



CITY OF HOBART

MINUTES

PLANNING AUTHORITY COMMITTEE MEETING

OPEN PORTION

WEDNESDAY, 6 AUGUST 2025 AT 4.00PM



City of **HOBART**

ORDER OF BUSINESS

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

COMMITTEE 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

APOLOGIES:

Nil.

LEAVE OF ABSENCE:

Nil.

NOMINEE MEMBERS

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

In accordance with clause 5.3, of the Terms of Reference, the Chief Executive Officer appointed Alderman Zucco, Councillor Kelly and Councillor Elliot as appointed members of the committee.

PRESENT:

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

Councillor Elliot arrived at 4.02pm and was not present for items 1-4.
Alderman Zucco arrived at 4.02pm and was not present for items 1-4.
The Lord Mayor arrived at 4.05pm and was not present for items 1-6.

Councillor Elliot retired from the meeting at 4.12pm and was not present for items 8-11.

1. ACKNOWLEDGEMENT OF COUNTRY

The Chairperson provided an acknowledgement to Country.

2. CONFIRMATION OF MINUTES

SHERLOCK

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

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Sherlock
Harvey
Posselt
Lohberger
Kitsos
Kelly

COMMITTEE RESOLUTION:

The minutes were signed.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

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

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

No interest was indicated.

5. TRANSFER OF AGENDA ITEMS

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

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

In the event that the Committee transfers an item to the closed portion, the reasons for doing so should be stated.

Are there any items which should be transferred from this agenda to the closed portion of the agenda, or from the closed to the open portion of the agenda?

No items were transferred.

6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS

There were no deputation received.

7. COMMITTEE ACTING AS PLANNING AUTHORITY

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

7.1.1 65 Brisbane Street, Hobart - Demolition and New Building for General Retail and Hire, Business and Professional Services, and 8 Multiple Dwellings and Associated Works PLN-HOB-2025-0147 - File Ref: F25/58087

HARVEY

That the recommendation contained within the officers report, marked as item 7.1.1 of the Open Planning Authority Committee Agenda of 6 August 2025, be adopted.

AMENDMENT

KITSOS

That the recommendation contained within the officers report along with an additional 'Advice' clause to improve trees and landscaping on the development adjacent to the street, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

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

COMMITTEE RESOLUTION:

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Demolition and New Building for General Retail and Hire, Business and Professional Services, and 8 Multiple Dwellings and Associated Works at 65 Brisbane Street, Hobart 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-2025-0147 - 65 BRISBANE ST HOBART TAS 7000 - Final Planning Documents except where modified below.

THC - General

The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: (8626) dated (30 July 2025), as attached to the permit.

TW - General

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TASWASPAN-HOB-2025-0066 dated 24/04/2025 as attached to the permit.

HER 1 - Heritage - Fabric

Original and early fabric is to be protected and conserved. Works are to be undertaken in a manner that protects the Sydney Lodge building and the remnant sandstone wall along the rear north western boundary, in any construction, excavation, carparking and landscaping works.

HER 18 - Heritage - Landscaping and Trees

A landscaping plan must be prepared, submitted and approved as a Condition Endorsement, prior to approval under the *Building Act 2016*.

The landscape plan must:

- Have regard to the requirements of the heritage management policies within the *Historic Heritage and Archaeological Management Strategy* by Praxis Environment, dated March 2025, Policy 5, page 107, for the plan to be formulated by persons with experience in heritage landscapes, in order to provide for a contextually appropriate garden setting;
- Incorporate a differentiating surface treatment for the rear parking area within the 'backyard' space of Sydney Lodge, as per the recommendations in the *Historic Heritage and Archaeological Management Strategy*, Section 9.2.2, page 114;
- Indicate the Sydney Lodge building and any landscaping and excavation works immediately alongside the building;
- Show species of trees, shrubs or plantings proposed, locations, and

other finishes, and structures, for outdoors areas;

- Include details of any in-ground irrigation systems;
- Show how all plantings are to be maintained; and
- Show that if any vegetation dies or is destroyed, replacement vegetation of a similar size must be planted within 30 days of the death or destruction of the planting.

All work required by this condition must be undertaken in accordance with the approved landscaping plan and the site must be landscaped within 6 months of occupancy.

