



CITY OF HOBART

## AGENDA

Planning Authority Committee Meeting  
Open Portion  
Wednesday, 24 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:**

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

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## ORDER OF BUSINESS

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**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**

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**Planning Authority Committee Meeting (Open Portion) held Wednesday,  
24 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**

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

**Apologies:**

Councillor G H Kitsos

**Leave of Absence:** Nil.

**NOMINEE MEMBERS**

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

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**1      ACKNOWLEDGEMENT OF COUNTRY**

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**2.      CONFIRMATION OF MINUTES**

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The minutes of the Open Portion of the Planning Authority Committee meeting held on [Wednesday, 10 September 2025](#), are submitted for confirming as an accurate record.

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**3.      CONSIDERATION OF SUPPLEMENTARY ITEMS**

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

**Recommendation**

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

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

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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**

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

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

In the event that the Committee 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**

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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**

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In accordance with the provisions of Part 2 Regulation 29 of the *Local Government (Meeting Procedures) Regulations 2025*, the intention of the Committee to act as a planning authority pursuant to the *Land Use Planning and Approvals Act 1993* is to be noted.

In accordance with Regulation 29, the Committee will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Committee is reminded that in order to comply with Regulation 29(2), the Chief Executive Officer is to ensure that the reasons for a decision by a Council or Council Committee acting as a planning authority are recorded in the minutes.

## 7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

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### 7.1.1 1 SANDY BAY ROAD, HOBART, 3 SANDY BAY ROAD, HOBART, 5-7 SANDY BAY ROAD, HOBART AND 2A HEATHFIELD AVENUE, HOBART - PARTIAL DEMOLITION, ALTERATIONS, EXTENSION AND PARTIAL CHANGE OF USE TO VISITOR ACCOMMODATION AND HOTEL INDUSTRY PLN-HOB-2021-0710 - FILE REF: F25/69218

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Address:	1 Sandy Bay Road, Hobart, 3 Sandy Bay Road, Hobart, 5-7 Sandy Bay Road, Hobart and 2A Heathfield Avenue, Hobart
Proposal:	Partial Demolition, Alterations, Extension and Partial Change of Use to Visitor Accommodation and Hotel Industry
Expiry Date:	25 September 2025
Extension of Time:	Not applicable
Author:	Christopher Phu

#### **RECOMMENDATION**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Planning Committee in accordance with the delegations contained in its terms of reference approve the application for Partial Demolition, Alterations, Extension, and Partial Change of Use to Visitor Accommodation and Hotel Industry at 1 SANDY BAY ROAD, HOBART, 3 SANDY BAY ROAD, HOBART, 5-7 SANDY BAY ROAD, HOBART, AND 2A HEATHFIELD AVENUE, HOBART for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

#### **GEN - General**

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2021-0710 3 SANDY BAY RD HOBART TAS 7000 Final Planning Documents except where modified below.

#### **THC - General**

The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: 8593 dated 4 June 2025, as attached to the permit.

**TW - General**

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2021/01834-HCC dated 05/11/2021 as attached to the permit.

**GUEST COMMUNICATION MANAGEMENT PLAN**

Prior to the commencement of the approved use, a management plan for the operation of the development must be submitted and approved as a condition endorsement, to the satisfaction of the Senior Roads and Traffic Engineer. The management plan must include:

- Communication package to guests that there is no parking available off-street and provide information on parking available that is suitable for guests (i.e. nearby multi-storey car parks), and
- Information on the route to access the short-term parking on Wilmot Street.

Once approved, the management plan must be implemented prior to the commencement of the approved use and must be maintained for as long as the development is in operation. The management plan must be provided to guests prior to arrival.

**CONSERVATION MANAGEMENT PLAN**

1. A Conservation Management Plan must be prepared to the satisfaction of the Senior Cultural Heritage Officer and be submitted with plans and documents lodged to Council for building approval.

This CMP should include the following:

- Consideration of all proposed plumbing, electrical, fire detection and protection requirements, security, acoustics and environmental requirements to ensure that installation is reversible and is undertaken in as unobtrusive a manner as possible.
- Documentation of any relocated or removed detailing, regalia or Masonic furnishings, confirming the extent removed and details of reuse as part of the development or details of cataloguing and storage within the Temple building for possible future use.
- Where it is determined by the project heritage consultant that NCC compliance will result in substantial heritage impact, alternatives are considered and documented to reduce impact accordingly to an acceptable limit.
- Details of proposed interpretation panels or displays to be incorporated within the proposed Hotel building.



