



CITY OF HOBART

MINUTES

PLANNING AUTHORITY COMMITTEE MEETING

OPEN PORTION

WEDNESDAY, 21 JANUARY 2026



City of HOBART

ORDER OF BUSINESS

APOLOGIES AND LEAVE OF ABSENCE

1. ACKNOWLEDGEMENT OF COUNTRY	3
2. CONFIRMATION OF MINUTES.....	3
3. CONSIDERATION OF SUPPLEMENTARY ITEMS	5
4. INDICATIONS OF CONFLICTS OF INTEREST	5
5. TRANSFER OF AGENDA ITEMS.....	5
6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS	6
7. COMMITTEE ACTING AS PLANNING AUTHORITY	7
7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015	8
7.1.1 48-50, 52 and 46 New Town Road, 7a, 9, 9a and 11 Clare Street, 5,7,8,11,13 and 15 Seymour Street and Adjacent Road Reservation - Demolition, New Buildings for Multiple Dwellings (23 Units), Visitor Accommodation (38 Units), Food Services, Business and Professional Services (Consulting Rooms), Sport and Recreation, and Associated Works.....	8
8. REPORTS	35
8.1 Delegated Decision Report (Planning)	35
8.2 Planning - Advertised Applications Report	36
9. QUESTIONS WITHOUT NOTICE	37
10. CLOSED PORTION OF THE MEETING.....	37

Planning Authority Committee Meeting (Open Portion) held on Wednesday, 21 January 2026 at 4.00pm in the Council Chamber, Town Hall.

COMMITTEE MEMBERS:

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

APOLOGIES:

Councillor J L Kelly

LEAVE OF ABSENCE:

Nil.

NOMINEE MEMBERS:

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

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

PRESENT:

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

QUORUM:

There were 10 Elected members present during the Open Portion of the meeting, therefore the quorum for the meeting was set at 6.

The Deputy Lord Mayor Councillor Dr Z Sherlock left the meeting at 5.01pm, returning at 5.05pm and was not present for items 8.2 and 9.

1. ACKNOWLEDGEMENT OF COUNTRY

The Chairperson provided an acknowledgement to Country.

2. CONFIRMATION OF MINUTES

KITSOS

The minutes of the Open Portion of the Planning Authority Committee meeting held on [Wednesday, 19 November 2025](#) be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES

Dutta
Lord Mayor Reynolds
Deputy Lord Mayor Sherlock
Harvey
Posselt
Lohberger
Kitsos
Zucco
Elliot
Bloomfield

NOES

KITSOS

The minutes of the Special Planning Authority Committee meeting held on [Tuesday, 16 December 2025](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES

Dutta
Lord Mayor Reynolds
Deputy Lord Mayor Sherlock
Harvey
Posselt
Lohberger
Kitsos
Zucco
Elliot
Bloomfield

NOES

COMMITTEE RESOLUTION:

The minutes of the Planning Authority Committee meeting held on 19 November 2025; and the minutes of the Special Planning Authority Committee held on 16 December 2025 were signed.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

Recommendation

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

No supplementary items were received.

4. INDICATIONS OF CONFLICTS OF INTEREST

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

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

No interest was indicated.

5. TRANSFER OF AGENDA ITEMS

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

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

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

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

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.

SHERLOCK

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.

MOTION CARRIED

VOTING RECORD

AYES

Dutta
Lord Mayor Reynolds
Deputy Lord Mayor Sherlock
Harvey
Posselt
Lohberger
Kitsos
Zucco
Elliot
Bloomfield

NOES

COMMITTEE RESOLUTION:

The Committee resolved that the order of the agenda did not need to change, as the deputations received related to item 7.1.1.

Delegation: Committee

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.

