



CITY OF HOBART

AGENDA

Planning Authority Committee Meeting
Open Portion
Wednesday, 10 September 2025
at 4.00 pm
Council Chamber, Town Hall



City of **HOBART**

THE MISSION

Working together to make Hobart a better place for the community.

THE VALUES

The Council is:

People	We care about people – our community, our customers and colleagues.
Teamwork	We collaborate both within the organisation and with external stakeholders drawing on skills and expertise for the benefit of our community.
Focus and Direction	We have clear goals and plans to achieve sustainable social, environmental and economic outcomes for the Hobart community.
Creativity and Innovation	We embrace new approaches and continuously improve to achieve better outcomes for our community.
Accountability	We are transparent, work to high ethical and professional standards and are accountable for delivering outcomes for our community.

ORDER OF BUSINESS

Business listed on the agenda is to be conducted in the order in which it is set out, unless the committee by simple majority determines otherwise.

APOLOGIES AND LEAVE OF ABSENCE

1	ACKNOWLEDGEMENT OF COUNTRY	4
2.	CONFIRMATION OF MINUTES.....	4
3.	CONSIDERATION OF SUPPLEMENTARY ITEMS	4
4.	INDICATIONS OF CONFLICTS OF INTEREST	5
5.	TRANSFER OF AGENDA ITEMS.....	5
6.	PLANNING AUTHORITY ITEMS – CONSIDERATION OF ITEMS WITH DEPUTATIONS	5
7.	COMMITTEE ACTING AS PLANNING AUTHORITY	6
7.1	APPLICATIONS UNDER THE SULLIVANS COVE PLANNING SCHEME 1997	7
7.1.1	31-35 Campbell Street, Hobart - Partial Demolition, New Building and Extension, Change of Use to Office (Consulting Rooms) and Visitor Accommodation, and Adhesion	7
8.	REPORTS	52
8.1	Delegated Decision Report (Planning)	52
8.2	Planning - Advertised Applications Report	56
9.	RESPONSES TO QUESTIONS WITHOUT NOTICE.....	62
9.1	Outline Options to Prohibit Undesirable Uses	63
10.	QUESTIONS WITHOUT NOTICE	66
11.	CLOSED PORTION OF THE MEETING.....	67

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

The title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant s.61 of the *Local Government Act 1993* (Tas).

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

Apologies:

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

1 ACKNOWLEDGEMENT OF COUNTRY

2. CONFIRMATION OF MINUTES

The minutes of the Open Portion of the Planning Authority Committee meeting held on [Wednesday, 20 August 2025](#), are submitted for confirming as an accurate record.

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.

4. INDICATIONS OF CONFLICTS OF INTEREST

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

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

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?

6. PLANNING AUTHORITY ITEMS – CONSIDERATION OF ITEMS WITH DEPUTATIONS

In accordance with the requirements of Part 2 Regulation 10(4) of the *Local Government (Meeting Procedures) Regulations 2025*, the Chief Executive Officer is to arrange the agenda so that the planning authority items are sequential.

In accordance with Part 2 Regulation 10(5) of the *Local Government (Meeting Procedures) Regulations 2025*, the Committee by simple majority may change the order of any of the items listed on the agenda, but in the case of planning items they must still be considered sequentially – in other words they still have to be dealt with as a single group on the agenda.

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

RECOMMENDATION

That in accordance with Regulation 10(5) of the *Local Government (Meeting Procedures) Regulations 2025*, the Committee resolve to deal with any items which have deputations by members of the public regarding any planning matter listed on the agenda, to be taken out of sequence in order to deal with deputations at the beginning of the meeting.

7. COMMITTEE ACTING AS PLANNING AUTHORITY

In accordance with the provisions of Part 2 Regulation 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 SULLIVANS COVE PLANNING SCHEME 1997

**7.1.1 31-35 CAMPBELL STREET, HOBART - PARTIAL DEMOLITION, NEW BUILDING AND EXTENSION, CHANGE OF USE TO OFFICE (CONSULTING ROOMS) AND VISITOR ACCOMMODATION, AND ADHESION
PLN-HOB-2025-0297 - FILE REF: F25/66630**

Address:	31-35 Campbell Street, Hobart
Proposal:	Partial Demolition, New Building and Extension, Change of Use to Office (Consulting Rooms) and Visitor Accommodation, and Adhesion
Expiry Date:	10 September 2025
Extension of Time:	Not applicable
Author:	Michael McClenahan

RECOMMENDATION

Pursuant to the *Sullivans Cove Planning Scheme 1997*, the Council approve the application for partial demolition, new building and extension, change of use to office (consulting rooms) and Visitor Accommodation, and Adhesion to the former Theatre Royal Hotel at 31-35 Campbell 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 the Planning Application No. PLN-HOB-2025-0297 outlined in attachment A to this permit except where modified below.

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-2025-0127 dated 01/07/2025 as attached to the permit.

ENG 1A – 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.

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-2025-0127 dated 01/07/2025 as attached to the permit.

ENG 1B – Development Engineering – Protection of 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 written report and photos detailing any existing damage to the Hobart City Council's infrastructure on or adjacent to the site must be provided to the City of Hobart. The report should include, but not be limited to property service connection points, roads, kerb and channel, buildings and structures, stormwater pits and manholes, footpaths, driveway crossovers and nature strips; both on and adjacent to the subject site.

The report and photos of the Hobart City Council's infrastructure will be relied upon to establish the extent of any damage caused to the infrastructure during construction. In the event that the owner/developer fails to provide the report or photos to the City of Hobart, then any damage to the infrastructure found on completion of works will be deemed to be the responsibility of the owner.

ENV 2 - Environmental Planning - Erosion and Sediment Control 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](#). 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 SW1 - 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 via gravity to the Council's stormwater system with sufficient receiving capacity prior to occupancy or commencement of use (whichever occurs first).

SW 7 - Stormwater – Design

Prior to occupancy or the commencement of the use (whichever occurs first), any new stormwater connection 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 via the Condition Endorsement Process. The detailed engineering drawings must include:

1. The location of the proposed connections and all existing connections;
2. Confirmation any connection shown as to be abandoned serves only this property;
3. The size and design of the connection such that it is appropriate to safely service the development;
4. Clearances from any nearby obstacles (eg services, crossovers, trees, poles, walls) on the plan and long-section;
5. Long-sections of the proposed connection clearly showing cover, size, grade, material, access points, and delineation of public and private infrastructure;
6. Connections which are free-flowing gravity driven; and
7. Be in general accordance with Council's departures from the LGAT Tasmanian Standard Drawings, available from [our website](#).

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

Advice:

The approved stormwater connection documents must be included in your plumbing permit application document set and listed in accompanying forms.

The connection drawings must include the accurate location of the potential clashing services.

It appears a non-standard connection is required. All efforts practical to run the connection in a straight line are required.

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

A site plan which clearly shows the total proposed area of new impervious surfaces 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). This must be in accordance with the final landscaping plan.

Should this show more than 500m² of new impervious area is proposed for the site, either treatment must be installed or a cost-contribution be made.

Should treatment be proposed, it must be installed prior to occupancy or the commencement of the approved use (whichever occurs first).

A 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. include detailed design of a treatment train, including final estimations of contaminant removal meeting State Stormwater Strategy Targets and the supporting MUSIC model; and
2. 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.

OR

Should a cost contribution be proposed, a cost estimate for the design, provision and installation of a system that meet the State Stormwater Strategy targets for the whole proposed development must be provided and agreed upon. A sum equivalent to the cost estimate is to be paid to the Council in accordance with Councils Stormwater Policy. If this option is selected the contribution must be paid prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first).

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.

Council strongly encourages the incorporation of water sensitive urban design principles such as water-saving fixtures and landscaping design, in accordance with SCPS Schedule 8.

HER 1

Detailed drawings must be submitted showing how the existing chimneys to the Sackville Street elevation will be incorporated into the new structure. The design of the surrounding facades must be sympathetic in detail, materials and colour to ensure the early features are retained, protected, conserved and maintained.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved as a Condition Endorsement showing the detailed design in accordance with the above requirement.

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

Advice:

The applicant may wish to consider changes to the Campbell Street and Sackville Street facades that allow a greater visual connection to the existing Theatre Royal Hotel facades. This may include changes to the fenestration pattern, alignment of windows and an increased setback from the front façade.

HER 2

Demolition of the entry doorway features to the Sackville Street and Campbell Street entrances is not approved, including timber surrounds, pediment detailing, stained glass windows and sidelights.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved as a Condition Endorsement showing the retention of the doorway features in accordance with the above requirement.

HER 3

Prior to the issue of any approval under the *Building Act 2016*, including any approval for demolition, archival quality, annotated photographs of the building and all features to be demolished must be recorded and submitted to Council. Electronic and hard copy colour images must be provided. Cross referencing of all photographs to the existing floor plan showing the location of each photograph must also be provided.

The photographs must include:

- Each exterior elevation of the building,
- The interior of the building,
- Architectural design detailing of the building (e.g. ceiling roses, fireplaces and mantels, staircases, picture rails, stained glass windows, pressed metal ceilings),
- Outbuildings, and
- Photographs of any detail that may be of historical or architectural interest.

HER 4

Demolition and salvage must be undertaken to ensure the protection and reuse where possible of heritage fabric. Documentation must be submitted and approved as a Condition Endorsement, prior to the commencement of work. The documents must:

1. Indicate what elements are to be salvaged,
2. How and if elements will be used and reused, stored or relocated to an alternative site,
3. How and if the demolition is to be staged,
4. How recording of the structure is to occur, and
5. The form of the recording.

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

HER 12

A detailed colours, materials and finishes palette must be submitted showing the selected colours, materials and finishes and how these will be applied across the facades of the new development as well as the Theatre Royal Hotel facades.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved as a Condition Endorsement showing exterior colours, materials and finishes in accordance with the above requirement.

HER 21

All onsite excavation and disturbance must be archaeologically monitored. Should any features or deposits of an archaeological nature be discovered on the site during excavation or disturbance:

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. Features and/or deposits discovered must be reported to the Council with 2 days of the initial 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 60 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.

Advice:

Archaeological features or deposits may include foundations and building materials such as sandstone and brick, or occupational debris such as ceramic, glass, jewellery, or metal pieces relating to use of the property. These could be uncovered in the underfloor spaces below floorboards and across the site when excavating.

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 www.hobartcity.com.au for further information.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*, further details are available on the [Council's website](#), which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the *Building Act 2016*. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist [here](#).

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. Further details are available on the [Council's website](#), which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It

outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the *Building Act 2016*. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist [here](#).

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.

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 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](#).

FUTURE USE– WASTE MANAGEMENT

It is recommended that the future Office and Visitor Accommodation use include Food Organics and Garden Organics (FOGO) bins for workers, and temporary residents on site.

