 - PLN-23-122 - Partial Demolition, New Building for Educational and Occasional Care, signage, front Fence, Landscaping and Associated works. (Hutchins School Signature Building)
 - PAM-23-150 (Amendment to PLN-23-122) 71 NELSON ROAD SANDY BAY TAS 7005.


5. Concerns raised by representors

- 5.1. No representations were received during the statutory advertising period between 20 January and 4 February 2025.

6. Assessment

- 6.1. The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria.
- 6.2. This site is located within the General Residential Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3. The existing use is Natural and Cultural Values Management, the proposed use is Natural and Cultural Values Management. The existing use is a No Permit Required use in the zone. The use will not change as a consequence of this application.
- 6.4. The proposal has been assessed against:
 - 6.4.1. 10.0 General Residential Zone,
 - 6.4.2. E13.0 Historic Heritage Code,
 - 6.4.3. E17.0 Signs Code.
- 6.5. The proposal relies on the following performance criteria to comply with the applicable standards:
 - 6.5.1. Sign Code - Sign Development Standards – E17.7.1 P1
 - 6.5.2. Signs Code - Sign on Heritage Place – E17.7.2 P1
 - 6.5.3. Historic Heritage Code - Heritage Place – Demolition – E13.7.1 P1
- 6.6. Each performance criteria is assessed below:

6.7.	Sign Code Sign Development Standards – E17.7.1 P1
6.7.1.	The Acceptable Solution for clause E17.7.1 A1 requires signs to comply with standards for the relevant sign and be a permitted sign in Table E17.3.
6.7.2.	The proposal is for an Interpretive Sign, which is discretionary in the General Residential zone.
6.7.3.	The proposal does not comply with the Acceptable Solution; therefore, assessment against the performance criterion is relied on.
6.7.4.	The performance criterion at clause E17.7.1 P1 provides as follows:

		<p>A sign not complying with the standards in Table E17.2 or has discretionary status in Table E17.3 must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be integrated into the design of the premises and streetscape so as to be attractive and informative without dominating the building or streetscape; (b) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located; (c) be constructed of materials which are able to be maintained in a satisfactory manner at all times; (d) not result in loss of amenity to neighbouring properties; (e) not involve the repetition of messages or information on the same street frontage; (f) not contribute to or exacerbate visual clutter; (g) not cause a safety hazard.
6.7.5.	<p>The sign is proposed to be located next to the existing memorial wall on site. It will be of similar material, size and proportions to integrate into the existing memorial. It will allow for the bronze plates that will list the names of the known burials from the recent Hutchins School Exhumation project.</p>	
	<p>The reflected dimensions of the existing and proposed memorial walls are considered to appropriately sit within the streetscape and site.</p> <p>The sandstone block wall will blend with the existing sandstone wall and is considered a long term sustainable material, requiring minimal maintenance over time. The bronze plaques also are enduring and of low maintenance.</p>	
		
	<p>Figure 6: View of the existing memorial and (approx.) location of the proposed interpretive sign (Office photo 2025)</p>	
	<p>Being centrally located on the site and away from residential uses along Nelson Road, no loss of amenity to neighbouring properties is likely by the proposal.</p>	
	<p>Whilst the dimensions of the interpretive sign are similar to the existing monument, it will not result in repetition of messaging. The</p>	

		new sign will contain plaques with the names of individuals recently exhumed from the Cemetery. This also will not exacerbate any visual clutter given the materials, location and style of the interpretive sign.
		Given the size of the structure it will require building approval, ensuring the safety of the structure on public land. The 300mm separation from the existing sign may create some safety risk for children squeezing through the two walls and the close proximity to the raised crypt that may create a trip hazard. An advisory note will be included to ensure that this is considered at building approval stage to ensure maximum safety for the community.
	6.7.6.	The proposal complies with the performance criterion.
6.8.	Signs Code – Sign on Heritage Place – E17.7.2 P1	
	6.8.1.	There is no Acceptable Solution for clause E17.7.2 A1
	6.8.2.	The proposal includes a new interpretive sign on a heritage place.
	6.8.3.	There is no acceptable solution; therefore, assessment against the performance criterion is relied on.
	6.8.4.	The application was referred to Council's Cultural Heritage Officer, who advised the following:
		1 Peel Street known as the Queenborough Memorial Garden is a listed place in Table E13.1 of HIPS 2015. The proposed works must be assessed against E13.7 Development Standards for Heritage Places and E17.7.2 Standards for signs on Heritage Places subject to the Heritage Code or within Heritage Precincts or Cultural Landscape Precincts. Background: The memorial garden is located on the site of the Queenborough Cemetery. The cemetery was established as a private concern in 1872, although it was acquired by Hobart City Council in 1916. It remained in use until its closure in 1934. Most of this area was ceded to Hutchins School in 1961 for it to build a school on the site. More than 3000 burials took place on the site. In 2024 the Hutchins School undertook exhumations at the former Queenborough Cemetery to facilitate the construction of a new building. During the exhumation 1,973 remains were exhumed from The Hutchins School's old hockey field, in what is believed to be the largest single exhumation project in Australia. Proposal:

- A report has been provided by Praxis Environment detailing the proposed signage works, dated 10th of December 2024.
- The development application is for the construction of a 3m long by 1.9m high sandstone wall for the placement of plaques.
- This will be constructed of Tasmanian sandstone, in-keeping with the existing monument from the 1960s exhumations.
- The sign / memorial wall will list the names and place of reinterment of those who were identified during exhumation. 12 bronze plaques mounted on the wall will list the names of individuals memorialised.

Statements of Significance:

(a)-Historical:

The Queenborough Memorial Garden is of cultural heritage significance as it was the major cemetery for Queenborough for some 60 years from 1872.

(d)-Representative of:

The Queenborough Memorial Garden is of cultural heritage significance as its remaining memorials demonstrate the characteristics of funerary art over a sixty year period.

(f)-Community:

The Queenborough Memorial Garden is of cultural heritage significance as it has important social and spiritual meaning to the community.

(g)-Association:

The Queenborough Memorial Garden is of cultural heritage significance because of its associations with Andrew Inglis Clark, an important nineteenth century Tasmanian jurist and Federationist who wrote the first draft of the Australian constitution and authored the State's electoral system.