- A program of curatorial input for moveable heritage items to be effectively managed and protected.
- Details on how the removal of any significant detailing (e.g. in the current storage areas and upstairs assembly area) to facilitate the installation of the lift and stairs will be either retained for reuse on the site (e.g. in the refit of the kitchen as the hotel lobby) or alternatively stored for possible future use.

Reason for condition

To ensure the ongoing protection and appropriate management of identified historic and cultural heritage values of 3 Sandy Bay Road.

2. Details of finalised colours, materials and finishes must be prepared to the satisfaction of the Senior Cultural Heritage Officer and be submitted with plans and documents lodged to Council for building approval. No colour tinted or mirror style reflective glazing finishes are permitted for any external glazing.

Reason for condition

To clarify the extent and nature of the proposed approved works.

**CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN**

A Construction Environmental Management Plan must be submitted and approved as a condition endorsement prior to the commencement of works and prior to the issue of any approval under the *Building Act 2016*, whichever occurs first.

The plan must include, but is not limited to, the following:

An overview of proposed demolition and construction methodologies and expected likely timeframes.

1. The proposed days and hours of work and proposed hours of activities likely to generate significant noise emissions (including volume and timing of any heavy vehicles entering and leaving the site, any rock breaking and any concrete pours).
2. Details of potential environmental impacts associated with the demolition and construction works including noise, erosion and pollution (air, land and water).
3. Details of proposed measures to avoid or mitigate all identified potential environmental impacts during demolition and construction works including, but not limited to:

A construction noise management plan endorsed by a suitably qualified person as being generally consistent with *AS 2436-2010 - Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites* and the *Interim Construction Noise Guidelines* (New South Wales Department of Environment

and Climate Change, July 2009), and with any relevant guidelines or standards referenced by those documents. Evidence of endorsement must be submitted with the CEMP.

- a. Soil and water management measures to minimise sediment, dust or debris leaving the site or entering the stormwater system.
4. Details of proposed responsible persons, public communication protocols, compliance, recording and auditing procedures and complaint handling and response procedures.

Once approved the Construction Environmental Management Plan forms part of this permit and must be implemented and complied with.

A copy of the approved Construction Environmental Management Plan must be kept on site for the duration of the works and be available for inspection on request.

### **SW 01 - Stormwater - Protection of Hobart City Council Assets**

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

The condition assessment must include at least:

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

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

### **SW 02 - Stormwater - Protection of Hobart City Council Assets**

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

The condition assessment must include at least:

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

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

#### **SW 10A - Stormwater - Design**

All stormwater from the site (including hardstand runoff) must be disposed of to the public stormwater system prior to occupancy or the commencement of the use (whichever occurs first).

Prior to the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first), a stormwater management report and design must be submitted and approved as a condition endorsement. The stormwater management report and design must be prepared by a suitably qualified engineer and must:

1. Detail changes in the pre and post development impervious surface amounts and the relevant runoff volumes.
2. Detail any water quality and quantity control measures required to achieve the quality and quantity targets of the State Stormwater Strategy and council's Stormwater Guidelines for Development.
3. Clearly delineate the separation of private and public stormwater systems, ensuring all private systems are contained within the lot boundary and including a boundary inspection point for the new stormwater connection.
4. Provide full detail of the connection to the public stormwater main, with particular attention to the City of Hobart's standard exclusions from the state standard drawings which prohibit the use of saddle connections for this purpose.

All work required by this condition must be undertaken and maintained in

accordance with the approved stormwater management report and design.

### **SW 10B - Stormwater - Design**

The installation of the onsite stormwater disposal system must be inspected by the designer or the designer's agent. The designer, on completion of the installation, must certify that the installation has been constructed in accordance with the approved certified design.

A signed copy of the certification is to be forwarded to City of Hobart prior to occupancy or the commencement of the use (whichever occurs first).

### **Screening for External Mechanical Plant**

External mechanical plant and associated screening must be sited, designed and constructed so that noise emissions from the plant do not exceed 40dB(A) at the boundaries of the site.

### **MUSIC SPEAKERS OPERATION**

Music speakers used in bar operations must only be sited within the internal area of the bar and speaker output must not exceed 75dB(A).

### **BAR HOURS OF OPERATION**

Operation of the bar must be within the hours of 6am until midnight, 7 days per week.

### **COMMERCIAL VEHICLE MOVEMENTS**

Commercial vehicle movements (including loading and unloading and garbage removal) to or from the site must be limited to within the hours of:

- (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;
- (b) 8.00 am to 5.00 pm Saturdays; and
- (c) 9.00 am to 12 noon Sundays and Public Holidays.

### **ENG s1 - Development Engineering - On-street Parking**

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

*Advice:*

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

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

<https://www.hobartcity.com.au/City-services/Parking/Integrated-Parking-System/DialBefore-You-Dig-Parking-Sensors>

### **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.

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

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction.

