



CITY OF HOBART

AGENDA

Planning Authority Committee Meeting
Open Portion
Wednesday, 22 October 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

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Planning Authority Committee Meeting (Open Portion) held Wednesday, 22 October 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 M Reynolds
Deputy Lord Mayor Councillor Dr Z E Sherlock
Councillor W F Harvey
Councillor R J Posselt
Councillor B Lohberger
Councillor G H Kitsos

Apologies:

Alderman L A Bloomfield

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, 24 September 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 HOBART INTERIM PLANNING SCHEME 2015

7.1.1 10 SELFS POINT ROAD, NEW TOWN - PARTIAL CHANGE OF USE TO COMMUNITY MEETING AND ENTERTAINMENT PLN-HOB-2025-0405 - FILE REF: F25/77006

Address:	10 Selfs Point Road, New Town
Proposal:	Partial Change of Use to Community Meeting and Entertainment
Expiry Date:	28 October 2025
Extension of Time:	Not Applicable
Author:	Dan Burke

RECOMMENDATION

Pursuant to the *Hobart Interim Planning Scheme 2015*, the Planning Authority Committee, in accordance with the delegations contained in its terms of reference, approves has approved the **Partial Change of Use to Community Meeting and Entertainment at 10 Selfs Point Road New Town** for the reasons outlined in the officer's report and a permit containing the conditions in Attachment A.

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise **PLN-HOB-2025-0405 - 10 SELFS POINT RD NEW TOWN TAS 7008** - Final Planning Documents except where modified below.

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.

PUBLIC HEALTH

You may be required to provide approved/endorsed plans for a food business fit out, in accordance with the National Construction Code - Building Code of Australia including Tas Part 14 for food premises which must have regard to the FSANZ Food Safety Standards. Click here www.foodstandards.gov.au/Pages/default.aspx for more information.

FOOD BUSINESS REGISTRATION

Food business registration in accordance with the Food Act 2003 . Click here www.hobartcity.com.au/Business/Food-businesses for more information.

SINGLE USE PLASTICS

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

PUBLIC HEALTH RISK

Public health risk activities (tattooing and piercing) licence. Click here www.hobartcity.com.au/Business/Tattooing-and-piercing-businesses 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 www.hobartcity.com.au/City-services/Environment/Pollution-control for more information.

NOISE REGULATIONS

Click here www.hobartcity.com.au/Residents/Noise for information with respect to noise nuisances in residential areas.

FEES AND CHARGES

Click here www.hobartcity.com.au/Council/Fees-and-charges for information on the Council's fees and charges.

BEFORE YOU DIG

Click www.byda.com.au/ for before you dig information.

BUILDING PERMIT

You may need building approval in accordance with the Building Act 2016 , further details are available on the Council's website, www.hobartcity.com.au/Development/Building-and-plumbing 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 www.cbos.tas.gov.au/__data/assets/pdf_file/0020/470360/Fact-Sheet-checklist-owner-responsibilities-for-building-work-approvals.pdf

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 www.hobartcity.com.au/Development/Building-and-plumbing 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 www.cbos.tas.gov.au/__data/assets/pdf_file/0020/470360/Fact-Sheet-checklist-owner-responsibilities-for-building-work-approvals.pdf

SPECIAL CONNECTION PERMIT

You may need a Special Connection Permit (Trade Waste) in accordance with the *Plumbing Regulations 2014* and the Tasmanian Plumbing Code. www.justice.tas.gov.au for more information.

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- Attachment A: PLN-HOB-2025-0405 - 10 SELFS POINT RD NEW TOWN TAS 7008 - Committee Report (Supporting information) 
- Attachment B: PLN-HOB-2025-0405 - 10 SELFS POINT RD NEW TOWN TAS 7008 - Final Planning Documents (Supporting information) 

**7.1.2 11 MARINE TERRACE, 13 MARINE TERRACE BATTERY POINT -
PARTIAL DEMOLITION AND ALTERATIONS TO JETTY
PLN-HOB-2025-0291 - FILE REF: F25/77269**

Address: 11 Marine Terrace, 13 Marine Terrace, Battery Point

Proposal: Partial Demolition and Alterations to Jetty

Expiry Date: 6 November 2025

Extension of Time: Not Applicable

Author: Victoria Maxwell

RECOMMENDATION

Pursuant to the *Hobart Interim Planning Scheme 2015*, the Planning Authority Committee, in accordance with the delegations contained in its terms of reference, approves the application for Partial Demolition and Alterations to Existing Jetty at 11 MARINE TCE BATTERY POINT TAS 7004 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2025-0291 - 11 and 13 Marine Terrace Battery Point - 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: 8725 dated 07 October 2025, as attached to the permit.

PLN s2 – Land Survey

Prior to the commencement of works and prior to the granting of building consent, the area of works must be surveyed by a qualified Land Surveyor to ensure that all works above low water mark are completely within the subject land and Council CT 150154/1.

PLN s3 – Updated plans

Prior to the commencement of works and prior to the granting of building consent, updated plans must be submitted to Council clearly showing the engineering design of the proposed new jetty section over Council land. The updated plans must be approved by Council's Director Strategic and Regulatory Services Network.