BUILDING OVER AN EASEMENT

In order to build over the easement, you will require the written consent of the person on whose behalf the easement was created, in accordance with section 74 of the *Building Act 2016*.

PERMIT TO CONSTRUCT PUBLIC INFRASTRUCTURE

You may require a permit to construct public infrastructure. Please contact the Hobart City Council's Infrastructure and Assets Network to initiate the permit process.

NEW SERVICE CONNECTION

Please contact the Hobart City Council's Infrastructure and Assets Network to initiate the application process for your [new stormwater connection](#).

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.

You may require a road closure permit for construction or special event. Click [here](#) for more information.

You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click [here](#) 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](#) for more information.

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](#) for more information.

CBD AND HIGH VOLUME FOOTPATH CLOSURES

Please note that the City of Hobart does not support the extended closure of public footpaths or roads to facilitate construction on adjacent land.

It is the developer's responsibility to ensure that the proposal as designed can be constructed without reliance on such extended closures.

In special cases, where it can be demonstrated that closure of footpaths in the CBD and/or other high volume footpaths can occur for extended periods without unreasonable impact on other businesses or the general public, such closures may only be approved by the full Council.

For more information about this requirement please contact the Council's City Transport Group on 62382711.

REDUNDANT CROSSOVERS

Redundant crossovers are required to be reinstated under the Hobart City Council's Infrastructure By law. Click [here](#) for more information.

STORMWATER / ROADS / ACCESS

Services to be designed and constructed in accordance with the (IPWEA) LGAT – standard drawings. Click [here](#) for more information.

TITLE ADHESION

An adhesion of your titles is required because a portion of your development is across one or more title boundaries. Contact your solicitor or a registered land surveyor to initiate the process.

WORK PLACE HEALTH AND SAFETY

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. Click [here](#) for more information.

PROTECTING THE ENVIRONMENT

In accordance with the *Environmental Management and Pollution Control Act 1994*, local government has an obligation to "use its best endeavours to prevent or control acts or omissions which cause or are capable of causing pollution." Click [here](#) for more information.






NOISE REGULATIONS

Click [here](#) for information with respect to noise nuisances in residential areas.

WASTE DISPOSAL

It is recommended that the developer liaise with the Council's City Resilience Group regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill.

Further information regarding waste disposal can also be found on the Council's [website](#).

- Attachment A: PLN-HOB-2025-0297 - Hobart - SCPS Committee-
Delegated Report  
- Attachment B: PLN-HOB-2025-0297 - PAC Agenda Documents
(Supporting information) 
- Attachment C: PLN-HOB-2025-0297 - Urban Design Advisory
Panel Report  



City of **HOBART**

APPLICATION UNDER SULLIANS COVE PLANNING SCHEME

Type of Report	Committee
Committee:	10 September 2025
Expiry Date:	10 September 2025
Application No:	PLN-HOB-2025-0297
Address:	31-35 Campbell Street, Hobart TAS 7000
Applicant:	Mr Frazer Reed, All Urban Planning
Proposal:	Partial Demolition, New Building and Extension, Change of Use to Office (Consulting Rooms) and Visitor Accommodation, and Adhesion
Representations:	Nil (0)
Performance criteria:	Heritage, Urban Form, Demolition

1. Executive Summary

- 1.1. Planning approval is sought for Partial Demolition, New Building and Extension, Change of Use to Office (Consulting Rooms) and Visitor Accommodation, and Adhesion of 31-35 Campbell Street, Hobart, for use as a wellness centre operated by the SHE Gynaecological Cancer Group.
- 1.2. More specifically, the proposal includes:
 - Demolition of existing buildings save for the façade of the former Theatre Royal Hotel.
 - Development of a contemporary four storey building featuring ground floor reception, health facilities and communal space, first floor health facilities, and accommodation on the upper two levels.
 - 11 semi self-contained accommodation units intended for patients and carers.
 - Ancillary site servicing works in the Campbell Street highway reservation.
- 1.3. The application is subject to assessment against the *Sullivans Cove Planning Scheme 1997* (the planning scheme).
- 1.4. The proposal relies on performance criteria to satisfy the following standards and schedules.
 - 1.3.1 Heritage (adjacent) – clause 22.5.5
 - 1.3.2 Archaeological sensitivity (discretionary works) – clause 22.6.5
 - 1.3.3 Urban Form (building form) – clause 23.6.2
 - 1.3.4 Urban Form (building surfaces) – clause 23.7.2
 - 1.3.5 Demolition – clauses 28.5 and 28.6
- 1.5. No representations were received during the statutory advertising period from 13 August to 27 August 2025.

- 1.6. The application was considered by Urban Design Advisory Panel, who provided unanimous support for the wellness centre, while also providing detailed design appraisal for consideration should the project proceed to the building permit stage.
- 1.7. The proposal is recommended for approval subject to conditions.
- 1.8. The final decision is delegated to the Planning Authority Committee because the proposal is classified as a major development application.

2. Site Detail

- 2.1. The site is the former Theatre Royal Hotel at 31-35 Campbell Street, Hobart, with frontages to Campbell Street and Sackville Street. The building is currently unoccupied.
- 2.2. The site is 571m² and comprised of certificates of title 42971/1 and 42971/2.
- 2.3. The site is not in the Wapping Local Area Plan, as shown in Figure 1.
- 2.4. The site is not listed as a place of cultural heritage significance, but is adjacent to a listed place, as shown in Figure 2. The adjacent heritage place is listed as 'Walls off Sackville Street', located at 37-49 Campbell Street. Although part of the heritage walls may encroach into the site, the site itself is not listed in the planning scheme.
- 2.5. The site is not included on the Tasmanian Heritage Register.

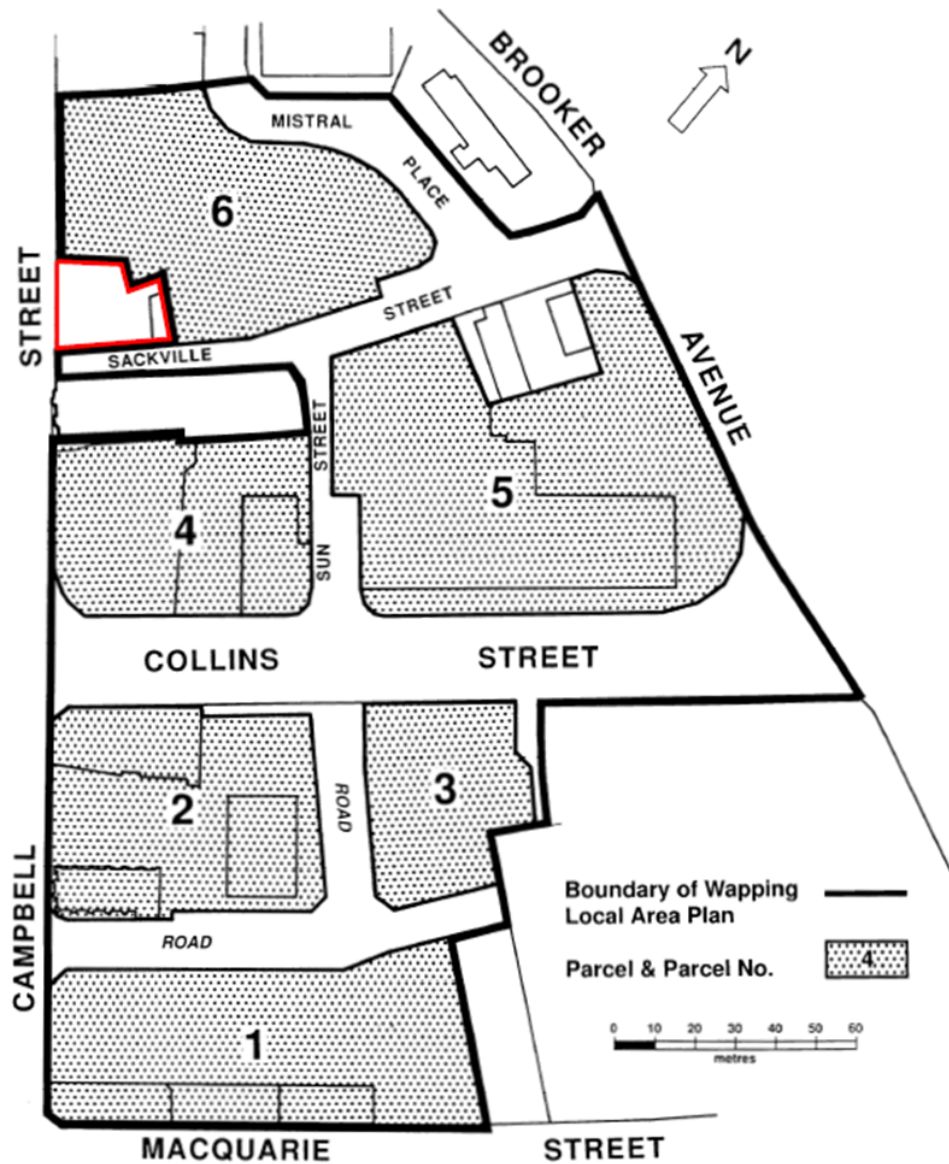


Figure 1: Show the site (red outline) is not in the Wapping Local Area Plan (source: Figure 3a in the planning scheme)