Site Context:



Fig 7. Memorial Garden looking south down Peel St. Image source: Council Heritage Officer November 2024



Fig 8. Memorial Garden looking North up Peel St. Image source: Council Heritage Officer November 2024



Fig. 9 Existing signage on corner of Peel and Nelson Rd. Image source: Council Heritage Officer November 2024

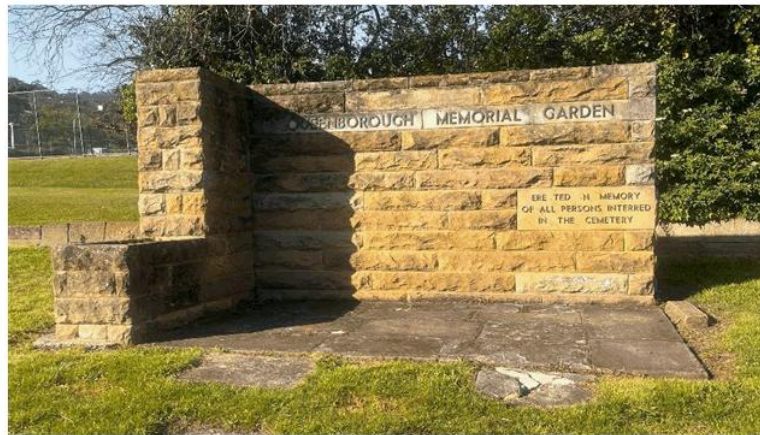


Fig. 10 Existing c.1960s memorial on corner of Peel and Nelson Rd. Image source: Council Heritage Officer November 2024

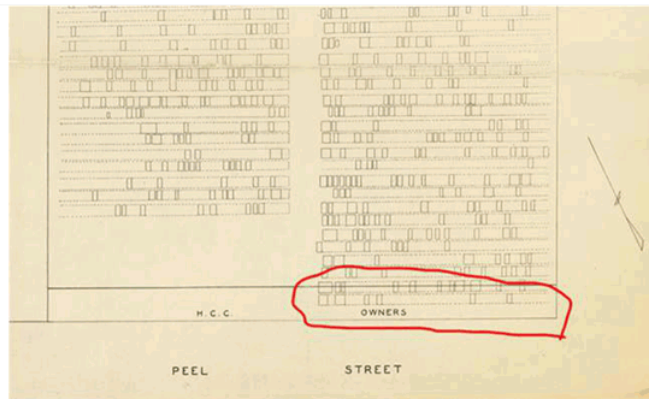


Fig 10. Red outline indicating burials in the Peel St reserve. Image source: Tas Archives AB835/1/1

Performance Criteria 1

E17.7.2 Standards for signs on Heritage Places subject to the Heritage Code or within Heritage Precincts or Cultural Landscape Precincts

Objective:

To ensure the size, design and siting of signs complements and does not impact on the cultural heritage significance of places or precincts listed in the Historic Heritage Code.

Performance Criteria 1

A sign on a Heritage Place listed in the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct must satisfy all of the following:

- (a) be located in a manner that minimises impact on cultural heritage significance of the place or precinct;*
- (b) be placed so as to allow the architectural details of the building to remain prominent;*
- (c) be of a size and design that will not substantially diminish the cultural heritage significance of the place or precinct;*
- (d) be placed in a location on the building that would traditionally have been used as an advertising area if possible;*
- (e) not dominate or obscure any historic signs forming an integral part of a building's architectural detailing or cultural heritage values;*
- (f) have fixtures that do not damage historic building fabric, including but not restricted to attachments to masonry and wood, such as to using non-corrosive fixings inserted in mortar joints;*
- (g) not project above an historic parapet or roof line if such a projection impacts on the cultural heritage significance of the building;*
- (h) be of a graphic design that minimises modern trademark or proprietary logos not sympathetic to heritage character;*

	<p><i>(i) not use internal illumination in a sign on a Heritage Place unless it is demonstrated that such illumination will not detract from the character and cultural heritage values of the building.</i></p> <p>The proposed memorial wall sign in reference to design, size, materials and location is not considered to detract from the character and heritage significance of the listed place. As stated in the Praxis Environment Report, the proposed sign has been designed to complement the existing memorial structure on the site in terms of dimensions, location and materiality. The proposed sign is intended to enhance the cultural heritage significance of the site by conveying historical information of the Queenborough Cemetery. A condition of permit has been applied regarding the monitoring of the site by an archaeologist during the excavation for the footings of the sign, as the northern section of the Peel Street reserve formed part of the burial ground (see Fig 5). An additional condition has been applied that the site including lawn / landscaping in the area surrounding the sign be 'made good' during the final stages of works. Subject to the two attached conditions E17.7.2 Performance Criteria 1 is considered satisfied.</p>
6.8.5.	The proposal complies with the performance criterion.

6.9.	Historic Heritage Code – Heritage Place – Demolition - E13.7.1 P1
6.9.1.	There is no acceptable solution for clause <i>E13.7.1</i> which applies where demolition is proposed on a heritage place.
6.9.2.	The proposal includes demolition and the site is a heritage place.
6.9.3.	As there is no acceptable solution for the above clause the proposal therefore relies upon assessment against the below performance criterion.
6.9.4.	The application was referred to Council's Cultural Heritage Officer, who advises that:
	<p>Assessment:</p> <p>E13.7 Development Standards for Heritage Places</p> <p>E13.7.1 Demolition</p> <p>Objective: <i>To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.</i></p> <p>Performance Criteria 1</p>

	<p><i>Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;</i></p> <p><i>(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</i></p> <p><i>(b) there are no prudent and feasible alternatives;</i></p> <p><i>(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;</i></p> <p><i>(d) significant fabric is documented before demolition.</i></p> <p>It is considered that the ground disturbance works for the signage construction will not result in the loss of elements that contribute to heritage place. There will be no significant change at surface level to the site, and a condition of permit has been applied so that the lawn and landscaping around the signage site must be made good at the time of works completion. Subject to the afore-mentioned condition the proposed works are considered to satisfy Performance Criteria 1 of E13.7.2.</p>
6.9.5.	The proposal complies with the performance criterion.

7. Discussion

- 7.1. Planning approval is sought for Signage at 1 PEEL ST SANDY BAY TAS 7005
- 7.2. The application was advertised, and no representations were received.
- 7.3. The proposal has been assessed against the provisions of the *Hobart Interim Planning Scheme 2015* and whilst it does rely on performance criteria to satisfy the scheme's relevant standards and codes it is considered to perform well. As such, the proposal may be approved by Council in accordance with the provisions of section 57 of the *Land Use Planning and Approvals Act 1993*.
- 7.4. The proposal has been assessed by other Council officers, including the Council's Cultural Heritage Officer and Open Space Planner and TasWater. The officers have raised no objection to the proposal, subject to conditions.
- 7.5. Council's Open Space Planner noted the following:

The proposed memorial relating to historical burials and exhumations at the nearby Hutchins School is not considered to have an adverse impact on the site, known as the Queenborough Memorial Reserve, which is owned and managed by the City of Hobart. This view is formed on the basis that the site contains existing memorials associated with a former cemetery, which the proposed memorial is consistent with.

