



CITY OF HOBART

# MINUTES

PLANNING AUTHORITY COMMITTEE MEETING

OPEN PORTION

WEDNESDAY, 7 MAY 2025 AT 4.00PM



City of **HOBART**

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## ORDER OF BUSINESS

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

**APPOINTED MEMBERS**

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

**LEAVE OF ABSENCE:**

Nil.

**NOMINEE MEMBERS**

Alderman M Zucco  
Councillor J L Kelly  
Councillor L M Elliot  
Alderman L A Bloomfield  
Councillor W N S Coats

**PRESENT:**

Councillor M S C Dutta (Chairperson)  
Lord Mayor Councillor A M Reynolds  
Councillor W F Harvey  
Councillor G H Kitsos

**APOLOGIES:**

Deputy Lord Mayor Councillor Dr Z E Sherlock  
Alderman L A Bloomfield  
Councillor B Lohberger

**1. ACKNOWLEDGEMENT OF COUNTRY**

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The Chairperson provided an acknowledgement of Country.

## **2. CONFIRMATION OF MINUTES**

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HARVEY

The minutes of the Open Portion of the Planning Authority Committee meeting held on [Wednesday, 23 April 2025](#), be confirmed as an accurate record.

MOTION CARRIED

### VOTING RECORD

AYES

NOES

Dutta  
Lord Mayor Reynolds  
Harvey  
Kitsos

The minutes were signed.

## **3. CONSIDERATION OF SUPPLEMENTARY ITEMS**

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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.

No supplementary items were received.

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

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

Elected Members 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.

No interest was indicated.

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

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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?

No items were transferred.

## **6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS**

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There were no deputations received.

## **7. COMMITTEE ACTING AS PLANNING AUTHORITY**

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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

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### 7.1.1 250 Macquarie Street, Hobart - Partial Change of Use to Visitor Accommodation (Five Units) CVO-HOB-2025-0024 - File Ref: F25/32458

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HARVEY

That the recommendation contained within the officer report, marked as item 7.1.1 of the Open Planning Authority Committee Agenda of 7 May 2025, be adopted.

MOTION CARRIED

#### VOTING RECORD

AYES

NOES

Dutta  
Lord Mayor Reynolds  
Harvey  
Kitsos

#### **COMMITTEE RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Planning Authority Committee in accordance with the delegations contained in its terms of reference approve the application for Partial Change of Use to Visitor Accommodation (Five Units) at 250 MACQUARIE ST HOBART TAS 7000 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 CVO-HOB-2025-0024- 250 MACQUARIE STREET HOBART TAS 7000- FINAL PLANNING DOCUMENTS except where modified below.

PLN 15 - Visitor Accommodation Management Plan

Prior to the commencement of the approved use, a management plan for the operation of the visitor accommodation must be submitted and approved as a condition endorsement, to the satisfaction of the Council's Director Strategic and Regulatory Network. The management plan must include measures to limit, manage and mitigate unreasonable impacts upon the amenity of long term residents. These measures must include, but are not limited to, the following requirements:

- To limit, manage, and mitigate noise generated as a result of the visitor accommodation.
- To limit, manage, and mitigate behaviour issues caused as a result of the visitor accommodation.
- To maintain the security of the building where the visitor accommodation would be located, including managing and/or limiting access to shared areas and facilities.
- To specify the maximum permitted occupancy of the visitor accommodation.
- To specify that guests must utilise the site for the parking of vehicles, that the maximum number of vehicles to be parked on the site (3), and detail where the parking spaces are located and how the spaces are to be accessed. Additionally, at the booking stage, guests should be discouraged from bringing more than 1 vehicles and the parking of any additional vehicles in nearby streets should also be discouraged.
- To provide a name and contact phone number of a person who will respond to any complaints regarding behaviour of guests.

Once approved, the management plan must be implemented prior to the commencement of the approved use and must be maintained for as long as the visitor accommodation is in operation. The management plan must be provided to adjacent property owners and occupiers within 14 days of being approved. If the property is sold, the updated management plan (in accordance with 6, above) must be provided to adjacent property owners and occupiers within 10 business days of settlement.

