CITY OF HOBART

AGENDA

Planning Authority Committee Meeting
Open Portion
Wednesday, 19 November 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.

ELECTED MEMBER COMMITMENTS

Respectful and Cooperative Behaviour	We will treat each other, staff, and stakeholders respectfully, fostering a collaborative environment.
Conduct and media use	We will advocate using transparent, evidence-based arguments, respect majority decisions, avoid public criticism of employees, and maintain workplace safety by refraining from harmful communication.
Objective, evidence-based communication:	Our discussions and advocacy are grounded in reliable, shared evidence, avoiding personal attacks and promoting respectful debate before public commentary.
Roles and responsibilities:	We recognise our duty to represent our community while being accountable, engaging in critical debate and holding others to account respectfully.

ORDER OF BUSINESS

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

APOLOGIES AND LEAVE OF ABSENCE

1. ACKNOWLEDGEMENT OF COUNTRY 4

2. CONFIRMATION OF MINUTES 4

3. CONSIDERATION OF SUPPLEMENTARY ITEMS 4

4. INDICATIONS OF CONFLICTS OF INTEREST 5

5. TRANSFER OF AGENDA ITEMS 5

6. PLANNING AUTHORITY ITEMS – CONSIDERATION OF ITEMS WITH DEPUTATIONS 5

7. COMMITTEE ACTING AS PLANNING AUTHORITY 6

7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015 7

7.1.1 240-244 Murray Street Hobart - Demolition, Alterations and Extension and Change of Use to Business and Professional Services and Food Services and Subdivision (Boundary Adjustment) 7

7.1.2 41 Salamanca Place, 39 Salamanca Place, 4, 6, and 8 Montpelier Retreat, Battery Point and Associated Works within the Adjacent Road Reserve - Partial Demolition, Alterations and Extension (Hotel) 26

8. REPORTS 47

8.1 Delegated Decision Report (Planning) 47
8.2 Planning - Advertised Applications Report 51

9. QUESTIONS WITHOUT NOTICE 56

10. CLOSED PORTION OF THE MEETING 57

Planning Authority Committee Meeting (Open Portion) held Wednesday, 19 November 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:
Councillor M S C Dutta

Leave of Absence:
Alderman M Zucco

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, 5 November 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

7.1.1 240-244 MURRAY STREET HOBART - DEMOLITION, ALTERATIONS AND EXTENSION AND CHANGE OF USE TO BUSINESS AND PROFESSIONAL SERVICES AND FOOD SERVICES AND SUBDIVISION (BOUNDARY ADJUSTMENT) PLN-HOB-2024-0707 - FILE REF: F25/83268

{ TC "7.1.1 240-244 Murray Street Hobart - Demolition, Alterations and Extension and Change of Use to Business and Professional Services and Food Services and Subdivision (Boundary Adjustment)" \l 7 }

Address:	240-244 Murray Street, Hobart
Proposal:	Demolition, Alterations and Extension and Change of Use to Business and Professional Services and Food Services and Subdivision (Boundary Adjustment)
Expiry Date:	20 November 2025
Extension of Time:	Not Applicable
Author:	Victoria Maxwell

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Planning Committee, in accordance with the delegations contained in its terms of reference, approves the application for Demolition, Alterations and Extension and Change of Use to Business and Professional Services and Food Services and Subdivision (Boundary Adjustment) at 240-244 MURRAY ST HOBART TAS 7000 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-2024-0707 - 240-244 Murray St, Hobart and Adjacent Road Reserve - 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. TWDA TASWASPAN-HOB-2025-0174 dated 03/09/2025 as attached to the permit.

PLN 1 – Landscaping

The boundary between the landscaping along Patrick Street and the footpath must be clearly demarcated on plan and on site. The footpath

available to the public must be clearly defined and visibly distinguishable to prevent any confusion.

Demonstration of how this will be achieved must be provided to Council as Condition Endorsement prior to the issue of any approval under the *Building Act 2016* (excluding for demolition) or the commencement of work on the site (whichever occurs first).

PLN 10 – Landscaping

Prior to the issue of any approval under the *Building Act 2016* (excluding for demolition) or the commencement of work on the site (whichever occurs first), a landscaping plan for the planting and ongoing maintenance of the soft and hard landscaping along the Patrick Street frontage prepared by a suitably qualified landscape expert must be submitted and approved as a condition endorsement. The landscaping plan must show:

- the landscaping generally in accordance with the details set out in the approved plans;
- details of irrigation for the ongoing survival of plantings;
- details of maintenance schedule for the ongoing maintenance and survival of plantings;
- details of methods to protect plantings and avoid pedestrian trampling and damage.

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

Prior to occupancy or the commencement of the use (whichever occurs first), confirmation from a suitably qualified landscape expert that all landscaping works required by this condition have been implemented, must be submitted.

The vegetation which is planted on the site pursuant to the landscaping plan must be maintained and must not be disturbed. If any vegetation dies or is destroyed, replacement vegetation of a similar size must be planted within 30 days of the death or destruction.

HER 21 - Heritage – Archaeological

All onsite excavation and disturbance must be monitored and managed in accordance with the archaeological method statement included in the Archaeological Impact Assessment & Archaeological Method Statement by Praxis Environment, dated January 2025, Section 3, pages 15-18. This includes but is not limited to:

- Excavation within areas of high archaeological potential to be supervised and undertaken by a suitably qualified archaeologist as documented within 3.2 Approach to Works on pages 15 and 16; and

- Analysis of finds is to be undertaken and a subsequent final report on the excavation outcomes is to be submitted to Council as a Condition Endorsement within 6 months of the completion of excavation and prior to the issue of a certificate of occupancy, as per 3.4 Recording, 3.5 Artifacts and 3.6 Reporting Requirements on pages 16 and 17; and

- Development of pile locations in consultation with the engaged suitably qualified archaeologist to avoid impact on any deeper remains, or deeper archaeological investigation of pile locations (whichever is most practicable), as per the Proposed Mitigation Strategy on page 13.

HER 22 - Heritage – Archaeological

Should excavation or disturbance lead to the discovery of any features or deposits of an archaeological nature outside of the areas of high archaeological potential as identified in the Archaeological Impact Assessment & Archaeological Method Statement (AIA & AMS) by Praxis Environment, January 2025:

1. All excavation and/or disturbance must stop immediately; and

2. A qualified archaeologist must be engaged to attend the site and provide advice and assessment of the features and/or deposits discovered and make recommendations on further excavation and/or disturbance; and

3. All and any recommendations made by the archaeologist engaged in accordance with 2. above must be complied with in full; and

4. All features and/or deposits discovered and excavated must be reported to Council within 1 day and prior to the conclusion of the excavation; and

5. A copy of the archaeologist's advice, assessment and recommendations obtained in accordance with points 2 and 3 above must be provided to Council within 60 days of the completion of archaeological works and prior to the issue of any approval under the Building Act 2016 aside from approval for demolition works.