Any disturbance that occurs to the reserve during construction, such as the removal of grass, should be appropriately remediated. A condition has been included in this regard.

The proposal was also consulted upon with Parks, who had no issues with the proposal.

As such, ... the proposal is acceptable based on the above.

The application was referred to TasWater because it is proposed just over 3 metres from TasWater assets. That office indicated that it did not require any comments or conditions.

- 7.6. The proposal is recommended for approval.

8. Conclusion

- 8.1. The proposed Signage at 1 PEEL ST SANDY BAY TAS 7005 satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

- That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Signage at 1 PEEL ST SANDY BAY TAS 7005 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2024-0682 - 1 Peel St Sandy Bay – Final Planning Documents except where modified below.

HER 14 - Heritage - Signs

The excavation of the memorial signage footings must be monitored by an Archaeologist. Should any features or deposits of an archaeological nature relating to the significance of the Queenborough Memorial Garden be discovered on the site during excavation or disturbance, all excavation and/or disturbance must stop, and any recommendations made by the Archaeologist engaged in must be complied with.

HER 19 - Heritage - Landscaping and Trees

All lawn and landscaping around the proposed signage site must be 'made good' at the time of work completion.

PARKS

Should any damage occur, the site must be fully remediated to its existing condition at no expense to Council prior to completion of the works.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

BUILDING PERMIT

You may need building approval in accordance with the Building Act 2016. Click [here](#) for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

PUBLIC SAFETY

The applicant is encouraged to ensure the separation between existing and proposed muments and crypts on site are designed to ensure ongoing public safety.

PERMIT TO CONSTRUCT PUBLIC INFRASTRUCTURE

You may require a permit to construct public infrastructure, with a 12 month maintenance period and bond (please contact the Hobart City Council's Infrastructure and Assets Network to initiate the permit process).

FEES AND CHARGES

Click [here](#) for information on the Council's fees and charges.

BEFORE YOU DIG

Click [\[here\]](#) for before you dig information.



Victoria Maxwell

Development Appraisal Planner

As a 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.

Date of Report: 13 February 2025



BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
ACCORDANCE WITH THE STATE BUILDING REGULATIONS
LOCAL COUNCIL BY-LAWS AND CURRENT NCC