#### 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.

#### CONDITION ENDORSEMENT

If any condition requires that further documents are submitted and approved, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission through PlanBuild. Detailed instructions can be found [here](#).

Once approved, the Council will respond to you via PlanBuild that the conditio

n has been endorsed (satisfied).

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](#).

#### VISITOR ACCOMMODATION

More information on visitor accommodation, including when building approval is required, can be found [here](#).

In all cases, check with your insurance company that you have adequate cover.

If you have a spa or a pool at your property then you are required to test for microbiological quality and chemical parameters on a monthly basis, under the *Public Health Act 1997*. If you have any questions about this then please call our Environmental Health Group on 6238 2711.

If you are providing food for consumption on the property, you may require a food business registration in accordance with the *Food Act 2003*. Click [here](#) for more information, or call our Environmental Health Group on 6238 2711.

Visitor accommodation is also considered to be a commercial use and also not eligible to residential parking permits. Under the current policy for the issuing of residential parking permits, the proposed change of use to visitor accommodation would not entitle the property to a residential parking permit, or a transferable "bed and breakfast" parking permit.

**Delegation:    Committee**

## 8.    REPORTS

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### 8.1    Delegated Decision Report (Planning) File Ref: F25/31927

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HARVEY

That the recommendation contained within the officer report, marked as item 8.1 of the Open Planning Authority Committee Agenda of 7 May 2025, be adopted.



MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta  
Lord Mayor Reynolds  
Harvey  
Kitsos

**COMMITTEE RESOLUTION:**

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

**Delegation:    Committee**

## **8.1 Planning - Advertised Applications Report**

### **File Ref: F25/31995**

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#### **KITSOS**

That the recommendation contained within the officer report, marked as item 8.1 of the Open Planning Authority Committee Agenda of 7 May 2025, be adopted.

**MOTION CARRIED**

#### **VOTING RECORD**

**AYES**

**NOES**

Dutta  
Lord Mayor Reynolds  
Harvey  
Kitsos

#### **COMMITTEE RESOLUTION:**

That the information contained in the 'Planning – Advertised Applications Report' be received and noted.

**Delegation: Committee**

## **9. QUESTIONS WITHOUT NOTICE**

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

### **9.1 Lord Mayor - Councillor Reynolds - New Town Development - Considered by UDAP**

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Question: Was the development on the Main Road New Town considered by Urban Design Advisory Panel (UDAP).

Response: The Senior Statutory Planner advised that the development was not considered by UDAP. The proposal was under the threshold for referral to UDAP.

## **9.2 Lord Mayor - Councillor Reynolds - Amendment of UDAP's Terms of Reference**

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Question: Can we ask UDAP to consider if high profile developments in neighbourhood shopping precincts (such as New Town) be included in their Terms of Reference to ensure good design outcomes as shopping centres are really important anchors for the community?

Response: The Deputy Director Strategic and Regulatory Services took the question on notice.

## **9.3 Councillor Kitsos - Development near Waratah Nursery in South Hobart**

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Question: Do we have a planning application for a development in South Hobart at the bottom of Tara Street near the Waratah nursery? It needs to be reviewed as I am concerned about the development in terms of landslip and environmental safety.

Response: The Deputy Director Strategic and Regulatory Services took the question on notice.

## **9.4 Lord Mayor - Councillor Reynolds - Lease Regatta Point**

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Question: Has the State Government formally revoked the City of Hobart's lease or interest over the land at Regatta point, both the area where apartments are to be built and the area where the Northern Road would go through Council's land?

Response: The Deputy Director Strategic and Regulatory Services took the question on notice.

## 10. CLOSED PORTION OF THE MEETING

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HARVEY

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

MOTION CARRIED

### VOTING RECORD

	AYES	NOES
Dutta		
Lord Mayor Reynolds		
Harvey		
Kitsos		

There being no further business the Open portion of the meeting closed at 4.08pm.

TAKEN AS READ AND SIGNED AS  
A CORRECT RECORD THIS  
21<sup>ST</sup> DAY OF MAY 2025.

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CHAIRPERSON