HER 19 - Heritage - Landscaping and Trees

The significant Bhutan cypress at 67 Brisbane Street must be protected throughout excavation, construction and post construction. All recommendations in the report *Impact of development at 65 Brisbane Street on a mature Bhutan cypress at 67 Brisbane Street, Hobart* by Tree Inclined, dated 16 December 2024, must be complied with in full, including engagement of a Project Arborist and development of the documentation required in the report.

HER 20 - Heritage - Archaeological

All onsite excavation and disturbance must be monitored and managed in accordance with the *Historic Heritage and Archaeological Management Strategy* by Praxis Environment, dated March 2025, Section 9.3 Archaeological Method Statement, pages 117-120. This includes but is not limited to:

- Test excavation and excavation within areas of high archaeological potential to be supervised by a suitably qualified archaeologist as per pages 117 and 118 of the report;
- Salvage of artefacts for retention and reuse as per page 120 of the report; and
- A final report on the excavation outcomes is to be submitted within 6 months of the completion of excavation, as per pages 119 and 120 of the report.

HER 21 - Heritage - Archaeological

Should excavation or disturbance lead to the discovery of any features or deposits of an archaeological nature outside of the area of high archaeological potential:

1. All excavation and/or disturbance must stop immediately; and
2. A qualified archaeologist must be engaged to attend the site and provide advice and assessment of the features and/or deposits discovered and make recommendations on further excavation and/or disturbance; and
3. All and any recommendations made by the archaeologist engaged in accordance with 2. above must be complied with in full; and
4. All features and/or deposits discovered must be reported to the Council within 3 days of the discovery; and
5. A copy of the archaeologist's advice, assessment and recommendations obtained in accordance with 2. above must be provided to Council within 90 days of receipt of the advice, assessment and recommendations.

Excavation and/or disturbance must not recommence unless and until approval is granted from the Council.

HER 22 - Heritage - Archaeological

All artefacts of high interpretative value and/or rare or otherwise significant as determined by the qualified archaeologist engaged in accordance with Condition HER 20 and HER 21 are to be incorporated into an on-site interpretation and history. An interpretation plan must be prepared and submitted and approved by Council prior to occupation.

The on-site interpretation must be:

- In accordance with the approved interpretation plan;
- Incorporate the artefacts described above, including but not limited to use of recovered materials in the hard landscaping or facing materials to the street boundary treatment;
- Located in a publicly accessible space visible from Brisbane Street and to the boundary of the landscaped garden of Sydney Lodge; and,
- Installed prior to the issue of a certificate of completion.

HER 23 - Heritage - Archaeological

Prior to approval under the *Building Act 2016*, an interpretation and historical information panel must be submitted and approved as a Condition Endorsement, describing the physical and social history of the site in words, plans and historical pictures and provide information on the process and intention of the archaeological works. Copies of the approved panel must be displayed on all boundaries facing onto the public realm on the commencement and for the length of the archaeological works to the satisfaction of the Council.

ENVHE 1 - Environmental Health - Site Assessment Reports

Recommendations in the report *Environmental Site Assessment, 65 Brisbane Street, Hobart, Tasmania, January 2025*, by GES must be implemented, for the duration of the demolition and construction phases.

In particular:

Environmental Risk Given exceedances of ESL guideline limits were observed, a Soil and Water Management Plan (SWMP) is required to minimise the movement of soil and sediment off-site during the construction phase. Correct implementation of the SWMP will mitigate the identified environmental risks,

Excavated Material The soil classified on site ranges from Level 1 Material (Clean Fill) to Level 3 Material (contaminated soil). For any future excavation of soil at the site, future waste classification should be conducted in accordance with EPA Tasmania IB105,

Groundwater If groundwater is encountered during the site redevelopment works and is suspected to be contaminated (observed odour, sheen or staining) then a suitably qualified and experienced person should conduct groundwater sampling in accordance with NEPM ASC 2013 to determine if there is a risk to human health or the environment.

ENV 2 - Environmental Planning - Soil Water Management Plan

Sediment and erosion control measures, sufficient to prevent sediment from leaving the site and in accordance with an approved soil and water management plan (SWMP), must be installed prior to the commencement of work and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction.