PLN s4 – Removal of existing jetty and works

Prior to the commencement of works and prior to the granting of building consent, demolition plans must be submitted and approved by Council's Manager of Strategic and Regulatory Services Network setting out the demolition and reclamation of the area around the existing jetty and freestone wall on the subject land and Council land including the partially submerged rocks (if applicable).

CEMP s1

An approved Demolition and Construction Environmental Management Plan must be implemented and complied with.

Prior to the commencement of works and prior to the granting of building consent, a Demolition and Construction Environmental Management Plan must be submitted and approved. The Demolition and Construction Environmental Management Plan must:

- detail the proposed demolition and construction methodology (particularly where works may have environmental impacts);
- identify all potential environmental impacts associated with the works including (as relevant) noise, odours, air pollution, water pollution, land contamination, erosion, land instability, changes to hydrology, habitat degradation and impacts upon flora and fauna; and
- include measures to adequately avoid or mitigate all identified environmental risks, following the key mitigation measures outlined in the Marine Natural Values Assessment by Marine Solutions Tasmania dated June 2025.

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 minimise the potential for environmental impacts from the demolition and construction works

ADVICE

The following advice is provided to you to assist in the implementation of

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

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

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](#).

PLN ADVICE

As Council owns part of the land which the jetty and works will cross, the land owner must enter into a licence agreement with the City of Hobart Council in regard to CT 150154/1 prior to the commencement of works and prior to the granting of building consent.

COUNCIL RESERVES

This permit does not authorise any works on the adjoining Council land. Any act that causes, or is likely to cause, damage to Council's land may be in breach of Council's Public Spaces By-law and penalties may apply. A permit is required for works on Council land. The by-law is available [here](<https://www.hobartcity.com.au/files/assets/public/trimfiles/by-law-review-2018/public-spaces-by-law-no-4-of-2018-signed-and-sealed-24-july-2018.pdf>)

WEED CONTROL

Effective measures are detailed in the Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment

(Edition 1, 2004). The guidelines can be obtained from the Department of Natural Resources and Environment Tasmania [website](<https://nre.tas.gov.au/Documents/Washdown-Guidelines-Edition-1.pdf>).

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](<http://www.worksafe.tas.gov.au/safety>) 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 (<https://www.hobartcity.com.au/City-services/Environment/Pollution-control>) for more information.

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
www.hobartcity.com.au/Environment/Recycling_and_Waste.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*, further details are available on the Council's website, www.hobartcity.com.au/Development/Building-and-plumbing 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.](https://www.cbos.tas.gov.au/_data/assets/pdf_file/0020/470360/Fact-Sheet-checklist-owner-responsibilities-for-building-work-approvals.pdf)

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,](<https://www.hobartcity.com.au/Development/Building-and-plumbing>) 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.](https://www.cbos.tas.gov.au/_data/assets/pdf_file/0020/470360/Fact-Sheet-checklist-owner-responsibilities-for-building-work-approvals.pdf)

FEES AND CHARGES

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

BEFORE YOU DIG

Click here www.byda.com.au/ for before you dig information.

- Attachment A: PLN-HOB-2025-0291 - 11 and 13 MARINE TCE BATTERY POINT and River Derwent Foreshore - PC Agenda Report (Supporting information) 
- Attachment B: PLN-HOB-2025-0291 - 11 and 13 Marine Tce Battery Point - Final Planning Documents (Supporting information) 

8. REPORTS

8.1 Planning - Advertised Applications Report **File Ref: F25/76698**

Report of the Director Strategic and Regulatory Services of 16 October 2025 and attachments.

Delegation: Committee



MEMORANDUM: PLANNING AUTHORITY COMMITTEE

Planning - Advertised Applications Report

Attached is the advertised applications list for the period 16 September 2025 to 10 October 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.

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

Karen Abey
**DIRECTOR STRATEGIC AND
REGULATORY SERVICES**

Date: 16 October 2025
File Reference: F25/76698

Attachment A: Planning - Advertised Applications Report (Supporting information) 

8.2 Delegated Decision Report (Planning)
File Ref: F25/76746

Report of the Director Strategic and Regulatory Services of 16 October 2025 and attachments.

Delegation: Committee



City of **HOBART**

MEMORANDUM: PLANNING AUTHORITY COMMITTEE

Delegated Decision Report (Planning)

Attached is the delegated planning decisions report for the period 16 September 2025 to 10 October 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: 16 October 2025
File Reference: F25/76746

Attachment A: Delegated Decision Report (Planning) (Supporting information)



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 Innovation Precinct

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

9.2 Definition of Bulky Goods

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

9.3 Urban Development Advisory Panel - Mandatory Meetings

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

9.4 Retaining Wall

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

9.5 Pre Application - Urban design Advisory Panel

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



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

INNOVATION PRECINCT

Meeting: Planning Authority Committee

**Meeting date: 10 September
2025**

Raised by: Councillor Posselt

Question:

Can the Planning Authority Committee be given advice on the merits of applying a particular purpose zone to the innovation precinct, with reference to the QWON from last meeting about prohibiting undesirable uses?