Linda Pearn (Representor) and Kate Heckelmann from Ireneinc Planning and Urban Design (representing the Applicant) addressed the Committee in relation to 7.1.1

7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

7.1.1 48-50, 52 and 46 New Town Road, 7a, 9, 9a and 11 Clare Street, 5, 7, 8, 11, 13 and 15 Seymour Street and Adjacent Road Reservation - Demolition, New Buildings for Multiple Dwellings (23 Units), Visitor Accommodation (38 Units), Food Services, Business and Professional Services (Consulting Rooms), Sport and Recreation, and Associated Works

PLN-HOB-2024-0716 - File Ref: F26/3281

POSSELT

That the recommendation contained within the officer report, marked as item 7.1.1 of the Open Planning Authority Committee Agenda of 21 January 2026, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

Dutta
Lord Mayor Reynolds
Deputy Lord Mayor Sherlock
Harvey
Posselt
Lohberger
Kitsos
Zucco
Elliot
Bloomfield

NOES

COMMITTEE RESOLUTION:

The proposed Demolition, New Buildings for Multiple Dwellings (23 Units), Visitor Accommodation (38 Units), Food Services, Business and Professional Services (Consulting Rooms), Sport and Recreation, and Associated Works at 48-50, 52 and 46 New Town Road, 7a, 9, 9a, and 11 Clare Street, 5, 7, 9, 11, 13 and 15 Seymour Street and Adjacent Road Reservation be approved in accordance with the reasons outlined in the officer's report marked as attachment A to item 7.1.1 of the Open Planning Authority Committee Agenda of 21 January 2026 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-2024-0716 - 52 NEW TOWN RD NEW TOWN TAS 7008 - Final Planning Documents except where modified below.

TW – General

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TASWASPAN-HOB-2025-0225 dated 13 November 2025 as attached to the permit.

PLN 10 – Landscaping

All work landscaping must be undertaken in accordance with the approved Landscape Concept Plans prepared by Paul Bangay Studio dated 19 February 2025.

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.

PLN s1 – Special

The four (4) alcoves between the buildings on the New Town Road frontage must be blocked at the eastern end to prevent entrapment spaces prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site.

Revised plans 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 revised plans must:

- Show screening, gates or another form of barrier to prevent entrapment spaces in the alcoves between the buildings to satisfy the above requirement.

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

HER 1 - Heritage – Fabric

A Construction Management Plan must be provided for that part of the application site of 46 New Town Road and along the northern boundary of that property, to ensure that the heritage listed house and its foundations are not negatively impacted on by vehicular movements, excavation, construction and vibration.

Prior to the issue of any approval under the *Building Act 2016* for each stage, a Construction Management Plan must be submitted and approved by Council showing how construction and excavation will be undertaken without causing damage to the heritage listed house and its foundations. It must examine vehicular movement, excavation, construction and vibration and any other relevant or applicable construction method.

SURV 16 - Survey – Adhesion

The titles comprising the development site (CT 252465/1 , CT 198029/1) are to be adhered in accordance with the provisions of Section 110 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, to the satisfaction of the Council prior to the issue of any building consent, building permit (including demolition) and / or plumbing permit pursuant to the *Building Act 2016* (if applicable), or the commencement of works on site (whichever occurs first).

Reason for condition

To ensure compliance with statutory provisions

Advice:

The application for an adhesion order to the Council has a fee of \$366. Evidence will be required that the owners and mortgagees do not object to the adhesion and the condition is considered completed when a copy of the receipt for the Land Titles Office lodgement slip for the adhesion order has been received by the Council.

SURV 17 - Survey - Proposed Changes to Existing Easements

The application proposes changes to existing easements.

New equivalent easements to the satisfaction of the Council and to any private parties to which they currently benefit, must be present on title prior to the issue of any building completion certificate.

1. Over any existing or proposed private (drainage and/or service easements) in favour of the lots they are required to serve.
2. Any redundant easements will be required to be extinguished.

Reason for condition

To ensure that there are no impediments to the provision of private services to the lots.

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 2A - Development Engineering - Vehicle Barriers

Prior to occupancy or commencement of use (whichever occurs first), vehicular barriers compliant with the Australian Standard AS/NZS 1170.1:2002 must be installed to prevent vehicles running off the edge of an access driveway, domestic driveway or parking module (parking spaces, aisles and manoeuvring area) where the drop from the edge of the trafficable area to a lower level is 600mm or greater. At drops between 150mm and 600mm, wheel stops (kerb) must be provided. Barriers must not limit the width of the access driveway, domestic driveway or parking and turning areas approved under the permit.