Excavation and/or disturbance must not recommence until approval is granted from the City of Hobart.

HER 23 - Heritage – Archaeological

Prior to the issue of any approval under the *Building Act 2016*, an interpretation and historical information panel must be submitted and approved by the Council as a Condition Endorsement. The panel must describe the physical and social history of the site in words, plans and historical pictures and provide information on the process and intention of the archaeological works. Copies of the approved panel must be displayed on all boundaries facing onto the public realm on the commencement and for the length of the archaeological works to the satisfaction of the Council.

HER 24 - Heritage – Archaeological

An historical interpretation plan must be prepared by, or in collaboration with, the suitably qualified archaeologist engaged on the property. The historical interpretation plan is to:

1. Include information on the site's history, occupants, photographs of the existing and previous buildings, and any other relevant information; and

2. Incorporate archaeological findings as per the archaeologist's methodology and recommendations in accordance with HER 21; and

3. Identify appropriate interpretative methods and media to be used; and

4. Be displayed in a publicly accessible location.

The final interpretation plan is to be submitted and approved by Council as a Condition Endorsement and implemented prior to the issue of a certificate of occupancy.

ENVHE 3 - Environmental Health - Environmental Site Assessment Report

Immediately following demolition works, and prior to construction commencing, an environmental site assessment report prepared by a suitably qualified and experienced person in accordance with the procedures and practices detailed in the National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPM) as amended 2013 must be submitted as a condition endorsement prior to the commencement of excavation works onsite.

The report must conclude:

1. Whether any site contamination presents a risk to workers involved in redevelopment of the site, or future users of the site, as a result of proposed excavation of the site.

2. Whether any site contamination presents an environmental risk from excavation conducted during redevelopment of the site.

3. Whether any specific remediation and/or protection measures are required to ensure proposed excavation does not adversely impact human health or the environment before excavation commences.

4. That based on the results of the Environmental Site Assessment, that the excavation as part of the planned works will not adversely impact on human health or the environment (subject to implementation of any identified remediation and/or protection measures as required). If the Environmental Site Assessment report concludes that remediation and/or protection measures are necessary to avoid risks to human health or the environment, a proposed remediation and/or management plan must be submitted as a condition endorsement prior to the commencement of excavation onsite. Any remediation or management plan involving soil disturbance must include a detailed soil and water management plan to prevent offsite transfer of potentially contaminated soil or stormwater.

Reason for condition

To determine the level of site contamination across the site including in the area which is currently inaccessible due to the placement of an existing building, and to identify any recommended remediation/management practises/safeguards which need to be followed/put in place during any excavations/ground disturbance.

Advice:

A UPSS decommissioning report by EM&C and Site History by Pitt & Sherry have already been provided for assessment. The current reports are to be updated or new supporting documentation provided to include additional testing and investigation where the current building is located, any contamination management recommendations based on these results and an updated statement of suitability based on the outcome of the additional investigation after demolition of the existing building.

SURV 1 - Survey – Subdivision

The applicant must submit to the City of Hobart a copy of the surveyor’s survey notes at the time of lodging the final plan.

SURV 2 - Survey – Subdivision

The Final Plan and Schedule of Easements must be submitted and approved in accordance with section 89 of the Local Government (Building and Miscellaneous Provisions) Act 1993.

SURV s1 - Survey – Special

The Road Widening land that is being added to the land comprised in CT 141372/1 must be closed as a public highway under the provisions of the Local Government (Highways) Act 1982 prior to the sealing of the final plan.

SURV 6 - Survey – Subdivision

The land shown as "Remaining as Part of Road" at the intersection of Patrick Street and Murray Street currently occupied as part of the public highway is to be shown as a Road lot on the final plan and transferred to the Hobart City Council.

Prior to the sealing of the final plan an executed and duty assessed Land Titles Office transfer instrument is to be forwarded to the City of Hobart together with a cheque made payable to the Land Titles Office for the associated Land Titles Office registration fees.

ENG 13 - Development Engineering - Subdivision Services

Services (private sewer, stormwater (including surface drainage) and water services/connections) are to be entirely separate to each lot and contained wholly within the lots served, prior to the sealing of the final plan.

ENG s1 - 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 changes to the existing on-street parking arrangements / controls in Murray Street and Patrick Street frontages as a consequence of the redundant crossovers.

Advice:

As referenced within the Traffic Impact Assessment: Due to the removal of the driveway (Murray Street), there is opportunity to extend this zone approximately 12m closer to Patrick Street gaining 2 more car parking spaces. This additional 12m could be utilised for garbage collection in the early morning, by being marked as a loading zone. For the remainder of the day it could be utilised as additional on-street parking. The 12m zone will be long enough for an 8.8m garbage truck and will also be sufficient to line up 5 bins 1m apart for simple collection. This additional 12m could be utilised for garbage collection in the early morning, by being marked as a loading zone.

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 / controls in Murray Street and Patrick Street frontages.

Reason for condition

To ensure that relevant approvals are obtained.

ENG 14 - Development Engineering - Subdivision Services

Prior to the sealing of the final plan, the developer must supply the City of Hobart with an as--installed services plan clearly indicating the location and details of all relevant services (entirely contained within their respective lots or appropriate easements). The as--installed services plan must be accompanied by certification from a suitably qualified expert that all engineering work required by this permit has been completed.

Advice:

Any final plan submitted for sealing will not be processed unless it is accompanied by documentation by a suitably qualified person that clearly certifies that this condition has been satisfied and that all the work required by this condition has been completed. A 'suitably qualified person' must be a professional engineer or professional surveyor or other persons acceptable to City of Hobart.

R 3 - Road infrastructure – Design

Prior to occupancy or the commencement of the use (whichever occurs first), the existing driveway crossovers within the Murray Street and Patrick Street highway reservations must be reinstated to kerb and channel and 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. Approved concrete kerbs and channels profile dimensions - TSD R14v3 Type KC (kerb and channel); 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.

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 affect 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).

Reason for condition

To ensure that works will comply with the Council's standard requirements.

SW 7 - Stormwater – Design

Prior to occupancy or the commencement of the use (whichever occurs first), the new stormwater connection required must be constructed and existing redundant connection(s) be abandoned and sealed at the owner's expense.

Prior to the issuing of any approval under the Building Act 2016 or commencement of works (whichever occurs first), detailed engineering drawings must be submitted and approved. The detailed engineering drawings must include:

1. The location of the proposed connections and all existing connections;

2. The size and design of the connection such that it is appropriate to safely service the development;

3. Clearances from any nearby obstacles (eg services, crossovers, trees, poles, walls);

4. Long-sections of the proposed connection clearly showing cover, size, grade, material and delineation of public and private infrastructure;

5. Connections which are free-flowing gravity driven; and

6. Be in general accordance with Council's departures from the

LGAT Tasmanian Standard Drawings, available from [our website](https://www.hobartcity.com.au/files/assets/public/development/planning/standard-engineering-drawings/lgat-standard-drawings-coh-depatures.pdf)

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

Advice: Upgraded or new connections can be approved either via the CEP process or via the Application for New Connection form available from [here](https://www.hobartcity.com.au/City-services/Environment/Stormwater-and-waterways). The approved stormwater connection documents must be included in your plumbing permit application document set and listed in accompanying forms.

