



CITY OF HOBART

MINUTES

PLANNING AUTHORITY COMMITTEE MEETING

OPEN PORTION

WEDNESDAY, 5 NOVEMBER 2025 AT 4.00PM



City of **HOBART**

ORDER OF BUSINESS

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**Planning Authority Committee Meeting (Open Portion) held on Wednesday,
5 November 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

NOMINEE MEMBERS

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

PRESENT:

Deputy Lord Mayor Councillor Dr Z E Sherlock
(Chairperson)
Councillor W F Harvey
Councillor J L Kelly
Councillor L M Elliot
Alderman L A Bloomfield
Councillor G H Kitsos

APOLOGIES:

Lord Mayor Councillor A M Reynolds
Councillor M S C Dutta

LEAVE OF ABSENCE:

Councillor R J Posselt
Alderman M Zucco

In accordance with clause 4.6 of the Terms of Reference, the Chief Executive Officer appointed Councillor J L Kelly as a member of the committee.

In accordance with clause 5.3 of the Terms of Reference, the Chief Executive Officer appointed Councillor LM Elliot and Alderman L A Bloomfield as appointed members of the Committee

QUORUM:

There were six Elected Members present during the Open Portion, therefore the quorum for the meeting was set at four.

Councillor Elliot arrived at 4.02pm and was not present for Appointment of Chairperson and item 1.

Councillor Elliot left the meeting at 4.12pm, returning at 4.13pm during item 7.1.2.

HARVEY

That the Deputy Lord Mayor assume the role of Chairperson of the meeting in the absence of the Chairperson.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Deputy Lord Mayor Sherlock
Harvey
Kitsos
Kelly
Bloomfield

COMMITTEE RESOLUTION:

The Deputy Lord Mayor assumed the Chair.

1. ACKNOWLEDGEMENT OF COUNTRY

The Chairperson provided an acknowledgement to Country.

2. CONFIRMATION OF MINUTES

HARVEY

The minutes of the Open Portion of the Planning Authority Committee meeting held on [Wednesday, 22 October 2025](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Sherlock
Harvey
Kitsos
Kelly
Elliot
Bloomfield

NOES

COMMITTEE RESOLUTION:

The minutes were signed.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

Recommendation

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

No supplementary items were received.

4. INDICATIONS OF CONFLICTS OF INTEREST

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

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

No interest was indicated.

5. TRANSFER OF AGENDA ITEMS

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

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

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

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

No items were transferred.

6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS

There were no deputations 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 11 Marine Terrace, 13 Marine Terrace Battery Point - Partial Demolition and Alterations to Jetty PLN-HOB-2025-0291 - File Ref: F25/80279

HARVEY

That the recommendation contained within the officer report, marked as item 7.1.1 of the Open Planning Authority Committee Agenda of 5 November 2025, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Deputy Lord Mayor Sherlock
Harvey
Kitsos
Kelly
Elliot
Bloomfield

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 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 [\[here\]\(https://www.hobartcity.com.au/files/assets/public/trimfiles/by-law-review-2018/public-spaces-by-law-no-4-of-2018-signed-and-sealed-24-july-2018.pdf\)](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.

Delegation: Committee

7.1.2 63 Davey Street, 61 Davey Street, 186 Macquarie Street Hobart and Adjacent Road Reserve - Demolition, New Building for Visitor Accommodation and Hotel Industry (Bar) and Associated Infrastructure Works
PLN-HOB-2024-0621 - File Ref: F25/80440

HARVEY

That the recommendation contained within the officer report, marked as item 7.1.2 of the Open Planning Authority Committee Agenda of 5 November 2025, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Deputy Lord Mayor Sherlock
Harvey
Kitsos
Kelly
Elliot
Bloomfield

COMMITTEE RESOLUTION:

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Demolition, New Building for Visitor Accommodation and Hotel Industry (Bar), and Associated Infrastructure Works at 63 DAVEY STREET HOBART TAS 7000, 61 DAVEY STREET HOBART TAS 7000, 186 MACQUARIE STREET HOBART TAS 7000 AND ADJACENT ROAD RESERVE 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-2024-0621 - 63 DAVEY ST HOBART TAS 7000 - Final Planning Documents 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-2025-0173 dated 09/09/2025 as attached to the permit.

PLN 14 - Noise Attenuation

All dwellings must be built to achieve the building interior noise levels in accordance with Australian Standard AS/NZS 2017:2016 Acoustics – Recommended design sound levels and reverberation times for building interiors.