A SWMP for each relevant stage must be submitted and approved as a Condition Endorsement prior to the issue of any approval under the *Building*

Act 2016 or the commencement of work, whichever occurs first. The SWMP must be prepared in accordance with the *Erosion and Sediment Control, The Fundamentals for Development in Tasmania* and associated guideline documents (TEER & DEP, 2023), available from the Derwent Estuary Program's [website] (<https://www.derwentestuary.org.au/stormwater/>). The SWMP must detail temporary site drainage. If the site or controls change, an updated SWMP must be submitted.

All work required by this condition must be undertaken in accordance with the approved SWMP.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

ENG 1 - 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.

Any damage must be immediately reported to 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 9 - Development Engineering - Waste Management

Prior to occupancy or the commencement of the use (whichever occurs first), a waste management plan for all (commercial or domestic) waste and

recycling must be submitted and approved. The waste management plan must:

1. include provisions for commercial waste services for the handling, storage, transport and disposal of domestic waste and recycle bins from the development.

The handling, storage, transport and disposal of waste and recycling from the property must be undertaken in accordance with the approved waste management plan for the duration of the use.

ENG sw1 – Stormwater - Design

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 via gravity to the Council's stormwater infrastructure with sufficient receiving capacity prior to first occupation or commencement of use (whichever occurs first).

Any private or private shared stormwater systems passing through third-party land must have sufficient receiving capacity.

Advice:

Council notes that the development is proposed to be built over an existing easement and potential private infrastructure. Consent of Council and the beneficiaries of the easement would be required under section 73 and 74 of the Building Act 2016 prior to any building/plumbing approval.

Any private or private shared pipelines that are discovered during construction should be immediately reported to Council on 6238 2711.

Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property.

SW 1 - Stormwater - Protection of Hobart City Council Assets

Prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first), a pre-construction structural condition assessment and visual record (e.g. video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development must be submitted to the City of Hobart as a Condition Endorsement.

The condition assessment must include at least:

1. A site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the City of Hobart's plans to be marked on the ground and on the plan,
2. A digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format; and
3. Photos of any existing drainage structures connected to or modified as part of the development.

The preconstruction condition assessment will be relied upon to establish the extent of any damage caused to Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate pre-construction condition assessment, then any damage to the City of Hobart's infrastructure identified in the post-construction condition assessment will be the responsibility of the owner/developer.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

SW 2 - Stormwater - Protection of Hobart City Council Assets

Prior to occupancy or the commencement of the approved use (whichever occurs first), a post-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development, along with photos of any existing drainage structures connected to or modified as part of the development, must be submitted to the City of Hobart.

The condition assessment must include at least:

1. A site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the City of Hobart's plans shall be marked on the ground and on the plan,
2. 2. A digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format;

and

3. 3. Photos of any existing drainage structures connected to or modified as part of the development.

The postconstruction condition assessment will be relied upon to establish the extent of any damage caused to the Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate post-construction condition assessment, then any damage to the Hobart City Council's infrastructure identified in the post-construction CCTV will be deemed to be the responsibility of the owner/developer.

SW 3 - Stormwater - Protection of Hobart City Council Assets

The proposed works (including foundations and overhangs) must be designed to ensure the long-term protection of and access to the Council's stormwater infrastructure.

A detailed design certified by a suitably qualified engineer must be submitted and approved as a Condition Endorsement prior to issue of any consent under *Building Act 2016* or commencement of works (whichever occurs first). The detailed design must:

1. Demonstrate how the design will provide adequate access to the main, impose no additional loads onto the main and that the structure will be fully independent of the main and its trenching.
2. Include cross-sections clearly showing the relationship both vertically and horizontally between Council's stormwater infrastructure and the proposed works (including footings), and stating the minimum setbacks from the works to the nearest external surface of the main.
3. Be certified by a suitably qualified engineer

Prior to issue of any Certificate of Completion a suitably qualified engineer must confirm the installation of the works within two metres of Council's stormwater main / construction of the retaining wall is in accordance with the approved drawings and complies with this condition. Should any remediation works be required, these must be carried out at the developer's cost.

All work required by this condition must be undertaken in accordance with the approved design.

Advice:

Please note that once the condition endorsement and any consent under s13 of Urban Drainage Act 2013 has been issued, you may need to contact Council's City Infrastructure Division to conduct an inspection as per any hold points mentioned within the issued consent.