A Permit to Construct Public Infrastructure will be required to install the connection.

A single connection for the property is generally permitted under the Urban Drainage Act 2013 - any application for multiple connections must be accompanied by a brief justification.

ENG SW1 - Stormwater – Design

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 with sufficient receiving capacity prior to occupancy or commencement of use (whichever occurs first).

The bulk of stormwater from the new development must be discharged via a new connection to Council's piped infrastructure in Patrick St, as shown in the submitted documents.

Advice:

Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property.

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council-approved outlet.

ENV 2 - Stormwater - Erosion & Sediment Control Plan

Sediment and erosion control measures, sufficient to prevent sediment from leaving the site and in accordance with an approved Erosion &

Sediment Control Plan (ESCP), must be installed prior to the commencement of work and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction.

An ESCP for each relevant stage must be submitted and approved as a Condition Endorsement prior to the issue of any approval under the Building Act 2016 or the commencement of work, whichever occurs first. The ESCP must be prepared by a suitably qualified person and be in accordance with:

a) Erosion And Sediment Control, The Fundamentals for Development in Tasmania and associated guideline documents (TEER &DEP, 2023), available from the Derwent Estuary Program's website, and

b) any Environmental Site Assessment for the site and its recommendations.

The ESCP must detail temporary site drainage. If the site or controls change, an updated ESCP must be submitted.

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

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 avoid the pollution and sedimentation of roads, drains and natural watercourses that could be caused by erosion and runoff from the development; and to comply with relevant State legislation.

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.

Reason for condition

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

ENG 10 - Development Engineering - Waste Management

A construction waste management plan must be implemented throughout construction and an ongoing waste management plan for all waste and recycling must be implemented post 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 the handling, transport and disposal of demolition material, including any contaminated waste and recycling opportunities, to satisfy the above requirement.

The handling, storage, transport and disposal of waste and recycling from the property must be undertaken in accordance with the approved waste management plan for the duration of the use.

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 & 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.

Reason for condition

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

Provisions for commercial waste services for the handling, storage, transport and disposal of post-construction solid waste and recycle bins from the development; and

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 5 - Development Engineering - Bicycle Parking Spaces

The number of bicycle parking spaces approved on the site is a minimum of seven (7) in accordance with the Pitt & Sherry documentation received by the Council on the 20th December 2024 and approved as part of the Final Planning Documents set associated with this permit.

The bicycle parking area(s) must be constructed on the site compliant with the Australian Standards AS/NZS 2890.3:2015 prior to first

occupation / commencement of use (whichever occurs first).

Advice:

User classes are in accordance with Australian Standard AS/NZS 2890.1:2004. Bicycle parking space class is as defined in the Hobart Interim Planning Scheme 2015 Table E6.2.

Reason for condition

To ensure safe and efficient parking adequate to provide for the use.

R 2 - Road Infrastructure - Protection of Hobart City Council Assets

The building awning must not compromise the use of the existing highway reservation.

Design drawings to satisfy the above requirement 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 detailed design drawing must be prepared by a suitably qualified and experienced engineer and must show the vertical clearance from the finished footpath level at or greater than 2.5m minimum

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

R 3 - Road infrastructure - Design

Prior to occupancy or the commencement of the use (whichever occurs first), the existing driveway crossovers within the Murray Street and Patrick Street highway reservations must be reinstated to kerb and channel and 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. Approved concrete kerbs and channels profile dimensions - TSD R14v3 Type KC (kerb and channel); 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.

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 affect 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).

Reason for condition

To ensure that works will comply with the Council's standard requirements.

ENG sR1 - Road Engineering - Special

The land marked as road widening to be closed as a statutory highway in accordance with legislative requirements prior to the commencement of work on the land marked as road widening.

Advice: The land marked as road widening is shown on the City's municipal map as public highway , it will need to be closed in accordance with S14 of the Local Government (Highways) Act 1982 prior to works occurring on the land. Note the closing of the highway is subject to public advertisement, if objections are received the matter is referred to the Tasmanian Civil and Administrative Tribunal for determination.

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.

ADVICE - PLANNING

The applicant is encouraged to provide frosting or other screening device at the lower sections of the western elevation windows on the third floor and roof top cut out to prevent views into the living and private outdoor spaces for the dwellings at 77 to 83 Patrick St.

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](https://www.hobartcity.com.au/Development/Condition-endorsement).

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(https://www.hobartcity.com.au/Council/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, (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)

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)

OCCUPATION OF THE PUBLIC HIGHWAY

You may require an occupational licence for use of Hobart City Council highway reservation (e.g. outdoor seating, etc.). Click here (https://www.hobartcity.com.au/Business/Occupational-licences) for more information.

You may require an occupational license for structures in the Hobart City Council highway reservation, in accordance with conditions to be established by the Council. Click here (https://www.hobartcity.com.au/Business/Construction-Activities-and-Events-on-Public-Streets/Application-Forms) for more information.

PERMIT TO CONSTRUCT PUBLIC INFRASTRUCTURE

You may require a permit to construct public infrastructure, with a 12 month maintenance period and bond (please contact the Hobart City Council's Infrastructure and Assets Network to initiate the permit process).

DOORS OPENING OUT OVER FOOTPATH

No door is to be hung so as to swing out over a public footpath, S52 *Local Government (Highways) Act 1982.*

OCCUPATION OF THE PUBLIC HIGHWAY

You may require a permit for the occupation of the public highway for construction (e.g. placement of skip bin, crane, scissor lift etc.). Click here (https://www.hobartcity.com.au/Business/Construction-Activities-and-

Events-on-Public-Streets) for more information.

You may require a road closure permit for construction. Click here (https://www.hobartcity.com.au/Business/Construction-Activities-and-Events-on-Public-Streets/Application-Forms) for more information.

You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click here (https://www.hobartcity.com.au/City-services/Roads-and-footpaths/Roads-and-footpaths) for more information.

ROAD CLOSURE

The applicant is advised to contact the City to formally request the initiation of the road closure process. Request to be submitted via coh@hobartcity.com.au

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 (https://www.hobartcity.com.au/City-services/Parking/Parking-permits) for more information.

NEW SERVICE CONNECTION

Please contact the Hobart City Council's Infrastructure and Assets Network to initiate the application process for your new stormwater connection (https://www.hobartcity.com.au/City-services/Environment/Stormwater-and-waterways).

WORK WITHIN THE HIGHWAY RESERVATION

Please note development must be in accordance with the Hobart City Council’s Infrastructure by law. Click here (http://www.hobartcity.com.au/Council/Legislation) 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 6238 2711.