Advice:

The City of Hobart does not consider a slope greater than 1 in 4 to constitute a lower level as described in AS/NZS 2890.1:2004 Section 2.4.5.3. Slopes greater than 1 in 4 will require a vehicular barrier or wheel stop.

Designers are advised to consult the National Construction Code 2016 to determine if pedestrian handrails or safety barriers are also required in the parking module this area may be considered as a path of access to a building.

ENG 3B - Development Engineering - Parking and Access Design

The following aspects of the access driveway and parking area require further detailed designs:

1. On-site car parking and access provisions;
2. Commercial vehicle on-site parking and access provisions via the Clare Street access;
3. New Town Road access provisions; and
4. Porte cochere access provisions.

This documentation must be submitted and approved as a condition endorsement, prior to the issuing of any approval under the *Building Act 2016*.

The detailed designs must:

1. be prepared and certified by a suitably qualified person,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
2. show dimensions, levels, gradients and transitions, and other details as Council deem necessary to satisfy the above requirement.

The access driveway and parking area must be constructed in accordance with the approved detailed designs prior to first occupation.

Advice:

The detailed design of the access, driveway, and manoeuvring area should be considered prior to finalising the finished floor level of the parking spaces (particularly if located within a garage intrinsic to a dwelling); failure to do so may result in difficulty complying with this condition.

ENG 3C - Development Engineering - Parking and Access Design

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

Advice:

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

The reason this condition has been imposed as part of your planning permit is that the driveway is outside the Australian Standard gradients or design parameters. If the driveway is not constructed as it has been approved then

this may mean that the driveway will either be unsafe or will not function properly.

An example certificate is available on our website.

ENG 4 - Development Engineering - Parking and Access Design

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 commencement of use.

ENG 12 - Development Engineering - Construction Waste Management Plan

A construction waste management plan must be implemented throughout construction.

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

- Provisions for commercial waste services for the handling, storage, transport and disposal of postconstruction 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.
- Evidence that every effort will be made to ensure the maximum recycling of demolished and waste material generated from the proposal.

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

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit. It is recommended that the developer liaise with the Council's City Resilience Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill. Further information can also be found on the Council's website.

Reason for condition

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

TR 1 - Traffic – Design

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

The design drawing(s) must be prepared by a suitably qualified expert, and must include but not be limited to:

1. signage indicating that the car parking area is a private car park; and
2. Any delineation or line marking required for the carpark to function

All work required by this condition must be undertaken in accordance with the approved traffic management design drawings. Note that if any on-street parking changes are required they will need to be approved by the City officer with delegation under the *Traffic Act 1925*.

TR 2 - Traffic - Construction Management

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

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

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

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

approved construction traffic and parking management plan.

Advice:

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

Reason for condition

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

ENG s1 - Development Engineering - Special - lighting of parking areas

The lighting of parking areas and vehicle circulation roadways and pedestrian paths used outside daylight hours must be designed and constructed in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting. Prior to the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first), detailed design drawings must be submitted and approved as a Condition Endorsement. The detailed designs must;

1. be prepared by a suitably qualified person;
2. be designed and constructed in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting
3. include certification, signed by a suitably qualified person, stating that the design complies with the above requirements.

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

Advice:

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

Reason for condition

To ensure that lighting of parking areas and vehicle circulation roadways and pedestrian paths used outside daylight hours meets the Council’s requirements and standards.

ENG s2 - Development Engineering - Special - turning bays

All turning bays must be delineated by means of white or yellow pavement lines (including chevron markings) and the installation of suitable signage "TURNING BAY - NO STANDING ANYTIME" in accordance with Australian Standards AS/NZS1742.11:2016, must be erected at each turning bay to indicate the area is for turning manoeuvres only prior to first occupation for each stage.