In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

### **ENG 12 - Development Engineering - Construction waste management**

A construction waste management plan must be implemented throughout construction.

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

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

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

*Advice:*

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

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

Reason for condition

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

### **ENG Tr2 - Development Engineering - Construction Traffic and Parking Management**

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

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

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

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

*Advice:*

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

Reason for condition

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

### **ADVICE**

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, bylaws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

### **CONDITION ENDORSEMENT**

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

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

### **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](#).

### **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.

### **RIGHT OF WAY**

The proposal plans show that a supporting column, the fire stair and lift for the proposed hotel while they are contained within the boundaries of 3 Sandy Bay Road encroach into the existing right of way 0.62 wide (private) that burdens the title for 3 Sandy Bay Road.

This right of way is favour of the property at 1 Sandy Bay Road that is strata-titled by strata plan 151831 and the property at 2 Heathfield Avenue (CT 144793/2).




You should inform yourself as to your rights and responsibilities in respect to the private right of way particularly reducing, restricting or impeding the right during and after construction.

### **FEES AND CHARGES**





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

### **BEFORE YOU DIG**

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

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|---------------|---|
| Attachment A: | PLN-HOB-2021-0710 - 3 Sandy Bay Road Sandy Bay - Committee Report (Supporting information)                             |
| Attachment B: | PLN-HOB-2021-0710 3 SANDY BAY RD HOBART TAS 7000 Final Planning Documents (Supporting information)                     |
| Attachment C: | PLN-HOB-2021-0710 3 SANDY BAY RD HOBART TAS 7000 TasWater Submission to Planning Authority (Supporting information)  |



- Attachment D: PLN-HOB-2021-0710 3 SANDY BAY RD HOBART  
TAS 7000 Urban Design Advisory Panel Report  
(Supporting information) 
- Attachment E: PLN-HOB-2021-0710 3 SANDY BAY RD HOBART  
TAS 7000 Development Engineering Assessment  
Report (Supporting information) 
- Attachment F: PLN-HOB-2021-0710 3 SANDY BAY RD HOBART  
TAS 7000 Heritage Referral Assessment Report  
(Supporting information) 
- Attachment G: PLN-HOB-2021-0710 3 SANDY BAY RD HOBART  
TAS 7000 THC Notice of Heritage Decision  
(Supporting information) 

## **8. REPORTS**

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### **8.1 Delegated Decision Report (Planning) File Ref: F25/69376**

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Memorandum of the Director Strategic and Regulatory Services of  
17 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 3 September 2025 to 15 September 2025.

#### **RECOMMENDATION**

***That 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: 17 September 2025  
File Reference: F25/69376

Attachment A: Delegated Decision Report (Planning) ↓ 

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
1	PLN-HOB-2025-0255	Partial Demolition, Alterations and Extension	UNIT 2 43 FOREST RD WEST HOBART TAS 7000	\$600,000.00	Approved	10/09/2025
2	PLN-HOB-2025-0289	Alterations and Extension	UNIT 2 31 GARDENIA GR SANDY BAY TAS 7005	\$55,000.00	Approved	04/09/2025
3	PLN-HOB-2025-0318	Partial Demolition and Alterations	15 LEFROY ST NORTH HOBART TAS 7000	\$12,500.00	Approved	11/09/2025
4	PLN-HOB-2025-0324	Dwelling	12A GARDENIA GR SANDY BAY TAS 7005	\$595,000.00	Approved	08/09/2025
5	PLN-HOB-2025-0325	Change of Use to Multiple Dwellings (Two New)	UNIT 4 19-21 CASTRAY ESP BATTERY POINT TAS 7004	\$700,000.00	Approved	03/09/2025
6	PLN-HOB-2025-0328	Dwelling	13 HEARTWOOD RD LENAH VALLEY TAS 7008	\$300,000.00	Approved	04/09/2025
7	PLN-HOB-2025-0362	Alterations and Extension to Previously Approved Development (PLN-HOB-2024- 0239)	22A PRINCES ST SANDY BAY TAS 7005	\$100,000.00	Approved	11/09/2025
8	PLN-HOB-2025-0387	Alterations	UNIT 2 89 GIBLIN ST NEW TOWN TAS 7008	\$100,000.00	Approved	05/09/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
9	PLN-HOB-2025-0391	Partial Change of Use to General Retail and Hire, Alterations and Signage	162 MACQUARIE ST HOBART TAS 7000	\$10,000.00	Approved	08/09/2025
10	PLN-HOB-2025-0446	Extension to Operating Hours	UNIT 64 4 FRANKLIN WHARF HOBART TAS 7000	\$0.00	Approved	05/09/2025

**8.2 Planning - Advertised Applications Report**  
**File Ref: F25/69533**

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Memorandum of the Director Strategic and Regulatory Services of  
17 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 3 September 2025 to 15 September 2025.