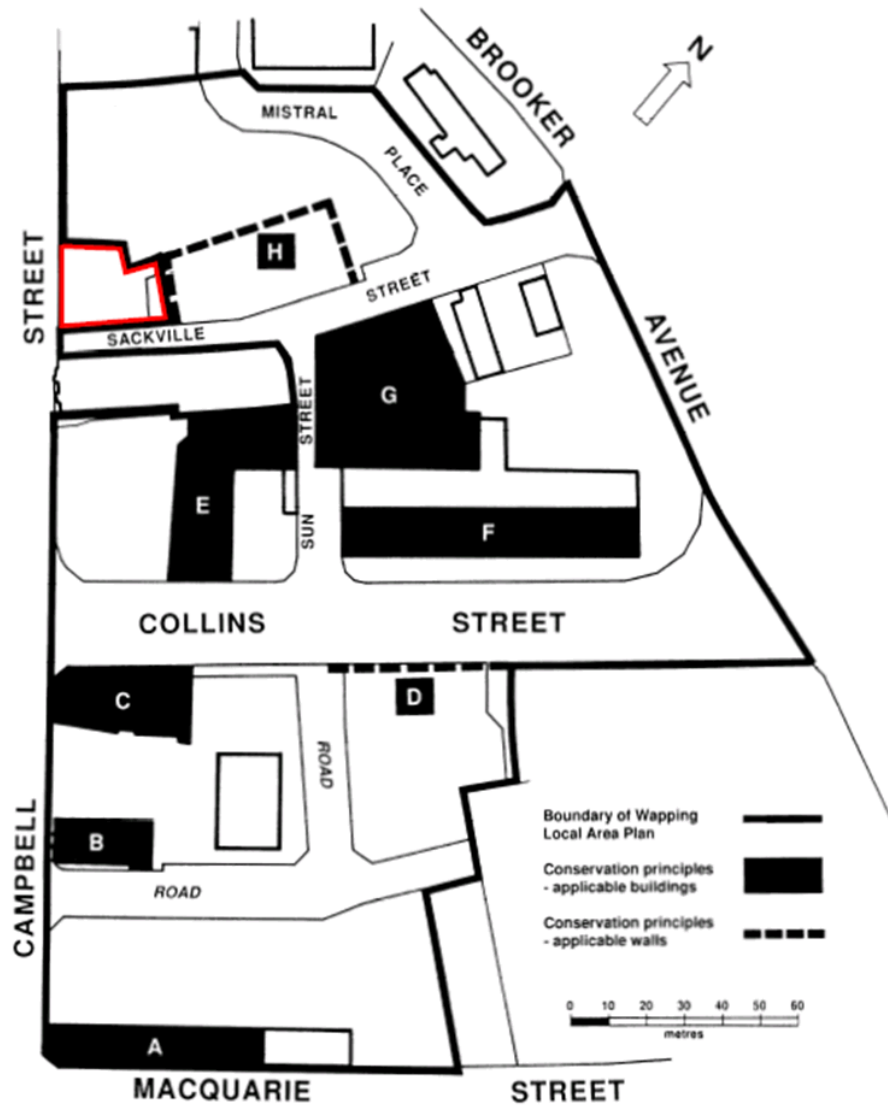


Figure 2: Shows the site (red outline) is not heritage listed but is heritage adjacent (source: Figure 3d and Table 1 of Scheule 1 in the planning scheme)

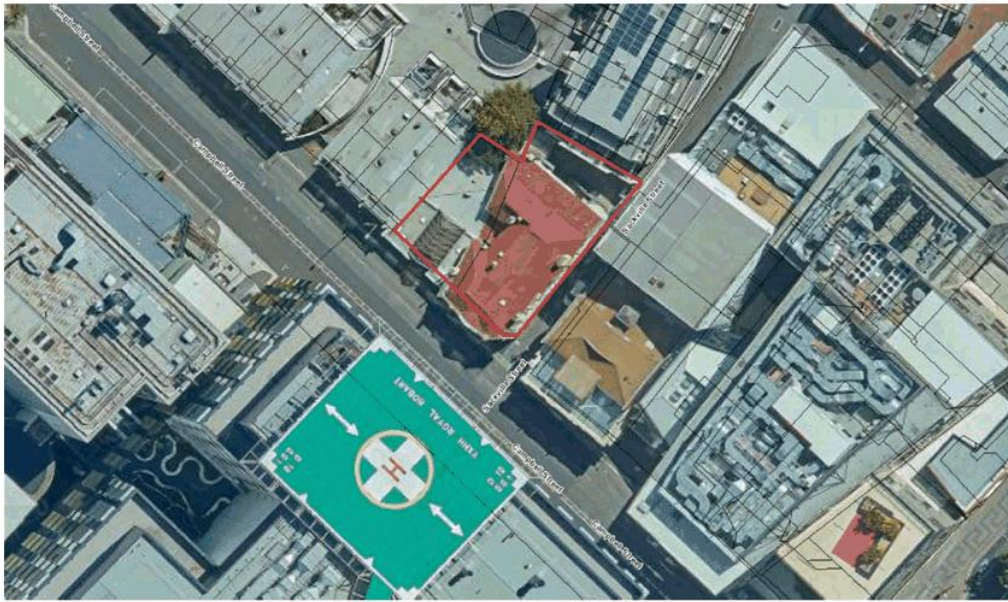


Figure 3: Aerial image of site (red outline) (source: LISTmap)



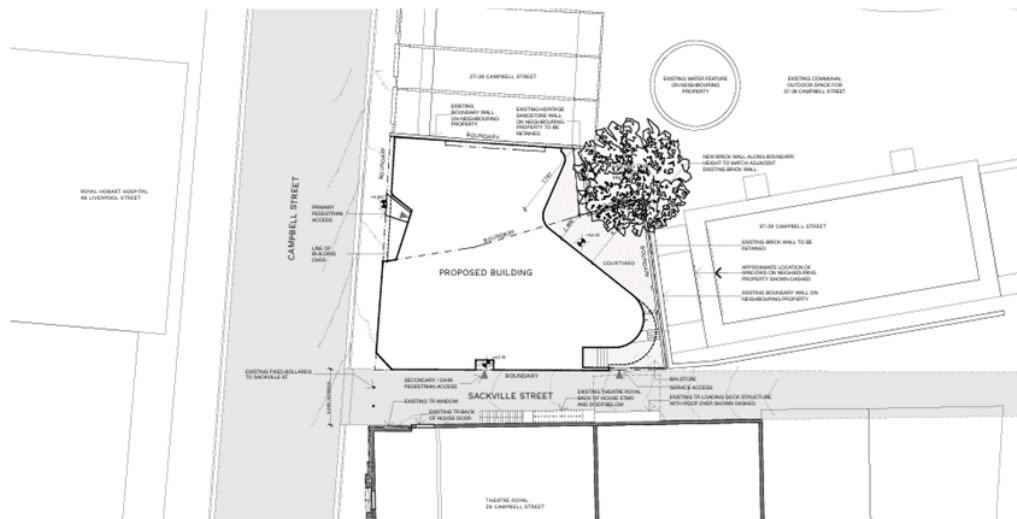
Figure 4: View of the site from Campbell Street (source: Google street view)

3. Proposal

- 3.1. The application seeks approval for Partial Demolition, New Building and Extension, Change of Use to Office (Consulting Rooms) and Visitor Accommodation, and Adhesion, for use as a wellness centre operated by the SHE Gynaecological Cancer Group.
- 3.2. The development will provide a range of health and support services designed to enhance cancer care outcomes for Tasmanian patients and their families. The SHE wellness centre is being delivered in collaboration with the University

of Tasmania, the Department of Health, the Peter MacCallum Cancer Centre, and the Crown, who have signed a Memorandum of Understanding to advance cancer prevention, education, research and treatment in the State.

- 3.3. The proposal involves retention of the early 20th-century façade of the existing building along both Campbell and Sackville Streets, with demolition at the rear as well as demolition of the single storey later additions on Campbell Street.
- 3.4. The new building will be a four-storey contemporary structure (17 m) to support the proposed use, including:
 - Ground floor – reception, multipurpose therapy rooms, communal space, and landscaped courtyard including retention of the heritage walls on the adjacent property.
 - Level 1 – allied health facilities and consulting suites
 - Levels 2 and 3 – accommodation comprising 11 semi self-contained units supported by communal kitchen, lounge and laundry. The accommodation is for patients undergoing treatment or carers supporting patients.
- 3.5. The built form purposefully minimises sharp edges. A mix of materiality is proposed to reflect a balance between contemporary design and the 20th century heritage context in the surrounding area. Along with new glazing and the restoration of the existing façade, new brickwork at ground level, and vertical perforated metal cladding on upper levels, will be featured.
- 3.6. Ancillary works to upgrade site services are proposed in the Campbell Street highway reservation. Works include new underground service connections.¹
- 3.7. The proposal includes the adhesion of titles.²



¹ General Manager's Consent for works in the Campbell Street highway reservation has been granted pursuant to GMC-HOB-2025-0024.

² Adhesion of titles is not considered subdivision in the Local Government (Building and Miscellaneous Provisions) Act 1993 and is therefore not subdivision as defined in the Sullivans Cove Planning Scheme 1997.

Figure 5: Proposed site plan (Source: Cumulus Studio)



Figure 6: Proposed streetscape elevation (Source: Cumulus Studio)



Figure 7: Draft architectural render (Source: Cumulus Studio, provided in presentation to UDAP)

4. Background

4.1. None.

5. Concerns raised by representors

5.1. No representations were received during the statutory advertising period from 13 August to 27 August 2025.

6. Assessment

The *Sullivans Cove Planning Scheme 1997* is a performance-based planning scheme. This approach recognises that there are in many cases a number of ways in

which a proposal can satisfy desired environmental, social and economic standards. In some circumstances, a proposal will be 'permitted' subject to specific 'deemed to comply' provisions being satisfied. Performance criteria are established to provide a means by which the objectives of the Planning Scheme may be satisfactorily met by a proposal. Where a proposal relies on performance criteria, the Council's ability to approve or refuse the proposal relates only to the performance criteria relied on.

- 6.1. The site is in Activity Area 1.0 Inner City Residential of the *Sullivans Cove Planning Scheme 1997*.
- 6.2. The site is not in the Wapping Local Area Plan area.
- 6.3. The site is not listed as a place of cultural heritage significance under the planning scheme, nor is it included on the Tasmanian Heritage Register.
- 6.4. The site is adjacent to a place of cultural heritage significance under the planning scheme.
- 6.5. The existing building on the site is commonly known as the Theatre Royal Hotel. It has not operated as a hotel for over two decades and has undergone various interim uses since that time. Most recently, it was used as site offices during the construction of the Hedberg/Conservatorium of Music and was later refitted for use as student accommodation.
- 6.6. The proposed use is Office (Consulting Rooms) and Visitor Accommodation, which are permitted uses pursuant to clause 15.3.3.
- 6.7. The proposal has been assessed against:
 - 6.3.1 Parts A and B – Strategic Framework
 - 6.3.2 Part D – Clause 15 – Activity Area Controls
 - 6.3.3 Part E – Schedule 1 – Conservation of Cultural Heritage Values
 - 6.3.4 Part E – Schedule 2 – Urban Form
 - 6.3.5 Part E – Schedule 5 – Traffic Access and Parking
 - 6.3.6 Part E – Schedule 7 – Demolition
 - 6.3.7 Part E – Schedule 8 – Environmental Management
 - 6.3.8 Part E – Schedule 10 – Royal Hobart Hospital Helipad Airspace Protection
- 6.8. The proposal relies on the following performance criteria to comply with the applicable standards:
 - 6.4.1 Heritage (adjacent) – clause 22.5.5
 - 6.4.2 Archaeological sensitivity (discretionary works) – clause 22.6.5

