



CITY OF HOBART

MINUTES

PLANNING AUTHORITY COMMITTEE MEETING

OPEN PORTION

WEDNESDAY, 21 MAY 2025 AT 4.00PM



City of **HOBART**

ORDER OF BUSINESS

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Planning Authority Committee Meeting (Open Portion) held on Wednesday, 21 May 2025 at 4.00 pm in the Council Chamber, Town Hall.

COMMITTEE MEMBERS

Councillor M S C Dutta (Chairperson)
Lord Mayor Councillor A R 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

In accordance with clause 4.6 of the terms of reference, the Chief Executive Officer appointed Councillor Kelly and Alderman Bloomfield as appointed members of the committee.

PRESENT:

Councillor M S C Dutta (Chairperson)
Councillor W F Harvey
Councillor R J Posselt
Councillor B Lohberger
Councillor J L Kelly
Alderman L A Bloomfield

APOLOGIES:

Deputy Lord Mayor Councillor Dr Z E Sherlock
Councillor G H Kitsos

1. ACKNOWLEDGEMENT OF COUNTRY

The Chairperson provided an acknowledgement of country.

2. CONFIRMATION OF MINUTES

HARVEY

The minutes of the Open Portion of the Planning Authority Committee meeting held on [Wednesday, 7 May 2025](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Harvey
Posselt
Lohberger
Kelly
Bloomfield

The minutes were signed.

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.

No supplementary items were received.

4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

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

There were no deputations received.

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 30 McRobies Road South Hobart - Stormwater Works PLN-HOB-2025-0171 - File Ref: F25/35975

LOHBERGER

That the recommendation contained within the officer report, marked as item 7.1.1 of the Open Planning Authority Committee Agenda of 21 May 2025, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Harvey
Posselt
Lohberger
Kelly
Bloomfield

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 approves the application for Stormwater Works at 30 MCROBIES RD SOUTH HOBART 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-2025-0171 - 30 McRobies Road South Hobart TAS 7004 except where modified below.

ENG 10 - Development Engineering - Stormwater

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, and impervious surfaces such as driveways and paved areas) must be drained to a lawful point of discharge to the public stormwater system prior to occupancy or commencement of use (whichever occurs first).

LANDSLIDE

All relevant landslide risk mitigation measures in Table 6 of the Landslide Risk Assessment by Geo-Environmental Solutions P/L dated 28 March 2025 must be implemented including:

- A suitably-sized catch berm must be constructed below the areas that are susceptible to catch any boulders prior to or during any works.
- Personnel not involved with the construction process should not be below excavations.
- Excavation of the proposed pit should be conducted in a top-down approach with no excavation being conducted when personnel are inside the excavations.
- Adequate drainage must be implemented to redirect water away from the excavations and steep slopes.
- Good hillside construction practices must be implemented as per Australian Geoguide LR8.
- All earthworks must be conducted in accordance with *AS 3798-2007 Guidelines on earthworks for commercial and residential developments*.

ENV 5 - Environmental Planning - Soil and Water Management

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilised or revegetated.

Advice:

For guidance on soil and water management, the Derwent Estuary Program has published "Erosion and Sediment Control: The Fundamentals for Development in Tasmania". These are available online at derwentestuary.org.au.

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.

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*.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click [here](#) for more information.

SPECIAL CONNECTION PERMIT

You may need a Special Connection Permit (Trade Waste) in accordance with the *Plumbing Regulations 2014* and the Tasmanian Plumbing Code. Click [here](#) for more information.

Delegation: Committee

7.1.2 10 Selfs Point Road New Town - Signage
PLN-HOB-2024-0714 - File Ref: F25/36455

HARVEY

That the recommendation contained within the officer report, marked as item 7.1.2 of the Open Planning Authority Committee Agenda of 21 May 2025, be adopted.

PROCEDURAL MOTION

POSSELT

That the matter be deferred for further information on permits for the funeral sign.