#### **RECOMMENDATION**

***That:***

- 1. 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: 17 September 2025  
File Reference: F25/69533

Attachment A: Planning - Advertised Applications Report ↴ 

No	Reference Number	Council Description	Property Address	Estimated Cost	Proposed Delegation	Advertising Period Start	Advertising Period End
1	PLN-HOB-2025-0327	Signage	11 SWAN ST NORTH HOBART TAS 7000	\$300.00	Director	03/09/2025	17/09/2025
2	PLN-HOB-2025-0398	Partial Demolition, Alterations and Extension	42 COLVILLE ST BATTERY POINT TAS 7004	\$100,000.00	Director	03/09/2025	17/09/2025
3	PLN-HOB-2025-0411	Alterations (Lift Shaft)	53 NICHOLAS DR SANDY BAY TAS 7005	\$100,000.00	Director	03/09/2025	17/09/2025
4	PLN-HOB-2025-0382	Partial Demolitions, Alterations and Signage	38 ELIZABETH ST HOBART TAS 7000	\$125,000.00	Director	04/09/2025	18/09/2025
5	PLN-HOB-2025-0400	Partial Change of Use to General Retail and Hire	131 NEW TOWN RD NEW TOWN TAS 7008	\$0.00	Director	04/09/2025	18/09/2025
6	PLN-HOB-2025-0225	Alterations (Retaining wall)	21 ALWYN RD LENAH VALLEY TAS 7008	\$30,000.00	Director	17/9/2025	01/10/2025
7	PLN-HOB-2025-0378	Partial Change of Use to Sport and Recreation and Signage	48 KING ST SANDY BAY TAS 7005	\$112,204.48	Director	05/09/2025	19/09/2025
8	CVO-HOB-2025-0031	Partial Change of Use to Visitor Accommodation	36 GOULBURN ST HOBART TAS 7000	\$0.00	Director	08/09/2025	22/09/2025



No	Reference Number	Council Description	Property Address	Estimated Cost	Proposed Delegation	Advertising Period Start	Advertising Period End
9	PLN-HOB-2025-0426	Partial Demolition, Alterations and Extension	100 DOYLE AV LENAH VALLEY TAS 7008	\$70,000.00	Director	12/09/2025	26/09/2025
10	PLN-HOB-2025-0443	Alterations to Previously Approved Development (Chimney Demolition)	35 YORK ST SANDY BAY TAS 7005	\$5,000.00	Director	12/09/2025	26/09/2025
11	PLN-HOB-2025-0461	Alterations (Roofed Patio) and Carport	14 MANING AV SANDY BAY TAS 7005	\$26,000.00	Director	12/09/2025	26/09/2025
12	PLN-HOB-2025-0119	New Buildings (Education and Occasional Care)	50 OLINDA GR MOUNT NELSON TAS 7007	\$850,000.00	Director	15/09/2025	29/09/2025

**9. RESPONSES TO QUESTIONS WITHOUT NOTICE**

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

**The Chief Executive Officer reports:-**

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

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

***RECOMMENDATION***

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

**9.1 Planning Condition rather than Advice**

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Memorandum of the Director Strategic and Regulatory Services of 8  
September 2025



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

## **PLANNING CONDITION RATHER THAN ADVICE**

**Meeting: Planning Authority Committee**

**Meeting date: 6 August 2025**

**Raised by:** Lord Mayor Councillor Reynolds

### **Question:**

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

### **Response:**

In the Central Hobart Plan area, the plan generally encourages built form to extend to the front boundary to reinforce and define the streetscape except where:

- there is an existing landscaped setback, where the street wall setback should be set in proportion to the landscaped setback;
- placemaking and open space opportunities are identified; or
- institutional uses are proposed, where setbacks should respond to amenity and placemaking opportunities.

When areas of landscaping like this are proposed it is important that they integrate well with streetscape and eliminate opportunities for concealment. In these scenarios conditions could be included on the permit to ensure that the landscaping meets the quality of what has been proposed or in the event that variation to the landscaping may be required as a result of the assessment.

If landscaping is not raised as a consideration in the planning scheme then it is likely that a condition could not be imposed and advice would need to be relied upon. It is a requirement for conditions that there is a “proper planning purpose” and this requires an analysis of the planning scheme provisions.

*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: 8 September 2025  
File Reference: F25/61281

## **10. QUESTIONS WITHOUT NOTICE**

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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

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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