



CITY OF HOBART

AGENDA

Planning Authority Committee Meeting
Open Portion
Wednesday, 25 March 2026
at 4.00pm
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 TASMANIAN PLANNING SCHEME	7
7.1.1	Unit 2, 526 Sandy Bay Road, Sandy Bay - Partial Demolition, Alterations and Extension	7
7.1.2	2 Carriage Drive, Queens Domain - Partial Demolition, New Outbuilding (Shed) and Partial Change of Use to Sports and Recreation.....	40
8.	REPORTS	82
8.1	Delegated Decision Report (Planning)	82
8.2	Planning - Advertised Applications Report	86
9.	QUESTIONS WITHOUT NOTICE	92
10.	CLOSED PORTION OF THE MEETING.....	93

**Planning Authority Committee Meeting (Open Portion) held Wednesday,
25 March 2026 at 4.00pm 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:

Leave of Absence:

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, 11 March 2026](#), 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 TASMANIAN PLANNING SCHEME

7.1.1 UNIT 2, 526 SANDY BAY ROAD, SANDY BAY - PARTIAL DEMOLITION, ALTERATIONS AND EXTENSION PLN-HOB-2026-0041 - FILE REF: F26/18331

Address:	Unit 2, 526 Sandy Bay Road, Sandy Bay
Proposal:	Partial Demolition, Alterations and Extension
Expiry Date:	31 March 2026
Extension of Time:	Not Applicable
Author:	Christopher Phu

RECOMMENDATION

That pursuant to the *Tasmanian Planning Scheme 2025*, the Council refuse the application at Unit 2, 526 Sandy Bay Road, Sandy Bay - Partial Demolition, Alterations and Extension for the following reasons:

1. The proposal does not meet the objective, the acceptable solution or the performance criterion with respect to Clause 8.4.3 of the *Tasmanian Planning Scheme 2025* because it would result in there being no private open space for the exclusive use of the occupants of flat 2.

Attachment A:	PLN-HOB-2026-0041 UNIT 2 526 SANDY BAY RD SANDY BAY TAS 7005 - Planning Committee Report ↓ 
Attachment B:	Attachment - Planning Authority Committee - 25 March 2026 - PLN-HOB-2026-0041 UNIT 2 526 SANDY BAY RD ~ Planning Committee Agenda Documents ↓ 
Attachment C:	PLN-HOB-2026-0041 UNIT 2 526 SANDY BAY RD SANDY BAY TAS 7005 - Cultural Heritage Referral Report ↓ 



SECTION 57 DELEGATED REPORT DISCRETIONARY PLANNING PERMIT

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

Type of Report:	Committee <i>The development has been assessed under the Tasmanian Planning Scheme 2025.</i>
Delegated:	25 March 2026
Expiry Date:	31 March 2026
Application No:	PLN-HOB-2026-0041
Address:	UNIT 2 526 SANDY BAY RD SANDY BAY TAS 7005
Proposal:	Partial Demolition, Alterations and Extension
Applicant:	Mr Jack Andrews
Advertisement:	The application was advertised between 23 February 2026 and 16 March 2026.
Representations:	No representations were received during the statutory advertising period.
Zone:	8.0 General Residential Zone
Performance criteria:	8.4.3 Site coverage and private open space for all dwellings – P2 C6.7.1 Demolition within a local heritage precinct – P1 C6.7.3 Buildings and works, excluding demolition – P1.1
Delegation:	Committee
Recommendations:	Pursuant to the <i>Tasmanian Planning Scheme 2025</i> , the Council refuse the subject application for the reasons outlined in the officer's report.
Attachments:	None

REPORT

1. Executive Summary

- 1.1. Planning approval is sought for the Partial Demolition, Alterations and Extension at UNIT 2 526 SANDY BAY RD SANDY BAY TAS 7005.
- 1.2. More specifically, the proposal includes:
 - The removal of the rear private open space of Flat 2 by converting the 11m² balcony into an enclosed habitable area
- 1.3. The proposal relies on the following criteria to comply with the acceptable standards:
 - 1.3.1. 8.4.3 Site coverage and private open space for all dwellings – P2

PLN-HOB-2026-0041 UNIT 2 526 SANDY BAY RD SANDY BAY TAS 7005 Delegated Report

- 1.4. No representations were received during the statutory advertising period between 23 February 2026 and 16 March 2026.

2. Site Detail

- 2.1. The proposal relates to Lot 2 of Strata Plan 59370 or is more commonly known as UNIT 2 526 SANDY BAY RD SANDY BAY TAS 7005, and is located on the second floor of an existing four-storey residential flat.
- 2.2. The building contains four dwellings with each flat contained wholly within their respective floor levels. Car parking is located forward of the building and there is common property at the rear of the site. Access to the common property is via the external staircase at the western boundary.
- 2.3. Flat 2 is accessible via an entry / courtyard and contains two bedrooms (one with an ensuite and WIR), bathroom, open kitchen / living / dining area and rear balcony.
- 2.4. The subject site is located less than 50m from Red Chapel Reserve, and about 300m, or four-minute walking distance, to Nutgrove Park.
- 2.5. The site is within a:
- Waterway and Coastal Protection Area;
 - Coastal Erosion Hazard; and
 - Medium Landslip Hazard Band.

It is noted that the proposed works are exempt under the relevant codes.



Figure 1: Aerial of Site (in blue)

Source: Council GIS Map

PLN-HOB-2026-0041 UNIT 2 526 SANDY BAY RD SANDY BAY TAS 7005 Delegated Report



Figure 2: Rear balcony – Flat 2 on second floor
Source: Realestate.com



Figure 3: Rear balcony – Flat 2 on second floor
Source: Realestate.com

PLN-HOB-2026-0041 UNIT 2 526 SANDY BAY RD SANDY BAY TAS 7005 Delegated Report

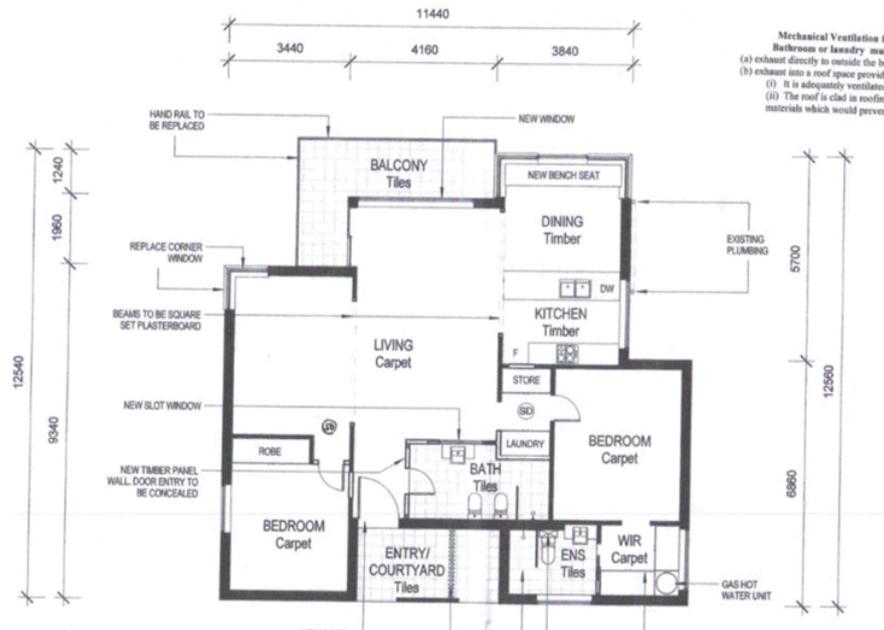


Figure 4: Floor Plan – Flat 2 on second floor
 Source: Building Plans in BLD-14-00723-01

3. Proposal

3.1. More specifically, the proposal includes:

- The removal of the rear private open space of Flat 2 by converting the 11m² balcony into an enclosed habitable area

4. Background

- 4.1. Discussions we held with the applicant prior to planning assessment commencing regarding the non-compliance with a planning development standard. No alternative arrangements for partial enclosure of the balcony were settled on.
- 4.2. The existing building has two other apartments with balconies enclosed (Flat 1 and Flat 3) which are discussed below.
- 4.3. In relation to Flat 1:
 - PLN-15-01526-01 was approved on 3 August 2016 for Extension to Carpark, Alterations and Fencing. More specifically, there were no internal works.
 - PLN-18-487 was approved on 7 September 2018 for Partial Demolition and Alterations. More specifically, the proposal included alterations to the existing garage facade by removing the arches and replacing them with squared openings and demolition of the arched entry.
 - It is noted that photos from Realestate.com and Harcourts.net indicate that the outdoor deck area was enclosed with windows and doors sometime prior to 2007. There is no evidence of an approval on Council’s records.
- 4.4. Council’s records indicate no planning related permits were issued for Flat 2 (subject property).