The proposal is generally acceptable. You will need specific permission from Council's Stormwater Unit under s73 of the Building Act 2016 and s13 of the Urban Drainage Act 2013 for the final certified detailed design plans.

SW 7 - Stormwater - Design

Prior to occupancy or the commencement of the use (whichever occurs first), any new or upgraded stormwater connection required must be constructed and existing redundant connection(s) be abandoned and sealed at the owner's expense.

Prior to the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first), detailed engineering drawings must be submitted and approved as a Condition Endorsement. The detailed engineering drawings must include:

1. The location of the proposed connections and all existing connections;
2. The size and design of the connection such that it is appropriate to safely service the development;
3. Long-sections of the proposed connection clearly showing clearances from any nearby services, cover, size, material and delineation of public and private infrastructure;
4. Connections which are free-flowing gravity driven;
5. Be in general accordance with Council's departures from the LGAT Tasmanian Standard Drawings, available from our [website] (<https://www.hobartcity.com.au/Development/Planning/Standard-engineering-drawings>).

All work required by this condition must be undertaken in accordance with the approved detailed drawings. The approved stormwater connection documents must be included in your plumbing application document set and listed in accompanying forms.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

SW 8 - Stormwater - Design

Prior to occupancy or the commencement of the approved use (whichever occurs first), stormwater pre-treatment for stormwater discharges from the development must be installed.

A revised stormwater management report and design must be submitted and approved as a Condition Endorsement, prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first). The stormwater management report and design must be prepared by a suitably qualified engineer and must:

1. Show the location of the proposed pit baskets in general accordance with planning documents;
2. Include final estimations of contaminant removal and the supporting MUSIC model; and
3. Include a supporting maintenance plan, which specifies the required maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

All work required by this condition must be undertaken and maintained in accordance with the approved stormwater management report and design.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

SW 9 - Stormwater - Design

Prior to occupancy or the commencement of the approved use (whichever occurs first), the stormwater energy dissipation structure (SW 1/2) or another suitable method proposed by the development such that there is no increase in flows from the developed site up to 5% AEP event and no worsening of flooding must be installed.

A detail design must be submitted and approved as a condition endorsement, prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first). The detail design must be prepared by a suitably qualified engineer and must:

1. Include detailed design of the proposed infrastructure including both a long-section and a cross-section.
2. Provide details of how the proposed infrastructure prevents damage to public stormwater infrastructure showing reduction in velocity or any other measures proposed to prevent scouring of the pit base e.g. lining the base with suitable material. All assumptions must be clearly stated.
3. Include a brief maintenance plan, detailing all actions and frequencies required to ensure the ongoing effective operation of the system, such as inspection, cleanout and asset replacement.

All work required by this condition must be undertaken and maintained in accordance with the approved stormwater management report and design.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

ENG tr1 - City Transport- On-street Parking

Approval from Council's Strategic and Regulatory Services Network must be obtained prior to the issue of any consent under the *Building Act 2016* (excluding demolition or excavation) for any changes to the existing on-street parking arrangements in Brisbane Street.

Advice:

All works will be at the developer's expense. Please contact Council's City Transport Group Manager with regard to the application process for any changes to the on-street parking arrangements in Brisbane Street.

(<https://www.hobartcity.com.au/City-services/Parking/Integrated-Parking-System/Dial-Before-You-Dig-Parking-Sensors>)

Reason for condition

To ensure that relevant approvals are obtained.

ENG tr2 - City Transport - Construction Traffic and Parking Management

A construction traffic and parking management plan must be implemented prior to the commencement of work on the site (including demolition).

The construction traffic (including cars, public transport vehicles, service vehicles, pedestrians and cyclists) and parking management plan must be submitted and approved as a Condition Endorsement, prior to commencement work (including demolition). The construction traffic and parking management plan must:

1. Be prepared by a suitably qualified person.
2. Develop a communications plan to advise the wider community of the traffic and parking impacts during construction.
3. Include a start date and finish dates of various stages of works.
4. Include times that trucks and other traffic associated with the works will be allowed to operate.
5. Nominate a superintendent, or the like, to be responsible for the implementation of the approved traffic management plan and available as a direct contact to Council and/or members of the community regarding day to day construction traffic operations at the site, including any immediate traffic issues or hazards that may arise.