Belinda Weston
Mark day

155 Fergusson Rd,
Brighton, TAS. 7030

Ph : 03 62680063

M : 0409 537 337
or 0434 147 747

Email :
duodesign@bigpond.com



JOB : PROPOSED
MEMORIAL WALL

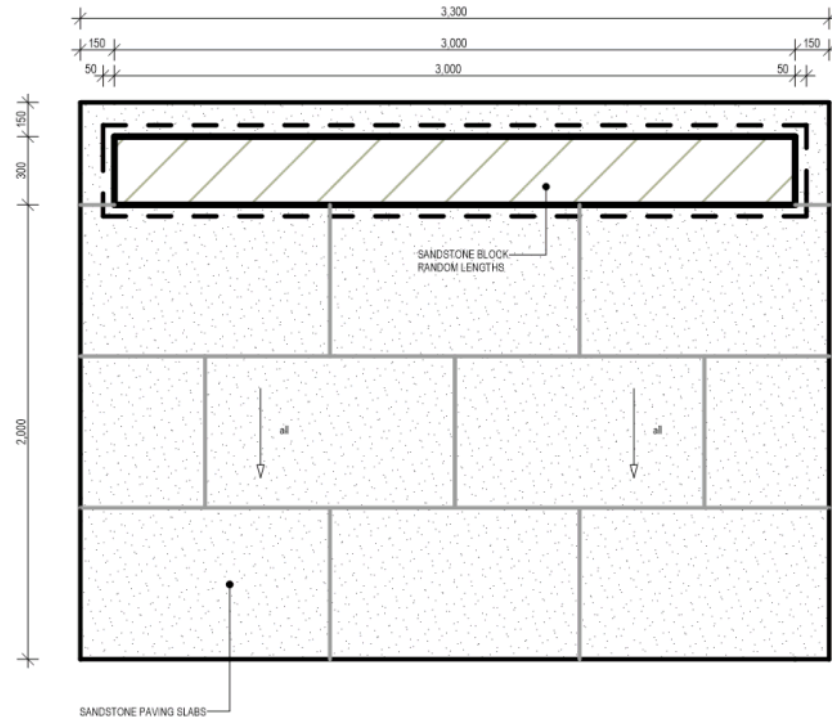
AT : 1 PEEL STREET
SANDY BAY 7005

FOR : HUTCHINS SCHOOL

DRAWING TITLE :
**OVER VIEW
SITE PLAN**

DRAWN: MJD	DATE: 19/11/2024	DWG NO. :
SCALE: 1:200	ISSUE: DA	01





© THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF DUO DESIGN

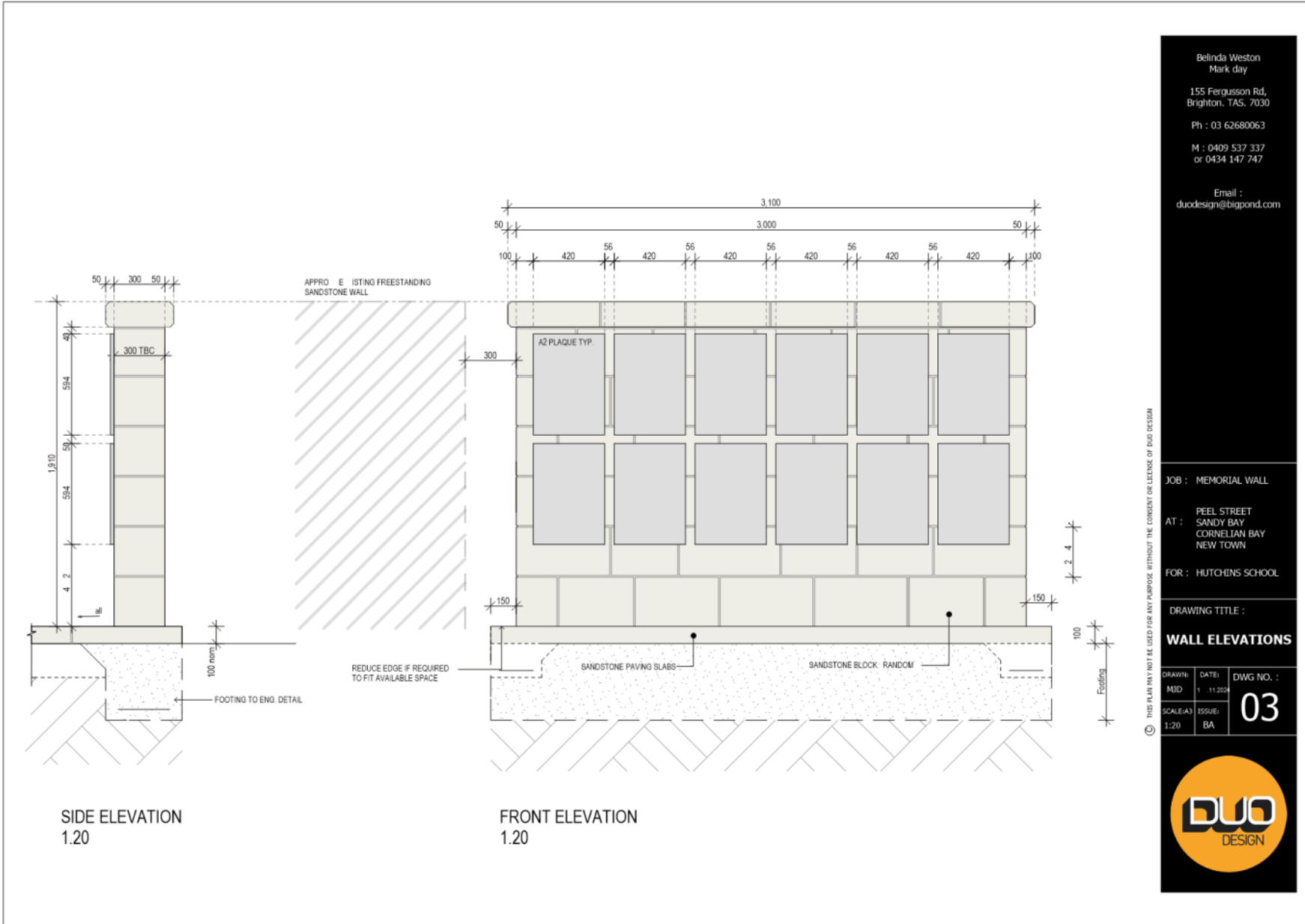
Belinda Weston
Mark day
155 Fergusson Rd,
Brighton, TAS. 7030
Ph : 03 62680063
M : 0409 537 337
or 0434 147 747
Email :
duodesign@bigpond.com

JOB : MEMORIAL WALL
AT : PEEL STREET
SANDY BAY
CORNELIAN BAY
NEW TOWN
FOR : HUTCHINS SCHOOL

DRAWING TITLE :
WALL PLAN

DRAWN: MJD	DATE: 1 11 2024	DWG NO. : 02
SCALE:A3 1:20	ISSUE: BA	





Belinda Weston
 Mark day
 155 Fergusson Rd,
 Brighton, TAS. 7030
 Ph : 03 62680063
 M : 0409 537 337
 or 0434 147 747
 Email :
 duodesign@bigpond.com

JOB : MEMORIAL WALL
 AT : PEEL STREET
 SANDY BAY
 CORNELIAN BAY
 NEW TOWN
 FOR : HUTCHINS SCHOOL

DRAWING TITLE :
WALL ELEVATIONS

DRAWN: MJD	DATE: 11/11/2024	DWG NO. : 03
SCALE(A3) 1:20	ISSUE: BA	

© THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF DUO DESIGN





The General Manager
Hobart City Council
GPO Box 503
HOBART TAS 7001

10th December 2024

Dear Mr Stretton

Re – General Manager’s consent and development application – Queenborough Cemetery Memorial Wall, Peel Street Reserve, Sandy Bay.

The purpose of this letter is to seek General Manager’s consent for the lodgement of a development application for the abovementioned project. As you may be aware, over the past 7 months, The Hutchins School has been undertaking exhumations at the former Queenborough Cemetery (now part of The Hutchins School campus) as part of the *Signature Building* project. This has been undertaken further to a Notice of Declaration that Land is not a Cemetery issued by the Regulator of the Burial and Cremation Act under s.73 of that Act, as well as by permit of the Director of Public Health.

Praxis Environment has been engaged by The Hutchins School to manage the exhumation project and to acquit the conditions of the Declaration.

Condition 14 of the Declaration requires that:

Subject to agreement by the Hobart City Council:

- a) a memorial plaque be installed at the place known as the Queenborough Memorial Garden on Peel Street;*
- b) the memorial plaque at the Queenborough Memorial Garden must provide sufficient information to persons to know the number and names (where known) of persons exhumed and their place(s) of re-interment; and*
- c) that plaque must be modified or replaced after each subsequent excavation leading to the exhumation and re-interment of human remains, laying out this information;*

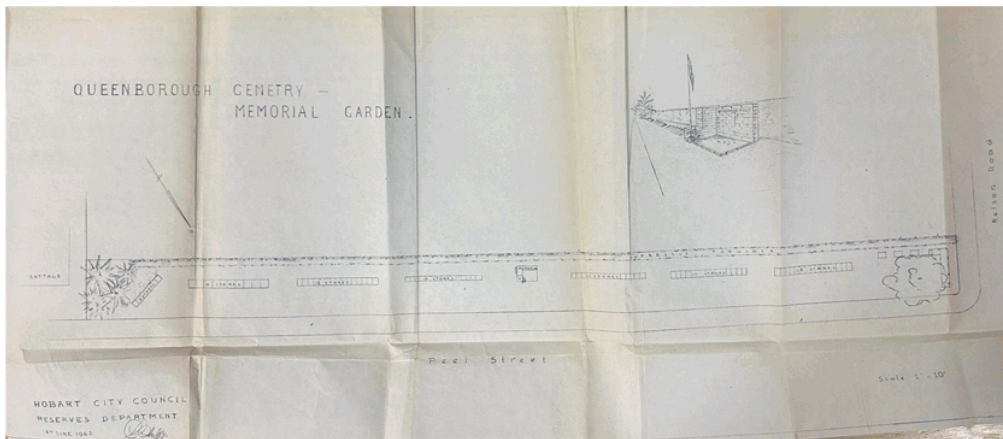
Please see the attached plans for the monument. This will be constructed of Tasmanian sandstone, in-keeping with the existing monument (from the 1960s exhumations) and will have 12 bronze plaques affixed memorialising the approximately 1500 individuals who have been identified from the 1862 exhumations undertaken as part of this project.