PLN-HOB-2026-0041 UNIT 2 526 SANDY BAY RD SANDY BAY TAS 7005 Delegated Report

- 4.5. In relation to Flat 3, PLN-971324 was approved on 16 January 1998 for Extension to Flat. More specifically, the proposal related to the full enclosure of the outdoor deck and conversion into habitable living space. It is noted that the application was assessed against the *City of Hobart Planning Scheme 1982*.
- 4.6. PLN-980185 was approved for Alterations to Lift for Flat 4. Council's records indicate no planning related permits were issued.



Figure 5: Enclosed rear deck – Flat 1 on ground floor

Source: Realestate.com

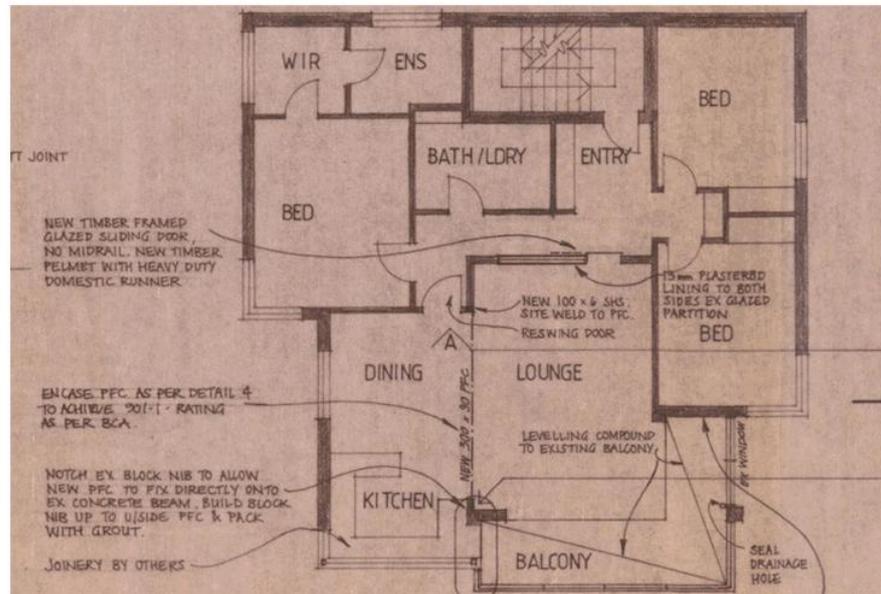


Figure 6: Enclosed rear balcony – Flat 3 on third floor

PLN-HOB-2026-0041 UNIT 2 526 SANDY BAY RD SANDY BAY TAS 7005 Delegated Report

Source: Plans in PLN-971324

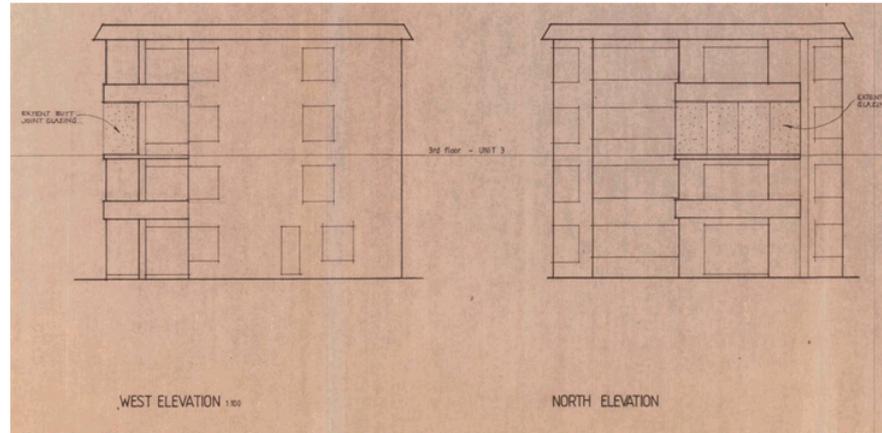


Figure 7: Enclosed rear balcony – Flat 3 on third floor

Source: Plans in PLN-971324

5. Representation

- 5.1. No representations were received during the statutory advertising period.

6. Assessment

- 6.1. The *Tasmanian Planning Scheme 2025* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria.
- 6.2. This site is located within the 8.0 General Residential Zone of the *Tasmanian Planning Scheme 2025*.
- 6.3. The existing use is Multiple Dwellings and is permitted in the Zone.
- 6.4. The proposal has been assessed against:
- 6.4.1. 8.0 General Residential Zone
- 6.5. The proposal relies on the following criteria to comply with the acceptable standards:
- 6.5.1. 8.4.3 Site coverage and private open space for all dwellings – P2
- 6.5.2. C6.7.1 Demolition within a local heritage precinct – P1
- 6.5.3. C6.7.3 Buildings and works, excluding demolition – P1.1
- 6.6. Each of the performance criteria is assessed in Section 7 of this report.

7. Performance Criteria

- 7.1. 8.4 Development Standards for Dwellings
- 7.2. 8.4.3 Site coverage and private open space for all dwellings

PLN-HOB-2026-0041 UNIT 2 526 SANDY BAY RD SANDY BAY TAS 7005 Delegated Report

- 7.2.1. The acceptable solution at clause 8.4.3 A2 requires a dwelling must have private open space, is in one location and is not less than 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).
- 7.2.2. The proposed enclosure of the rear balcony results in there being no private open space for the exclusive use of the occupants of Flat 2.
- 7.2.3. As such, the proposal relies upon assessment against the performance criteria P2 at clause 8.4.3, which reads:

P2

A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:

- (a) *conveniently located in relation to a living area of the dwelling; and*
(b) *orientated to take advantage of sunlight.*

- 7.2.4. The performance criteria states that dwellings must have private open space. The performance criteria is an absolute requirement and that a dwelling "must have private open space", there is no discretion or opportunity to consider approval of a circumstance whereby no private open space exists in relation to a dwelling.
- 7.2.5. Private open space is defined in the planning scheme as "an outdoor area of the land or dwelling for the exclusive use of the occupants of the land or dwelling, excluding areas proposed or approved for vehicle access or vehicle parking."
- 7.2.6. The proposal results in there being no private open space for the exclusive use of the dwelling. No alternative private open space is proposed in accordance with the definition under the planning scheme.
- 7.2.7. Notwithstanding, the objectives of Clause 8.4.3, reads as follows:

That dwellings are compatible with the amenity and character of the area and provide:

- (a) *for outdoor recreation and the operational needs of the residents;*
(b) *opportunities for the planting of gardens and landscaping; and*
(c) *private open space that is conveniently located and has access to sunlight.*

- 7.2.8. It is noted that the common open space exists on the site on the ground floor and existing balcony of Flat 2 and 4 are north facing and would receive unobstructed sunlight throughout the day. The existing balconies are all accessible via open living / dining / kitchen areas.
- 7.2.9. It is noted that prior to the enclosure of the rear balconies / deck of Flat 1 and 3, all balconies / deck had a maximum area of less than 12m².
- 7.2.10. The proposal fails to comply with the performance criterion.

- 7.3. C6.7 Development Standards for Local Heritage Precincts and Local Historic Landscape Precincts

PLN-HOB-2026-0041 UNIT 2 526 SANDY BAY RD SANDY BAY TAS 7005 Delegated Report

- 7.4. *C6.7.1 Demolition within a local heritage precinct*
- 7.4.1. The acceptable solution at clause C6.7.1 A1 requires, within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings must:
- not be on a local heritage place;
 - not be visible from any road or public open space; and
 - not involve a value, feature or characteristic specifically part of a precinct listed in the relevant Local Provisions Schedule.
- 7.4.2. The proposed works would be visible from the public open space at the rear of the property.
- 7.4.3. As such, the proposal relies upon assessment against the performance criteria P1 at clause C6.7.1, which reads:

P1

Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings, must not cause an unacceptable impact on the local historic heritage significance of the local heritage precinct as identified in the relevant Local Provisions Schedule, having regard to:

- (a) the physical condition of the building, works, structure or trees;*
- (b) the extent and rate of deterioration of the building, works, structure or trees;*
- (c) the safety of the building, works, structure or trees;*
- (d) the streetscape in which the building, works, structure or trees is located;*
- (e) the special or unique contribution that the building, works, structure or trees makes to the streetscape or townscape values of the local heritage precinct identified in the relevant Local Provisions Schedule;*
- (f) any options to reduce or mitigate deterioration;*
- (g) whether demolition is a reasonable option to secure the long-term future of a building, works or structure; and*
- (h) any economic considerations.*

- 7.4.4. The application was referred and found to be supportable by Council's Cultural Heritage Officer, who has provided the following comments:

The demolition works include the removal of a glass balustrade and line of windows at the rear of the balcony, which are not visible from the streetscape of Sandy Bay Rd, and minimally visible from the public open space of the intertidal zone – from where most of the first two floors of the building are concealed by the topography and foreshore vegetation.