REDUNDANT CROSSOVERS

Redundant crossovers are required to be reinstated under the Hobart City Council's Infrastructure By law. Click here (http://www.hobartcity.com.au/Council/Legislation) for more information.

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.

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.

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 (http://www.hobartcity.com.au/Environment/Recycling_and_Waste).

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 (https://www.byda.com.au/) for before you dig information.

Attachment A:	PLN-HOB-2024-0707 - 240-244 Murray St and Associated Road Reserve - PAC Planning Report (Supporting information)
Attachment B:	PLN-HOB-2024-0707 - 240-244 Murray St - PC Agenda Documents (Supporting information)
Attachment C:	PLN-HOB-2024-0707 - 240-244 Murray St - Cultural Heritage Referral Report (Supporting information)
Attachment D:	PLN-HOB-2024-0707 - 240-244 Murray Street - Development Engineering Referral Report (Supporting information)
Attachment E:	PLN-HOB-2024-0707 - 240-244 Murray St - City Place Making Referral Report (Supporting information)
Attachment F:	PLN-HOB-2024-0707 - 240-244 Murray St - Environmental Health Officer Referral Report (Supporting information)
Attachment G:	PLN-HOB-2024-0707 - 240-244 Murray St - Stormwater Referral Report (Supporting information)
Attachment H:	PLN-HOB-2024-0707 - 240-244 Murray St - Mobility Referral Report (Supporting information)
Attachment I:	PLN-HOB-2024-0707 - 240-244 Murray St - UDAP Meeting Minutes - 2 September 2025 (Supporting information)
Attachment J:	PLN-HOB-2024-0707 - 240-244 Murray St - Roads Referral Report (Supporting information)
Attachment K:	PLN-HOB-2024-0707 - 240-244 Murray St - Surveying Services Referral Report (Supporting information)

7.1.2 41 SALAMANCA PLACE, 39 SALAMANCA PLACE, 4, 6, AND 8 MONTPELIER RETREAT, BATTERY POINT AND ASSOCIATED WORKS WITHIN THE ADJACENT ROAD RESERVE - PARTIAL DEMOLITION, ALTERATIONS AND EXTENSION (HOTEL)

{ TC "7.1.2 41 Salamanca Place, 39 Salamanca Place, 4, 6, and 8 Montpelier Retreat, Battery Point and Associated Works within the Adjacent Road Reserve - Partial Demolition, Alterations and Extension (Hotel)" \l 7 }

PLN-HOB-2025-0177 - FILE REF: F25/83339

Address:	41 Salamanca Place, 39 Salamanca Place, 4, 6, and 8 Montpelier Retreat, Battery Point and Associated Works within the Adjacent Road Reserve
Proposal:	Partial Demolition, Alterations and Extension (Hotel)
Expiry Date:	21 November 2025
Extension of Time:	Not Applicable
Author:	Victoria Maxwell

RECOMMENDATION

That pursuant to the Sullivans Cove Planning Scheme 1997*, the Planning Committee, in accordance with the delegations contained in its terms of reference, approve for application for Partial Demolition, Alterations and Extension to the Moss Hotel 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-2025-0177 - 41 Salamanca Pl - 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. TWDA TASWASPAN-HOB-2025-0113 dated 20 June 2025 as attached to the permit.

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: 8661 dated 06 November 2025, as attached to the permit.

PLN s1

No approval is granted in this permit for any works on 2 Montpelier Retreat.

HER 1 - Heritage - Fabric

The sandstone wall and associated chimney on the southern elevation of 4 Montpelier Retreat, in the location of grid line G on the proposed floorplans including drawing SA1100 by Altis Architecture, dated 01/09/2025, issue J, must be retained in situ.

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

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

HER 2 - Heritage - Fabric

Partial demolition to the sandstone wall on the eastern boundary of 6 Montpelier Retreat is not approved. The applicant must either relocate the fire exit or demonstrate that there is no other feasible location for the exit and that the wall will not be structurally compromised by the works.

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

HER 3 - Heritage - Fabric

Prior to the issue of any approval under the Building Act 2016, including any approval for demolition, archival quality, annotated photographs of the building at 8 Montpelier Retreat and all features to be demolished must be recorded and submitted to Council and approved as a Condition Endorsement. Electronic colour images must be provided. Cross referencing of all photographs to the existing floor plan showing the location of each photograph must also be provided, as well as a brief overview of the building history.

The photographs must include:

1. *Each exterior elevation of the building,*
2. *The interior of the building,*
3. *Architectural design detailing of the building,*
4. *Any original garden / landscape features, and*

5. *Photographs of any detail that may be of historical or architectural interest.*

HER 12 - Heritage - Colour and Finish

The external colours, materials and finishes 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.

HER 21 - Heritage - Archaeological

All onsite excavation and disturbance must be monitored and managed in accordance with the archaeological method statement included in the Statement of Historical Archaeological Potential, Archaeological Impact Assessment & Archaeological Method Statement by Praxis Environment, dated September 2025, pages 50-53. This includes but is not limited to:

1. *Excavation within areas of high archaeological potential to be supervised and undertaken by a suitably qualified archaeologist as documented within Excavation of each area' on pages 50 and 51; and*
2. *Analysis of finds is to be undertaken and a subsequent final report on the excavation outcomes is to be submitted to Council as a Condition Endorsement within 6 months of the completion of excavation and prior to the issue of a certificate of occupancy, as per 'Reporting' on page 52.*

HER 22 - Heritage - Archaeological

Should excavation or disturbance lead to the discovery of any features or deposits of an archaeological nature outside of the areas of high archaeological potential, including 6 and 8 Montpelier Retreat as well as 4 Montpelier Retreat and 39 and 41 Salamanca Place:

1. *All excavation and/or disturbance must stop immediately; and*
2. *A qualified archaeologist must be engaged to attend the site and provide advice and assessment of the features and/or deposits discovered and make recommendations on further excavation and/or disturbance; and*
3. *All and any recommendations made by the archaeologist engaged in accordance with 2. above must be complied with in full; and*
4. *All features and/or deposits discovered must be reported to the Council within one (1) day of the discovery; and*
5. *A copy of the archaeologist's advice, assessment and recommendations obtained in accordance with 2. and 3. above must be provided to Council within 90 days of receipt of the advice, assessment and recommendations.*

Excavation and/or disturbance must not recommence unless and until approval is granted from the Council.

HER 23 - Heritage - Archaeological

An historical interpretation plan is to be formulated and details are to be provided and approved as a Condition Endorsement prior to the issue of any approval under the Building Act 2016. The historical interpretation is to be placed in a publicly accessible location. The historical interpretation should include information regarding the site's history, occupants, photographs of the existing and previous buildings, and other relevant information, as per Policy 15 of the Conservation Management Plan for 39 and 41 Salamanca Place by Graeme Corney, dated September 2016, page 36.

