



CITY OF HOBART

MINUTES

PLANNING AUTHORITY COMMITTEE MEETING

OPEN PORTION

WEDNESDAY, 22 OCTOBER 2025



City of **HOBART**

ORDER OF BUSINESS

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

COMMITTEE MEMBERS

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

APOLOGIES:

Deputy Lord Mayor Councillor
Dr Z E Sherlock
Alderman L A Bloomfield
Councillor R J Posselt
Councillor G H Kitsos

NOMINEE MEMBERS

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

LEAVE OF ABSENCE:

Nil.

PRESENT:

Councillor M S C Dutta (Chairperson)
Lord Mayor Councillor A M Reynolds
Councillor W F Harvey
Councillor J L Kelly
Councillor B Lohberger

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

Councillor Lohberger arrived at 4.06pm and was not present for items 1 to 7.1.1.

Councillor Lohberger declared a conflict of interest in item 7.1.2 and retired from the meeting.

1. ACKNOWLEDGEMENT OF COUNTRY

The Chairperson provided an acknowledgement to country.

2. CONFIRMATION OF MINUTES

REYNOLDS

The minutes of the Open Portion of the Planning Authority Committee meeting held on [Wednesday, 24 September 2025](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Lord Mayor Reynolds
Harvey
Kelly

COMMITTEE RESOLUTION:

The minutes were signed.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

Recommendation

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

No supplementary items were received.

4. INDICATIONS OF CONFLICTS OF INTEREST

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

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

No interest was indicated.

5. TRANSFER OF AGENDA ITEMS

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

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

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

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

No items were transferred.

6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS

No deputations were received.

7. COMMITTEE ACTING AS PLANNING AUTHORITY

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

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

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

7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

7.1.1 10 Selfs Point Road, New Town - Partial Change of Use to Community Meeting and Entertainment PLN-HOB-2025-0405 - File Ref: F25/77006

REYNOLDS

That the recommendation contained within the officer report, marked as item 7.1.1 of the Open Planning Authority Committee Agenda of 22 October 2025, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Lord Mayor Reynolds
Harvey
Kelly

COMMITTEE RESOLUTION:

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Planning Authority Committee, in accordance with the delegations contained in its terms of reference, approves 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.

Delegation: Committee

**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**

HARVEY

That the recommendation contained within the officer report, marked as item 7.1.2 of the Open Planning Authority Committee Agenda of 22 October 2025, be adopted.

PROCEDURAL MOTION

REYNOLDS

That the matter be deferred for further information in relation to the Council owned adjoining land.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Lord Mayor Reynolds
Harvey
Kelly

COMMITTEE RESOLUTION:

That the matter be deferred for further information in relation to the Council owned adjoining land.

Delegation: Committee

8. REPORTS

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

HARVEY

That the recommendation contained within the officer report, marked as item 8.1 of the Open Planning Authority Committee Agenda of 22 October 2025, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Lord Mayor Reynolds
Harvey
Kelly

COMMITTEE RESOLUTION:

That the information contained in the 'Planning – Advertised Applications Report' marked as item 8.1 of the Open Planning Authority Committee Agenda of 22 October 2025, be received and noted.

Delegation: Committee

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

HARVEY

That the recommendation contained within the officer report, marked as item 8.2 of the Open Planning Authority Committee Agenda of 22 October 2025, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Lord Mayor Reynolds
Harvey
Kelly

COMMITTEE RESOLUTION:

That the information contained in the 'Delegated Decision Report (Planning)', marked as item 8.2 of the Open Planning Authority Committee Agenda of 22 October 2025, be received and noted.

Delegation: Committee

9. RESPONSES TO QUESTIONS WITHOUT NOTICE

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

The Chief Executive Officer reports:-

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

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

HARVEY

That the following responses to questions without notice, marked as items 9.1 to 9.5 of the Open Planning Authority Committee Agenda of 22 October 2025, be received and noted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Lord Mayor Reynolds
Harvey
Kelly

COMMITTEE RESOLUTION:

That the following responses to questions without notice marked as items 9.1 to 9.5 of the Open Planning Authority Committee Agenda of 22 October 2025 be received and noted.

9.1 Innovation Precinct

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

9.2 Definition of Bulky Goods

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

9.3 Urban Development Advisory Panel - Mandatory Meetings

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

9.4 Retaining Wall

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

9.5 Pre Application - Urban design Advisory Panel

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

Delegation: Committee

10. QUESTIONS WITHOUT NOTICE

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

No questions were asked.

11. CLOSED PORTION OF THE MEETING

HARVEY

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 the last meeting of the Closed Portion of the 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
Item No. 5	Questions Without Notice

MOTION CARRIED BY MAJORITY

VOTING RECORD

AYES

NOES

Dutta
Lord Mayor Reynolds
Harvey
Kelly

There being no further business the Open portion of the meeting closed at 4.11pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
5TH DAY OF NOVEMBER 2025.

CHAIRPERSON