All work required by this condition must be undertaken in accordance with the approved construction traffic and parking management plan.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To ensure the safety of vehicles entering and leaving the development and the safety and access around the development site for the general public and adjacent businesses.

ENG s1 - Development Engineering - Special

The lighting of parking areas and vehicle circulation roadways and pedestrian paths used outside daylight hours must be designed and constructed in accordance with clause 3.1 *Basis of Design* and clause 3.6 *Car Parks* in

AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1:
Pedestrian area (Category P) lighting.

Prior to the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first) for each stage, detailed design drawings must be submitted and approved as a Condition Endorsement.

The detailed designs must;

1. be prepared by a suitably qualified person;
2. be designed and constructed in accordance with clause 3.1 *Basis of Design* and clause 3.6 *Car Parks* in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting; and
3. include certification, signed by a suitably qualified person, stating that the design complies with the above requirements.

All work required by this condition must be undertaken in accordance with the approved detailed design drawings.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To ensure that lighting of parking areas and vehicle circulation roadways and pedestrian paths used outside daylight hours meets the Council's requirements and standards.

ENG 2B - Development Engineering - Vehicle Barriers

Further detailed designs are required for any vehicle barriers required in the following locations:

1. Car parking modules

This documentation must be submitted and approved as a condition endorsement, prior to the issuing of any approval under the *Building Act 2016*.

The detailed designs must:

1. be prepared and certified by a suitably qualified person,
2. be in accordance with the Australian Standard AS/NZS 1170.1:2002, if possible; and
3. show dimensions, levels, gradients and transitions, and other details as Council deem necessary to satisfy the above requirement.

The vehicle barriers must be installed in accordance with the approved detailed designs prior to first occupation.

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the relevant standards.

ENG 2C - Development Engineering - Vehicle Barriers

Prior to the first occupation, a suitably qualified person must certify that the vehicle barriers have been installed in accordance design drawings approved by condition ENG 2B.

Advice:

An example certificate is available on our website.

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the relevant standards.

ENG 3A - Development Engineering - Parking and Access Design

The access driveway(s) and parking areas must be constructed in accordance with the following documentation which forms part of this permit:

ALDANMARK Consulting Engineers documentation received by the Council on the 11th June 2025 and approved as part of the Final Planning Documents set associated with this permit.

Any departure from that documentation 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. 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.

Reason for condition

To ensure safety of users of the access and parking module, and compliance with the relevant Australian Standard.

ENG 3C - Development Engineering - Parking and Access Design

Prior to the first occupation, a suitably qualified engineer must certify that the access driveway(s) and parking areas have been constructed in accordance with design drawings approved under this permit.

Advice:

We strongly encourage you to speak to your engineer before works begin so that you can discuss the number and nature of the inspections they will need to do during the works in order to provide this certification. It may be necessary for a surveyor to also be engaged to ensure that the driveway will be constructed as approved.

The reason this condition has been imposed as part of your planning permit is that the driveway is outside the Australian Standard gradients or design parameters. If the driveway is not constructed as it has been approved then this may mean that the driveway will either be unsafe or will not function properly.

An example certificate is available on our website.

Reason for condition

To ensure safety of users of the access and parking module, and compliance with the relevant Australian Standard.

ENG 4 - Development Engineering - Parking and Access Design

The access driveway(s) and parking modules (car parking spaces, aisles and manoeuvring areas) approved by this permit must be constructed to a sealed

standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) and surface drained to the Council's stormwater infrastructure prior to the first occupation / commencement of use (whichever occurs first).

Reason for condition

To ensure the safety of users of the access driveway and parking module, and that it does not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.

ENG 5 - Development Engineering - Parking Spaces

The number of car parking spaces approved on the site, for use is seventy two (72). Of these:

1. A minimum of one (1) car parking must be allocated to each dwelling (within the proposed building);
2. two (2) parking spaces must be designated for people with disabilities (in accordance with AS2890.6:2009); and
3. the remaining car parking spaces (within the proposed building) shall be allocated to the use(s) of the building.