- 6.4.3 Urban form (building form) – clause 23.6.2
- 6.4.4 Urban form (building surfaces) – clause 23.7.2
- 6.4.5 Demolition – clauses 28.5 and 28.6
- 6.9. Each performance criterion is dealt with separately below.
- 6.10. **Heritage (adjacent) – clause 22.5.5**
- 6.6.1 The site is adjacent to heritage listed properties. Pursuant to clause 22.5.5, the application may be approved at the discretion of the Planning Authority taking into consideration the following, noting that these are not definitive assessment tests:
- *'Building or works' adjacent to a place of cultural significance must not dominate that place when viewed from the street or any other public space, or be more prominent in the street than the adjacent place of cultural significance.*
 - *The area of a facade of any new building may be permitted to exceed that of the building on an adjacent place of cultural significance where the Planning Authority is satisfied that the visual impact of the apparent disparity of scale is not significant or that historic precedent warrants the scale disparity.*
 - *'Building or works' must complement and contribute to the specific character and appearance of adjacent places of cultural significance and the historic character of the Cove generally.*
 - *The location, bulk and appearance of 'building or works' must not adversely affect the heritage values of any adjacent or nearby place of cultural significance.*
 - *'Building or works' must not reduce the heritage value of any adjacent places of cultural significance by mimicking historic forms.*
- 6.6.2 The application has been referred to the Council's Cultural Heritage Officer, who has provided the following assessment:
- 31-35 Campbell Street is adjacent to the Theatre Royal at 29 Campbell Street, and the Walls off Sackville Street at 37-49 Campbell Street. The Walls off Sackville Street are not a prominent street element and works are physically separate from this feature. It is visible from the interior of the lot and from Sackville Street, although the extent is limited due to the existing surrounding development. Landscaping works will occur in the vicinity of the wall including paving and plantings. Given the current situation includes concrete to the base of the wall, the works are not considered to be of increased detriment to this feature.
- The proposed works will be viewed in relation to the Theatre Royal (shown in Figure 8 below), which is located to the south east and separated from the subject site by the Sackville Street laneway. The

Theatre Royal has a double storey street frontage which steps up further with the fly tower at the rear. The Hedberg addition to the side is separated from the Theatre Royal with a glazed link before increasing in height. The proposal will be highly visible and prominent in the streetscape and in particular relation to the Theatre Royal, although as the development is physically separated from the Theatre Royal by the laneway, the impact is somewhat lessened to the extent that the Theatre Royal will still remain a prominent street element and may not be entirely dominated by the new works.



Figure 8: Photograph of the Theatre Royal and the Theatre Royal Hotel, with the Hedberg development to the very right of the image, as viewed from south of the site on Campbell Street. (Source: Council Officer)

Despite this, the cumulative impact of the existing Hedberg development and the proposed development will somewhat hem in the Theatre Royal on either side, with the original human scale of development lost and greater visual prominence placed on the surrounding contemporary development. Despite this, the separation between the Theatre Royal and the proposed development via the laneway somewhat mitigates this. Point 1 is MET.

The disparity of scale between the proposed new façade and the façade of the Theatre Royal is such that the new component is more than double the Theatre Royal façade on the Campbell Street frontage. While this is a substantial increase with a likely visual impact on the heritage listed building, the Hedberg development to the south east of the Theatre Royal is substantially larger than the proposed development. This is separated from the Theatre Royal by a glazed link, which somewhat lessens the direct impact. This glazed link is wider than Sackville Street which separates the development site and the Theatre Royal. In this sense, there is an historical precedent for the increased façade area. Point 2 is MET.

As defined in the Macquarie Concise Dictionary, to 'complement' is 'something that completes or makes perfect' and to 'contribute' is to 'give in common with others.' The proposed facades to Campbell Street and Sackville Street draw limited connections to the surrounding development, including the Theatre Royal and the Theatre Royal Hotel. The substantial increase in height and the contemporary form, with a curved corner and angled parapet roofline, all clearly distinguish the new development as being contemporary. In this sense, the proposal is not considered to make complete the character of the existing building, the immediate area or the adjacent heritage listed places, nor contribute to the Theatre Royal.

The historic character of the Cove includes 'buildings, monuments, structures and spaces reflecting the history and development of Tasmania...' (clause 1.3(b) of the planning scheme). Additionally, 'its historic buildings, formal parks, roads and other public spaces have largely retained the pedestrian scale that existed during the early settlement of Hobart' (clause 5). When considering the works in this context, the proposed facadism and lack of integration with the original building does not complement or contribute to the historic character of the Cove. This is because the historic character of the building is diminished and tokenistic retention of the front façade does not result in a positive heritage outcome.

Additionally, the proposal does not set the upper levels of the building back from the existing front façade. This creates an immediate increase in height and does not incorporate a separation between the new and historical elements. It creates a high wall that is not in keeping with the established historic heights and pedestrian scale. This is illustrated in Figure 9 below.

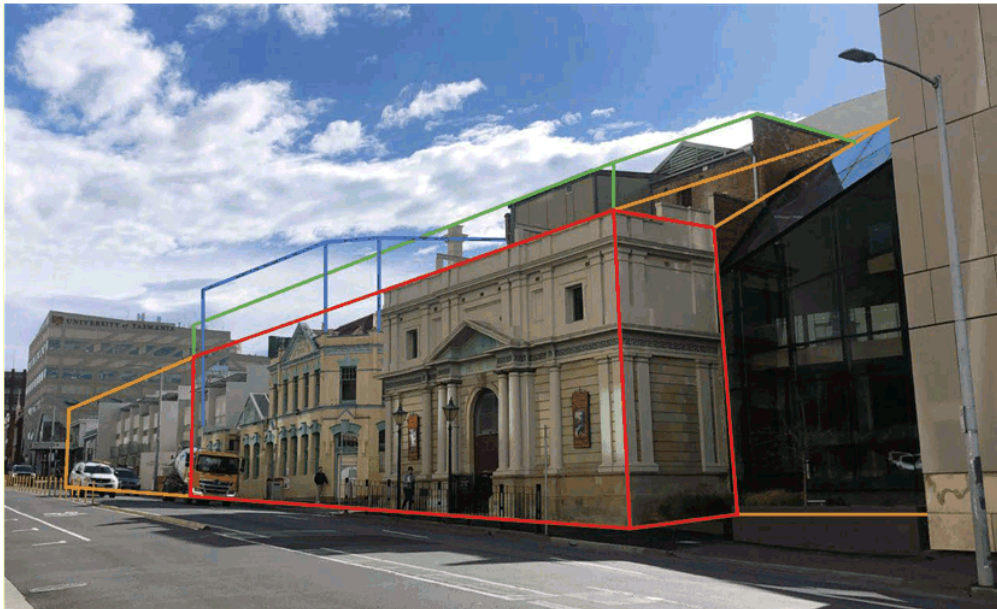


Figure 9: Photograph of the site marked up to illustrate the established building heights in the immediate vicinity of the proposed works. The red line indicates the historical street frontage height. The orange line

shows the continuation of this along to the more recent apartment development at 37-39 Campbell Street and to the glazed link of the Hedberg at 29 Campbell Street. The green line indicates the established height of components set back from the front façades. The blue line indicates an approximation of the proposed development height (not to scale) on the immediate street frontage, which will likely be perceived as higher than the elements that are set back from the frontage. (Source: Council Officer)

The bulk of the proposal will be clad with perforated metal screening, which is a contemporary material with minimal use throughout the Cove. The colour palette is muted with shades of red, purple and brown, which while this may be considered as a contemporary reference to the historical use of red brick, it is not a common colour scheme in the Cove. The proposed elevations do not clearly illustrate how this colour scheme will be applied across the façade. The use of brick to the base of the building is grounding and ties in with the consistent use of brick and sandstone throughout the Cove. Brick veneer cladding, however, would be seen as a lesser alternative and poor reference to the surrounding materiality of the Cove. Additionally, the architects indicate that the colour scheme of the Theatre Royal Hotel facades will be as per the historical colour scheme.

This does not appear to satisfy Point 3. In the event that the works are approved, a condition is recommended for detail documentation showing how the retained chimneys will be supported, with recommendations for considered façade changes to allow the building to relate more to the historical building façade. A condition for further details on the colours and finishes of the proposed development as well as the original facades of the Theatre Royal Hotel is also recommended.

The location, bulk and appearance of the proposed development should not be such that there is an adverse impact on the Theatre Royal. There are important historical, social and architectural links between the existing Theatre Royal Hotel and the Theatre Royal, stemming from the shared height and scale, similarities in façade detailing, cornices and parapets, and the historical co-operating of the two businesses, supporting each other with shared patrons.

The proposal may be considered to substantially alter this perception in multiple ways. The increased height and bulk, and limited shared architectural detailing of the new façade will see the Theatre Royal Hotel site no longer clearly indicating this shared link, particularly as the development is not set back from the front façade by any meaningful distance. The substantial changes to the interior and rear of the building will remove the ability to view the historical use of the site and therefore reduce the historical connection that the two buildings share.

In the supplied Heritage Impact Statement, the heritage consultant draws comparisons of height, materials and architectural detailing with development at the Royal Hobart Hospital (RHH). This height and scale disparity is not considered in this assessment as the RHH is within the planning area of the *Hobart Interim Planning Scheme 2015* and is thus viewed under different planning controls.

This does not appear to satisfy Point 4.

The works do not mimic historic forms, although there is limited to no architectural detailing that creates a meaningful connection to the retained façade. Point 5 is MET.

The proposal fails to satisfy Point 3 and Point 4 of this criterion; however, the clause requires that the points 'must be taken into consideration' only.

In the event that the works are approved, a condition is recommended for further details to be provided on the heritage interpretation strategy.

- 6.6.3 The proposal broadly complies with the relevant provisions and objectives, subject to conditions.

6.11. Archaeological sensitivity (discretionary works) – clause 22.6.5

- 6.11.1 The site is not listed in the Table 2 places of archaeological sensitivity. However, Council's Cultural Heritage Officer has noted that the site is likely to be of archaeological interest. Pursuant to clause 22.6.5, places considered likely to be of archaeological interest or significance must take into consideration the following. The application may be approved at the discretion of the Planning Authority, noting that these are not definitive assessment tests:

- *The likelihood of the proposed 'building or works' resulting in the removal or destruction of items of archaeological significance.*
- *The cultural significance of the site.*
- *Evidence of an adequate archaeological reconnaissance and site sampling prior to the approval or carrying out of works.*
- *The need to reasonably protect potential archaeological significance during the design, and carrying out of works.*
- *The need to undertake an archaeological 'watching brief' to be required during the carrying out of works.*

- 6.11.2 The application has been referred to the Council's Cultural Heritage Officer, who has provided the following assessment:

No Archaeological Sensitivity Report was submitted by the applicant as per the requirements of Clause 22.6.3 and archaeological assessment does not appear to have been previously completed for the site. There is no evidence of archaeological sampling or reconnaissance works having been completed to date. The Sullivans Cove Archaeological Zoning Plan identifies the site as having little/no archaeological potential, however it is not clear how this conclusion was drawn nor whether it is accurate. There is no datasheet or information provided on the site within the report. The historical research ... suggests that there are multiple phases of occupation of the site and associated phases of development. The extent of

historical ground disturbance for the construction of the current building is not known; it is possible that the early foundations and occupational debris may remain in underfloor deposits and other areas of the site.