As a non-contributory c1973 building the components of this building do not make a special contribution to the general streetscape or townscape values in the LPS, accordingly the balcony and window glazing lacks heritage attributes that would warrant their retention.

PLN-HOB-2026-0041 UNIT 2 526 SANDY BAY RD SANDY BAY TAS 7005 Delegated Report

- 7.4.5. The proposal satisfies the performance criterion.
- 7.5. C6.7.3 *Buildings and works, excluding demolition*
- 7.5.1. The acceptable solution at clause C6.7.3 A1 requires, within a local heritage precinct or local historic landscape precinct, building and works, excluding demolition, must:
- not be on a local heritage place;
 - not be visible from any road or public open space; and
 - not involve a value, feature or characteristic specifically part of a local heritage precinct or local historic landscape precinct listed in the relevant Local Provisions Schedule.
- 7.5.2. The proposed works would be visible from the public open space at the rear of the property.
- 7.5.3. As such, the proposal relies upon assessment against the performance criteria P1.1 at clause C6.7.3, which reads:

P1.1

Within a local heritage precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local heritage precinct, except if a local heritage place of an architectural style different from that characterising the precinct, having regard to:

- (a) *the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule;*
- (b) *the character and appearance of the surrounding area;*
- (c) *the height and bulk of other buildings in the surrounding area;*
- (d) *the setbacks of other buildings in the surrounding area; and*
- (e) *any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule.*

- 7.5.4. The application was referred and found to be supportable by Council's Cultural Heritage Officer, who has provided the following comments:

The installation of full height glazing to replace the half-height glass balustrading constitutes a minimal change to the building's form and character. The balcony void is being replaced with full-height glazing in a building that lacks any distinctive aesthetic quality and is defined as non-contributory element within the precinct.

On the floor above, the same balcony balustrade has been previously replaced with full height glazing as per this proposal, which demonstrates such a change will complement the general character of the building and not impact the stated heritage significance of the precinct – noting the floor above has slightly greater visibility from the public domain of the intertidal zone.

- 7.5.5. The proposal satisfies the performance criterion.

PLN-HOB-2026-0041 UNIT 2 526 SANDY BAY RD SANDY BAY TAS 7005 Delegated Report

8. Discussion

- 8.1. As discussed in Section 6 and Section 7 of this report, the proposal relies upon performance criteria to satisfy the standards and codes of the relevant planning scheme. The proposal has been assessed against the provisions of section 57 of the *Land Use Planning and Approvals Act 1993* and is not considered to satisfy them.

9. Conclusion

- 9.1. The proposed Partial Demolition, Alterations and Extension at UNIT 2 526 SANDY BAY RD SANDY BAY TAS 7005 does not satisfy the relevant provisions of the *Tasmanian Planning Scheme 2025*, and as such is recommended for refusal.

PLN-HOB-2026-0041 UNIT 2 526 SANDY BAY RD SANDY BAY TAS 7005 Delegated Report

RECOMMENDATIONS

That: Pursuant to the *Tasmanian Planning Scheme 2025*, the Council refuse the application for Partial Demolition, Alterations and Extension at UNIT 2 526 SANDY BAY RD SANDY BAY TAS 7005 for the following reasons:

1. The proposal does not meet the objective, the acceptable solution or the performance criterion with respect to Clause 8.4.3 of the *Tasmanian Planning Scheme 2025* because it would result in there being no private open space for the exclusive use of the occupants of flat 2.



PlanBuild
 TASMANIA

PLANNING APPLICATION

Status:

Reference
 PLN-HOB-2026-0041

Address
 UNIT 2 526 SANDY BAY RD SANDY BAY TAS
 7005

Titles
 59370/2

Before you start

Before you start your application, you will need to know if you require planning approval or not. If you are unsure if you require a permit, use the [PlanBuild Tasmania Enquiry Service](#) to lodge a request for advice from the relevant Council.

Once your application has been submitted the Council will review your application. If payment has not been made, you will be sent a request for the payment of application fees via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification containing a task to complete.

Pre-Application Advice

Have you spoken with anyone at Council about this application?

- Yes - enter details below
- No - continue to the next section

If yes, provide the name of the person you contacted
 Christopher Phu

Applicant

Name	Email	Phone	Address	Involvement
Personal Information Removed				

Owners

Name	Email Address	Address
Personal Information Removed		

Certificate(s) of Title

Selected Titles Total Area: 145m²
 59370/2

Owner Notification

Are you the sole owner of the land?

- Yes - continue to the next section
- No - answer question below

If no, have you notified all owners, joint or part owners of your intention to submit this application?

- Yes - enter owner details below
- No - you must notify all owners before proceeding with this application

List all owners, joint or part owners as recorded on the Title documents notified:

Enter the date that the last owner, joint or part owner was notified

Declaration

I declare that all land owners, joint or part owners have been notified of this planning application.

Crown Land Consent

Is Crown Land involved in the proposed use or development?

- Yes - complete question below
- No - continue to the next section - see further information below
- Unsure

If yes, has written Crown Land consent been obtained?

- Yes - upload written consent
- No - application will not be progressed until consent has been provided

General Manager Consent

Is Council-owned or administered land involved in the proposed use or development?

- Yes - complete question below
- No - continue to the next section
- Unsure

If yes, has written consent been obtained from the Council General Manager?

- Yes - upload written consent
- No - application will not be progressed until consent has been provided

Proposed Use or Development

What is the reason for your planning application?

- I want to change how the property is used
- I want to use the property for visitor accommodation
- I want to subdivide
- I want to undertake a new development or alteration
- I want to do a minor boundary adjustment
- I want to put up a sign(s)
- I want to demolish
- I want to do works only
- Other

If your application is to subdivide, please enter the number of proposed lots.

0

If your application is for signage, please enter the number of signs.

Is the property a Tasmanian Heritage Listed Property?

- Yes
- No

Is the application for an EPA Activity under the Environmental Management and Pollution Control Act 1994?

- Yes
- No
- Unsure

Is the proposed use or development permitted or discretionary?

- Permitted
- Discretionary
- Unsure if permitted or discretionary

Provide a full description of the proposed use or development

Remove existing glass balustrade to open air deck, and replace with full height glazing to fully enclose the deck to become part of

the indoor living space.

Will the proposed use or development involve a road reserve?

- Yes - complete the section below
- No - continue to the next section
- Unsure

If yes, enter the address(es) or locations below:

If yes, how will the road reserve be affected?

Value of Works

What is the estimated value of the works?

80000

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	4 Feb 2026	Property Title Document	FolioPlan-59370-2.pdf	Mr Jack Andrews
1	4 Feb 2026	Property Title Document	FolioText-59370-2.pdf	Mr Jack Andrews
1	4 Feb 2026	Property Title Document	FolioTextCommonLot-59370-2.pdf	Mr Jack Andrews
1	23 Jan 2026	Architectural Plans	Architectural plans describing the proposed works	Mr Jack Andrews

Next steps

When you have completed all the necessary fields and attached all required documents to support your application, click on the green 'Save & Submit' button at the top right of this form.

Once submitted, the Council will review your application. A request for the payment of application fees will be sent to you via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification from PlanBuild which will tell you what you need to provide to continue the application.

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
59370	2
EDITION	DATE OF ISSUE
7	05-Dec-2014

SEARCH DATE : 23-Jan-2026

SEARCH TIME : 02.22 pm

DESCRIPTION OF LAND

City of HOBART

Lot 2 on Strata Plan 59370 (formerly being STR243) and a general unit entitlement operating for all purposes of the Strata Scheme being a 25 undivided 1/100 interest

Derived from Strata Plan 59370

Derivation : Part of 1A-1R-32Ps Gtd to The Perpetual Trustees Executors & Agency Co. of Tasmania Ltd.

Prior CT 3410/95

SCHEDULE 1

M414483 TRANSFER to JOHN MICHAEL SHEPPERD and KERRY ELIZABETH SHEPPERD Registered 09-May-2013 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property
Folio of the Register volume 59370 folio 0

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
59370	0
EDITION	DATE OF ISSUE
3	18-Feb-1999

SEARCH DATE : 23-Jan-2026

SEARCH TIME : 02.22 pm

DESCRIPTION OF LAND

City of HOBART

The Common Property for Strata Scheme 59370 (formerly being STR243)

Derivation : Part of 1A-1R-32Ps Gtd to The Perpetual Trustees Executors & Agency Co. of Tasmania Ltd.