All parking spaces must be delineated by means of white or yellow lines 80mm to 100mm wide, or white or yellow pavement markers in accordance with Australian Standards AS/NZS 2890.1 2004 and AS/NZS 2890.6: 2009, prior to the first occupation / commencement of use (whichever occurs first).

Reason for condition

To ensure the provision of parking for the use is safe and efficient.

ENG 6 - Development Engineering - Parking Spaces

The existing external parking area and parking spaces shown as "REMAINING CAR PARKING TO REMAIN AS EXISTING" [not affected by the development] do not form part of this planning application and are not approved as part of this planning permit.

Advice:

It is noted that Council holds no record of this parking area and parking spaces being approved, and Council has not assessed them as part of this application. Approval of the parking area is not implied or granted as part of this permit.

Reason for condition

To clarify the scope of the permit.

ENG 7 - Development Engineering - Bicycle Parking Spaces

The number of bicycle parking spaces approved on the site is a minimum of eight (8) in accordance with the Hubble Traffic Impact Assessment documentation received by the Council on the 11th June 2025 and approved as part of the Final Planning Documents set associated with this permit.

The bicycle parking area(s) must be constructed on the site compliant with the Australian Standards AS/NZS 2890.3:2015 prior to first occupation / commencement of use (whichever occurs first).

Advice:

User classes are in accordance with Australian Standard AS/NZS 2890.1:2004. Bicycle parking space class is as defined in the Hobart Interim Planning Scheme 2015 Table E6.2.

Reason for condition

To ensure safe and efficient parking adequate to provide for the use.

ENG 8 - Development Engineering - Parking Spaces For People With Disabilities

All car parking spaces for people with disabilities must be delineated to Australian/NZS Standard, Parking facilities Part 6: Off-street parking for people with disabilities AS/NZS 2890.6: 2009, prior to the first occupation / commencement of use (whichever occurs first).

Reason for condition

In the interests of vehicle user safety and the amenity of the development.

ENG 9 - Development Engineering - Motorcycle Parking

The number of car motorcycle parking spaces approved to be used on the site is four (4) in accordance with the ALDANMARK Consulting Engineers documentation received by the Council on the 11th June 2025 and approved as part of the Final Planning Documents set associated with this permit.

The motorcycle parking spaces must be constructed on the site compliant with the Australian Standards AS/NZS 2890.1:2004 prior to the commencement of use.

All parking spaces must be delineated by means of white or yellow lines 80mm to 100mm wide, or white or yellow pavement markers in accordance with Australian Standards AS/NZS 2890.1:2004, prior to the commencement of use.

Reason for condition

To ensure the provision of parking for the use is safe and efficient.

ENG 10 - Development Engineering - Waste Management

A construction waste management plan must be implemented throughout construction and an ongoing waste management plan for all waste and recycling must be implemented post construction.

A construction waste management plan must be submitted and approved as a Condition Endorsement, prior to commencement of work on the site. The construction waste management plan must include:

- Provisions for commercial waste services for the handling, storage, transport and disposal of post-construction solid waste and recycle bins from the development; and
- Provisions for the handling, transport and disposal of demolition material, including any contaminated waste and recycling opportunities, to satisfy the above requirement.

All work required by this condition must be undertaken in accordance with the approved construction waste management plan.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

It is recommended that the developer liaise with the Council's Waste and Circular Economy Team regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill. Further information can also be found on the Council's website.

Reason for condition

To ensure that solid waste management from the site meets the Council's requirements and standards.

R 3 - Road infrastructure - Design

Prior to occupancy or the commencement of the use (whichever occurs first), the proposed driveway crossover and driveway crossover reinstatement within the Brisbane Street highway reservation must be designed and constructed generally accordance with the Local Government of Tasmania, Tasmanian Standard Drawings (the version which applies at the time the relevant works), as varied by the City of Hobart's published departures from those drawings:

1. Urban: TSDR09 – Urban Roads Driveways and TSD R14 Type KC vehicular crossing
2. Urban Footpaths TSD R11 and TSD R14 type KC
3. The driveway layback should maintain same dimensions as the internal property driveway i.e. 6.1m and rest should be reinstated as per TSD R14.
4. All the services pits present in the crossover should be adjusted as per the new finalised footpath levels.