Planning overview

Address	1 Peel Street, Sandy Bay
PID	5631450
C/T	None
Owner	Hobart City Council
Area	673m ²
Planning instrument	Hobart Interim Planning Scheme 2015
Zone	General Residential
Applicable overlay(s)	Table E13.1 – Local Heritage Place
Applicable Code(s)	E13.0 – Historic Heritage Code (signs exempt)
	E17.0 Signs Code
Applicable SAP(s)	None
Proposed use	Unchanged
Proposed development	Interpretive sign
Application status	Discretionary

Existing site conditions

The Peel Street reserve is a narrow (approx. 7m deep by 100m long) strip of land parallel to Peel Street and is part of the former Queenborough Cemetery. The status of the cemetery is 'closed' and Hobart City Council as the owner is also the cemetery manager. No burials have taken place in this part of the cemetery since 1935 (at the latest).



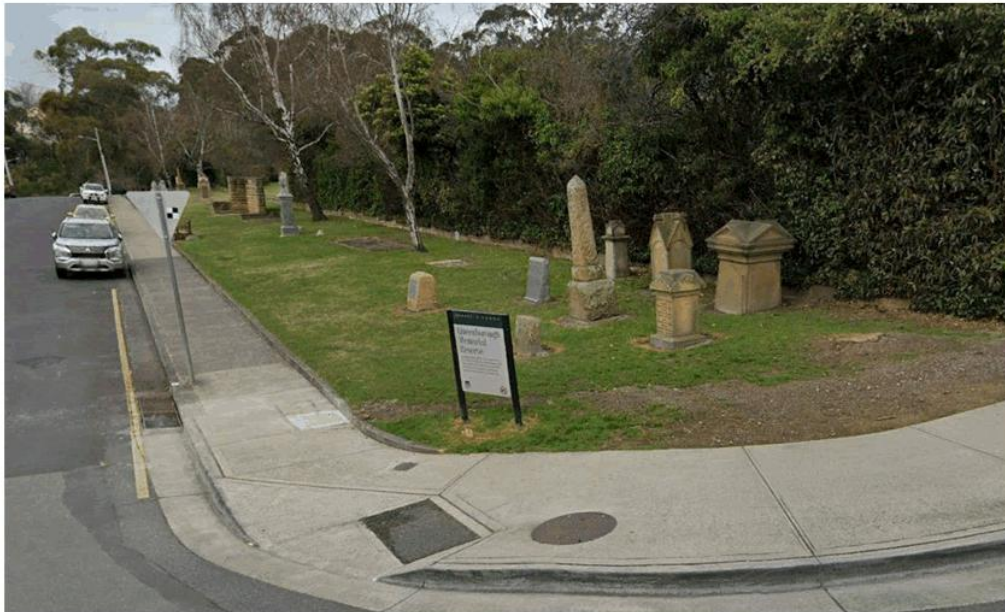
The original plans for the Peel Street Memorial Garden

The rear of the site has a garden bed in a raised area bounded by recycled stone (and some headstones) from the cemetery. There are a number of headstones randomly placed throughout the reserve – and it is likely that none of these relate to the burials still present in those locations (having been moved from elsewhere). There is a sandstone

wall commemorating the former cemetery that was erected in the early 1960s when the wider site was divested to The Hutchins School and exhumations to make way for the school buildings undertaken at that time.



The existing monument.



Overview of the reserve from Nelson Road.

Proposed use and development

No change to the existing use is proposed. The development application is for the construction of a 3m long by 1.9m high sandstone wall for the placement of plaques for the recently exhumed individuals from part of the former Queenborough Cemetery. The definition of this sign (as per Clause E17.3.2 of the scheme) is *interpretive sign*, which:

Signs Code (E17.0)

E17.6 Use Standards

E17.6.1 Use of Signs Objective: To ensure that the use of signs complements or enhances the built or natural environment in which they are located.		
Acceptable Solutions	Performance Criteria	Planning Comment
A1 A sign must be a permitted sign in Table E.17.3.	P1 A sign must be a discretionary sign in Table E.17.3.	The proposed sign is discretionary in Table E.17.3.
A2 A sign associated with the sale of goods or services must relate directly to the use of the building or site to which it is affixed.	P2 No performance criteria.	The proposed sign is not associated with the sale of goods or services.
A3 A sign must not contain flashing lights, moving parts or moving or changing messages or graphics, except if a Statutory Sign	P3 A sign containing flashing lights, moving parts or moving or changing messages or graphics must not have an unreasonable impact upon the residential amenity of a residential use caused by light shining into windows of habitable rooms, movement or visual intrusion or cause undue distraction to drivers of motor vehicles.	The proposed sign will contain no flashing lights, moving parts etc.
A4 An illuminated sign must not be located within 30 metres of a residential use, except if a Statutory Sign	P4 An illuminated sign within 30 metres of a residential use must not have an unreasonable impact upon the residential amenity of that use caused by light shining into windows of habitable rooms.	The proposed sign will not be illuminated.

E17.7 Development Standards

E17.7.1 Standards for signs objective: To ensure that the design and siting of signs complement or enhance the characteristics of the natural and built environment in which they are located.		
Acceptable Solutions	Performance Criteria	Planning Comment
<p>A1 A sign must comply with the standards listed in Table E.17.2 and be a permitted sign in Table E17.3.</p>	<p>P1 A sign not complying with the standards in Table E17.2 or has discretionary status in Table E17.3 must satisfy all of the following:</p> <ul style="list-style-type: none"> a) be integrated into the design of the premises and streetscape so as to be attractive and informative without dominating the building or streetscape; b) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located; c) be constructed of materials which are able to be maintained in a satisfactory manner at all times; d) not result in loss of amenity to neighbouring properties; e) not involve the repetition of messages or information on the same street frontage; f) not contribute to or exacerbate visual clutter; g) (g) not cause a safety hazard. 	<p>There are no standards for interpretive signs in Table E17.2 and is not a permitted sign in Table E17.3.</p> <ul style="list-style-type: none"> a) The proposed sign has been designed to be harmonious with the existing Queenborough Memorial sign by way of dimensions, location and materiality. b) As per a. c) The proposed sign will be constructed of durable materials, namely sandstone and bronze. d) The proposed sign will not result in the loss of amenity to neighbouring properties. e) The proposed sign will contain unique information and not repeat any messages. f) The proposed sign will not exacerbate visual clutter. g) The proposed sign will not cause a safety hazard.
<p>A2 The number of signs per business per street frontage must comply with all of the following:</p> <ul style="list-style-type: none"> a) maximum of 1 of each sign type; b) maximum of 1 window sign per window; 	<p>P2 The number of signs per business per street frontage must:</p> <ul style="list-style-type: none"> a) minimise any increase in the existing level of visual clutter in the streetscape; and where 	<p>The proposed sign will result in more than 1 of each sign type (noting that there is an existing interpretive sign on the site).</p> <ul style="list-style-type: none"> a) The proposed sign will not increase visual clutter. Reducing the number of signs is not practicable as this