Prior CT 2802/19

SCHEDULE 1

STRATA CORPORATION NO. 59370, 526 SANDY BAY ROAD, HOBART

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Conveyancing and Law of Property Act, 1884

STRATUM PLAN

REGISTERED NUMBER

59370

No. 243

Sheet 1 of 7 Sheets

City or Town: HOBART

Locality: 526 Sandy Bay Road

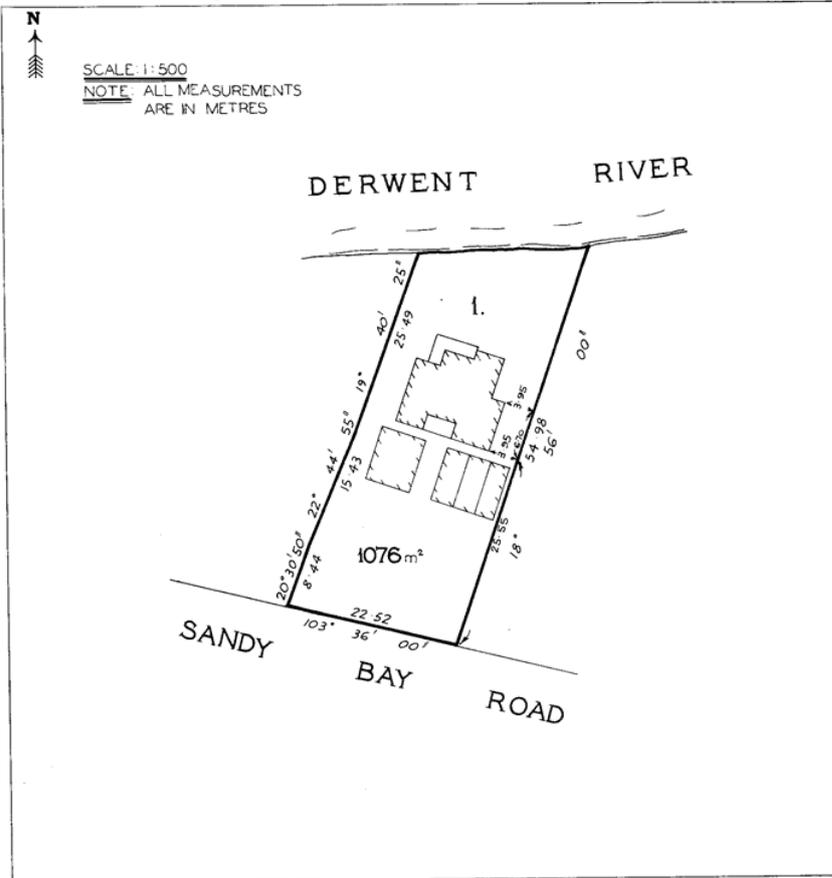
Reference to Title: C.T. 2802-19

Site comprises the whole of Lot 1 on ~~Plan~~ Diagram No. 4/33 Buckingham in the

Lands Titles Office
~~Registry of Deeds~~

The name of the building is 526 SANDY BAY ROAD - HOBART

External surface boundaries of the site and the location of the building in relation thereto to be delineated in this space



REGISTERED this 12TH day of JULY 1974, No. 243

M. Whitham
Recorder of Titles
~~Registrar of Deeds~~

This plan is lodged for registration by Messrs. O. McK. W. and Mills



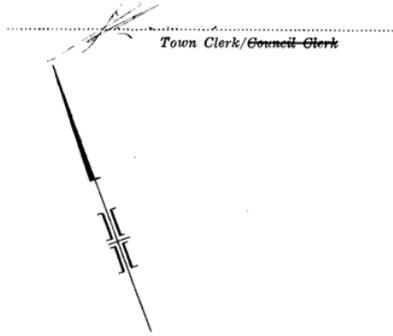
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



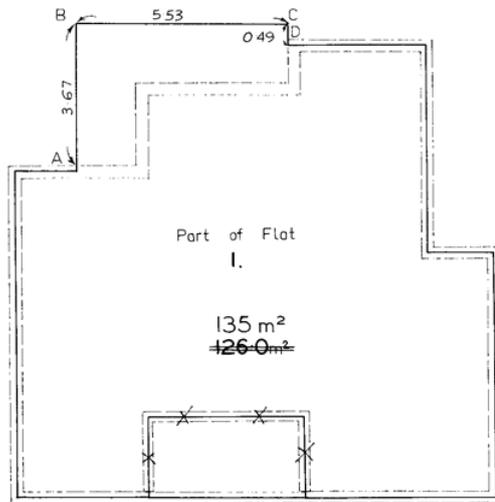
Sheet 2 of 7 Sheets



GROUND FLOOR
CONTINUED ON SHEET 6

SCALE: 1 : 100

NOTE: ALL MEASUREMENTS
ARE IN METRES



NOTE

The boundaries of the flat are ~~generally~~ the centre of walls as shown by full lines excepting portions of the boundaries marked AB, BC, & CD which are open and defined by dimensions ~~and the prolongation of the centre of walls.~~



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



If further sheets are required to illustrate the flats, the sheets should be pinned here. Further sheets must be of paper supplied for the purpose by the Recorder of Titles and bearing his seal, and be numbered consecutively, commencing from sheet 4.

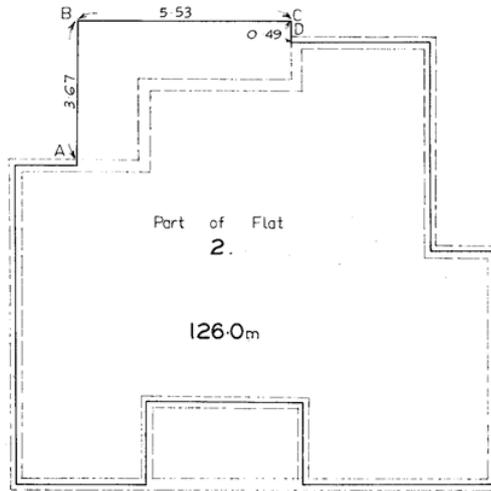
Sheet 3 of 7 Sheets

~~Town Clerk/Council Clerk~~

FIRST FLOOR

SCALE: 1 : 100

NOTE: ALL MEASUREMENTS ARE IN METRES



NOTE

The boundaries of the flat are ~~generally~~ the centre of walls as shown by full lines excepting portions of the boundaries marked AB, BC, & CD which are open and defined by dimensions ~~and the~~ ~~prolongation of the centre walls.~~ *MM*



FOLIO PLAN

RECORDER OF TITLES

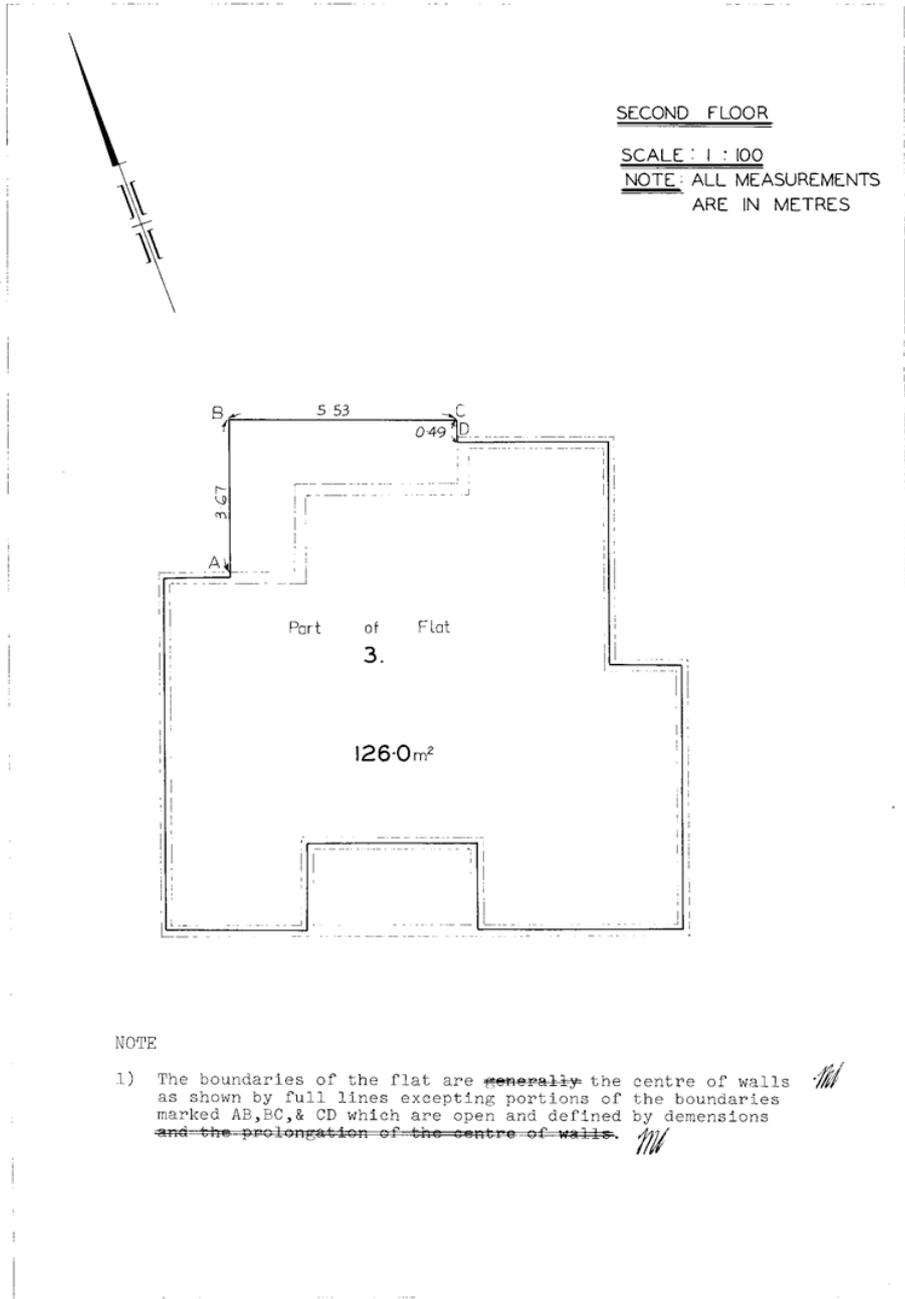
Issued Pursuant to the Land Titles Act 1980