The extent of excavation required for the proposed new development has not been determined, as per the Extent of Excavation plan in drawing DA18-01 by Cumulus, dated 15/7/2025. It is therefore not certain whether works will intersect with any known previous building foundations, or other occupational debris which may be within the archaeological record. The extent and history of the basement level is not clear, nor whether or not this will be affected by the works. It is recommended that a 'watch and act' style condition is included, for the excavation to be archaeologically monitored and any archaeological finds reported to Council.

- 6.11.3 The proposal complies with the relevant provisions, subject to conditions.

6.12. Urban form (building form) – clause 23.6.2 & urban form (building surfaces) – clause 23.7.2

- 6.12.1 The proposed building has a maximum height of 17 m, exceeding the 12 m permitted height standard. The proposed building material is primarily metal cladding, rather than masonry as required by the permitted standard. Therefore, the proposal must be assessed against the Schedule 2 objectives.

- 6.12.2 An assessment of the proposal against the Schedule 2 objectives is as follows:

Objectives:

The traditional urban pattern of Sullivans Cove is to be conserved. A contemporary adaptation is to be created in development / redevelopment areas.

Views to Sullivans Cove along primary spaces are to be retained, especially to the River Derwent.

Views over the land bounded by Tasman Highway, Brooker Avenue and Liverpool Street from the City and Wapping to the Domain and from the Domain and Tasman Highway to the City are to be retained.

Expression of the Wall of the Cove is to be encouraged where possible.

The bulk and height of buildings must reflect the natural topography of the Sullivans Cove Planning Area, the amphitheatre sloping down to the Cove and the Macquarie Street and Regatta Point Ridges.

A diversity of building heights and volumes will be encouraged within this overriding pattern, but buildings must have a respectful relationship to each other and to buildings of identified cultural significance within a

street.

New buildings must not be individually prominent in terms of contrast with neighbouring buildings by being significantly higher or having a larger apparent size when viewed in street elevation.

New buildings should facilitate the creation of 'secondary spaces' on lots in the Cove. Such spaces should be encouraged where they demonstrably create useable pedestrian environments and facilitate pedestrian movement and views.

New urban gardens are to be encouraged in secondary spaces only.

On the land bounded by the Tasman Highway, Brooker Avenue and Liverpool Street the landscaping should reflect the variety of garden areas and parkland styles that exist in the immediate surrounding area and that mark the transition to the Domain.

Planner response:

The proposed development (17 m high) will not be individually prominent by being significantly higher or larger than surrounding buildings. Rather, the height is respectful in context of nearby buildings. There are several surrounding buildings that are higher and larger than the proposal, including the Royal Hobart Hospital (approximately 56 m high)³ and the Hedberg (approximately 32 m high), as shown in the streetscape elevation in Figure 6.

The bulk and height of the proposed building reflects the natural topography of the Sullivans Cove area and the amphitheatre sloping down to the Cove. The proposed height is less than existing buildings further down the slope. In addition, the proposal will have no impact on key view lines.

The proposal retains the original façade of the former Theatre Royal Hotel, creating a contemporary adaptation behind the historic frontage. The architecture is sympathetic to existing built form in the streetscape, providing a mixed material palette that is compatible with other historic and contemporary structures in the area, such as the Theatre Royal, Royal Hobart Hospital, and Hedberg.

6.12.3 The proposal complies with the relevant provisions and objectives.

6.13 Demolition – clauses 28.5 and 28.6

6.13.1 Pursuant to clause 28.5(b), demolition on the site may be refused if in the opinion of the Planning Authority the building contributes to the cultural heritage or urban character of the Activity Area and the building is capable of continued beneficial use without demolition. Pursuant to clause 22.6, the Planning Authority shall have regard to the following matters in considering any proposal for demolition:

³ Although the Royal Hobart Hospital is sited predominantly outside the Sullivans Cove Planning Scheme 1997 area, the hospital building extends into the Campbell Street highway reservation, which is inside the planning scheme area.

- *The impact of the proposed demolition on the character of the Activity Area.*
- *The impact of the proposed demolition on the cultural heritage values of the Cove.*
- *The need to avoid creation of vacant sites and 'lost space' in the Cove.*

6.13.2 The application has been referred to the Council's Cultural Heritage Officer, who has provided the following assessment:

The site is located within the Inner City Residential (Wapping) Activity Area... [The planning scheme] states that 'little survives that is recognisably 'historic'. Exceptions to this include St David's Church, Theatre Royal Hotel, Theatre Royal and the Woolstore tourist apartments...' As such, while the Theatre Royal Hotel is not identified in Table 1 of the Scheme, it can be considered that the Scheme broadly acknowledges the historic value of the site and its contribution to the Cove.

The current building includes components that relate to pre-1845 construction and the subsequent historical phases of development. While the front façade component of the building is contributory to the streetscape and an important historical feature of the Cove, it can also be considered that the rear components which relate to the pre-1845 development (or perhaps even pre-1829) are of historical significance that at least equals that of the façade. The early fabric demonstrates the initial phases of development of Wapping, of which the Scheme identifies that there is little remaining.

While the supplementary heritage report provided by the applicant identifies the difficulties of the current proposed use to comply with Building Code of Australia (BCA) requirements, it is considered that an alternative use of the site would likely allow retention of the existing fabric. The building is considered to be of a generally sound condition and is not evidently deteriorated or dilapidated to the extent that it is no longer capable of continued use. The *Building Act 2016* makes provisions for the Building Code of Australia to be varied and provides a process for modifying the code such that original fabric can be retained, subject to the extent of the proposed works. Additionally, compliance with the BCA is not a consideration of the demolition provisions of the Scheme. Demolition of the majority of the building is therefore not considered to be the only viable option for continued beneficial use.

The Planning Authority may therefore determine that the application can be refused on demolition grounds, as the building contributes to the cultural heritage character of the Wapping Activity Area and it is likely feasible to undertake works while retaining more original and early fabric.

The wholesale internal and rear demolition, and removal of the roof and

some chimneys will remove the remaining original fabric relating to the c. pre-1845 and earlier occupation of the site and will remove evidence of the various historical phases of construction that followed. This includes a central stairway, stained glass windows to the rear elevation, pressed metal ceilings, early fireplaces and surrounds, as well as the pre-1845 ground floor walls and general floor arrangement, and rear outbuilding wings. The social connection to the adjacent Theatre Royal will also therefore be lessened as the historical use of the site will no longer be evident and the understanding of the two properties operating to support each other will be lost.

The documentation also indicates removal of the door leaf to the Campbell Street entrance. This is acceptable as the door positioning has been relocated and the door itself may not be original. The drawings do not indicate whether the surrounding timber detailing is to be removed; it is considered that this is an important feature of the façade detailing and its loss would be unfortunate. Similarly, the door and surrounding timber detailing and windows to Sackville Street is proposed for demolition. This is an elaborately detailed entryway which significantly contributes to the façade detailing. Its demolition can be considered erode the character of the building and therefore the way it contributes to the Activity Area and the Cove.

The proposed demolition may therefore be considered to result in a further reduction and erosion of the already limited historical fabric in the Wapping Activity Area.

Demolition of the side addition dating from 1950 is not considered to be of detriment as this is not an original or early component of the site.

This does not appear to satisfy Point 1.

The heritage value of the Cove is defined in Part G of the Scheme 'as the historic, aesthetic and social significance of Sullivans Cove. It includes social value, archaeological values, architectural values and values as a record of various aspects of history.' Further, in clause 22.1, the Scheme applies to 'the conservation of a recognisable historic character in the areas where authentic historic fabric and spaces remain.'

The proposed demolition appears to be at odds with the intention of the Scheme as it will remove significant and early fabric that relates to the development of the site and therefore also the wider Cove, including the historical social use of the site. The cultural heritage value of the site would appear to be significantly lessened through the subsequent approach of facadism, and this may be considered as to the detriment of the wider Cove. The subsequent interior development will be inauthentic in that the retention of the façade suggests, from a street perspective, that components of the original building may be retained internally. This will not be the case in the proposed works, however, and any sense of the early development, use and contribution of the building to the Cove will be substantially lessened.

This does not appear to satisfy Point 2.

A vacant site or 'lost space' is not proposed as part of this demolition, as indicated by the above assessment.

Point 3 is MET.

The proposal fails to satisfy Points 1 and 2 of Clause 28.6, however this clause requires the Planning Authority to only 'give regard to' these matters when considering the application.

In the event that the application is approved, a condition is recommended for archival recording to accurately produce a high quality documentation of the building in its current form prior to demolition. A condition is also included for the salvage and possible reuse of original fabric to be demolished, such as the stairway, upper floor fireplace and mantle, windows including frames and stained glass, timber floorboards and architraves. A condition is also recommended for further design detail showing the retention of all timber detailing and windows to the doorways to Campbell Street and Sackville Street.

6.13.3 The proposal broadly complies with the relevant provisions and objectives, subject to conditions.

7. Discussion

- 7.1. The proposal is for partial demolition, alterations and extension to the former Theatre Royal Hotel at 31-35 Campbell Street, Hobart.
- 7.2. The proposal has been assessed against the relevant provisions of the planning scheme and is considered to satisfy the relevant objectives in respect of its discretions under heritage (subject to conditions) and urban form.
- 7.3. The proposal has been assessed by other Council officers, including Council's Development Engineer, Urban Design Officer, and Environmental Health Officer. The officers raised no objection to the proposal, subject to conditions.
- 7.4. *Assessment by Council's Cultural Heritage Officer of the proposal have found that the proposal has shown elements of compliance with clauses under Schedule 1 and Schedule 7 of the Sullivans Cove Planning Scheme 1997. It is noted that this assessment has also raised concerns with how the proposal has failed to satisfy points 3 and 4 of clause 22.5.5 (Buildings and Works on Land not Included in Table 1), clause 28.5 (Guidelines for Development Control), and clause 28.6 (Demolition – Matters to be Considered). Specifically, these have been to the retention of the façade in isolation, and the form, scale and dominance of the new built form in relation to the existing façade, the adjacent heritage listed building, and the wider Cove, failure to retain elements of cultural heritage and urban character within the activity area, and the impact of the loss of the existing structure on the cultural heritage value of the cove*
- 7.5. Council Planners, as part of the wider assessment role, are to consider the advice of all referral officers as to how a development proposal presents

against clauses of the applicable planning scheme. Accounting for the advice of Council officers for this application, and recognising the above-mentioned concerns, on balance the proposal is assessed as representing a significant benefit to the broader community and providing inclusion of several supporting conditions, is recommended for approval to the Planning Authority Committee.

7.6. The application was considered by Urban Design Advisory Panel, who provided unanimous support for the wellness centre, while also providing detailed design appraisal for consideration should the project proceed to the building permit stage.

7.7. The proposal is recommended for approval.

8. Conclusion

8.1. The proposal for partial demolition, alterations and extension to the former Theatre Royal Hotel at 31-35 Campbell Street, Hobart, satisfies the relevant provision of the *Sullivans Cove Planning Scheme 1997*, and as such is recommended for approval.