Response:

The existing Central Business Zone area currently prohibits many undesirable uses and the Commercial Zone has recently moved to make these uses discretionary. However, the further restriction of these uses throughout the Innovation Precinct within the Central Hobart Plan is being considered for the Planning Scheme Amendment which elected members will be given the opportunity to review.

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
**DIRECTOR STRATEGIC AND
REGULATORY SERVICES**

Date: 16 October 2025
File Reference: F25/69471



City of **HOBART**

MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ELECTED MEMBERS

DEFINITION OF BULKY GOODS

Meeting: Planning Authority Committee

Meeting date: 10 September
2025

Raised by: Alderman Bloomfield

Question:

Can we please be supplied the definition of bulky goods under the Tasmanian Planning Scheme?

Response:

The definition of Bulky Goods under the Tasmanian Planning Scheme is as follows:

Bulky Goods Sales

use of land for the sale of heavy or bulky goods which require a large area for handling, storage and display. Examples include garden and landscaping materials suppliers, rural suppliers, timber yards, trade suppliers, showrooms for furniture, electrical goods and floor coverings, and motor vehicle, boat or caravan sales.

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
**DIRECTOR STRATEGIC AND
REGULATORY SERVICES**

Date: 16 October 2025
File Reference: F25/69424



MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ELECTED MEMBERS

URBAN DEVELOPMENT ADVISORY PANEL - MANDATORY MEETINGS

Meeting: Planning Authority Committee

Meeting date: 10 September 2025

Raised by: Lord Mayor Councillor Reynolds

Question:

Could the Council use rules in a particular purpose zone or a by-law to make pre application meetings with Urban Design Advisory Panel and developers for large projects mandatory?

Response:

The *Land Use Planning and Approvals Act 1993* establishes the legislative framework for assessing planning applications. A planning provision within a Local Provisions Schedule or the use of a by-law cannot mandate a meeting outside the statutory planning process. However, we continue to advocate for participation in pre-app UDAP meetings and reimburse the meeting fee if the proposal continues to the application stage.

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
**DIRECTOR STRATEGIC AND
REGULATORY SERVICES**

Date: 15 October 2025
File Reference: F25/69439



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

RETAINING WALL

Meeting: Planning Authority Committee

Meeting date: 10 September
2025

Raised by: Councillor Kitsos

Question:

I have had an enquiry from a ratepayer at 4 Hatchery Court, West Hobart regarding the retaining wall at number 5 Hatchery Court, West Hobart which has stormwater erosion issues, could we get an update on that?

Response:

There are two retaining structures which the question could relate to on 5 Hatchery Court being a rock wall and a block wall which are both proximate to the boundary.

The rock wall was the subject of an investigation which resulted in enforcement action and has since been regularised by retrospective planning permission with retrospective building permission in train. Officers are presently satisfied that all appropriate action is being taken and does not propose to escalate enforcement action in relation to the rock wall at this stage.

The block wall was constructed with all appropriate permits, however was the subject of an allegation that it was not appropriately drained. An investigation was conducted which was concluded in April 2025. City of Hobart officers were not able to substantiate the allegations. No further action is proposed in relation to the matter at this stage. Council communicated the outcome of its investigation to the owner of 4 Hatchery Court in April 2025. Since that date no further evidence has been

provided to Council which was not already considered as part of its investigation process.

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: 16 October 2025
File Reference: F25/69469



City of **HOBART**

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

PRE APPLICATION - URBAN DESIGN ADVISORY PANEL

Meeting: Planning Authority Committee

**Meeting date: 10 September
2025**

Raised by: Councillor Posselt

Question:

When you are considering the pre application necessity or imperative for developers of large projects to make pre application meetings with the Urban Design Advisory Panel mandatory for projects over a certain size, in your response can you consider potential financial rebates or incentives that could be given if the application meets with UDAP pre application?

Response:

The scope of applications that are required to go to the meetings as part of the assessment process are developments that exceed 2000 m² in floor area or 3 storeys in height Central Business, General Business, Commercial and Urban Mixed Use Zones.

The Panel will also review any City of Hobart capital works project with a value of \$1 million or greater, which is intended for public use, or to which the public have regular access and that the Council or the General Manager consider would benefit from receiving urban design advice.

Or any other development that a Director considers that the Council would benefit from receiving urban design advice.

The *Land Use Planning and Approvals Act 1993* establishes the legislative framework for assessing planning applications. A planning provision within a Local Provisions Schedule or the use of a by-law cannot mandate a meeting outside the statutory planning process. However, we continue to advocate for participation in pre-app UDAP meetings.

If an application goes to a pre-application meeting with UDAP and then a planning application is lodged for the same proposal (or substantially the same), then the fee to attend the UDAP meeting is deducted from the planning application fee. As such, there is currently no cost or disadvantage to applicants for attending a pre-application meeting with UDAP if they plan to lodge a planning application with Council.

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: 15 October 2025
File Reference: F25/69473

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 | Planning Authority Items – Consideration of Items with Deputations |