Prior to occupancy or the commencement of the use (whichever occurs first), revised plans and documentation must be submitted and approved demonstrating compliance with the above requirement.

All works required by this condition must be undertaken in accordance with the revised plans and documentation. On completion, documentation from a suitably qualified expert certifying that the works have been completed in accordance with the Australian Standard must be submitted.

PLN 8 - Hours of Operation

The hours of operation of the approved Hotel Industry use (Bar) must be within 7:00am to 12:00am.

HER 1

All archaeological management policies in the Praxis Environment Statement of Historical Archaeological Potential (p.50) must be carried out in full.

This includes the preparation of an Archaeological Impact Assessment and Archaeological Method Statement covering all excavation on the subject site including those sites adjacent where excavation for servicing is proposed.

All onsite excavation and disturbance must be monitored by a qualified archaeologist. 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 provide advice and assessment of the features and/or deposits discovered and make recommendations on further excavation and/or disturbance; and
3. All and any recommendations made by the archaeologist engaged in accordance with 2. above must be complied with in full; and
4. All features and/or deposits discovered must be reported to the Council with 1 day of the discovery; and
5. A qualified archaeologist must undertake an audit of bulk archaeological materials such as worked sandstone blocks, 19th century bricks or cobblestones suitable for reuse.
6. A qualified archaeologist must prepare an audit of artefacts of high

interpretative value/or rare or other significance for incorporation into an on site interpretation and history for any future approval for development on this site.

7. A copy of the archaeologist's advice, assessment and recommendations obtained in accordance with 2. 3. 5. And 6. above must be provided to Council within 60 days of receipt of the completion of archaeological works and prior to the issue of a certificate of completion.
8. Excavation and/or disturbance must not recommence unless and until approval is granted from the Council.

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.

HER 2

All artefacts of high interpretative value and/or rare or otherwise significant as determined by the qualified archaeologist engaged in accordance with Condition HER 1 must be incorporated into an on-site interpretation and history.

An interpretation plan must be prepared and submitted and approved by Council prior to the issue of a certificate of completion.

The on-site interpretation must be:

- in accordance with the approved interpretation plan,
- incorporate the artefacts described in HER 1,
- incorporate historical information such as text, photographs, drawings or other images relating to the history of the site,
- located in a publicly accessible space, and,
- installed prior to the issue of a certificate of completion.

HER 3

The external colours, materials and finishes including the proposed green roof and landscaping of the approved development must be substantially in accordance with the approved plans. Any substantial change in the colours, materials and finishes requires further approval.

ENG s1 - Development Engineering - Special

Testing and commissioning certificates or equivalent supporting documentation relating to the vehicle lifts and any traffic/queuing control devices must be submitted and approved as a Condition Endorsement, prior to the commencement of use.

The documentation must:

1. Be prepared by a suitably qualified person.
2. Demonstrate any traffic/queueing control devices within the property boundary have been installed and tested and will operate to the manufacturer's specifications and all relevant Australian Standards.
3. Demonstrate that the vehicle lifts have been installed and tested and will operate to the manufacturer's specifications and all relevant Australian Standards as detailed within the Traffic Impact Assessment prepared by Milan Prodanovic Traffic Engineering & Road Safety dated November 2024.
4. Provide for emergency breakdown plans and contingency options, including the change of any traffic/queueing operation, required in the event the vehicle lifts become temporarily disabled or non-operational.

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 s2 - Development Engineering - Special

The vehicle lifts and any traffic/queueing control devices must be maintained so as to operate to the standard and specification identified in the relevant documentation submitted, approved and referred to by condition ENG s1 for the life of the building.

If, in the opinion of a suitably qualified person, the vehicle lifts and/or traffic/queueing control devices are no longer able to be maintained so as to operate to the approved standard and specification (end of service life), they must be replaced with devices which are able to perform to the equivalent standard and specification identified in the relevant documentation submitted, approved and referred to by condition ENG s1 within 14 days.

If the vehicle lifts and any/or traffic/queueing control devices are replaced in accordance with the above, revised documentation must be submitted in accordance with the requirements of condition ENG s1.

ENG s4 - Development Engineering - Special

Approval from the Department of State Growth in accordance with Section 16 of the *Roads and Jetties Act 1935* (Works Permit) must be obtained prior to the issue of any consent under the *Building Act 2016* (excluding demolition or excavation) for any access (or other) works in the state road reserve (Davey Street).