<p>c) if the street frontage is less than 20 m in length, the maximum number of signs on that frontage is 3;</p> <p>d) if the street frontage is 20 m in length or greater, the maximum number of signs on that frontage is 6.</p> <p>except for the following sign types, for which there is no limit;</p> <ul style="list-style-type: none"> i. Building Site, ii. Name Plate, iii. Newspaper Day Bill, iv. Open/Closed, v. Real Estate, vi. Street Number, vii. (vii) Temporary Sign. 	<p>possible, shall reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs;</p> <p>b) reduce the existing level of visual clutter in the streetscape by replacing, where practical, existing signs with fewer, more effective signs;</p> <p>c) not involve the repetition of messages or information.</p>	<p>proposed sign intends to convey additional meaningful memorial information about the site.</p> <p>b) The finish on the existing interpretive sign is not conducive for the affixing of the required plaques, therefore a new structure is required.</p> <p>c) The proposed sign will contain unique information and not repeat any messages.</p>
<p>A3 Signs must not obscure or prevent or delay a driver from seeing a Statutory Sign or a Tourist Information Sign.</p>	<p>P3 No performance criteria.</p>	<p>The proposed sign will not prevent nor delay a driver from seeing a statutory or tourist information sign.</p>
<p>A4 Signs must not resemble Statutory Signs because of the same or similar shape, size, design, colour, letter size or lighting.</p>	<p>P4 No performance criteria.</p>	<p>The proposed sign will not resemble a statutory sign.</p>

E17.7.2 Standards for signs on Heritage Places subject to the Heritage Code or within Heritage Precincts or Cultural Landscape Precincts objective: To ensure that the design and siting of signs complement or enhance the characteristics of the natural and built environment in which they are located.		
Acceptable Solutions	Performance Criteria	Planning Comment
A1 No Acceptable Solution	<p>P1 A sign on a Heritage Place listed in the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct must satisfy all of the following:</p> <ul style="list-style-type: none"> a) be located in a manner that minimises impact on cultural heritage significance of the place or precinct; b) be placed so as to allow the architectural details of the building to remain prominent; c) be of a size and design that will not substantially diminish the cultural heritage significance of the place or precinct; d) be placed in a location on the building that would traditionally have been used as an advertising area if possible; e) not dominate or obscure any historic signs forming an integral part of a building’s architectural detailing or cultural heritage values; f) have fixtures that do not damage historic building fabric, including but not restricted to attachments to masonry and wood, such as to using non-corrosive fixings inserted in mortar joints; g) not project above an historic parapet or roof line if such a projection impacts on the cultural heritage significance of the building; h) be of a graphic design that minimises modern trademark or proprietary logos not sympathetic to heritage character; i) not use internal illumination in a sign on a Heritage Place unless it is demonstrated that such illumination will not 	<ul style="list-style-type: none"> a) The proposed sign is intended to enhance the cultural heritage significance of the site by conveying meaningful historical information. b) There are no buildings on the site. c) The proposed sign has been designed to compliment the existing memorial structure on the site in terms of dimensions, location and materiality. d) Advertising is not a traditional part of the site’s use. e) As per b. f) As per a. g) As per a. h) Proprietary logos will not be used on the proposed sign. i) There will be no internal illumination.

	detract from the character and cultural heritage values of the building.	
--	--	--

Thank you for your consideration, and please let me know if you require any further information.

Regards

A handwritten signature in blue ink, appearing to be 'Brad Williams', enclosed in a circular scribble.

Brad Williams
Praxis Environment.



PLANNING APPLICATION

Status: [REDACTED]

Reference
 PLN-HOB-2024-0682

Address
 1 PEEL ST SANDY BAY TAS 7005

Titles

Before you start

Before you start your application, you will need to know if you require planning approval or not. If you are unsure if you require a permit, use the [PlanBuild Tasmania Enquiry Service](#) to lodge a request for advice from the relevant Council.

Once your application has been submitted the Council will review your application. If payment has not been made, you will be sent a request for the payment of application fees via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification containing a task to complete.

Pre-Application Advice

Have you spoken with anyone at Council about this application?

- Yes - enter details below
- No - continue to the next section

If yes, provide the name of the person you contacted
 Allie Costin, Heather Huxley, Brian Pearson

Applicant

Name	Email	Phone	Address	Involvement
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Owners

Name	Email Address	Address
[REDACTED]	[REDACTED]	

Certificate(s) of Title

No Selected Titles

Owner Notification

Are you the sole owner of the land?

- Yes - continue to the next section
- No - answer question below

If no, have you notified all owners, joint or part owners of your intention to submit this application?

- Yes - enter owner details below
- No - you must notify all owners before proceeding with this application

List all owners, joint or part owners as recorded on the Title documents notified:
 Hobart City Council - Application for GM consent

Enter the date that the last owner, joint or part owner was notified

10/12/2024

Declaration

I declare that all land owners, joint or part owners have been notified of this planning application.

Crown Land Consent

Is Crown Land involved in the proposed use or development?

- Yes - complete question below
- No - continue to the next section - see further information below
- Unsure

If yes, has written Crown Land consent been obtained?

- Yes - upload written consent
- No - application will not be progressed until consent has been provided

General Manager Consent

Is Council-owned or administered land involved in the proposed use or development?

- Yes - complete question below
- No - continue to the next section
- Unsure

If yes, has written consent been obtained from the Council General Manager?

- Yes - upload written consent
- No - application will not be progressed until consent has been provided

Proposed Use or Development

What is the reason for your planning application?

- I want to change how the property is used
- I want to use the property for visitor accommodation
- I want to subdivide
- I want to undertake a new development or alteration
- I want to do a minor boundary adjustment
- I want to put up a sign(s)
- I want to demolish
- I want to do works only
- Other

If your application is to subdivide, please enter the number of proposed lots.

0

If your application is for signage, please enter the number of signs.

Is the property a Tasmanian Heritage Listed Property?

- Yes
- No

Is the application for an EPA Activity under the Environmental Management and Pollution Control Act 1994?

- Yes
- No
- Unsure

Is the proposed use or development permitted or discretionary?

- Permitted
- Discretionary
- Unsure if permitted or discretionary

Provide a full description of the proposed use or development

The development application is for the construction of a 3m long by 1.9m high sandstone wall for the placement of plaques for the recently exhumed individuals from part of the former Queenborough Cemetery.

Will the proposed use or development involve a road reserve?