Sheet 4 of 7 Sheets

STRATUM PLAN

of 526 Sandy Bay Road HOBART
Town Clerk/Council Clerk (insert here name of the building)



73424



FOLIO PLAN

RECORDER OF TITLES

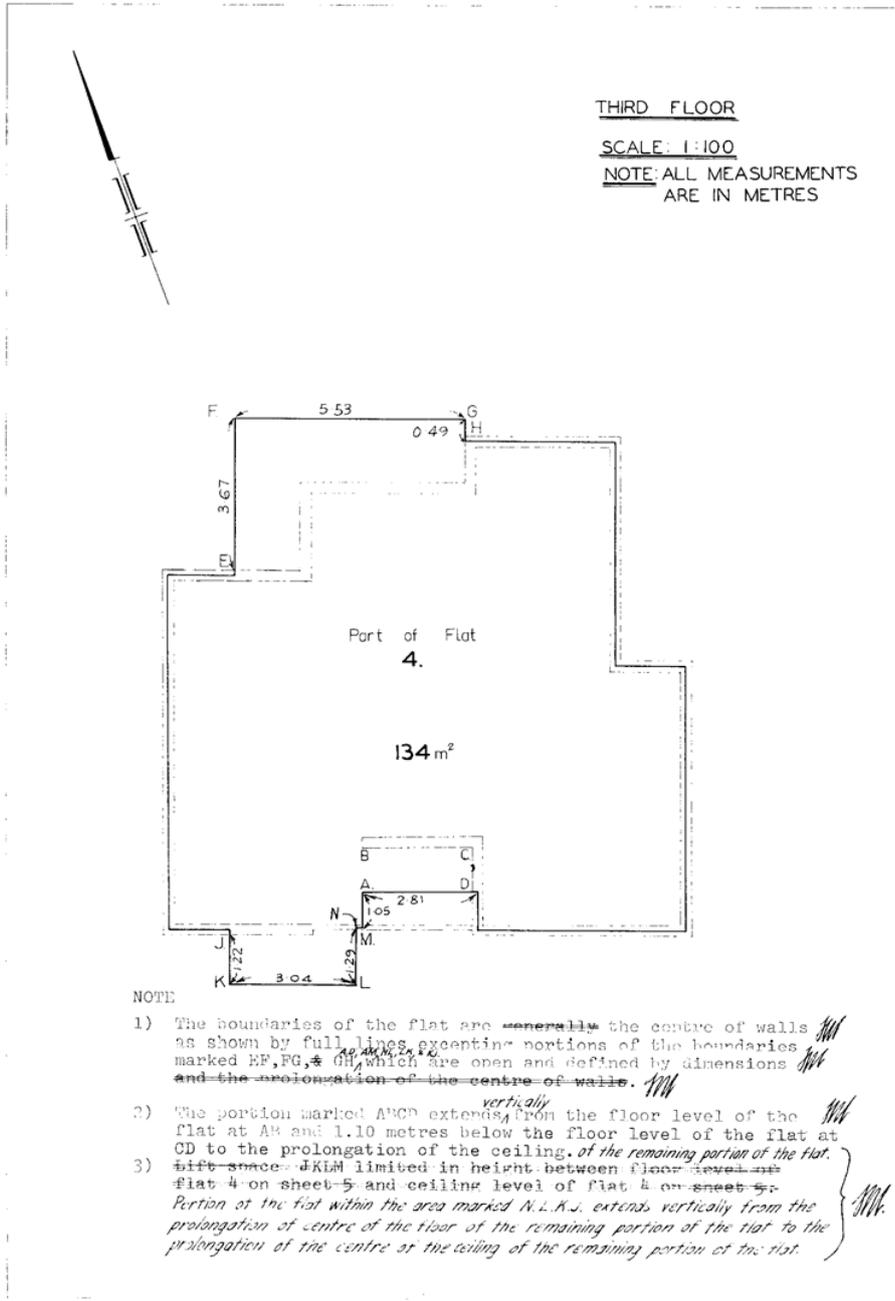
Issued Pursuant to the Land Titles Act 1980



Sheet 5 of 7 Sheets

STRATUM PLAN

Town Clerk/Council Clerk of 526 Sandy Bay Road HOBART
(insert here name of the building)



NOTE

- 1) The boundaries of the flat are ~~generally~~ the centre of walls as shown by full lines excepting portions of the boundaries marked EF, FG, & GH, which are open and defined by dimensions and the prolongation of the centre of walls.
- 2) The portion marked ABCD extends ^{vertically} from the floor level of the flat at AB and 1.10 metres below the floor level of the flat at CD to the prolongation of the ceiling of the remaining portion of the flat.
- 3) ~~lift space JKLM~~ limited in height between floor level of flat 4 on sheet 5 and ceiling level of flat 4 on sheet 5. Portion of the flat within the area marked N.L.K.J. extends vertically from the prolongation of centre of the floor of the remaining portion of the flat to the prolongation of the centre of the ceiling of the remaining portion of the flat.

73484



FOLIO PLAN

RECORDER OF TITLES

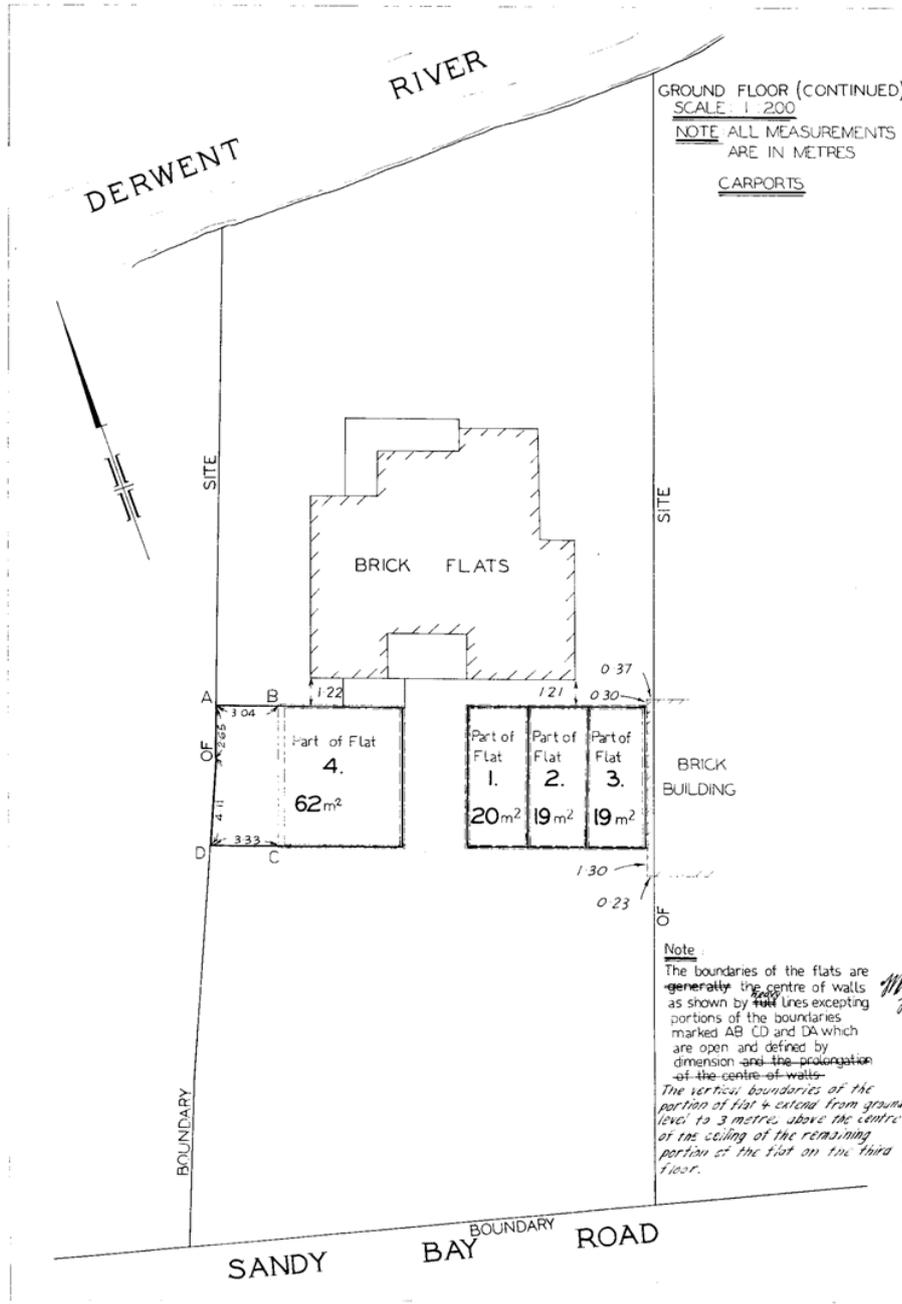
Issued Pursuant to the Land Titles Act 1980