Advice:

Application for permits can be found at

https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings

Applications must be received by the Department of State Growth at least 20 business days before the expected start date for works, to allow enough time to assess the application.

ENG s3 - Development Engineering - Special

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 Davey Street.

Advice:

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

TR 1 - Development Engineering - Construction Management

A construction management plan (CMP) must be implemented throughout the construction works.

A CMP 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 CMP must be prepared by a suitably qualified expert and must include:

1. a communications plan to advise the wider community of the traffic impacts (including heavy vehicles, earthmoving, other construction machinery, and, associated cars, public transport vehicles, service vehicles, pedestrians and cyclists) during construction;
2. a start date and finish dates of various stages of works;
3. times that traffic associated with the works will be allowed to operate;
4. the name of a superintendent, or the like, to advise the City of Hobart of the progress of works in relation to the traffic management with regular meetings during the works;
5. measures to mitigate and control mud, dust and sediment within and around the site;
6. fencing which is proposed to secure and protect the site during construction.

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

approved construction management CMP.

ENG 7 - Development Engineering - 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 Waste and Circular Economy Team regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill. Further information can also be found on the Council's website.

ENG 4 - Development Engineering - Parking and Access Design

The access driveway and parking module (car parking spaces, aisles and manoeuvring areas) approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) and surface drained to the Council's stormwater infrastructure prior to the first occupation.

ENG 5 – Development Engineering - Number of Car Parking Spaces and Line Marking

The number of car parking spaces approved for use is thirty-eight (38).

Car parking spaces (including) must be line marked and delineated in

accordance with the Australian Standard AS/NZS AS2890.1:2004 – Off-street Car Parking prior to the First Occupation.

All small car parking spaces (< 5.4m but no less than 5.0m in length) must be designated as a space for small cars and signage in accordance with Australian Standards AS/NZS1742.11:2016, must be erected at each small parking space to indicate the parking space is for a small car only prior to first occupation.

The guest drop off / pickup spaces must be delineated by means of white or yellow pavement lines including any suitable signage / pavement stencils.

All car parking spaces must be used in accordance with the use of the building approved by this planning permit.

ENG 3C - Development Engineering - Parking and Access Design

Prior to the first occupation, a suitably qualified engineer must certify that the access driveway and parking areas have been constructed in accordance with design drawings approved by condition ENG 3A.

Advice:

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

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

An example certificate is available on our website.

ENG 3A - Development Engineering - Parking and Access Design

The access driveway and parking areas must be constructed in accordance with the following documentation which forms part of this permit: MILAN PRODANOVIC TRAFFIC ENGINEERING & ROAD SAFETY documentation received by the Council on the 18th November 2024 and approved as part of the Final Planning Documents set associated with this permit

Any departure from that documentation and any works which are not detailed

in the documentation must be either:

1. approved by the Director Strategic and Regulatory Services, via a condition endorsement application; or
2. designed and constructed in accordance with Australian Standard AS/NZ 2890.1:2004.

The works required by this condition must be completed prior to first occupation.

R 3 - Road infrastructure - Design

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

1. Urban: TSD-R09-v2 – Urban Roads Driveways and TSD R14-v2 Type KC vehicular crossing; and
2. Footpath - Urban Roads Footpaths TSD-R11-v3.

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

Advice:

Local Government Association (LGAT) Tasmanian Standard Drawings (TSD) can be viewed electronically via the LGAT Website.

It is advised that designers consider the detailed design of the crossover, access and parking module prior to finalising the Finished Floor Level (FFL) of the parking spaces (especially if located within a garage incorporated into the dwelling), as failure to do so may result in difficulty complying with this condition.

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

Please contact the Council's City Infrastructure Unit to discuss approval of alternate designs.

You are likely to require a Permit to Open Up and Temporarily Occupy a Highway (for work within the highway reservation).

ENG s5 - Development Engineering - Special

The lighting of parking areas and vehicle circulation roadways and pedestrian paths used outside daylight hours must be designed and constructed in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.

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

The detailed designs must;

1. be prepared by a suitably qualified person;
2. be designed and constructed in accordance with clause 3\1 "Basis of Design" and clause 3\6 "Car Parks" in AS/NZS1158\3\1:2005 Lighting for roads and public spaces Part 3\1: Pedestrian area \ (Category P\) lighting; and
3. include certification\, signed by a suitably qualified person\, stating that the design complies with the above requirements\.