PROCEDURAL MOTION LOST

VOTING RECORD

AYES	NOES
Posselt	Dutta Harvey Lohberger Kelly Bloomfield

MOTION CARRIED

VOTING RECORD

AYES	NOES
Dutta Harvey Posselt Lohberger Kelly Bloomfield	

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, approves the application for Signage at 10 SELFS POINT RD NEW TOWN TAS 7008 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-2024-0714 - 10 Self Point Road New Town - Final Planning Documents except where modified below.

PLN s1 – Sign Location

The sign is to be located at the site of Option 1 on page 6 of the Final Planning Documents file.

PLN 2 – Sign Location

Prior to installation the final siting of the sign must be approved by Council's Director of Strategic and Regulatory Services Network, in conjunction with the Program Leader Sport and Recreation - Facilities and Operations.

PLN 3 – Sign Maintenance

The sign must be maintained in a good state of repair at all times. Any repairs or upkeep are the responsibility of the Applicant.

OSP 1 – Sign Finished Standard

The final sign design is to be of a suitably professional, high quality standard, to ensure that it does not detract from the local amenity to the satisfaction of the Director of Strategic and Regulatory Services Network.

OSP 2 - Trees

The proposed sign must be located a minimum of 5m away from the trunk of any nearby trees, unless with the written permission of the City of Hobart.

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.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*.

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

FEES AND CHARGES

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

BEFORE YOU DIG

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

Delegation: Committee

8. REPORTS

8.1 Delegated Decisions Report(Planning) File Ref: F25/35938

HARVEY

That the recommendation contained within the officer report, marked as item 8.1 of the Open Planning Authority Committee Agenda of 21 May 2025, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Harvey
Posselt
Lohberger
Kelly
Bloomfield

COMMITTEE RESOLUTION:

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

Delegation: Committee

8.2 Planning Advertising Report

File Ref: F25/36114

LOHBERGER

That the recommendation contained within the officer report, marked as item 8.2 of the Open Planning Authority Committee Agenda of 21 May 2025, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Harvey
Posselt
Lohberger
Kelly
Bloomfield

COMMITTEE RESOLUTION:

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

Delegation: Committee

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."

POSSELT

That the recommendation contained within the officer report, marked as item of the Open Planning Authority Committee Agenda of 21 May 2025, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Harvey
Posselt
Lohberger
Kelly
Bloomfield

COMMITTEE RESOLUTION:

That the following responses to questions without notice be received and noted.

9.1 Approved Major Projects

Memorandum of the Deputy Director Strategic and Regulatory Services of 9 April 2025

9. QUESTIONS WITHOUT NOTICE

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

10.1 Councillor Lohberger - Timeline for Mount Nelson / Sandy Bay Neighbourhood Plan directions paper

Question: Can we get an update on the time line for the directions paper on the Mount Nelson Sandy Bay neighbourhood Plan?

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

10.2 Councillor Lohberger - Correction of Population Projection

Question: Is Council aware that the population projection in the Mount Nelson / Sandy Bay Plan is being quoted by the University in support of its Plan to sell off parts of the campus?

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

10.3 Councillor Lohberger - City Mission Sleep Out

Question: Is the Director aware that its going to be quite cold in a couple of nights when she is sleeping out for Hobart City Mission?

Response: The Deputy Director Strategic and Regulatory Services thanked Councillor Lohberger for bringing attention to the issue of homelessness and the officers participating in the Sleep Rough fundraising are happy to have made a contribution.

10. CLOSED PORTION OF THE MEETING

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 | Planning Authority Items – Consideration of Items with Deputations |
| Item No. 5 | Questions Without Notice |

MOTION CARRIED

BY MAJORITY

VOTING RECORD

AYES

NOES

Dutta
Harvey
Posselt
Lohberger
Kelly
Bloomfield

There being no further business the Open portion of the meeting closed at 4.23pm

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
11TH DAY OF JUNE 2025.

CHAIRPERSON