Sheet 6 of 7 Sheets

STRATUM PLAN

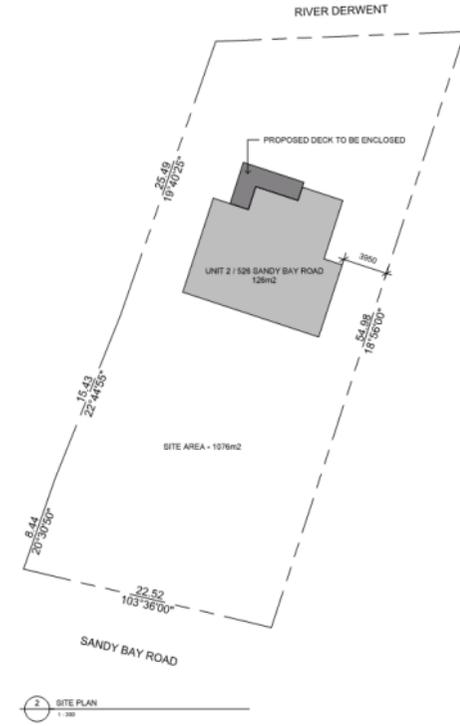
Town Clerk/Council Clerk of 526 Sandy Bay Road HOBART
(insert here name of the building)



73424

DECK ENCLOSURE

JOHN SHEPPERD



GENERAL NOTES:
 DO NOT SCALE FROM THIS DRAWING
 CONFIRM ALL DIMENSIONS AND DETAILS ON SITE
 PRIOR TO MANUFACTURE & INSTALLATION
 ALL WORK TO BE IN ACCORDANCE WITH RELEVANT
 AUSTRALIAN STANDARDS
 TO BE READ IN CONJUNCTION WITH ENGINEERS
 DOCUMENTS.

DRAWING LIST		
NO.	TITLE	REVISION
DA-00-01	SITE LOCATION, SITE PLAN & DWG LIST	
DA-10-01	FLOOR PLAN - EXISTING & DEMOLITION	
DA-10-02	FLOOR PLAN - PROPOSED	
DA-00-01	ELEVATIONS - EXISTING & PROPOSED	

JOB DESCRIPTION:
 ALTERATIONS AND ADDITIONS - ENCLOSURE OF
 EXISTING DECK TO CREATE LARGER LIVING AREA

ADDRESS:
 UNIT 2 / 526 SANDY BAY ROAD, SANDY BAY, TAS 7005

CLIENT/OWNER:
 JOHN M SHEPPERD & KERRY E SHEPPERD

LAND TITLE REFERENCE NO:
 VOLUME: 59370 / FOLIO: 2

DESIGN WIND SPEED:
 N2 - 40m/s OR 144km/h

CLIMATE ZONE: 7

BUSHFIRE PRONE AREA: N/A



Rev Date Description

PROJECT:
 JOHN SHEPPERD
 DECK ENCLOSURE
 526 SANDY BAY ROAD

PROJECT NO:
 2001

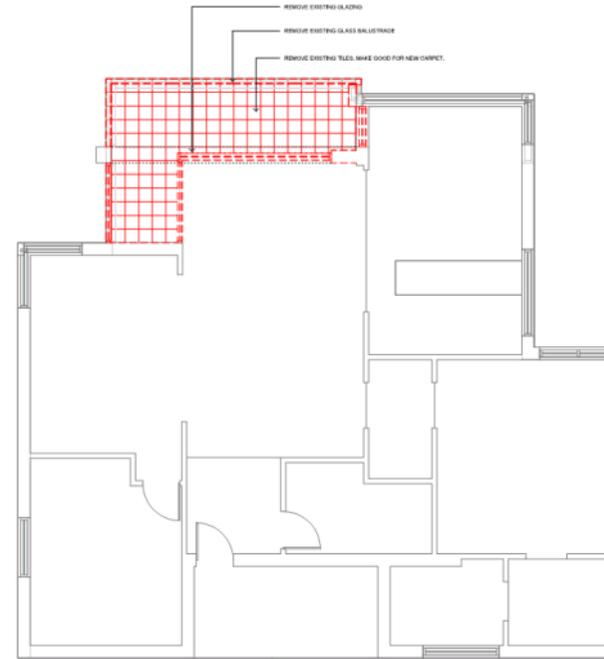
DRAWING DESCRIPTION:
SITE LOCATION, SITE PLAN & DWG LIST
 SCALE: As indicated @A1
 0m 4m 8m 12m 16m
 DRAWING STATUS: DA



DWG NO:
 DA-00-01
 REV NO:



1. EXISTING PLAN
 1:50

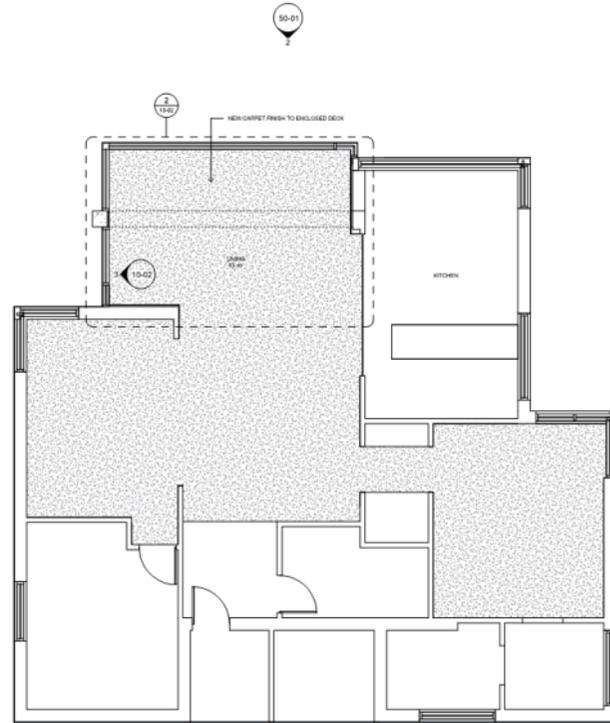


2. DEMOLITION PLAN
 1:50

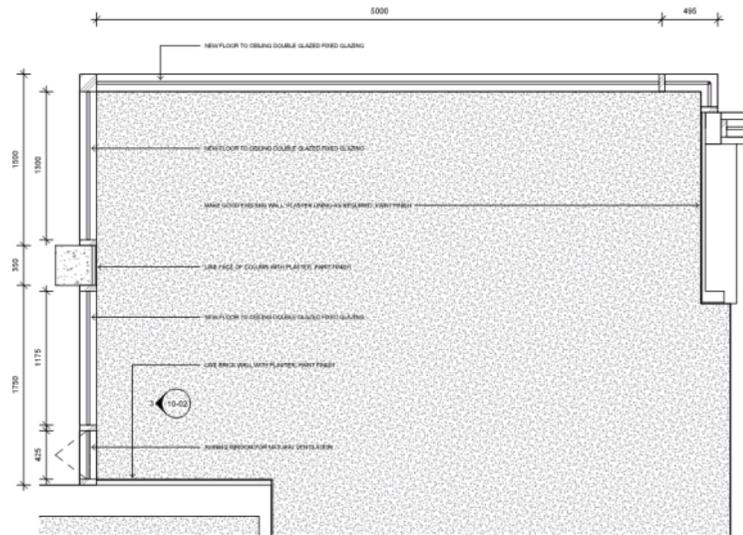
GENERAL NOTES:
 DO NOT SCALE FROM THIS DRAWING
 CONFIRM ALL DIMENSIONS AND DETAILS ON SITE
 PRIOR TO MANUFACTURE & INSTALLATION
 ALL WORK TO BE IN ACCORDANCE WITH RELEVANT
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 DOCUMENTS.