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

Advice:

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

ENG 6 - Development Engineering - Parking and Access Design

The valet parking arrangement detailed within the Traffic Impact Assessment prepared by Milan Prodanovic Traffic Engineering & Road Safety dated November 2024 must be implemented prior to the commencement of the use and maintained for the duration of the use.

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 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 to a lawful point of discharge to the public stormwater system prior to occupancy or commencement of use (whichever occurs first).

SW 6 - Stormwater - Design

The new stormwater infrastructure must be designed and constructed prior to occupancy or the commencement of the approved use (whichever occurs first).

Prior to the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first), detailed engineering drawings must be submitted and approved as a condition endorsement. The detailed engineering drawings must be certified by a suitably qualified and experienced civil engineer and must:

1. be substantially in accordance with the Local Government Association of Tasmania: Tasmanian Municipal Standard Drawings (the version which applies at the time the relevant works), as varied by the City of Hobart's published departures from those Drawings, and the Local Government Association of Tasmania, Tasmanian Subdivision Guidelines (October 2013);
2. clearly distinguish between public and private infrastructure;
3. show in both plan and long-section the proposed stormwater mains,

including but not limited to, connections, flows, velocities, hydraulic grade lines, clearances, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements and inspection openings;

4. include the associated calculations and catchment area plans. The stormwater system (including defined overland flow paths) must cater for all 1% AEP event flows as at 2100 (i.e including climate change loading) from a fully developed catchment. The main itself must be sized to accommodate at least the 5% AEP event flows from a fully-developed catchment;
5. include provision for future development within the catchment to be adequately and efficiently serviced, i.e via appropriate easements;
6. include a construction program demonstrating how services to external land will be maintained.

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

Advice:

While the application contains detail of stormwater systems including long sections, calculations and determinations to confirm their suitability mentioned in the covering letter do not appear to have been included with the submission. Please submit these items as part of CEP detail.

SW 9 - Stormwater - Design

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

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 include:

1. Detailed design and supporting calculations of the detention tank showing:
 - a. detention tank sizing such that there is no increase in flows from the developed site up to 5% AEP event and no worsening of flooding;
 - b. the layout, the inlet and outlet (including long section), outlet size, overflow mechanism and invert level;
 - c. the discharge rates and emptying times; and
 - d. all assumptions must be clearly stated.

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.

ENV 2 - Environmental Planning - Erosion and Sediment Control Plan

Prior to the issue of any approval under the *Building Act 2016* or the commencement of work (whichever occurs first), a Erosion and Sediment Control Plan (ESCP) must be submitted and approved as a condition endorsement. The ESCP must be prepared by a suitably qualified expert and must:

1. specify sediment and erosion control measures sufficient to prevent sediment from leaving the site, during both the construction phase and post-construction; and
2. be consistent with the Erosion and Sediment Control - The Fundamentals for Development in Tasmania, published by the Derwent Estuary Program and the Tamar Estuary and Esk Rivers Program.

The approved control measures in the ESCP must be installed prior to any disturbance of any soil or vegetation, be regularly inspected and maintained during the construction/demolition period to prevent soil and other materials entering the local stormwater system, waterways, roadways or adjoining properties. The approved control measures must remain in place until such time as all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the City of Hobart.

All works must be undertaken in accordance with the approved ESCP.

Advice:

For guidance on preparing the Erosion and Sediment Control Plan, please refer to the the Derwent Estuary Program and Tamar Estuary and Esk River Program, Erosion and Sediment Control Plan - the Fundamentals for Development in Tasmania.

ENVHE 5 - Environmental Health - Construction Management

A Demolition and 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*.

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

1. Details of the proposed demolition and construction methodologies and expected likely timeframes.
2. The proposed days and hours of work and proposed hours of activities likely to generate significant noise emissions (including volume and timing of heavy vehicles entering and leaving the site, rock breaking and concrete pouring).
3. Details of potential environmental impacts associated with the demolition and construction works including noise, vibration, erosion and pollution (air, land and water).
4. Details of proposed measures to avoid or mitigate all identified potential environmental impacts during demolition and construction works including, but not limited to:
 - a) A noise and vibration management plan certified 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.
 - (b) A soil and water management plan including:
 - (i) measures to minimise erosion and the discharge of contaminated stormwater off-site,
 - (ii) measures to minimise dust emissions from the site,
 - (iii) measures to manage the disposal of surface and
 - (iv) groundwater from excavations (if relevant); and
 - (v) measures to prevent soil and debris being carried onto the street.
5. Details of proposed responsible persons, public communication protocols, compliance, recording and auditing procedures and complaint handling and response procedures.