Reason for condition

To ensure the safety of vehicles entering and leaving the development and the safety and access around the development site.

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

The number of car parking spaces approved for use is Seventy (70). The 67 Basement Car parking spaces must be used in accordance with the visitor accommodation and residential use approved by this planning permit.

Car parking spaces must be line marked and delineated in accordance with the Australian Standard AS/NZS AS2890.1:2004 – Off-street Car Parking prior to the First Occupation.

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).

Services to third-party land must be maintained.

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.

SW 1 - Stormwater - Protection of Hobart City Council Assets

Prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first), a pre-construction structural condition assessment and visual record (e.g. video and photos) of

the Hobart City Council's stormwater infrastructure within and adjacent to the proposed development must be submitted to and accepted by the City of Hobart as a Condition Endorsement.

The condition assessment must include at least:

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

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

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.

The CCTVs must extend to the upstream manhole beyond the area of works (e.g. to the eastern side of New Town Rd and in 46 New Town Rd).

SW 2 - Stormwater - Protection of Hobart City Council Assets

Prior to occupancy or the commencement of the approved use (whichever occurs first), a post-construction structural condition assessment and visual record (e.g. video and photos) of the Hobart City Council's stormwater infrastructure within and adjacent to the proposed development must be submitted to and accepted by the City of Hobart as a Condition Endorsement.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the City of

Hobart's plans shall be marked on the ground and on the plan,

2. a digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format; and
3. photos of any existing drainage structures connected to or modified as part of the development.

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

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.

Please note additional CCTVs will be required under the Permit to Construct Public Infrastructure. Depending on the construction timeframe, a single CCTV may be able to be used to meet both requirements.

SW 3 - Protection of City Stormwater Assets

The proposed works (including landscaping, foundations and overhangs) must be designed to ensure the long term protection of and access to the Council's stormwater infrastructure.

A detailed design certified by a suitably qualified engineer must be submitted and approved as a Condition Endorsement prior to issue of any consent under *Building Act 2016* or commencement of works for each stage on site (whichever occurs first). The detailed design must:

1. Demonstrate how the design will maintain the overland flow path, provide adequate access to the main, impose no additional loads onto the main and that the structure will be fully independent of the main and its trenching.
2. Include multiple cross-sections (including at the worst case locations) clearly showing the relationship both vertically and horizontally between Council's stormwater infrastructure and the proposed works (including footings), and stating the minimum setbacks from the works to the nearest external surface of the main.

3. Include long-sections over the main demonstrating adequate cover is maintained.
4. Be certified by a suitably qualified engineer.

Prior to issue of any Certificate of Completion a suitably qualified engineer must confirm the installation of the works within the zone of influence or two metres (whichever is greater) of Council's stormwater main is in accordance with the approved drawings and complies with this condition. Should any remediation works be required, these must be carried out at the developer's cost.

All work required by this condition must be undertaken 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.

The proposal is generally acceptable. You will need specific permission from Council's Stormwater Unit under s73 of the Building Act 2016 and s13 of the Urban Drainage Act for the final certified detailed design plans. This permission will be conditional upon ongoing indemnities and access.

SW 4 - Stormwater - Protection of Hobart City Council Assets

No contaminated water may be directed to Council's stormwater system, either during construction or during the lifetime of the development via ag drains etc.

Prior to connection of any groundwater or potentially contaminated surface runoff to Council's stormwater system, a statement from a suitably qualified person must be submitted to and accepted by Council which confirms the water is not contaminated.

Advice:

Council notes that the submitted ESA noted contaminated groundwater was found onsite, potentially at levels similar to any excavation or ag drains.