Design drawings must be submitted and approved as a condition endorsement prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first). The design drawing must be prepared and certified by a suitably qualified expert and must:

1. show the cross and long section of the driveway crossover within the highway reservation and onto the property;
2. detail any services or infrastructure (ie light poles, pits, awnings) at or near the proposed driveway crossover;
3. if the design deviates from the requirements of the Local Government of Tasmania, Tasmanian Standard Drawings (the version which applies at the time the relevant works), as varied by the City of Hobart's published departures from those drawings, then the drawings must demonstrate that a B85 vehicle or B99 depending on use (Australian Standard AS/NZS 2890.1:2004, section 2.6.2) can access the driveway from the road pavement into the property without scraping the cars underside;

4. show that vehicular and pedestrian sight lines are met as per AS/NZS 2890.1:200.

All work required by this condition must be undertaken in accordance with the approved drawings.

Advice:

Please note that your proposal does not include adjustment of footpath levels. Any adjustment to footpath levels necessary to suit the design of proposed floor, parking module or driveway levels will require separate agreement from City of Hobart's Road Services Engineer and may require further planning approvals. It is advised to place a note to this effect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are made aware of this requirement.

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](<https://www.hobartcity.com.au/Development/Condition-endorsement>).

Once approved, the Council will respond to you via PlanBuild that the condition 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] (<https://www.hobartcity.com.au/Council/Fees-and-charges>).

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 (<https://www.hobartcity.com.au/Development/Building-and-plumbing/Lodgment-of-building-and-plumbing-applications>) for more information.

LANDSCAPING

ADVICE

It is recommended that installation of landscaping treatment be explored between the building and the Brisbane Street frontage to further enhance the appearance of the site at the footpath level.

STORMWATER

Please note that in addition to a building and/or plumbing permit, development must be in accordance with the Hobart City Council's Infrastructure By law. Click [\[here \]\(http://www.hobartcity.com.au/Council/Legislation\)](http://www.hobartcity.com.au/Council/Legislation)for more information.

PERMIT TO CONSTRUCT PUBLIC INFRASTRUCTURE

If a new stormwater service connection is required for this development, you may require a permit to construct public infrastructure, with a 12 month maintenance period and bond (please contact the Council's Infrastructure and Assets Network to initiate the permit process).

NEW SERVICE CONNECTION

If a new stormwater service connection is required for this development, please contact the Hobart City Council's Stormwater and Waterways Group to initiate the application process for your new stormwater connection. The

connection design can be approved via a condition endorsement application, A plumbing permit application, or via a [Request to install a stormwater service connection] open form.

STRUCTURES CLOSE TO COUNCIL'S STORMWATER MAIN

The design of structures (including footings) must provide protection for the Council's infrastructure. For information regarding appropriate designs please contact the Council's Infrastructure and Assets Network. You may need the General Manager's consent under section 13 of the *Urban Drainage Act 2013* and consent under section 73 or 74 of the *Building Act 2016*.

STORMWATER / ROADS / ACCESS

Services to be designed and constructed in accordance with the (IPWEA) LGAT – standard drawings. Click [here] (<https://www.hobartcity.com.au/Development/Planning/Engineering-standards-and-guidelines/Standard-drawings>)for more information.

WORKS INVOLVING, OR IN PROXIMITY OF EXISTING DRAINS

Section 73 of the *Building Act 2016* requires that a person must not perform any building work over an existing drain or within one metre from the edge of an existing drain measured horizontally, unless the owner of the building obtains written consent from the general manager of the council for the municipal area where the work is performed.

WORKS INVOLVING, OR IN PROXIMITY OF SERVICE EASEMENTS

For any building work over or within any existing or proposed services easement, the consent of the beneficiaries of the easement will be required in accordance with section 74 of the *Building Act 2016* and/or any plumbing works under section 42 of the *Building Regulations 2016*.

A person must not perform any building work over or within a service easement unless the person obtains written consent to do so from the person on whose behalf the service easement was created.

PUBLIC HEALTH

You may be required to provide approved/endorsed plans for a food business fit out, in accordance with the National Construction Code - Building Code of

Australia including Tas Part 14 for food premises which must have regard to the FSANZ Food Safety Standards. Click [here] (<http://www.foodstandards.gov.au/Pages/default.aspx>)for more information.