9. Recommendation

Pursuant to the *Sullivans Cove Planning Scheme 1997*, the Council approve the application for partial demolition, alterations and extension to the former Theatre Royal Hotel at 31-35 Campbell 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 the Planning Application No. PLN-HOB-2025-0297 outlined in attachment A to this permit except where modified below.

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-2025-0127 dated 01/07/2025 as attached to the permit.

ENG 1A – 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.

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-2025-0127 dated 01/07/2025 as attached to the permit.

ENG 1B – Development Engineering – Protection of 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 written report and photos detailing any existing damage to the Hobart City Council's infrastructure on or adjacent to the site must be provided to the City of Hobart. The report should include, but not be limited to property service connection points, roads, kerb and channel, buildings and structures, stormwater pits and manholes, footpaths, driveway crossovers and nature strips; both on and adjacent to the subject site.

The report and photos of the Hobart City Council's infrastructure will be relied upon to establish the extent of any damage caused to the infrastructure during construction. In the event that the owner/developer fails to provide the report or photos to the City of Hobart, then any damage to the infrastructure found on completion of works will be deemed to be the responsibility of the owner.

ENV 2 - Environmental Planning - Erosion and Sediment Control 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](#). 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 SW1 - Development Engineering – Stormwater

All stormwater from the proposed development (including but not limited to: roofed areas, g drains, and impervious surfaces such as driveways and paved areas) must be drained via gravity to the Council's stormwater system with sufficient receiving capacity prior to occupancy or commencement of use (whichever occurs first).

SW 7 - Stormwater - Design

Prior to occupancy or the commencement of the use (whichever occurs first), any new stormwater connection 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 via the Condition Endorsement Process. The detailed engineering drawings must include:

1. The location of the proposed connections and all existing connections;
2. Confirmation any connection shown as to be abandoned serves only this property;
3. The size and design of the connection such that it is appropriate to safely service the development;
4. Clearances from any nearby obstacles (eg services, crossovers, trees, poles, walls) on the plan and long-section;
5. Long-sections of the proposed connection clearly showing cover, size, grade, material, access points, and delineation of public and private infrastructure;
6. Connections which are free-flowing gravity driven; and
7. Be in general accordance with Council's departures from the LGAT Tasmanian Standard Drawings, available from [our website](#).

8.

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

Advice: The approved stormwater connection documents must be included in your plumbing permit application document set and listed in accompanying forms. The connection drawings must include the accurate location of the potential clashing services.

It appears a non-standard connection is required. All efforts practical to run the connection in a straight line are required.

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

A site plan which clearly shows the total proposed area of new impervious surfaces 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). This must be in accordance with the final landscaping plan. Should this show more than 500m² of new impervious area is proposed for the site, either treatment must be installed or a cost-contribution be made.

Should treatment be proposed, it must be installed prior to occupancy or the commencement of the approved use (whichever occurs first).

A 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. include detailed design of a treatment train, including final estimations of contaminant removal meeting State Stormwater Strategy Targets and the supporting MUSIC model; and
2. 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.

OR

Should a cost contribution be proposed, a cost estimate for the design, provision and installation of a system that meet the State Stormwater Strategy targets for the whole proposed development must be provided and agreed upon. A sum equivalent to the cost estimate is to be paid to the Council in accordance with Councils Stormwater Policy. If this option is selected the contribution must be paid prior to the issue of any approval under the Building Act 2016 or the commencement of work on the site (whichever occurs first).

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. Council strongly encourages the incorporation of water sensitive urban design principles such as water-saving fixtures and landscaping design, in accordance with SCPS Schedule 8.

HER 1

Detailed drawings must be submitted showing how the existing chimneys to the Sackville Street elevation will be incorporated into the new structure. The design of the surrounding facades must be sympathetic in detail, materials and colour to ensure the early features are retained, protected, conserved and maintained.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved as a Condition Endorsement showing the detailed design in accordance with the above requirement.

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

Advice: The applicant may wish to consider changes to the Campbell Street and Sackville Street facades that allow a greater visual connection to the existing Theatre Royal Hotel facades. This may include changes to the fenestration pattern, alignment of windows and an increased setback from the front façade.

HER 2

Demolition of the entry doorway features to the Sackville Street and Campbell Street entrances is not approved, including timber surrounds, pediment detailing, stained glass windows and sidelights.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved as a Condition Endorsement showing the retention of the doorway features in accordance with the above requirement.

HER 3

Prior to the issue of any approval under the *Building Act 2016*, including any approval for demolition, archival quality, annotated photographs of the building and all features to be demolished must be recorded and submitted to Council. Electronic and hard copy colour images must be provided. Cross referencing of all photographs to the existing floor plan showing the location of each photograph must also be provided.

The photographs must include:

- Each exterior elevation of the building,
- The interior of the building,
- Architectural design detailing of the building (e.g. ceiling roses, fireplaces and mantels, staircases, picture rails, stained glass windows, pressed metal ceilings),
- Outbuildings, and
- Photographs of any detail that may be of historical or architectural interest.

HER 4

Demolition and salvage must be undertaken to ensure the protection and reuse where possible of heritage fabric. Documentation must be submitted and approved as a Condition Endorsement, prior to the commencement of work. The documents must:

1. Indicate what elements are to be salvaged,
2. How and if elements will be used and reused, stored or relocated to an alternative site,
3. How and if the demolition is to be staged,
4. How recording of the structure is to occur, and

5. The form of the recording.

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

HER 12

A detailed colours, materials and finishes palette must be submitted showing the selected colours, materials and finishes and how these will be applied across the facades of the new development as well as the Theatre Royal Hotel facades.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved as a Condition Endorsement showing exterior colours, materials and finishes in accordance with the above requirement.

HER 21

All onsite excavation and disturbance must be archaeologically monitored. Should any features or deposits of an archaeological nature be discovered on the site during excavation or disturbance:

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. Features and/or deposits discovered must be reported to the Council with 2 days of the initial 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 60 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.

Advice: Archaeological features or deposits may include foundations and building materials such as sandstone and brick, or occupational debris such as ceramic, glass, jewellery, or metal pieces relating to use of the property. These could be uncovered in the underfloor spaces below floorboards and across the site when excavating.

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 www.hobartcity.com.au for further information

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*, further details are available on the [Council's website](#), which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the *Building Act 2016*. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist [here](#).

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. Further details are available on the [Council's website](#), which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the *Building Act 2016*. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist [here](#).

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.

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 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](#).

FUTURE USE– WASTE MANAGEMENT

It is recommended that the future Office and Visitor Accommodation use include Food Organics and Garden Organics (FOGO) bins for workers, and temporary residents on site.

BUILDING OVER AN EASEMENT

In order to build over the easement, you will require the written consent of the person on whose behalf the easement was created, in accordance with section 74 of the *Building Act 2016*.

PERMIT TO CONSTRUCT PUBLIC INFRASTRUCTURE

You may require a permit to construct public infrastructure. Please contact the Hobart City Council's Infrastructure and Assets Network to initiate the permit process.

NEW SERVICE CONNECTION

Please contact the Hobart City Council's Infrastructure and Assets Network to initiate the application process for your [new stormwater connection](#).

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.

You may require a road closure permit for construction or special event. Click [here](#) for more information.

You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click [here](#) 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](#) for more information.

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](#) for more information.

CBD AND HIGH VOLUME FOOTPATH CLOSURES

Please note that the City of Hobart does not support the extended closure of public footpaths or roads to facilitate construction on adjacent land.

It is the developer's responsibility to ensure that the proposal as designed can be constructed without reliance on such extended closures.

In special cases, where it can be demonstrated that closure of footpaths in the CBD and/or other high volume footpaths can occur for extended periods without unreasonable impact on other businesses or the general public, such closures may only be approved by the full Council.

For more information about this requirement please contact the Council's City Transport Group on 62382711.

REDUNDANT CROSSOVERS

Redundant crossovers are required to be reinstated under the Hobart City Council's Infrastructure By law. Click [here](#) for more information.

STORMWATER / ROADS / ACCESS

Services to be designed and constructed in accordance with the (IPWEA) LGAT – standard drawings. Click [here](#) for more information.

TITLE ADHESION

An adhesion of your titles is required because a portion of your development is across one or more title boundaries. Contact your solicitor or a registered land surveyor to initiate the process.

WORK PLACE HEALTH AND SAFETY

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. Click [here](#) for more information.

PROTECTING THE ENVIRONMENT

In accordance with the *Environmental Management and Pollution Control Act 1994*, local government has an obligation to "use its best endeavours to prevent or control acts or omissions which cause or are capable of causing pollution." Click [here](#) for more information.

NOISE REGULATIONS

Click [here](#) for information with respect to noise nuisances in residential areas.

WASTE DISPOSAL

It is recommended that the developer liaise with the Council's City Resilience Group regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill.

Further information regarding waste disposal can also be found on the Council's [website](#).

(Mark O'Brien)

CONSULTANT PLANNER

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

(Michael McClenahan)

SENIOR STATUTORY PLANNER

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

Date of Report: 4 September 2025

Attachment(s)

Attachment A – Planning Authority Committee Documents

Attachment B – Urban Design Advisory Panel Report

Attachment A**PLN-HOB-2025-0297 – 31-35 Campbell Street, Hobart**

In person:	
Scott Harris	CEO, SHE Gynaecological Cancer Group
Alex Norris	EO, SHE Gynaecological Cancer Group
Michael Hunnibell	Project Manager
Peter Walker	Cumulus
Rosalyn Bermudez	Cumulus
Garry Forward	Heritage
Frazer Read	All Urban Planning

The Panel met to discuss the proposal in detail and the report below is a summary of the Panel's views and is provided for the consideration of the proponents and Council officers.

Description

The proposal is for redevelopment of the former Theatre Royal Hotel site, for the use as a "Wellness Centre" operated by the SHE Gynaecological Cancer Group. The proposal will include a new building and extension and a change of use to Office (Consulting Rooms) and Visitor Accommodation (11 Units).

The extension is to be located at the rear of 31-35 Campbell Street. The proposal will retain the façade of the existing building, the historic (1830s) Theatre Royal Hotel on the corner of Campbell and Sackville Streets, with demolition of the rear as well as demolition of the single storey addition on the Campbell Street frontage.

The extension would be a maximum of four storeys in height, with an entry foyer and reception at the ground level (entry from Campbell Street) alongside multipurpose rooms, library, communal lounge and kitchen/dining with an open-air courtyard at the rear. The second floor would include a tenancy space, meeting room, and four consult rooms, and the upper two habitable floors will include short term accommodation and associated facilities, including three 2-Bed units and eight studio units. Services and lift overruns will comprise the rooftop level.

