



CITY OF HOBART

# MINUTES

PLANNING AUTHORITY COMMITTEE MEETING

OPEN PORTION

WEDNESDAY, 25 JUNE 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, 25 June 2025 at 4.00 pm in the Council Chamber, Town Hall.**

**COMMITTEE MEMBERS**

Councillor M S C Dutta (Chairperson)  
Lord Mayor 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

**NOMINEE MEMBERS:**

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

**APOLOGIES:**

Councillor G H Kitsos

**LEAVE OF ABSENCE:**

Nil.

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

**PRESENT:**

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

The Deputy Lord Mayor Councillor Dr Z E Sherlock arrived at 4.01pm, and was not present for items 1 to 4.

**1. ACKNOWLEDGEMENT OF COUNTRY**

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The Chairperson provided an acknowledgement to 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, 21 May 2025](#), be confirmed as an accurate record.

MOTION CARRIED

### VOTING RECORD

AYES

NOES

Dutta  
Harvey  
Posselt  
Lohberger  
Zucco  
Kelly

### COMMITTEE RESOLUTION:

The minutes were signed.

## 3. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

### Recommendation

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

No supplementary items were received.

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

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

Elected Members are requested to indicate where they may have any conflicts of interest in respect to any matter appearing on the agenda.

No interest was indicated.

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

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

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

In the event that the Committee 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 29. of the *Local Government (Meeting Procedures) Regulations 2025*, 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 29, 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 29(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 10 SELFS POINT ROAD, NEW TOWN - PARTIAL CHANGE OF USE TO CONTAINER REFUND POINT PLN-HOB-2025-0188 - File Ref: F25/46211**

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POSSELT

That the recommendation contained within the officer report, marked as item 7.1.1 of the Open Planning Authority Committee Agenda of 25 June 2025, be adopted.

MOTION CARRIED

#### VOTING RECORD

AYES

NOES

Dutta  
Deputy Lord Mayor Sherlock  
Harvey  
Zucco  
Kelly  
Posselt  
Lohberger

#### **COMMITTEE RESOLUTION:**

POSSELT

That the recommendation contained within the officer report, marked as item 7.1.1 of the Open Planning Authority Committee Agenda of 25 June 2025, be adopted.

MOTION CARRIED

#### **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 Partial Change of Use to Container Refund Point 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-2025-0188 - 10 Sels Point Road New Town TAS 7008 - Final Planning Documents except where

modified below.

#### PLN 8 - Hours of Operation

The use must not be open to the public outside of the following hours:

The approved hours of operation are:

7am to 9pm Monday to Saturday; and  
8am to 9pm Sundays and public holidays

*Advice: any extension to the above hours of operation will require an application for a new planning permit to be submitted.*

#### PLN 9 - Hours of Operation

Commercial vehicles which access the site for the handling and disposal of waste and recycling from the container refund point must not be undertaken outside of the following hours;

The approved hours of operation are:

7am to 9pm Monday to Saturday; and  
8am to 9pm Sundays and public holidays

*Advice: any extension to the above hours of operation will require an application for a new planning permit to be submitted*

#### ENG 1B - Development Engineering - Protection of Council Assets

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or
2. Be repaired and reinstated by the owner to the satisfaction of the Council.

A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.



### ENG 3A - Development Engineering - Parking and Access Design

The access driveway and parking area must be constructed in accordance with the Australian Standard AS2890.1:2004 - Off-Street Car Parking, and must not restrict the car parking layout and aisle.

Any departure from the documentation approved as part of this planning permit, and any works which are not detailed in the documentation must be either:

1. approved by the Director Strategic and Regulatory Services, via a condition endorsement application; or
2. designed and constructed in accordance with Australian Standard AS/NZ 2890.1:2004.

The works required by this condition must be completed prior to first occupation.

### 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.

### OCCUPATION OF THE PUBLIC HIGHWAY

You may require a permit for the occupation of the public highway for construction or special event (e.g. placement of skip bin, crane, scissor lift etc.). Click [here](#) for more information.

**Delegation:     Committee**

## 8. REPORTS

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### 8.1 DELEGATED DECISIONS REPORT (PLANNING) File Ref: F25/45320

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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 25 June 2025, be adopted.

MOTION CARRIED

#### VOTING RECORD

AYES

NOES

Dutta  
Deputy Lord Mayor Sherlock  
Harvey  
Posselt  
Lohberger  
Zucco  
Kelly

### COMMITTEE RESOLUTION

That the information contained in the “Delegated Decisions Report (Planning)” be received and noted.

**Delegation: Committee**

## **8.2 PLANNING ADVERTISING REPORT**

**File Ref: F25/45427**

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SHERLOCK

That the recommendation contained within the officer report, marked as item 8.2 of the Open Planning Authority Committee Agenda of 25 June 2025, be adopted.

MOTION CARRIED

### VOTING RECORD

AYES

NOES

Dutta  
Deputy Lord Mayor Sherlock  
Harvey  
Posselt  
Lohberger  
Zucco  
Kelly

### **COMMITTEE RESOLUTION:**

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

**Delegation: Committee**

## **9. RESPONSES TO QUESTIONS WITHOUT NOTICE**

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Regulation 34(3) *Local Government (Meeting Procedures) Regulations 2025*.  
File Ref: 13-1-10

### **The Chief Executive Officer reports:-**

"In accordance with the procedures approved in respect to Questions Without Notice, the following responses to questions taken on notice are provided to the Committee for information.

The Committee is reminded that in accordance with Regulation 34(3) of the *Local Government (Meeting Procedures) Regulations 2025*, the Chairperson is not to allow discussion or debate on either the question or the response."

HARVEY

That the following responses to questions without notice marked as items 9.1 to 9.5 of the Open Planning Authority Committee Agenda of 25 June 2025 be received and noted.

MOTION CARRIED

### VOTING RECORD

AYES

NOES

Dutta  
Deputy Lord Mayor Sherlock  
Harvey  
Posselt  
Lohberger  
Zucco  
Kelly

### **COMMITTEE RESOLUTION:**

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

#### **9.1 140 Bathurst Street, Hobart**

Memorandum of the Deputy Director Strategic and Regulatory Services of 26 March 2025.

#### **9.2 Improved Public Signage**

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

#### **9.3 Development near Waratah Nursery in South Hobart**

Memorandum of the Deputy Director Strategic and Regulatory Services of 7 May 2025.

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**9.4 Lease Regatta Point**

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Memorandum of the Director Corporate Services of 7 May 2025

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**9.5 Visitor Management Plans**

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Memorandum of the Deputy Director Strategic and Regulatory Services of 26 March 2025.

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**10. QUESTIONS WITHOUT NOTICE**

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

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**10.1 Councillor Posselt - Planning Delegation**

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**Question:** What steps would have to be taken to ensure that a hospital development of a substantial size or developments of this size in any category (the tens of millions of dollars) come to the Planning Authority Committee? Can an officer report be prepared to consider this?

**Answer:** The Deputy Director advised that the delegations would have to change and be agreed to by Council.

## 11. CLOSED PORTION OF THE MEETING

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POSSELT

That the Committee resolve by majority that the meeting be closed to the public pursuant to regulation 17(1) of the *Local Government (Meeting Procedures) Regulations 2025* 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   |

There being no further business the Open portion of the meeting closed at 4.12pm.

TAKEN AS READ AND SIGNED AS  
A CORRECT RECORD THIS  
23<sup>RD</sup> DAY JULY 2025.

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**CHAIRPERSON**