The interpretation plan must also include scope for the incorporation of archaeological findings in the event that it is deemed appropriate by a suitably qualified archaeologist, as per the Statement of Historical Archaeological Potential, Archaeological Impact Assessment & Archaeological Method Statement by Praxis Environment, dated September 2025, page 53.

The final interpretation plan is to be implemented prior to the issue of a certificate of occupancy.

ENVHE 5 - Demolition and Construction Management

A Demolition and Construction Environmental Management Plan, prepared by suitably qualified persons, must be implemented.

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) An erosion and sediment control plan for each relevant stage, consistent with Erosion and Sediment Control: The Fundamentals for Development in Tasmania (TEER & DEP, 2023), including:

i. measures to minimise erosion and prevent the discharge of contaminated stormwater off-site and into the stormwater system,
ii. measures to minimise dust emissions from the site,
iii. measures to manage the disposal of surface and groundwater, including from any excavations; and
iv. measures to prevent soil and debris being carried onto the street.

5. Details of proposed responsible persons, public communication protocols, compliance monitoring, recording and auditing procedures and complaint handling and response procedures.

Measures sufficient to prevent sediment from leaving the site and in accordance with the Erosion and Sediment Control Plan, must be implemented prior to the commencement of work, and must be maintained until such time as all disturbed areas have been stabilised or sealed.

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.

If significant site control changes are required, an updated DCEMP must be submitted and accepted.

All work must be carried out in accordance with the above condition.

SURV s1 *– Survey Special*

The completed hotel development will need to be strata-titled as part of a strata scheme that includes the currently strata-titled properties at 2 and 4 Montpelier Retreat to legalise the proposed encroachment of levels 1 to 4 of the hotel building into the strata lot at 4 Montpelier Retreat, and to enable 2 Montpelier Retreat to remain as a strata-titled property.

Advice: The proposed adhesion of titles is unable to be implemented as it includes land that is part of an existing strata scheme at 2 to 4 Montpelier Retreat. The proposed encroachment of levels 1 to 4 of the hotel into the

airspace that is part of Lot 2 on strata plan 59938 at 4 Montpelier Retreat cannot be legalised by means of a future subdivision as in Tasmania it is not open to subdivide the airspace above a lot or an existing building. The Strata Titles Act 1998 allows for a strata division to be approved for land that comprises division vertically and horizontally. An adhesion order under section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 will not be required as the strata plan will effect any necessary consolidation of the land.

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 3B - Development Engineering - Parking and Access Design

The access driveway and parking module (parking spaces, aisles and manoeuvring area) design must be submitted and approved, prior to the issuing of any approval under the Building Act 2016 or commencement of works on the site (whichever occurs first).

This access driveway and parking module (parking spaces, aisles and manoeuvring area) design must:

1. *Be prepared and certified by a suitably qualified engineer;*
2. *Be in accordance with the Australian Standard AS/NZS 2890.1:2004, if possible;*
3. *Where the design deviates from AS/NZS 2890.1:2004 the designer must demonstrate that the design will provide a safe and efficient access, and enable safe, easy and efficient use; and*

4. Show dimensions, levels, gradients and transitions, and other details as Council deem necessary to satisfy the above requirement.

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 3C - Development Engineering - Parking and Access construction certification

Prior to the first occupation or commencement of use (whichever occurs first), a suitably qualified engineer must certify that the access driveway and parking area has been constructed in accordance with design drawings approved by conditions ENG 3B and TR 1.

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. 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.

Certification may be submitted to Council as part of the Building Act 2016 approval process or submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of the permit.

An example certificate is available on our website.

ENG 4 - Development Engineering - Parking and Access surface treatment

The access driveway and parking module (car parking spaces, aisles and manoeuvring area) 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 or commencement of use (whichever occurs first).

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

The number of car parking spaces approved for use is thirteen (13).

All parking spaces must be delineated by means of white or yellow lines 80mm to 100mm wide, or white or yellow pavement markers in

accordance with Australian Standards AS/NZS 2890.1 2004, prior to the first occupation or commencement of use (whichever occurs first).

ENG s1 - Development Engineering - Disability car park line marking

All car parking spaces for people with disabilities must be delineated to Australian/NZS Standard, Parking facilities Part 6: Off-street parking for people with disabilities AS/NZS 2890.6: 2022, prior to the first occupation or commencement of the use (whichever occurs first).

ENG 9 - Development Engineering - Waste Management (on-going)

Prior to the first occupation or the commencement of the use (whichever occurs first), a waste management plan for all (commercial or domestic) waste and recycling must be submitted and approved. The waste management plan mus include provisions for commercial waste services for the handling, storage, transport and disposal of domestic waste and recycle bins from the development.

The handling, storage, transport and disposal of waste and recycling from the property must be undertaken in accordance with the approved waste management plan for the duration of the use.

TR 1 - Traffic - Design

Traffic management within the access driveway, circulation roadway and parking module (parking spaces and aisles) must be installed prior to the first occupation or the commencement of the use (whichever occurs first).

Traffic management design drawing(s) (including signage and line marking), 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 design drawing(s) must be prepared by a suitably qualified expert, and must include but not be limited to:

1. *Relevant signage including headroom height clearance and signage to alert pedestrians on Montpelier Retreat to beware of exiting vehicles;*
2. *Pedestrian safety bollards for egress to/from lifts and doorways;*
3. *Road hump located at the car park exit to ensure low vehicle speeds when exiting onto Montpelier Retreat;*
4. *Warning devices (both active and static) at the car park exit to alert drivers and pedestrians on Montpelier Retreat that a vehicle is exiting the car park;*
5. *Warning devices on the approaches to the service lift doors of the car park advising drivers that they may encounter a pedestrian at the lift;*
6. *Any other details as Council deem necessary.*

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

TR 2 - Traffic - Construction Management

A construction traffic and parking management plan must be implemented throughout the construction works (including demolition).

The construction traffic and parking management plan (CTPMP) (including cars, public transport vehicles, service vehicles, pedestrians and cyclists) 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 CTPMP must be prepared by a suitably qualified expert and must include:

1. *A communications plan to advise the wider community of the traffic and parking impacts during construction;*
2. *Start dates and finish dates of various stages of works;*
3. *Times that trucks and other 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 construction traffic and parking management with regular meetings during the works. The superintendent must be available as a direct contact to Council and/or members of the community including surrounding businesses regarding day to day construction traffic operations at the site, including any immediate traffic issues or hazards that may arise.*

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

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.

During the preparation phase of the construction traffic and parking management plan it is recommended that the developer liaise with the surrounding businesses regarding the likely impact the construction traffic will have and ensure that these businesses have been provided the

opportunity to comment on the construction traffic and parking management plan prior to submitting the plan to Council for approval.

ENG s2 - Development Engineering - Construction Waste Management Plan

A construction waste management plan must be implemented throughout the construction works (including demolition).