The proposal's materiality will include the existing brick Theatre Royal Hotel façade on the ground and second floor on the Campbell and Sackville Street frontages, with the new upper floor extension to include a layered, perforated metal screen cladding with coloured concrete behind to match. The new ground floor built form on the Campbell Street frontage will include a mixture of brick face and metal/cement sheet cladding to match upper floor materials. This is the location of the service cabinets and of the main entrance, which is recessed approximately 2m from the street boundary.

The indicative design response documentation is that these would be coloured in warm brown tones.

Panel Report

Please Note: The Panel's views expressed below include those discussed with the Applicant and those discussed between Panel members in the absence of the Applicant.

The Panel was unanimous in support for the SHE Gynaecological Cancer Group and the contribution this facility would make to a holistic health care system and to the Tasmanian community.

The Panel were comfortable with the proposed height and massing considering the existing context. But the Panel was unclear how the desired 'home-like' quality described in the presentation (see 'Design Pillars' page 3 DA Design Response) of the proposal is related to the proposed design, especially the relationship between the building with the street and laneway. It was noted that the design read more as a civic or institutional project than as a "home away from home".

Any development at this site is important for the evolving character and amenity of this part of Campbell Street and Sackville Street laneway. Recent developments along this block of Campbell Street have not necessarily improved the pedestrian amenity of the street, which has minimal active edges and narrow footpaths, and is dominated by the Royal Hobart Hospital (RHH). There is also a somewhat competing design intent between the privacy and respect for the people in the building, and the development's relationship and contribution back to its city context.

The retained façade portion generated discussion amongst the Panel, and there was an overall perception that it was difficult to understand how retaining the old facade has informed the new design rationale other than to function as a historic veneer to the street edge. The Panel notes the intention to align the new floor levels with the existing so that the spaces on the corner of Sackville Street will be perceived as part of the historic interior. Considering the detail of how these spaces are remade is key to the successful resolution of this idea and might also provide a catalyst for the detail and materiality of other internal spaces.

The retention of the façade of the historic corner pub building has created a unique situation. The importance of Sackville Street should not be underestimated: as a pathway its route predates the Meehan Plan and is identified in the Central Hobart Plan for its importance to movement in this part of the city. It also provides an opportunity to more positively interact with the Theatre Royal, in keeping with the historic relationship between the Hotel and Theatre prior to the construction of the Hedberg.

The Panel noted that the approved, but not yet statutory, Central Hobart Plan considers this street elevation to be a primary active frontage and would seek approximately 80% glazing. The retention of that façade restricts any ability to be able to do that to Campbell and Sackville Streets, though the applicants noted the intent to activate the street edge by locating the offices and community facilities on the ground floor behind the corner retained façade. The Panel was also concerned that the depth of the façade and its construction logic had been inadequately considered - such as the chimneys, which do not present in plan as they would if retained in the manner represented in the elevations. Further development of the detailing of the facade retention will need to be undertaken to ensure a sound architectural outcome for the existing building facade as discussed further below. The Panel suggests that consideration of how the new elements of the facade might allow more graduated interstitial spaces to create less of an abrupt threshold between inside and out, while still retaining the required level of privacy may be able to be developed through the detail design and documentation phases.

The Panel acknowledged the proposal is being lodged prior to the introduction of the Tasmanian Planning Scheme (TPS). The site is not heritage listed in the current Sullivans Cove Planning Scheme however the building has quite obvious historic importance and will be listed in the incoming TPS. The Panel noted the conflicting situation that has arisen. The site is not currently listed therefore the façade can be removed. When the site is listed under the TPS, then the façade would need to be treated more comprehensively.

In conclusion the Panel was not necessarily convinced by the treatment of the façade, even questioning the point of its retention without a stronger conceptual idea of how this relates to the new building, both spatially and materially. They were of the opinion that the detailing of the retained facade would have to be dealt with much more rigorously than it is currently for it to be successful, and that the proposal would impose significant restrictions on

the opportunities to engage with the surrounding public realm in Campbell and Sackville Streets.

In relation to the new proposed façade the Panel noted that despite the design intent to 'feather the edges', namely by extending the perforated screen façade along the upper edge, it presents a somewhat monolithic form and scale that doesn't translate as a welcoming, domestic exterior street edge. This is particularly problematic given the applicant's strong intent to avoid producing an institutional design outcome and rather, provide a warm and welcoming, comfortable home-like refuge for cancer patients and their friends and family.

The Panel wondered if there were things that could make the building feel more open and welcoming. The Panel also noted that whilst the corners to the new facades are curved, this can also add mass in a visual sense. The Panel noted that by having an emphasis on the metal screens, the detailed execution of these would be paramount to their success. Limited detail was provided on the proposed external cladding. Members of the Panel also wondered if there was an opportunity to consider public art in its further design resolution.

The Panel noted the importance of Sackville Street as a laneway. The pedestrian experience within Sackville Street can feel cavernous and is currently mitigated by the open air or 'breathing space' above the hotel. The Panel encouraged further discussion with the City of Hobart about the treatment of Sackville Street, including how any activation arising from the proposal will benefit the aim to make Sackville Street a safe space to traverse at all times. The Panel felt that the proposal's contribution to Sackville Street could be better resolved, to allow greater use of and interaction with Sackville Street by users of the building. In addition, there was some conversation about how vehicle access would be managed and how the Theatre Royal loading dock opposite, can sometimes be used for extended periods of time. This may require a conversation and clarification with the Theatre.

The Panel noted the careful consideration given to the solar northern aspect of the building and the creation of a contemplative courtyard for the users. The landscape drawings communicate a clear design intent to provide sensory comfort and relief to clients of the future facility through plant materials selection and a considered courtyard design. The sunny courtyard and integration of living plant life would surely provide a welcome contrast to the stress of cancer treatment.

However, the Panel has concerns with the proposal's reliance on landscaping adjacent to but outside the site to the north, noting there was an assumption that the large deciduous tree within the neighbouring housing site would remain. The Panel encouraged the proponent to have further discussion with their landscape architect to create a contingency plan for this 'borrowed landscape', such as ensuring the proposed trees in courtyard have sufficient deep soil and space to grow, and to also consider the treatment of the north-east boundary wall as this is a key element of the outlook of the upper floor spaces.

The Panel reiterated the importance and desirability of the proposed wellness centre and how it aims to integrate various uses, including accommodation for patients and their careers.

The Panel welcomed the discussion provoked by this scheme but felt it would have been beneficial for the proposal to come to a pre-application meeting to allow the applicants and the design to fully benefit from the conversation.

8. REPORTS

8.1 Delegated Decision Report (Planning) File Ref: F25/66142

Memorandum of the Director Strategic and Regulatory Services of 5 September 2025 and attachment.

Delegation: Committee



City of **HOBART**

MEMORANDUM: PLANNING AUTHORITY COMMITTEE

Delegated Decision Report (Planning)

Attached is the delegated planning decisions report for the period 12 August 2025 to 2 September 2025.

RECOMMENDATION

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

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

Karen Abey
**DIRECTOR STRATEGIC AND
REGULATORY SERVICES**

Date: 5 September 2025
File Reference: F25/66142

Attachment A: Delegated Decision Report (Planning) ↓ 

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
1	PLN-HOB-2024-0549	Partial Demolition, Alterations and Extension	33 DOYLE AV LENAH VALLEY TAS 7008	\$500,000.00	Approved	28/08/2025
2	PLN-HOB-2025-0162	Alterations to Previously Approved Development (PLN-24-303) for One Additional Visitor Accommodation Unit	45 ELIZABETH ST HOBART TAS 7000	\$1,000.00	Approved	14/08/2025
3	PLN-HOB-2025-0200	Partial Demolition, Alterations and Extension	18 THELMA DR WEST HOBART TAS 7000	\$450,000.00	Approved	14/08/2025
4	PLN-HOB-2025-0222	Partial Demolition, Alterations and Extension	9 BAY RD NEW TOWN TAS 7008	\$280,000.00	Approved	14/08/2025
5	PLN-HOB-2025-0278	Partial Demolition, Alterations, Extension, and Carport	9 DE WITT ST BATTERY POINT TAS 7004	\$590,000.00	Approved	21/08/2025
6	PLN-HOB-2025-0285	Partial Demolition, Alterations and Extension	6 MANRESA CT SANDY BAY TAS 7005	\$450,000.00	Approved	14/08/2025
7	PLN-HOB-2025-0294	Partial Demolition, Alterations, and Deck	30 PULCHELLA DR TOLMANS HILL TAS 7007	\$30,000.00	Approved	21/08/2025
8	PLN-HOB-2025-0315	Alterations to a Previously Approved Development (PLN-HOB-2025-0015) Including Swimming Pool	16 TABART ST NEW TOWN TAS 7008	\$50,000.00	Approved	14/08/2025
9	PLN-HOB-2025-0322	Change of Use to Sport and Recreation (Gym)	50 LETITIA ST NORTH HOBART TAS 7000	\$100,000.00	Approved	27/08/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
10	PLN-HOB-2025-0332	Partial Demolition, Alterations and New Deck	9 ACUSHLA CT SANDY BAY TAS 7005	\$115,000.00	Approved	14/08/2025
11	PLN-HOB-2025-0341	Partial Demolition, Alterations and Signage	59-63 LIVERPOOL ST HOBART TAS 7000	\$998,800.00	Approved	21/08/2025
12	PLN-HOB-2025-0350	Alterations and Signage	137-139 MACQUARIE ST HOBART TAS 7000	\$200,000.00	Approved	20/08/2025
13	PLN-HOB-2025-0356	Signage	144-148 COLLINS ST HOBART TAS 7000	\$5,000.00	Approved	19/08/2025
14	PLN-HOB-2025-0366	Outbuilding (Shipping Container)	11 PLAISTER CT SANDY BAY TAS 7005	\$5,000.00	Approved	28/08/2025
15	PLN-HOB-2025-0374	Alterations to a Previously Approved Development	10 ELLINGTON RD SANDY BAY TAS 7005	\$500.00	Approved	26/08/2025
16	PLN-HOB-2025-0380	Alterations (Trellis and Pergola)	84 GROSVENOR ST SANDY BAY TAS 7005	\$7,000.00	Approved	27/08/2025

8.2 Planning - Advertised Applications Report
File Ref: F25/66175

Memorandum of the Director Strategic and Regulatory Services of
5 September 2025 and attachment.

Delegation: Committee



City of **HOBART**

MEMORANDUM: PLANNING AUTHORITY COMMITTEE

Planning - Advertised Applications Report

Attached is the advertised applications list for the period 12 August 2025 to 2 September 2025.