- Yes - complete the section below
- No - continue to the next section
- Unsure

If yes, enter the address(es) or locations below:

If yes, how will the road reserve be affected?

Value of Works

What is the estimated value of the works?

20000

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	19 Nov 2024	Architectural Plans	Design for proposed memorial wall	Duo Design
1	10 Dec 2024	Planning Scheme Response	Cover letter and planning report	Mr Brad Williams

Next steps

When you have completed all the necessary fields and attached all required documents to support your application, click on the green 'Save & Submit' button at the top right of this form.

Once submitted, the Council will review your application. A request for the payment of application fees will be sent to you via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification from PlanBuild which will tell you what you need to provide to continue the application.

Form published: 11/11/2024 11:49



GENERAL MANAGER CONSENT

Reference

GMC-HOB-2024-0062

Address

1 PEEL ST SANDY BAY TAS 7005

Titles

Applicant

Name	Email	Phone	Address	Involvement
Mr Brad Williams	info@prax.com.au	0418303184	90 Newdegate Street, WEST HOBART , Tasmania, Australia, 7000	Applicant

Council Reference

Council Proposed Use or Development Description

Consent Information

Information

I advise that pursuant to Section 52 of the Land Use Planning and Approvals Act 1993, I grant my consent on behalf of the Council as the owner/administrator of the above land for you to make application to the Council for a planning permit for the development described above and as per the attached documents. I granted consent pursuant to delegation, a copy of which is enclosed.

Please note that the granting of the consent is only for the making of the application and in no way should such consent be seen as prejudicing any decision the Council is required to make as the statutory planning authority.

This consent does not constitute an approval to undertake any works and does not authorise the owner, developer or their agents any right to enter or conduct works on any Council managed land whether subject to this consent or not.

If planning approval is granted by the planning authority, you will be required to seek approvals and permits from the Council as both landlord, land manager, or under other statutory powers (such as other legislation or Council ByLaws) that are not granted with the issue of a planning permit under a planning scheme. This includes the requirement for you to reapply for a permit to occupy a public space under the Council's Public Spaces By-Law if the proposal relates to such an area.

Accordingly, I encourage you to continue to engage with the Council about these potential requirements.

Signatory

Signed: Michael Stretton

Signature applied by: Alison Surtees

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
2	20 Dec 2024	Other	GMC - Approved Plans	Alison Surtees

Submitted on **20/12/2024**

Form published: 05/07/2024 13:52

8. REPORTS

8.1 Delegated Decisions Report (Planning) File Ref: F25/10189

Memorandum of the Director Strategic and Regulatory Services of
12 February 2025 and attachment.

Delegation: Committee



City of **HOBART**

MEMORANDUM: PLANNING AUTHORITY COMMITTEE

Delegated Decisions Report (Planning)

Attached is the Delegated Decisions Report for the period 29 January 2025 to 11 February 2025.

RECOMMENDATION

That the information contained in the Delegated Decision Report (Planning) be received and noted.

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

Neil Noye
**DIRECTOR STRATEGIC AND
REGULATORY SERVICES**

Date: 12 February 2025
File Reference: F25/10189

Attachment A: Delegated Decision Report (Planning) ↓ 

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
1	PLN-HOB-2024-0230	Partial Demolition, Alterations and Extension	10 SEYMOUR ST NEW TOWN	\$ 259,000	Approved	30/01/2025
2	PLN-HOB-2024-0447	Partial Demolition and Alterations	UNIT 7 8-10 DE WITT ST BATTERY POINT T	\$ 75,000	Approved	03/02/2025
3	PLN-HOB-2024-0623	Partial Demolition, Alterations, Extension and Alterations to Driveway	109 WATERWORKS RD DYNMYRNE	\$ 350,000	Approved	30/01/2025
4	PLN-HOB-2024-0625	Partial Demolition, Alterations and Extension	7 WYNYARD ST SOUTH HOBART	\$ 150,000	Approved	05/02/2025
5	PLN-HOB-2024-0651	Partial Demolition, Alterations, Extension and Carport	31 TOORAK AV MOUNT STUART	\$ 500,000	Approved	30/01/2025
6	PLN-HOB-2024-0653	Partial Demolition, Retaining Walls and Front Fencing	373 SANDY BAY RD SANDY BAY	\$ 80,000	Approved	03/02/2025
7	PLN-HOB-2024-0685	Alterations (Pergola) and Retaining Wall	UNIT 1 5A FITZROY PL SANDY BAY	\$ -	Approved	03/02/2025
8	PLN-HOB-2024-0686	Alterations (Car Port)	16 STAR ST SANDY BAY	\$ 16,947	Approved	03/02/2025
9	PLN-HOB-2024-0688	Demolition and New Garage	22 CLARE ST NEW TOWN	\$ 25,000	Approved	29/01/2025
10	PLN-HOB-2024-0697	Alterations (Roofed Sports Court)	40 PEDDER ST NEW TOWN	\$ 900,000	Approved	06/02/2025
11	PLN-HOB-2024-0698	Dwelling	13 WESTINWOOD RD LENAH VALLEY T	\$ 360,000	Approved	29/01/2025
12	PLN-HOB-2024-0700	Change of Use to Educational and Occasional Care	20 THIRZA ST NEW TOWN	\$ -	Approved	07/02/2025
13	PLN-HOB-2024-0706	Alterations (Re-Roofing)	UNIT 1 6 ELLERSLIE RD BATTERY POINT	\$ 65,000	Approved	06/02/2025
14	PLN-HOB-2025-0024	Partial Demolition and Alterations	UNIT 3 8 BINNEY CT SANDY BAY	\$ 20,000	Approved	30/01/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
15	PLN-HOB-2025-0035	Alterations (to Access, Driveway and Associated Earthworks, Decks and Retaining Walls)	23 PROCTORS RD DYNMYRNE	\$ 20,000	Approved	30/01/2025
16	PLN-HOB-2025-0052	Extension to Operating Hours	227-229 LIVERPOOL ST HOBART	\$ -	Approved	06/02/2025

8.2 Planning Advertising Report
File Ref: F25/10200

Memorandum of the Director Strategic and Regulatory Services of
12 February 2025 and attachment.

Delegation: Committee



City of **HOBART**

MEMORANDUM: PLANNING AUTHORITY COMMITTEE

Planning Advertising Report

Attached is the Planning Advertising Report for the period 29 January 2025 to 11 February 2025.

RECOMMENDATION

That the information contained in the “Planning Advertising Report” be received and noted.