A copy of the approved Demolition and Construction Environmental Management Plan must be kept on site for the duration of the works and be available for inspection. The whole or a summarised version of the Demolition and Construction Environmental Management Plan must be provided to surrounding land owners and occupiers prior to the commencement of 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](#).

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](#).

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.

STATE GROWTH

Prior to undertaking any access (or other) works in the state road reserve a Works Permit is required from the Department of State Growth in accordance with Section 16 of the *Roads and Jetties Act 1935*.

Application for permits can be found at https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings

Applications must be received by the Department of State Growth at least 20 business days before the expected start date for works, to allow enough time to assess the application.

WORK WITHIN THE HIGHWAY RESERVATION

Please note 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.

DRIVEWAY SURFACING OVER HIGHWAY RESERVATION

If a coloured or textured surface is used for the driveway access within the Highway Reservation, the Council or other service provider will not match this on any reinstatement of the driveway access within the Highway Reservation required in the future.

WASTE MANAGEMENT

Future Visitor Accommodation and Hotel Industry uses are encouraged to include Food Organics and Garden Organics (FOGO) services as part of their operations. Click [here](#) for more information.

ACCESS

Designed in accordance with LGAT- IPWEA – Tasmanian standard drawings. Click [here](#) for more information.

CROSS OVER CONSTRUCTION

The construction of the crossover can be undertaken subject to Council approval of the design. Click [here](#) for more information.

RIGHT OF WAY

The private right of way must not be reduced, restricted or impeded in any way, and all beneficiaries must have complete and unrestricted access at all

times.

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.

FOOTPATH LEVELS

Please note that the agreement of the Council's Manager City Infrastructure is required to adjust footpath levels to suit the design of any proposed floor levels or entrances to the development.

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.

FEES AND CHARGES

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

BEFORE YOU DIG

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

Delegation: Committee

8. REPORTS

8.1 Delegated Decision Report (Planning) File Ref: F25/79648

KITSOS

That the recommendation contained within the officer report, marked as item 8.1 of the Open Planning Authority Committee Agenda of 5 November 2025, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Deputy Lord Mayor Sherlock
Harvey
Kitsos
Kelly
Elliot
Bloomfield

COMMITTEE RESOLUTION:

That the information contained in the 'Delegated Decision Report (Planning)' marked as item 8.1 of the Open Planning Authority Committee Agenda 5 November 2025 be received and noted.

Delegation: Committee

8.2 Planning - Advertised Applications Report
File Ref: F25/79730

BLOOMFIELD

That the recommendation contained within the officer report, marked as item 8.2 of the Open Planning Authority Committee Agenda of 5 November 2025, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Sherlock
Harvey
Kitsos
Kelly
Elliot
Bloomfield

NOES

COMMITTEE RESOLUTION:

That the information contained in the 'Planning – Advertised Applications Report', marked as item 8.2 of the Open Planning Authority Committee Agenda of 5 November 2025, be received and noted.

Delegation: Committee

9. QUESTIONS WITHOUT NOTICE

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

9.1 Councillor Kelly - Advertising on Bus Shelters

Question: Can an update be provided with regards to advertising on bus shelters in Franklin Square?

Response: The Manager Development Appraisal took the question on notice.

9.2 Councillor Harvey - Building Approvals Granted Occupancy Certificates

Question: Kerry Vincent, Commissioner for Housing put out a media release stating that building approvals in Tasmania have hit a two year high. I would like to know how many building approvals relate to Hobart and how many (and what percentage) of those approvals have been granted an occupancy certificate?

Response: The Manager Development Appraisal took the question on notice.

10. CLOSED PORTION OF THE MEETING

KITSOS

That the Committee resolve by majority that the meeting be closed to the public pursuant to regulation 17(1) of the *Local Government (Meeting Procedures) Regulations 2025* because the items included on the closed agenda contain the following matters:

- Minutes of a closed 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
Deputy Lord Mayor Sherlock Harvey Kitsos Kelly Elliot Bloomfield	

There being no further business the Open portion of the meeting closed at 4.16pm

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
19TH DAY OF NOVEMBER 2025.

CHAIRPERSON