A construction waste management plan 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 construction waste management plan must include:

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

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

Advice:

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

It is recommended that the developer liaise with the Council's City Resilience Group 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 s3 - Development Engineering - On-street Parking

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

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.

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 Montpelier Retreat.

ENG SW1 - Stormwater - Design

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).

All private stormwater infrastructure must be contained within the lot boundaries or appropriate easements. Any private or private shared stormwater systems passing through third-party land must have sufficient receiving capacity.

Potentially contaminated water from areas such as lift wells must not be discharged to the public stormwater system.

Advice: As the proposal includes private pipelines crossing the current title boundaries for the site, The titles will be required to be adhered in general accordance with the planning permit documents.

Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property.

ENG sw6 - Stormwater - Pump Station

Any pump station required to drain the basement carpark must be installed prior to occupancy or commencement of use (whichever occurs first).

Detailed engineering drawings prepared and certified by a suitable qualified and experienced Civil Engineer must be submitted and approved as a Condition Endorsement, prior to commencement of work or issue of consent under the Building Act 2016 (whichever occurs first). The drawings must include but not be limited to:

1. *Detailed design of the proposed pump system and supporting calculations demonstrating the system can drain all 5% AEP rainfall events, and is in general accordance with Australian Standard AS/NZS 3500.3:2015 Part 3: Stormwater Drainage Systems.*
2. *All stormwater which is practicable to drain to Council infrastructure via gravity (including suspended or charged systems) must do so.*
3. *Any pumped or charged flows must be converted into free-flowing gravity within a suitably sized private transition pit inside the property.*
4. *Pumped system must be designed and located to minimise*

consequence of failure and nuisance (e.g. obvious failure, adequate setbacks to allow dispersal of surcharge prior to third-party land, separate power circuit & noise minimisation).

5. *Include a supporting maintenance plan, which specifies the required maintenance measures to check and ensure the ongoing effective operation of all systems, such as:*
   (a) Inspection frequency;
   (b) Cleanout procedures;
   (c) Descriptions and diagrams of how the installed systems operate;
   (d) 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 detailed engineering drawings.

Advice: The system can be demonstrated to handle all 5% AEP events by providing calculations, pump curves, suitable wet well storage, etc.

If the minimum requirements within AS3500 are not met, then the pump station will be considered a performance solution at the plumbing permit stage.

Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property.

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

SW 7 - Stormwater - Design

The new public 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 public stormwater infrastructure, 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. *Any existing redundant connection(s) must be removed at the owner's expense.*
6. *No adverse impact on the public stormwater system's service level must be demonstrated.*
7. *Litter traps must be installed within the new proposed public pits in accordance with the planning documents.*

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

Advice: Council is generally supportive of the arrangement of the new type 3 SEP side entry pit (which has a reduced lintel capacity compared with the existing pit) in addition to the modified existing pit. However, the combined capacity of the two pits in combination should be analysed at the condition endorsement stage - the modified pit arrangement will need to either be able to handle an equivalent amount of stormwater flows compared with the existing double grate side entry pit, or the road reserve is capable of containing the 1%AEP +CC event safely with the modified arrangement of pits without any reduction in the existing capacity of the road reserve.

Council also notes that other nearby existing underground services may interfere with the design of the new side entry pit and stormwater mains.

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

The construction of public infrastructure will require a [permit to construct public infrastructure](https://au.openforms.com/Form/0100BBFA-58E4-4D8E-A1BF-3C25D5E8F6D5), with a 12-month maintenance period and bond. Please note that once the condition endorsement has been issued you will need to contact Council's City Infrastructure Division to obtain a Permit to Construct Public Infrastructure.

SW 8 - Stormwater - Treatment

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

A revised 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 either:

1. *include detailed design of the proposed treatment train, including final estimations of contaminant removal meeting State Stormwater Strategy Targets and the supporting MUSIC model; and*
2. *include a supporting maintenance plan, which specifies the required maintenance measures to check and ensure the ongoing effective operation of all systems, such as:*
   (a) Inspection frequency;
   (b) Cleanout procedures;
   (c) Descriptions and diagrams of how the installed systems operate;
   (d) Details of the life of assets and replacement requirements.

All work required by this condition must be undertaken and maintained in accordance with the approved stormwater management report and design.

OR

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

Advice: If partial treatment is provided (e.g. filter pit baskets), the cost of these devices can be subtracted from the total cost estimate of the design.

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

Please submit the MUSIC model in a MUSIC-X compatible format via email.

Council notes a cost contribution avoids the ongoing costs of maintenance and may reduce excavation requirements.

SW 11 - Stormwater - Inundation

Measures to minimise impact on the overland flow path and mitigate flood

risk from the critical 1% AEP at 2100 event must be installed prior to occupancy or issue of any completion (whichever occurs first).

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

1. *The proposed driveway crossover and initial section of driveway is designed and constructed in such a way as to convey flows safely and adequately within the road.*
2. *The driveway crossover and footpath levels must be designed in such a way that the runoff from the road is contained and directed within the road reserve with minimal reduction in capacity of the road from the existing conditions.*

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

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.

Design drawings of driveway crossovers should include levels of gutter invert and kerb, vs proposed levels of the initial rise of the driveway, and detail any fill in the road reserve. A positive crossfall is required for the initial part of the driveway towards the road so that runoff from the road does not go down the driveway, but is contained in the road reserve. Any fill or structures required in the road reserve may require separate approval from Council's Roads Unit.

R 3 - Road infrastructure - Design

Prior to occupancy or the commencement of the use (whichever occurs first), the proposed driveway crossover within the Montpelier Retreat 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:

Urban: TSD-R09- – Urban Roads Driveways and TSD R14- Type KC vehicular crossing.

Design drawings 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 design drawing must be prepared and certified by a suitably qualified expert and must:

1. *show the cross and long section of the driveway crossover within the highway reservation and onto the property;*
2. *detail any services or infrastructure (ie light poles, pits, awnings) at or near the proposed driveway crossover;*
3. *show section along the centre line of the footpath at and on either side of the proposed vehicle crossing*

4. *show swept path templates in accordance with AS/NZS 2890.1:2004 (B85 or B99 depending on use, design template);*
5. *if the design deviates from the requirements of 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, then the drawings must demonstrate that a B85 vehicle or B99 depending on use (Australian Standard AS/NZS 2890.1:2004, section 2.6.2) can access the driveway from the road pavement into the property without scraping the cars underside;*

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

R 1 - Road Infrastructure - Protection of Hobart City Council Assets

The excavation and construction of the earth retaining structure supporting the highway reservation must not undermine the stability and integrity of the highway reservation and its infrastructure.