SW 6 - Stormwater – Design

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

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

1. be certified by a suitably qualified and experienced civil engineer;
2. be substantially in accordance with the Local Government Association of Tasmania: Tasmanian Municipal Standard Drawings, 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);
3. clearly distinguish between public and private infrastructure;
4. show in both plan and long-section the proposed stormwater mains and connections, 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;
5. Connections for all potentially affected third-party land must be clearly identified and detailed. Any existing connections must be reinstated to Council standards. Provisions for servicing all titles draining towards the replaced mains must be included
6. include the associated calculations/ modelling 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 including climate change loading from a fully-developed catchment. Calculations and long-sections demonstrating this must extend upstream of the proposed realignment, demonstrating no significant reduction upstream of the works. The proposed stormwater network layout must be demonstrated to be as hydraulically efficient as practicable;
7. the pipe material and capacity must reflect the reduced access to the mains.
8. include a construction plan for the mains diversions, demonstrating how services to external land will be maintained and detailing trenching and dewatering methodology. The trenching plan must clearly demonstrate the proposed easement provides sufficient space and access to facilitate future repairs/ replacement after the development has been built.

A digital recording of a CCTV inspection and written condition assessment report and site map must be submitted prior to Practical Completion.

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

A [permit to construct public infrastructure](#) will be required, including a 12 month maintenance period, bonds and CCTVs.

SW 8

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 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 the 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: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

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

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:

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 will accept a partial cost-contribution for this site. Some treatment of the basement carpark/ waste areas is required to capture gross pollutants and hydrocarbons.

Council encourages the applicant to consider Water Sensitive Urban Design, such as harvesting roofwater for irrigation.

SW 11 - Stormwater – Inundation

Prior to the commencement of use or completion of each stage (whichever occurs first), safe and adequate overland flow paths must be provided through the site to convey the flows for the 1% AEP (Annual Exceedance Probability) storm event as at 2100 (including climate change loading) with no adverse impact on third-party land.

Detailed design drawings, report and supporting calculations for each stage prepared and certified by a suitably qualified and experienced Engineer that meet the above requirement must be submitted to and approved by Council as a Condition Endorsement prior to issue of any consent under the Building Act 2016 or commencement of works on site (whichever occurs first) for that stage.

These must include (but are not limited to):

1. Certification from an accredited and qualified engineer that all proposed structures within the flood zones are designed to resist inundation, erosion, undermining and likely forces from a flood event.
2. Details of measures to prevent sediment transport and erosion from the inundated land.
3. Full detailed design of the final overland flow paths (eg swale, bunds/ walls, pipes, inlets, landscaping, and fencing) in general accordance with the reports and engineering plans

lodged at Planning stage.

4. A revised flood study for the final engineering design, confirming no adverse impact on third-party land via afflux mapping.
5. Details of management of the flood zones including measures to prevent blockage of the overland flow paths.
6. A final Flood Management Summary Plan from a qualified and experienced person that outlines the obligations for future property owners to flood and overland flow management, including:
 - o The flood risk to the site, including depth, extent and hazard ratings for

the 1% AEP at 2100 event;

- Identification of all measures to convey the overland flow path through the site and their maintenance, including noting no future works or landscaping which may alter the flow of water to be carried out without approval by Council.
- Identification of all flood management measures and their required maintenance, including but not limited to: landscaping, waterproofed basement levels, swale, bunds, pipes, walls (including if hydraulically permeable or flush), and signage.

All work required by this condition must be undertaken and maintained in accordance with the approved drawings and report at the Owner's expense.

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.

SW 13 - Stormwater – Inundation

The overland flow path and any flood mitigation measures must be inspected by a suitably qualified and accredited engineer.

Certification from a suitably qualified and accredited engineer that the installation has been constructed in accordance with the approved certified design (including dimensions and grades of the swale and bunds, and final landscaping) must be provided to the City of Hobart prior to occupancy or commencement of use (whichever occurs first).

Part 5 1 - Part 5 Agreement – New

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* prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first)

The Agreement must:

1. prohibit any development, works or use of the land which alters the level of the land or interferes with the free flow of water within the identified overland flow path beyond that approved under this planning permit without the written permission of Council;
2. agree to maintain the overland flow path and comply with the approved Flood Management Summary Plan;
3. indemnify Council against any costs or claims arising from the works

within the identified 1% AEP flood extent;

4. indemnify Council against any costs or claims arising from building over or within two metres of the Council's stormwater mains or for damages incurred in the act of performing operation, maintenance, or replacement tasks on the stormwater mains
5. not perform any future works to the structures within two metres of the main, including replacement of footings without written permission from Council
6. maintain any structures providing structural side support to Council infrastructure or the overland flow path.