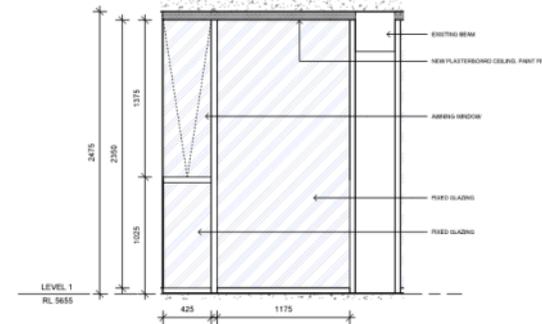
GENERAL NOTES:
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 CONFIRM ALL DIMENSIONS AND DETAILS ON SITE
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 ALL WORK TO BE IN ACCORDANCE WITH RELEVANT
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 DOCUMENTS.



1 PROPOSED PLAN
 1:50



2 DETAIL PLAN
 1:20



3 GLAZING ELEVATION
 1:20

ARNHEM STUDIO
 7 Mary St, Lewisham
 lutruwita, TAS 7173
 Norm Architect: Jack Andrews 1485
 M 0429 908 210
 E jack@arnhemstudio.com.au

Rev	Date	Description

PROJECT:
 JOHN SHEPPERD
 DECK ENCLOSURE
 526 SANDY BAY ROAD

PROJECT NO:
 2061

DRAWING DESCRIPTION:
FLOOR PLAN - PROPOSED

SCALE: As indicated @A1

 DRAWING STATUS: DA

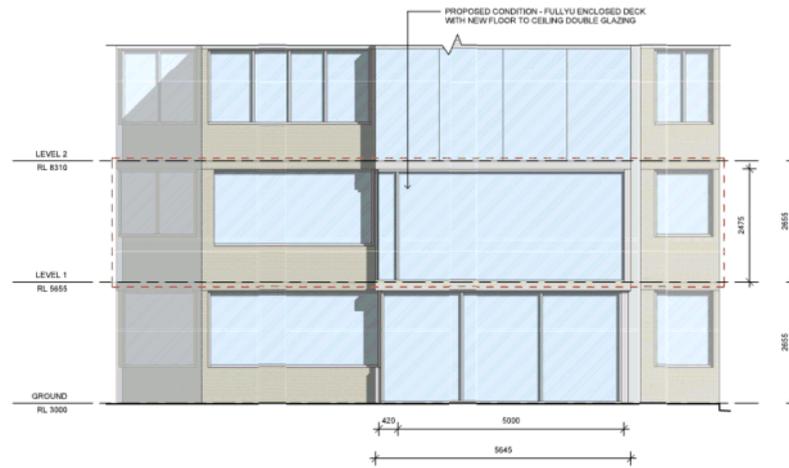
DWG NO:
 DA-10-02



REV NO:



1 EXISTING ELEVATION
 1:50



2 PROPOSED ELEVATION
 1:50

GENERAL NOTES:
 DO NOT SCALE FROM THIS DRAWING
 CONFIRM ALL DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE & INSTALLATION
 ALL WORK TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS
 TO BE READ IN CONJUNCTION WITH ENGINEERS DOCUMENTS.

LEGEND
 Refer to SCH-01 and SCH-02 for full descriptions and specification of all elements.

CODE	DESCRIPTION



DECK TO BE ENCLOSED

ARNHEM STUDIO
 7 Mary St, Lewisham
 lutruwita, TAS 7173
 Norm Architect: Jack Andrews 1485
 M 0429 908 210
 E jack@arnhemstudio.com.au

PROJECT:
 JOHN SHEPPERD
 DECK ENCLOSURE
 526 SANDY BAY ROAD

PROJECT NO:
 2001

Rev Date Description

DRAWING DESCRIPTION:
ELEVATIONS - EXISTING & PROPOSED



DWG NO: DA-50-01
 REV NO:



CULTURAL HERITAGE REPORT

Heritage Precinct

Date Completed:	18 March 2026
Application No:	PLN-HOB-2025-00410
Address:	2/526 Sandy Bay Rd, Sandy Bay
Proposal:	Partial Demolition, Alterations and Extension
Recommendation:	Acceptable
Performance criteria:	C6.7.1 P1, C6.7.3 P1.1 <i>The development has been assessed under the Tasmanian Planning Scheme – Hobart and Hobart Local Provisions Schedule.</i>
Assessment Officer:	David Scott, Cultural Heritage Officer
Reviewed:	Sarah Waight, Senior Cultural Heritage Officer, 17 March 2026

1. Conclusion

The proposed Partial Demolition, Alterations and Extension at 2/526 Sandy Bay Rd, Sandy Bay within Heritage Precinct HOB-C6.2.56 is considered acceptable for three key reasons derived from the following detail assessment:

- (i) The building is identified as a non-contributory element within the heritage precinct, thus lacking any positive aesthetic or historical attributes that contribute to the townscape and warrant protection; and
- (ii) The alterations are of a very minor nature – filling a balcony void on the second level of the building with full height glazing. There is no change to the footprint, height, form, architectural style or colour of the building – visual attributes which could have the potential to impact the heritage precinct; and
- (iii) A matching balcony enclosure has previously been approved and undertaken on the floor above (albeit under the previous scheme), providing a good indication the design and siting of the works will not visually impact the heritage precinct.

2. Background - Local Historic Heritage Significance

2/526 Sandy Bay Rd, Sandy Bay is:

- (i) included as a **non-contributory element** within HOB-C6.2.56 Sandy Bay - Sandy Bay Rd D Local Heritage Precinct as shown on the overlay map and listed in HOB-Table C6.2 of the *Hobart Local Provisions Schedule*.

The Statement of Local Heritage Significance for the precinct is described in the *City of Hobart Local Heritage Precincts Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy January 2019*:

Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

For contributing to the understanding of local history:

- The precinct is significant for the key historical role of the road in the development of the precinct and the buildings and features that demonstrate this history.
- The precinct is significant for the subdivision patterns that reflect the original land grants and the last major subdivisions along the lower section of Sandy Bay.
- The convict built road contributes to the historical importance of Sandy Bay Road.

For the representation of aesthetic characteristics:

- The precinct is significant for the large number of exceptionally fine residences contained within it dating from the 1830s through to the Inter War years with original features and

PLN-HOB-2025-00410 2/526 Sandy Bay Rd, Sandy Bay Heritage Report

architectural detailing being a strong and prominent presence.

- The precinct is significant because it features a streetscape with large houses set in established gardens. It is characterised by houses on the high side of the road set back behind larger front gardens on rising ground giving the houses prominent positions over the road and water while houses on the lower side overlook the water.*

For the representation of a class of building or place:

- The precinct is significant for the very fine groups of residential buildings representing varying phases of development including Victorian, Federation, and Inter-War architectural styles, landscaping and substantial gardens and properties with high levels of exposure.*

For the association with a particular community or cultural group for social or spiritual reasons:

- The presence of St Stephens Church contributes to the social and spiritual significance of the precinct and its importance to the local and broader community.*
- A small number of commercial buildings are significant for having historically serviced the precinct and create a low key village character.*

Unit 2, 526 Sandy Bay Rd occupies the second level in a four-storey apartment block. The block was constructed around 1973; in a fairly nondescript style typical of that period with a flat roof, concrete brick walls, bare aluminium window frames, a small balcony on each floor of the seaward side, a single storey row of garages and bitumen parking area adjoining Sandy Bay Rd, and simple landscape treatment around the shared garden at its base. Lacking any appreciable aesthetic or historical merit, it was defined as a 'non-contributory element' of the Sandy Bay Road heritage precinct.



Figure 1: View of 526 Sandy Bay Rd from the street. Unit 2 is situated behind the row of garages and not visible from the street.

Source: Google streetview 2024



Figure 2: View from the intertidal zone showing non-contributory style of building, minimal visibility of balcony enclosure due to vegetation, existing enclosure to floor above, and general lack of distinct landscape character of precinct waterfront.