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

Neil Noye
**DIRECTOR STRATEGIC AND
REGULATORY SERVICES**

Date: 12 February 2025
File Reference: F25/10200

Attachment A: Planning Advertising Report ↓ 

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
1	CVO-HOB-2024-0021	Change of Use to Visitor Accommodation	UNIT 7 54 NICHOLAS DR SANDY BAY	\$ -	3/09/2025	Director	07/02/2025	24/02/2025
2	CVO-HOB-2025-0005	Change of Use to Visitor Accommodation (Two Units)	414 LIVERPOOL ST WEST HOBART	\$ -	18/03/2025	Director	11/02/2025	25/02/2025
3	CVO-HOB-2025-0006	Change of Use to Visitor Accommodation	UNIT 3 8 BINNEY CT SANDY BAY	\$ -	13/03/2025	Director	05/02/2025	20/02/2025
4	PLN-HOB-2023-0015	Alterations to Car Park and Retaining Walls	41 POTTERY RD LENA VALLEY	\$ 45,000	28/02/2025	Director	06/02/2025	21/02/2025
5	PLN-HOB-2024-0344	New Dwelling and Carport	199 NELSON RD MOUNT NELSON	\$ 700,000	24/02/2026	Director	31/01/2025	17/02/2025
6	PLN-HOB-2024-0524	Dwelling	14 BISHOP ST NEW TOWN	\$ 470,000	3/05/2024	Director	13/02/2025	27/02/2025
7	PLN-HOB-2024-0525	Tourist operation including aerial ropeway (zipline), launch tower, landing platform, storage and amenities, car parking, and associated works	100 PINNACLE RD WELLINGTON PARK	\$ 3,000,000	3/12/2025	Committee (Council Land)	14/02/2025	28/02/2025
8	PLN-HOB-2024-0601	26 Multiple Dwellings	Lot 3 GIBLIN ST LENA VALLEY 8	\$ 6,620,000	3/12/2025	Committee (Major Development)	05/02/2025	20/02/2025
9	PLN-HOB-2024-0637	Alterations (Awning)	10 MARY ST NORTH HOBART	\$ 20,000	3/01/2025	Director	12/02/2025	26/02/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
10	PLN-HOB-2024-0646	Alterations (Pergola and Swimming Pool) and Carport	7 FORSTER ST NEW TOWN	\$ 110,000	13/03/2025	Director	12/02/2025	26/02/2025
11	PLN-HOB-2024-0656	Partial Demolition, Alterations and Extension	41 FOREST RD WEST HOBART	\$ 200,000	3/10/2025	Director	06/02/2025	21/02/2025
12	PLN-HOB-2024-0669	Partial Demolition, Alterations and Extension	2 MCROBIES RD SOUTH HOBART	\$ 150,000	3/05/2025	Director	04/02/2025	19/02/2025
13	PLN-HOB-2024-0692	Partial Demolition and New Garage	21 ALCIDES AV LENAH VALLEY	\$ 100,000	14/03/2025	Director	07/02/2025	24/02/2025
14	PLN-HOB-2024-0704	Partial Demolition, Alterations and Extension	368 MURRAY ST NORTH HOBART	\$ 200,000	3/05/2025	Director	07/02/2025	24/02/2025
15	PLN-HOB-2024-0710	Dwelling	74 SUMMERHILL RD WEST HOBART	\$ 990,000	13/03/2025	Director	12/02/2025	26/02/2025
16	PLN-HOB-2025-0010	Alterations (Solar Panels)	23 LILLIE ST GLEBE	\$ 4,914.00	3/04/2025	Director	30/01/2025	14/02/2025
17	PLN-HOB-2025-0011	Partial Demolition, Alterations, Extension and Carport	41 MOUNT STUART RD MOUNT STUART	\$ 580,000	3/04/2025	Director	11/02/2025	25/02/2025
18	PLN-HOB-2025-0018	Alterations (Carport)	330 DAVEY ST SOUTH HOBART	\$ 20,000.00	3/11/2025	Director	12/02/2025	26/02/2025
19	PLN-HOB-2025-0036	Alterations (Solar Panels)	10 CHESSINGTON CT SANDY BAY	\$ 16,650.00	17/03/2025	Director	12/02/2025	26/02/2025
20	PLN-HOB-2025-0049	Alterations (Deck) and Landscaping	145 KING ST SANDY BAY	\$ 14,376.00	18/03/2025	Director	12/02/2025	26/02/2025

9. RESPONSES TO QUESTIONS WITHOUT NOTICE

Regulation 29(3) *Local Government (Meeting Procedures) Regulations 2015*.
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 29(3) of the *Local Government (Meeting Procedures) Regulations 2015*, 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 Heritage Listing of kunanyi

Memorandum of the Deputy Director Strategic and Regulatory
Services of 14 February 2025



City of **HOBART**

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

HERITAGE LISTING OF KUNANYI

Meeting: Planning Authority Committee

Meeting date: 22 January 2025

Raised by: Lord Mayor Councillor Reynolds

Question:

Can the Director advise what steps are being taken to pursue the Council's decision to support a separate planning scheme amendment to support the heritage listing of the mountain?

Response:

Enshrine, through the Hobart LPS process, has presented a considered body of work in their pursuit for the inclusion of heritage features within Wellington Park and its status as a Local Historic Landscape Precinct. The decision on this matter now rests with the Commission as to whether it will support the inclusion of this Local Historic Landscape Precinct in the LPS at this stage of the process or require the matter be dealt with as a separate Planning Scheme Amendment once Hobart is operating under the Tasmanian Planning Scheme.

In the event the Commission decision determines a separate Planning Scheme Amendment is required, in accordance with Planning Committee's resolution at its meeting on the 28 February 2024, landlord consent will be granted for the lodgment of the amendment and the Council fees will be waived.

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
**DEPUTY DIRECTOR STRATEGIC AND
REGULATORY SERVICES**

Date: 14 February 2025
File Reference: F25/8532; 13-1-10

10. QUESTIONS WITHOUT NOTICE

Regulation 29 of the *Local Government (Meeting Procedures) Regulations 2015*.
File Ref: 13-1-10

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 putting 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 maybe 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 refuse to accept a question without notice if it does not relate to the activities of the council.
6. Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.
7. The chairperson of a meeting may require a councillor to put a question without notice in writing.

11. CLOSED PORTION OF THE MEETING

That the Committee resolve by majority that the meeting be closed to the public pursuant to regulation 15(1) of the *Local Government (Meeting Procedures) Regulations 2015* because the items included on the closed agenda contain the following matters:

- Minutes of a Closed Committee meeting
- Closed Questions Without Notice

The following items were discussed: -

- | | |
|------------|--|
| 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 pecuniary and conflicts of interest |
| Item No. 4 | Questions Without Notice |