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:

Please note the Flood Management Summary plan is that referred to in condition SW11. This will need to be submitted and approved prior to the Part 5.

SURV s1 - Survey – Easements

Easements in favour of the Hobart City Council over all public stormwater mains and overland flow paths passing through the property at 48 to 52 New Town Road are to be created by transfer of easement in accordance with the *Land Titles Act 1980*, to the satisfaction of Council. These drainage easements must be created prior to the issue of any completion, occupancy, commencement of use or Practical Completion of the public infrastructure (whichever occurs first).

Advice:

The applicant is to be responsible for all survey and legal costs involved in the registration of the drainage easements.

A larger variable width easement is required over the New Town Rd stormwater main due to its depth. See Condition SW6.

A non-standard easement will be required over the Clare St stormwater main and the private swale conveying flood flows.

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 the retaining wall adjacent to the New Town Road 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 New Town Road highway reservation or any retaining structure adjacent to New Town Road 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.

R s1 - Road Infrastructure – Special

Provide detail plan showing the width of the remaining footpath behind the existing kerb ramp, and all building works being contained within the boundary as identified by survey notes SIO184449 prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first).

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

R 3 - Road infrastructure – Design

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

1. Urban: TSDR09– Urban Roads Driveways, TSD R14 Type KC vehicular crossing and
2. Urban TSD R11 Footpath Asphalt, Urban TSD R14 type KC and TSD R15 type KC

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 sections of the driveway crossovers within the

highway reservation and onto the property;

2. detail any services or infrastructure (i.e. light poles, pits, awnings) at or near the proposed driveway crossover;
3. show swept path templates in accordance with AS/NZS 2890.1:2004 B99 , design template
4. 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 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;
5. show pedestrian sight lines are met as per AS/NZS 2890.1:2004;
6. show that the height of the back of the footpath will not be raised higher than existing levels.

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 earth retaining structure supporting the highway reservation of New Town Road must not undermine the stability and integrity of the highway reservation and its infrastructure.

Detailed design drawings, structural certificates and any associated geotechnical assessments of the retaining wall supporting the New Town Road 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 and certificates 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 the New Town Road highway reservation.

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

ENV s1 – Noise

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

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

ENV s2 – Noise

The louvres for the carpark supply air fans must have a minimum manufacturer rated sound reduction of Rw 26.

ENV s3 – Noise

If the wellness centre plant room is to have louvres facing the residential boundary to the west, the louvres must have a minimum manufacturer rated sound reduction of Rw 29.

ENV S4 – Noise

Line of sight between mechanical plant units and the residential boundaries must be minimised as far as reasonably practicable.

ENV s5 – Noise

Outdoor music associated with non-residential uses must not be played between the hours of 6pm and 8am.

ENV s6 – Noise

All glazing for the residential apartments adjacent New Town Road must be laminated and of at least 6.38mm thickness, or an alternative construction that provides the equivalent or better noise reduction as specified by a suitably qualified acoustic engineer.

ENV s7 – Contamination

An approved Contamination Management Plan (CMP) must be implemented and complied with.

Prior to the commencement of works and prior to the granting of building

consent, a CMP must be submitted and approved as a condition endorsement.