Detailed design drawings, structural certificates and associated geotechnical assessments of the retaining wall supporting the Montpelier Retreat highway reservation 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 drawings , certificates and assessments must be prepared and certified by a suitably qualified and experienced engineer and must:

1. *not undermine the stability of the highway reservation;*
2. *be designed in accordance with AS 4678-2002, with a design life in accordance with table 3.1 typical application major public infrastructure works;*
3. *take into account any additional surcharge loadings as required by relevant Australian Standards;*
4. *take into account and reference accordingly any geotechnical findings;*
5. *detail any mitigation measures required;*
6. *detail the design and location of the footing adjacent to Montpelier Retreat ; and*
7. *include a structural certificate which notes the above*

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

R 7 - Road Infrastructure

Part 5 agreement and/or legal agreement during construction and after for private structures supporting or within the highway reservation.

The owner(s) of the property must enter into an agreement with the Hobart City Council pursuant to Part 5 of the Land Use Planning and Approvals Act 1993 with respect to the protection of retaining structure adjacent to the Montpelier Retreat highway reservation prior to the issue of any approval under the Building Act 2016 or the commencement of work on the site (whichever occurs first).

The owner must not undertake any works at any time (including excavation and building) that will have any effect on the integrity of the Montpelier Retreat highway reservation or any retaining structure adjacent to Montpelier Retreat highway reservation or the road formation themselves or undermine the structural integrity of the highway reservation.

All costs for the preparation and registration of the Part 5 Agreement must be met by the owner. The owner must comply with the Part 5 Agreement which will be placed on the property title.

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](https://www.hobartcity.com.au/Development/Condition-endorsement).

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](https://www.hobartcity.com.au/Council/Fees-and-charges).

Heritage - ADVICE

The applicant is advised to consider commissioning an update to the Conservation Management Plan for 39 and 41 Salamanca Place by Graeme Corney, dated September 2016, as per the recommendations in Policy 2, page 34.

BUILDING PERMIT

You may need building approval in accordance with the Building Act 2016, 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)

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)

PERMIT TO CONSTRUCT PUBLIC INFRASTRUCTURE

If a new stormwater service connection is required for this development, you may require a permit to construct public infrastructure, with a 12 month maintenance period and bond (please contact the Council's Infrastructure and Assets Network to initiate the permit process).

NEW SERVICE CONNECTION

If a new stormwater service connection is required for this development, please contact the Hobart City Council's Stormwater & Waterways Group to initiate the application process for your new stormwater connection. The connection design can be approved via a condition endorsement application, A plumbing permit application, or via a [Request to install a stormwater service connection](https://au.openforms.com/Form/544dbff8-958d-42da-b989-912a44e155e2 "Click to open the online form") form.

STRUCTURES CLOSE TO COUNCIL'S STORMWATER MAIN

The design of structures (including footings) must provide protection for the Council's infrastructure. For information regarding appropriate designs please contact the Council's Infrastructure and Assets Network. You may need the General Manager's consent under section 13 of the Urban Drainage Act 2013 and consent under section 73 or 74 of the Building Act 2016.

STORMWATER / ROADS / ACCESS

Services to be designed and constructed in accordance with the (IPWEA) LGAT – standard drawings, with any of Council's relevant departures from them, available from our website. Click [here](https://www.hobartcity.com.au/Development/Planning/Engineering-standards-and-guidelines/Standard-drawings)for more information.

WORKS INVOLVING, OR IN PROXIMITY OF EXISTING DRAINS

Section 73 of the Building Act 2016 requires that a person must not perform any building work over an existing drain or within one metre from the edge of an existing drain measured horizontally, unless the owner of the building obtains written consent from the general manager of the council for the municipal area where the work is performed.

WORKS INVOLVING, OR IN PROXIMITY OF SERVICE EASEMENTS

For any building work over or within any existing or proposed services easement, the consent of the beneficiaries of the easement will be required in accordance with section 74 of the Building Act 2016 and/or any plumbing works under section 42 of the Building Regulations 2016. A person must not perform any building work over or within a service easement unless the person obtains written consent to do so from the person on whose behalf the service easement was created.

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](https://www.hobartcity.com.au/Business/Construction-Activities-and-Events-on-Public-Streets)for more information.

You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click [here](https://www.hobartcity.com.au/City-services/Roads-and-footpaths/Roads-and-footpaths)for more information.

GENERAL EXEMPTION (TEMPORARY) PARKING PERMITS

You may qualify for a General Exemption permit for construction vehicles i.e. residential or meter parking/loading zones. Click [here](https://www.hobartcity.com.au/City-services/Parking/Parking-permits)for more information.

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](https://www.byda.com.au/) for before you dig information.

Attachment A:	PLN-HOB-2025-0177 - 41 Salamanca Pl - Attachment A - Planning Authority Committee Report (Supporting information)
Attachment B:	PLN-HOB-2025-0177 - 41 Salamanca Pl - Attachment B - PC Agenda Documents (Supporting information)

Attachment C:	PLN-HOB-2025-0177 - 41 Salamanca Pl - Attachment C - Cultural Heritage Referral Report (Supporting information)
Attachment D:	PLN-HOB-2025-0177 - 41 Salamanca Pl - Attachment D - Development Engineering Referral Report (Supporting information)
Attachment E:	PLN-HOB-2025-0177 - 41 Salamanca PL - Attachment E - Stormwater Referral Report (Supporting information)
Attachment F:	PLN-HOB-2025-0177 - 41 Salamanca Pl - Attachment F - Roads Referral Report (Supporting information)
Attachment G:	PLN-HOB-2025-0177 - 41 Salamanca Pl - Attachment G - Mobility Referral Report (Supporting information)
Attachment H:	PLN-HOB-2025-0177 - 41 Salamanca Pl - Attachment H - Environmental Development Planner Referral Report (Supporting information)
Attachment I:	PLN-HOB-2025-0177 - 41 Salamanca Pl - Attachment I - UDAP Meeting Minutes - 5 August 2025 (Supporting information)
Attachment J:	PLN-HOB-2025-0177 - 41 Salamanca Pl - Attachment J - Surveying Referral Report (Supporting information)

8. REPORTS

8.1 Delegated Decision Report (Planning)

{ TC "8.1 Delegated Decision Report (Planning)" \l 2 } File Ref: F25/83187

Report of the Director Strategic and Regulatory Services of 13 November 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 28 October 2025 to 10 November 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: 13 November 2025
File Reference: F25/83187