RECOMMENDATION

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

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

Karen Abey
**DIRECTOR STRATEGIC AND
REGULATORY SERVICES**

Date: 5 September 2025
File Reference: F25/66175

Attachment A: Planning - Advertised Applications Report ↓ 

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
1	PLN-HOB-2024-0549	Partial Demolition, Alterations and Extension	33 DOYLE AV LENAH VALLEY TAS 7008	\$500,000.00	15/09/2025	Determined	12/08/2025	26/08/2025
2	PLN-HOB-2025-0178	Dwelling	1A ROSS PL MOUNT STUART TAS 7000	\$900,000.00	15/09/2025	Director	20/08/2025	03/09/2025
3	PLN-HOB-2025-0205	Partial Demolition, Alterations and Landscaping	64 NAPOLEON ST BATTERY POINT TAS 7004	\$9,999.00	7/10/2025	Director	01/09/2025	15/09/2025
4	PLN-HOB-2025-0218	Partial Demolition, Alterations and Extension	321-323A ELIZABETH ST NORTH HOBART TAS 7000	\$100,000.00	17/09/2025	Director	02/09/2025	16/09/2025
5	PLN-HOB-2025-0231	Landscaping and Associated Works	11 LOWER DOMAIN RD QUEENS DOMAIN TAS 7000	\$350,000.00	18/09/2025	Director	15/08/2025	29/08/2025
6	PLN-HOB-2025-0236	Partial Demolition, Alterations, Extensions and New Building for Hospital Services (Intensive Residential Parenting Unit) and Car Park	12 ST JOHNS AV NEW TOWN TAS 7008	\$5,000,000.00	28/09/2025	Director	15/08/2025	29/08/2025
7	PLN-HOB-2025-0255	Partial Demolition, Alterations and Extension to Unit 2	UNIT 2 43 FOREST RD WEST HOBART TAS 7000	\$600,000.00	12/9/2025	Director	19/08/2025	02/09/2025
8	PLN-HOB-2025-0264	Alterations (Mural)	398-402 MACQUARIE ST SOUTH HOBART TAS 7004	\$1,000.00	23/09/2025	Director	28/08/2025	11/09/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
9	PLN-HOB-2025-0268	Partial Demolition, Landscaping, Alterations to Driveway and Front Fencing	98 FOREST RD WEST HOBART TAS 7000	\$30,000.00	20/09/2025	Director	22/08/2025	05/09/2025
10	PLN-HOB-2025-0287	Partial Demolition, Alterations and Extension	44 WATERWORKS RD DYNMYRNE TAS 7005	\$700,000.00	24/09/2025	Director	02/09/2025	16/09/2025
11	PLN-HOB-2025-0297	Partial Demolition, New Building and Extension, Change of Use to Office (Consulting Rooms) and Visitor Accommodation, and Adhesion	31-35 CAMPBELL ST HOBART TAS 7000	\$18,580,000.00	9/10/2025	Committee (Major Development)	13/08/2025	27/08/2025
12	PLN-HOB-2025-0307	Alterations and Partial Change of Use to Vehicle Parking	70-82 ARGYLE ST HOBART TAS 7000	\$150,000.00	10/9/2025	Determined	12/08/2025	26/08/2025
13	PLN-HOB-2025-0318	Partial Demolition and Alterations	15 LEFROY ST NORTH HOBART TAS 7000	\$12,500.00	10/9/2025	Director	13/08/2025	27/08/2025
14	PLN-HOB-2025-0319	Dwelling and Retaining Wall	36 REYNOLDS CT DYNMYRNE TAS 7005	\$600,000.00	15/9/2025	Director	28/08/2025	11/09/2025
15	PLN-HOB-2025-0327	Signage	11 SWAN ST NORTH HOBART TAS 7000	\$300.00	8/10/2025	Director	03/09/2025	17/09/2025
16	PLN-HOB-2025-0328	Dwelling	13 HEARTWOOD RD LENAH VALLEY TAS 7008	\$300,000.00	8/25/2025	Director	18/08/2025	01/09/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
17	PLN-HOB-2025-0335	Partial Demolition and Alterations (Deck)	258 BROOKER AV NORTH HOBART TAS 7000	\$200,000.00	21/9/2025	Director	02/09/2025	16/09/2025
18	PLN-HOB-2025-0348	Alterations (Deck)	11 GOODHART PL SANDY BAY TAS 7005	\$50,000.00	23/9/2025	Director	28/08/2025	11/09/2025
19	PLN-HOB-2025-0351	Partial Demolition, Alterations and Extension	2 GURNEY CT LENAH VALLEY TAS 7008	\$200,000.00	2/9/2025	Determined	14/08/2025	28/08/2025
20	PLN-HOB-2025-0372	Partial Demolition, Alterations and Extension	38 QUAYLE ST SANDY BAY TAS 7005	\$450,000.00	23/09/2025	Director	19/08/2025	02/09/2025
22	PLN-HOB-2025-0379	Partial Demolition and Alterations	1 LAMBERT AV SANDY BAY TAS 7005	\$40,000.00	24/09/2025	Director	19/08/2025	02/09/2025
23	PLN-HOB-2025-0382	Partial Demolitions, Alterations and Signage	38 ELIZABETH ST HOBART TAS 7000	\$125,000.00	27/09/2025	Director	04/09/2025	18/09/2025
24	PLN-HOB-2025-0391	Partial Change of Use to Retail and Hire, Alterations and Signage	162 MACQUARIE ST HOBART TAS 7000	\$10,000.00	17/09/2025	Director	20/08/2025	03/09/2025
25	PLN-HOB-2025-0398	Partial Demolition, Alterations and Extension	42 COLVILLE ST BATTERY POINT TAS 7004	\$100,000.00	3/10/2025	Director	03/09/2025	17/09/2025
26	PLN-HOB-2025-0400	Partial Change of Use to General Retail and Hire	131 NEW TOWN RD NEW TOWN TAS 7008	\$0.00	29/09/2025	Director	04/09/2025	18/09/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
27	PLN-HOB-2025-0402	Partial Demolition and Change of Use to Two Multiple Dwellings (One Existing and One New)	185 WATERWORKS RD DYNMYRNE TAS 7005	\$500,000.00	1/10/2025	Director	29/08/2025	12/09/2025
28	PLN-HOB-2025-0403	Partial Demolition and Alterations	71 MURRAY ST HOBART TAS 7000	\$4,400.00	30/9/2025	Director	01/09/2025	15/09/2025
29	PLN-HOB-2025-0409	Partial Demolition, Alterations and Extension	52 AUGUSTA RD LENAH VALLEY TAS 7008	\$280,000.00	18/9/2025	Director	26/08/2025	09/09/2025
30	PLN-HOB-2025-0411	Alterations (Lift Shaft)	53 NICHOLAS DR SANDY BAY TAS 7005	\$100,000.00	30/9/2025	Director	03/09/2025	17/09/2025

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."

RECOMMENDATION

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

9.1 Outline Options to Prohibit Undesirable Uses

Memorandum of the Director Strategic and Regulatory Services of
5 September 2025



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

OUTLINE OPTIONS TO PROHIBIT UNDESIRABLE USES

Meeting: Planning Authority Committee

Meeting date: 23 July 2025

Raised by: Councillor Posselt

Question:

Can the Director please outline what options are available to the Council to prohibit prospectively undesirable uses consistent with our strategic planning approach?

Response:

The purpose of the statewide Tasmanian Planning Scheme is to further the objectives of the Resource Management and Planning System (RMPS) by regulating or prohibiting the use or development of land through the application of specific land use zones.

Mechanisms for regulating land use include applying the most suitable zoning classification, which defines whether a use is permitted without a permit, permitted with a permit, discretionary, or prohibited.

If an 'undesirable' use requires prohibition beyond the zoning, then a specific area plan (SAP) can be used to override the use class table set out in the relevant zoning. E.g. The Hobart Light Industrial Zone Specific Area Plan which prohibits certain uses such as Bulky Good Sales and scrap yards. Alternatively, a site-specific qualification (SSQ) can be used to override the use class table set out in the relevant zoning for a single site.

If the mechanism needs to achieve more complex changes to the standards for that area, then a particular purpose zone (PPZ) may be the most appropriate way

forward. E.g. Sullivans Cove or Cascade Brewery which are particular purpose zones.

The strategic planning process allows Council to undertake comprehensive structure planning projects which analyse and evaluate the suitable land uses, or conversely, the inappropriate land uses for priority areas across the City over a long term (generally 20 years) planning horizon. Both Central Hobart Plan and North Hobart Neighbourhood Plan propose planning scheme modifications to address issues around appropriate zoning and uses to ensure the Local Provisions Schedule is fit for purpose.

Through the Hearings process for the Local Provisions Schedule, modifications have been brought forward and are now in effect for the Hobart Central Business Zone Specific Area Plan. For example, 4 city blocks have been rezoned from Commercial Zone to Central Business Zone. This is due to the capacity of these city blocks to accommodate higher buildings than allowed for under the Commercial Zone. It is also considered that the purpose and allowable uses of the Central Business Zone are a suitable fit for these areas.

Another significant change is the removal of the requirement for building heights to align with the existing streetscape and character of surrounding development. Eliminating this objective helps to address the issue of 'first mover' height penalties, enabling higher density development opportunities.

It should be noted that some uses also come with clearly defined parameters (definitions) to support beneficial outcomes for the public realm. Such as vehicle sales which are a discretionary use in the Central Business Zone, are prohibited on the ground floor level (except for access) within the Active Frontage Overlay.

The next phase of planning scheme amendments, currently in development, proposes further adjustments to ensure alignment with appropriate use considerations. As the planning scheme amendments progress, Council will have opportunities to review and provide feedback on the draft amendments.

After certifying the draft amendment and providing a copy to the Commission, the planning authority must exhibit the draft amendment. The period for making representations is 28 days, unless the Commission agrees to a longer period. The planning authority must also advertise the exhibition of the draft amendment.

Further information on the planning scheme amendment process can be found on the Tasmanian Planning Commission's website.

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

A handwritten signature in blue ink, appearing to read 'Karen'.

Karen Abey
**DEPUTY DIRECTOR STRATEGIC AND
REGULATORY SERVICES**

Date: 5 September 2025
File Reference: F25/57982

10. QUESTIONS WITHOUT NOTICE

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

33(2) A question asked at a meeting is to, as far as practicable –

- (a) be concise; and
- (b) be clear; and
- (c) not be a statement; and
- (d) have minimal pre-amble

34. Questions without notice by a councillor

1. A councillor at a meeting may ask a question without notice –

- (a) of the chairperson; or
- (b) through the chairperson, of –
 - (i) another councillor; or
 - (ii) the chief executive officer.

2. In asking a question without notice at a meeting, a councillor must not –

- (a) offer an argument or opinion; or
- (b) draw any inferences or make any imputations – except so far as maybe necessary to explain the question.

3. The chairperson of a meeting must not permit any debate of a question without notice or its answer.

4. The chairperson, councillor or chief executive officer who is asked a question without notice at a meeting may decline to answer the question.

5. The chairperson of a meeting may require a councillor to put a question without notice in writing.

11. CLOSED PORTION OF THE MEETING

That the Committee resolve by majority that the meeting be closed to the public pursuant to regulation 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 |