The CMP must:

- a. be based on the Contamination Management Plan (Version 6) by Geo-Environmental Solutions P/L dated June 2025;
- b. include a requirement that any amendments to the CMP must only occur with the prior written consent of the Planning Authority;
- c. clarify in section 2.2 if post-excavation validation sampling for vapour intrusion risk is still recommended, and include detailed requirements if still required;
- d. clarify in section 2.4 if the recommended groundwater monitoring event is that required under the *Environmental Management and Pollution Control (Underground Petroleum Storage Systems) Regulations 2020* or something additional/different, and include detailed requirements if additional/different;
- e. clarify in section 2.4 (and all other relevant sections) what analytes are required to be tested for in groundwater and surface water sampling;
- f. detail what measures will be implemented in the event that guideline exceedances are detected during groundwater and surface water sampling;
- g. clarify if the additional soil testing specified in section 4.1.1 is simply for disposal classification or required to ensure risks are acceptably minimised, and detail requirements and appropriate responses to that testing if required to ensure risks are acceptably minimised;
- h. specify that for soil excavation and stockpiling in section 4.1.1, any soil spilled on roads must be cleaned up immediately, and that stockpiles must always be covered when not in use;
- i. include dust monitoring measures in section 4.1.5 and include triggers for when 'excess dust' is being generated;
- j. require the use of dust screens, specify design requirements and show on the Soil and Water Management Plan;
- k. specify criteria for 'windy days' when excavation creating dust must be avoided;
- l. detail the design and location of the primary surface water collection point(s) in section 4.2 and the location in the attached Soil and Water Management Plan (SWMP);
- m. specify in section 4.2 the timeframe for sampling when the recommended rainfall trigger is met, the likely turnaround for sampling results, and how

these timeframes will ensure environmental risk is acceptably minimised;

- n. clarify in section 4.2 how surface water will be collected for testing if the rainfall trigger is met;
- o. include the location of the sediment basin recommended in section 4.3 and specify the required design;
- p. clarify in section 7.1 if the biennial review of the CMP is required just during construction of the development or is ongoing;
- q. include additional record keeping requirements in section 7.2 for CMP reviews, stormwater/groundwater sampling and responses, underground storage tank decommissioning and any additional groundwater sampling event, risk assessment specified in section 7.3; and
- r. include in the SWMP the indicative location of relevant stormwater pits, stormwater monitoring locations, sediment basins and vehicle washdown locations (if needed) and site stormwater flow paths (multiple SWMPs may be required to address different stages as excavation progresses).

ENV s8 – Contamination

The records required to be kept under the final approved Contamination Management Plan must be made available to the Planning Authority within 24 hours upon request.

ENV s10 - Construction Environmental Management

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

The plan must include:

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 pours).
3. A construction noise management plan by a suitably qualified person together with a statement of compliance from the author that the management plan is 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.

4. A copy of the final, approved Contamination Management Plan.
5. Details of proposed responsible persons, public communication protocols, compliance, recording and auditing procedures and complaint handling and response procedures.

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

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

ENV s9 – Contamination

Following completion of the development, and prior to commencement of the use, a compliance statement must be submitted and approved as a condition endorsement.

The compliance statement must confirm that the physical separation layers specified in section 6.1 of the Contamination Management Plan (Version 6) by Geo-Environmental Solutions P/L dated June 2025, or an alternate approved Contamination Management Plan, have been fully implemented.

ADVICE

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

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

CONDITION ENDORSEMENT

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

Once approved, the Council will respond to you via PlanBuild that the condition has been endorsed (satisfied).

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement

requirements prior to submitting for building approval may result in unexpected delays.

Fees for Condition Endorsement are set out in Council's [Fees and Charges](#).

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*, further details are available on the [Council's website](#), which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the *Building Act 2016*. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist [here](#).

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Further details are available on the [Council's website](#), which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the *Building Act 2016*. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist [here](#).

OCCUPATION OF THE PUBLIC HIGHWAY

You may require a permit for the occupation of the public highway for construction or special event (e.g. placement of skip bin, crane, scissor lift etc.). Click [here](#) for more information.

You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click [here](#) 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](#).

STORMWATER

Please note that in addition to a building and/or plumbing permit, development must be in accordance with the Hobart City Council's Infrastructure By law. Click [here](#) for more information.

WORK WITHIN THE HIGHWAY RESERVATION

Please note development must be in accordance with the Hobart City Council's Infrastructure by law. Click [here](#) for more information.

DRIVEWAY SURFACING OVER HIGHWAY RESERVATION

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

REDUNDANT CROSSOVERS

Redundant crossovers are required to be reinstated under the Hobart City Council's Infrastructure By law. Click [here](#) for more information.