Attachment A: Delegated Decision Report (Planning) ⇩

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
1	PLN-HOB-2025-0361	Partial Demolition and Alterations	131-133 LIVERPOOL ST HOBART TAS 7000	$45,000.00	Approved	05/11/2025
2	PLN-HOB-2025-0406	Alterations (Screens)	35 ALEXANDER ST SANDY BAY TAS 7005	$500.00	Approved	05/11/2025
3	PLN-HOB-2025-0428	Partial Demolition, Alterations, Partial Change of Use to Retirement Village and Subdivision (Adhesion)	3 ISPAHAN AV SOUTH HOBART TAS 7004	$495,000.00	Approved	05/11/2025
4	PLN-HOB-2025-0454	Change of Use to Resource Processing (Brewery) and Hotel Industry (Bar)	10 EVANS ST HOBART TAS 7000	$0.00	Approved	30/10/2025
5	PLN-HOB-2025-0466	Partial Demolition, Alterations and Signage	17A CASTRAY ESP BATTERY POINT TAS 7004	$10,000.00	Approved	28/10/2025
6	PLN-HOB-2025-0481	Partial Demolition, New Front Fencing and Arbor	28 CLARKE AV BATTERY POINT TAS 7004	$10,000.00	Approved	31/10/2025
7	PLN-HOB-2025-0484	Partial Demolition and Alterations	78 CLARE ST NEW TOWN TAS 7008	$200,000.00	Approved	04/11/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
8	PLN-HOB-2025-0488	Front Fencing	8 FRENCH ST SANDY BAY TAS 7005	$4,500.00	Approved	29/10/2025
9	PLN-HOB-2025-0492	Alterations (Carport)	UNIT 3 10 RED CHAPEL AV SANDY BAY TAS 7005	$7,800.00	Approved	28/10/2025
10	PLN-HOB-2025-0495	Partial Demolition and Alterations	UNIT 4 46 MARIEVILLE ESP SANDY BAY TAS 7005	$200,000.00	Approved	29/10/2025
11	PLN-HOB-2025-0500	Change of Use to Visitor Accommodation	UNIT 9 12 WILMOT ST HOBART TAS 7000	$0.00	Approved	30/10/2025
12	PLN-HOB-2025-0529	Partial Change of Use (Business and Professional Services) and Signage	31 MELVILLE ST HOBART TAS 7000	$8,000.00	Approved	30/10/2025
13	PLN-HOB-2025-0537	Extension to Operating Hours (Home-Based Business)	4 EDGE AV LENAH VALLEY TAS 7008	$2,000.00	Approved	30/10/2025

8.2 Planning - Advertised Applications Report

{ TC "8.2 Planning - Advertised Applications Report" \l 2 } **File Ref: F25/83553**

Report of the Director Strategic and Regulatory Services of 13 November 2025 and attachments.

Delegation: Committee

City of HOBART

MEMORANDUM: PLANNING AUTHORITY COMMITTEE

Planning - Advertised Applications Report

Attached is the advertised applications list for the period 28 October 2025 to 10 November 2025.

RECOMMENDATION

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

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

Karen Abey
DIRECTOR STRATEGIC AND REGULATORY SERVICES

Date: 13 November 2025
File Reference: F25/83553

Attachment A: Planning - Advertised Applications Report ⇩

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
1	CVO-HOB-2025-0057	Partial Change of Use to Visitor Accommodation (Unit 1)	30 WESTINWOOD RD LENAH VALLEY TAS 7008	$0.00	25/11/2025	Director	29/10/2025	12/11/2025
2	CVO-HOB-2025-0067	Change of Use to Visitor Accommodation	88 ARGYLE ST HOBART TAS 7000	$0.00	20/11/2025	Director	31/10/2025	14/11/2025
3	PLN-HOB-2024-0555	Signage	SUITE 1 190 MACQUARIE ST HOBART TAS 7000	$1,000.00	11/12/2025	Director	06/11/2025	20/11/2025
4	PLN-HOB-2024-0638	Partial Demolition, Alterations and Front Fencing	UNIT 1 117 LANSDOWNE CR WEST HOBART TAS 7000	$60,000.00	28/11/2025	Director	29/10/2025	12/11/2025
5	PLN-HOB-2025-0131	Dwelling, Retaining Walls and Driveway	4A GRAYLING AV SOUTH HOBART TAS 7004	$600,000.00	06/12/2025	Director	06/11/2025	20/11/2025
6	PLN-HOB-2025-0142	Partial Demolition, Alterations, Extension, Alterations to Parking and Access and Landscaping	10 EDWARD ST GLEBE TAS 7000	$35,000,000.00	19/11/2025	Director	10/11/2025	24/11/2025
7	PLN-HOB-2025-0267	Partial Demolition, Alterations, and Alterations to Parking Deck	9A BAKER ST NEW TOWN TAS 7008	$200,000.00	12/06/2025	Director	06/11/2025	20/11/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
8	PLN-HOB-2025-0420	Partial Change of Use to Residential (Communal Residence)	322 LIVERPOOL ST WEST HOBART TAS 7000	$0.00	27/11/2025	Director	30/10/2025	13/11/2025
9	PLN-HOB-2025-0441	Partial Demolition, Alterations, Extension and Secondary Residence	351 LIVERPOOL ST WEST HOBART TAS 7000	$150,000.00	4/12/2025	Director	31/10/2025	14/11/2025
10	PLN-HOB-2025-0465	Partial Demolition, New Garage, Carport and Front Fencing	43 ALEXANDER ST SANDY BAY TAS 7005	$150,000.00	30/11/2025	Director	06/11/2025	20/11/2025
11	PLN-HOB-2025-0475	Partial Demolition and Alterations (Deck)	37 BENJAFIELD TCE MOUNT STUART TAS 7000	$30,000.00	15/12/2025	Director	10/11/2025	24/11/2025
12	PLN-HOB-2025-0483	Alterations (Lighting Upgrade)	136 WENTWORTH ST SOUTH HOBART TAS 7004	$257,950.00	25/11/2025	Committee (Council Land)	31/10/2025	14/11/2025
13	PLN-HOB-2025-0511	Partial Demolition, Alterations, Extension, Outbuilding (Garage) and Front Fencing	214 CHURCHILL AV SANDY BAY TAS 7005	$300,000.00	27/11/2025	Director	10/11/2025	24/11/2025
14	PLN-HOB-2025-0517	Partial Demolition and Alterations (Deck)	48 LANSDOWNE CR WEST HOBART TAS 7000	$29,999.00	26/11/2025	Director	07/11/2025	21/11/2025
15	PLN-HOB-2025-0523	Partial Demolition and Alterations (Deck)	22 ROMILLY ST SOUTH HOBART TAS 7004	$49,999.00	26/11/2025	Director	03/11/2025	17/11/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
16	PLN-HOB-2025-0530	Swimming Pool, Outbuilding, and Landscaping	3 GREYSTANES PL SANDY BAY TAS 7005	$20,000.00	1/12/2025	Director	30/10/2025	13/11/2025
17	PLN-HOB-2025-0535	Partial Demolition, Alterations and Extension	14 VIEW ST SANDY BAY TAS 7005	$180,000.00	03/12/2025	Director	29/10/2025	12/11/2025
18	PLN-HOB-2025-0536	Change of Use to Multiple Dwelling (One existing and One New)	34 WELLESLEY ST SOUTH HOBART TAS 7004	$0.00	02/12/2025	Director	30/10/2025	13/11/2025
19	PLN-HOB-2025-0548	Carport and Front Fencing	72 HAMPDEN RD BATTERY POINT TAS 7004	$30,000.00	08/12/2025	Director	06/11/2025	20/11/2025

9. 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.

10. 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 Wiithout 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	Closed Questions Without Notice