FOOD BUSINESS REGISTRATION

Food business registration in accordance with the *Food Act 2003*. Click [here] (<https://www.hobartcity.com.au/Business/Food-businesses>)for more information.

SINGLE USE PLASTICS

The City of Hobart has a 'Single-Use Plastics By-Law' in force, which applies to retailers who provide or sell food to be taken from the retailer's premises in food packaging. Retailers must not provide to a person any food packaging which is wholly or partly comprised of plastic and a single use product. Please click [here] (<https://www.hobartcity.com.au/Business/Food-and-beverage-businesses/Single-use-plastics-by-law-information>)for more information.

OCCUPATION OF THE PUBLIC HIGHWAY

You may require a permit for the occupation of the public highway for construction (e.g. placement of skip bin, crane, scissor lift etc.). Click [here] (<https://www.hobartcity.com.au/Business/Construction-Activities-and-Events-on-Public-Streets>)for more information.

You may require a road closure permit for construction. Click [here] (<https://www.hobartcity.com.au/Business/Construction-Activities-and-Events-on-Public-Streets/Application-Forms>)for more information.

You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click [here] (<https://www.hobartcity.com.au/City-services/Roads-and-footpaths/Roads-and-footpaths>)for more information.

GENERAL EXEMPTION (TEMPORARY) PARKING PERMITS

You may qualify for a General Exemption permit for construction vehicles i.e. residential or meter parking/loading zones. Click [here] (<https://www.hobartcity.com.au/City-services/Parking/Parking-permits>)for more information.

FEES AND CHARGES

Click [here](<https://www.hobartcity.com.au/Council/Fees-and-charges>) for information on the Council's fees and charges.

BEFORE YOU DIG

Click [here](<https://www.byda.com.au/>) for before you dig information.

Delegation: Committee

8. REPORTS

8.1 Delegated Decision Report (Planning) File Ref: F25/57978

POSSELT

That the recommendation contained within the officer report, marked as item 8.1 of the Open Planning Authority Committee Agenda of 6 August 2025, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

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

COMMITTEE RESOLUTION:

That the information contained in the 'Delegated Decision Report (Planning)' report. Marked as item 8.1 of the Open Planning Authority Committee Agenda of 6 August 2025, be received and noted.

Delegation: Committee

8.2 Planning - Advertised Applications Report
File Ref: F25/58099

HARVEY

That the recommendation contained within the officer report, marked as item 8.2 of the Open Planning Authority Committee Agenda of 6 August 2025, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

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

COMMITTEE RESOLUTION:

That the information contained in the 'Planning – Advertised Applications Report' marked at item 8.2 of the Open Planning Authority Committee Agenda of 6 August 2025, be received and noted.

Delegation: Committee

9. RESPONSES TO QUESTIONS WITHOUT NOTICE

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 at items 9.1 and 9.2 of the Open Planning Authority Committee Agenda of 6 August 2025, be received and noted..

MOTION CARRIED

VOTING RECORD

AYES

NOES

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

COMMITTEE RESOLUTION:

That the following responses to questions without notice, marked at items 9.1 and 9.2 of the Open Planning Authority Committee Agenda of 6 August 2025, be received and noted.

9.1 Amendment of UDAP's Terms of Reference

Memorandum of the Deputy Director Strategic and Regulatory Services of 31 July 2025.

9.2 Councillor Posselt - Planning Delegation

Memorandum of the Deputy Director Strategic and Regulatory Services of 1 August 2025.

10. QUESTIONS WITHOUT NOTICE

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

10.1 Lord Mayor Councillor Reynolds - Planning condition rather than advice

Question: In relation to Councillor Kitsos's amendment to the development application earlier, when we eventually finalise the Central Hobart Plan, Planning Scheme Amendments and Urban Design Guidelines, to what extent can we put in conditions rather than advice. Is this something we can change in the planning scheme say for certain precincts or public streets as part of our amendments?

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

11. CLOSED PORTION OF THE MEETING

KITSOS

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 conflicts of interest
Item No. 4	Questions Without Notice

MOTION CARRIED
BY ABSOLUTE MAJORITY

VOTING RECORD

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

There being no further business the Open portion of the meeting closed at 4.17pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
20TH DAY OF AUGUST 2025.

CHAIRPERSON