ACCESS

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

CROSS OVER CONSTRUCTION

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

STORMWATER / ROADS / ACCESS

Services to be designed and constructed in accordance with the (IPWEA) LGAT – standard drawings. Click [here](#) for more information.

RIGHT OF WAY

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

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

TITLE ADHESION

An adhesion of your titles is required because a portion of your development is across one or more title boundaries. Contact your solicitor or a registered land surveyor to initiate the process.

WORK PLACE HEALTH AND SAFETY

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. Click [here](#) for more information.

WASTE DISPOSAL

It is recommended that the developer liaise with the Council's City Resilience Group regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill.

Further information regarding waste disposal can also be found on the Council's [website](#).

WORKS INVOLVING, OR IN PROXIMITY OF EXISTING DRAINS

The application proposes works near 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

The application proposes works in the proximity of service easements.

Section 74 of the *Building Act 2016* requires that 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 (e.g. placement of skip bin, crane, scissor lift etc.). Click [here](#) for more information.

You may require a road closure permit for construction or special event. Click [here](#) for more information.

You will require a Permit to Open Up and Temporarily Occupy a Highway (for

work in the road reserve). Click [here](#) for more information.

WORK WITHIN THE HIGHWAY RESERVATION

Please note development must be in accordance with the Hobart City Council's Infrastructure by law. Click [here](#) for more information.

FEES AND CHARGES

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

BEFORE YOU DIG

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

Delegation: Committee

8. REPORTS

8.1 Delegated Decision Report (Planning) **File Ref: F26/2651**

SHERLOCK

That the recommendation contained within the officer report, marked as item 8.1 of the Open Planning Authority Committee Agenda of 21 January 2026, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

Dutta
Lord Mayor Reynolds
Deputy Lord Mayor Sherlock
Harvey
Posselt
Lohberger
Kitsos
Zucco
Elliot
Bloomfield

NOES

COMMITTEE RESOLUTION:

That the information contained in the 'Delegated Decision Report (Planning)', marked as Attachment A to item 8.1 of the Open Planning Authority Committee Agenda of 21 January 2026, be received and noted.

Delegation: Committee

8.2 Planning - Advertised Applications Report
File Ref: F26/2867

KITSOS

That the recommendation contained within the officer report, marked as item 8.2 of the Open Planning Authority Committee Agenda of 21 January 2026, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

Dutta
Lord Mayor Reynolds
Harvey
Posselt
Lohberger
Kitsos
Zucco
Elliot
Bloomfield

NOES

COMMITTEE RESOLUTION:

That the information contained in the 'Planning – Advertised Applications Report' marked as Attachment A to item 8.2 of the Open Planning Authority Committee Agenda of 21 January 2026, be received and noted.

Delegation: Committee

9. QUESTIONS WITHOUT NOTICE

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

9.1 Planning Controls in Flood Prone Areas

Question: At the Hobart Workshop Committee held on Monday night, there was some discussion around the Planning Controls for developments in flood prone areas. Can you please update the Planning Authority on the planning limitations / tools available for dealing with developments in areas that are prone to rivulet and overland flooding?

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

10. CLOSED PORTION OF THE MEETING

LOHBERGER

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 Portion of a Committee Meeting
- Closed Questions Without Notice

The following items were discussed:-

Item No. 1	Minutes of the last meeting of the Closed Portion of the Committee Meeting
Item No. 2	Consideration of supplementary items to the agenda
Item No. 3	Indications of conflicts of interest
Item No. 4	Questions Without Notice

MOTION CARRIED
BY MAJORITY

VOTING RECORD

AYES

Dutta
Lord Mayor Reynolds
Deputy Lord Mayor Sherlock
Harvey
Posselt
Lohberger
Kitsos
Zucco
Elliot
Bloomfield

NOES

There being no further business the Open portion of the meeting closed at 5.06pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
4TH DAY OF FEBRUARY 2026.

CHAIRPERSON