Source: City of Hobart 2026



Figure 3: view from the intertidal zone showing non-contributory style of building, minimal visibility of balcony enclosure due to vegetation, and existing balcony enclosure to floor above.

Source: City of Hobart 2026

PLN-HOB-2025-00410 2/526 Sandy Bay Rd, Sandy Bay Heritage Report



Figure 4: View from the intertidal zone showing non-contributory style of building, minimal visibility of balcony enclosure (yellow line) due to vegetation, and existing balcony enclosure to floor above.

Source: City of Hobart 2026

3. Proposal

The proposed works include:

- (i) *Demolition* –glazed balustrade to external balcony, full height windows and nib wall between living space and external balcony.
- (ii) *New Construction* – full height windows around external balcony perimeter.

All other internal works are exempt under clause 4.3.2 of the Tasmanian Planning Scheme.

4. Representation

No representations were received during the statutory advertising period.

5. Assessment

In relation to assessing development against C6.7.1 and C6.7.3 of the TPS, the interpretation of 'visibility from any public open space' was explored in the assessment of PLN-HOB-2025-0428, 536 Sandy Bay Rd, Sandy Bay, Heritage Report dated 5 January 2026 by Council's Senior Cultural Heritage Officer.

The subject site is located in the HOB-C6.2.56 Sandy Bay – Sandy Bay Road D Heritage Precinct and must be assessed under C6.0 Local Historic Heritage Code.

The proposed works are on private land, not visible from the Sandy Bay Road however the works are visible from the beach edge or intertidal zone.

The visibility of the proposal is key to determining the relevant provisions for assessment under C6.0 Local Historic Heritage Code. A proposal may meet the acceptable solution under C6.7.1 A1 (b) if it is '*not visible from any road or public open space*'

Advice from Open Space on the status of the beach edge/intertidal zone was provided: "*while the council may have a license over this area it is not something we would consider public open space as it cannot be used for most of the time.*"

As an example, if we were planning for something on Nutgrove beach, we would not include the area below the high tide zone, intertidal zone."

PLN-HOB-2025-00410 2/526 Sandy Bay Rd, Sandy Bay Heritage Report

Further advice was received providing the definition of public space under the draft Open Space Strategy as: *"Land owned and managed by the City of Hobart that is set aside primarily for leisure, active or passive recreation, nature conservation, other public enjoyment, or gathering. This includes beaches, bushland and public parks, sportsgrounds."*

The definition under the by-law was also provided:

Public space includes:

- a) *All public land as defined by section 177A(1) of the Act and as recorded on the municipal map maintained on behalf of Council;*
- b) *Any other land owned by Council;*
- c) *Any land in which Council has an interest including by way of a lease or license;*
- d) *Any highway (including any mall but excluding any highway within Wellington Park;*
- e) *And car park; and*
- f) *All marinas, bridges, jetties, wharves, boat-houses and other similar structures owned or under the control of Council;*

Except it does not include Wellington Park:

It is therefore determined that in terms the definitions provided above, rather than the limited and constrained ability of the public open space to be used or accessed, the proposal is considered to have some visibility from public open space. As a consequence the proposal must be assessed against C6.7.1 P1 – Demolition in a Heritage Precinct and C6.7.3 P1.1 – Development in a Heritage Precinct.

C6.7 Development Standards for Local Heritage Precincts and Local Historic Landscape Precincts	
C6.7.1 Demolition within a local heritage precinct	
Objective: That demolition within a local heritage precinct does not have an unacceptable impact on the local historic heritage significance of the precinct.	
<p>A1 Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings must:</p> <ul style="list-style-type: none"> (a) not be on a local heritage place; (b) not be visible from any road or public open space; and (c) not involve a value, feature or characteristic specifically part of a precinct listed in the relevant Local Provisions Schedule. 	<p>P1 Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings, must not cause an unacceptable impact on the local historic heritage significance of the local heritage precinct as identified in the relevant Local Provisions Schedule, having regard to:</p> <ul style="list-style-type: none"> (a) the physical condition of the building, works, structure or trees; (b) the extent and rate of deterioration of the building, works, structure or trees; (c) the safety of the building, works, structure or trees; (d) the streetscape in which the building, works, structure or trees is located; (e) the special or unique contribution that the building, works, structure or trees makes to the streetscape or townscape values of the local heritage precinct identified in the relevant Local Provisions Schedule; (f) any options to reduce or mitigate deterioration; (g) whether demolition is a reasonable option to secure the long-term future of a building, works or structure; and (h) any economic considerations.
Assessment:	<p>As the proposal does not satisfy the provisions of acceptable solution A1 it has to be assessed against performance criteria P1.</p> <p>The demolition works include the removal of a glass balustrade and line of windows at the rear of the balcony, which are not visible from the streetscape of Sandy Bay Rd, and minimally visible from the public open space of the intertidal zone – from where most of the first two floors of the building are concealed by the topography and foreshore vegetation.</p>

PLN-HOB-2025-00410 2/526 Sandy Bay Rd, Sandy Bay Heritage Report

As a non-contributory c1973 building the components of this building do not make a special contribution to the general streetscape or townscape values in the LPS, accordingly the balcony and window glazing lacks heritage attributes that would warrant their retention.

The proposal satisfies the performance criterion.

C6.7.3 Buildings and works, excluding demolition	
Objective: That development within a local heritage precinct or a local historic landscape precinct is sympathetic to the character of that particular precinct.	
<p>A1 Within a local heritage precinct or local historic landscape precinct, building and works, excluding demolition, must:</p> <ul style="list-style-type: none"> (a) not be on a local heritage place; (b) not be visible from any road or public open space; and (c) not involve a value, feature or characteristic specifically part of a local heritage precinct or local historic landscape precinct listed in the relevant Local Provisions Schedule. 	<p>P1.1 Within a local heritage precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local heritage precinct, except if a local heritage place of an architectural style different from that characterising the precinct, having regard to:</p> <ul style="list-style-type: none"> (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; (b) the character and appearance of the surrounding area; (c) the height and bulk of other buildings in the surrounding area; (d) the setbacks of other buildings in the surrounding area; and (e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule.
Assessment:	
<p>As the proposal does not satisfy the provisions of acceptable solution A1 it has been assessed against performance criteria P1.1.</p> <p>The installation of full height glazing to replace the half-height glass balustrading constitutes a minimal change to the building's form and character. The balcony void is being replaced with full-height glazing in a building that lacks any distinctive aesthetic quality and is defined as non-contributory element within the precinct.</p> <p>On the floor above, the same balcony balustrade has been previously replaced with full height glazing as per this proposal, which demonstrates such a change will complement the general character of the building and not impact the stated heritage significance of the precinct – noting the floor above has slightly greater visibility from the public domain of the intertidal zone.</p> <p>The proposal satisfies the performance criterion.</p>	

Refer Conclusion at start of report.

**7.1.2 2 CARRIAGE DRIVE, QUEENS DOMAIN - PARTIAL DEMOLITION,
NEW OUTBUILDING (SHED) AND PARTIAL CHANGE OF USE TO
SPORTS AND RECREATION
PLN-HOB-2026-0023 - FILE REF: F26/18328**

Address:	2 Carriage Drive, Queens Domain
Proposal:	Partial Demolition, New Outbuilding (Shed) and Partial Change of Use to Sports and Recreation
Expiry Date:	31 March 2026
Extension of Time:	Not Applicable
Author:	Karina Wills

RECOMMENDATION

That pursuant to the *Tasmanian Planning Scheme – Hobart*, the Council approve the application for Partial Demolition New Outbuilding (Shed) and Partial Change of Use to Sports and Recreation at 2 CARRIAGE DR QUEENS DOMAIN 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-2026-0023 - 2 CARRIAGE DR QUEENS DOMAIN TAS 7000 - Final Planning Documents except where modified below.

TW - General

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TASWASPAN-HOB-2026-0012 dated 30/01/2026 as attached to the permit.

ENV S1 – Environmental Planning - Construction Equipment and Machinery Hygiene

All construction vehicles, machinery and equipment brought in from off-site must be effectively cleaned of soil and vegetation before entering the property. Soil cleaned from vehicles, machinery and equipment must not be allowed to either directly or indirectly enter waterways or Council's stormwater system.

Effective cleaning and hygiene measures are detailed in Appendix 2 of *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania* (DPIPWE, 2015). The guidelines can be obtained from the Department of Natural Resources and Environment website at www.nre.tas.gov.au.

ENV S2

All vehicles and machinery are required to use existing paths and road accesses and are not permitted in the public reserve, unless with the written permission of the Director Infrastructure and Assets.

ENV 1 - Environmental Planning - Erosion and Sediment Control Plan

Erosion and sediment control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilised or re-vegetated.

Advice:

*For guidance on preparing Erosion and Sediment Control Plans, please refer to *Erosion and Sediment Control - the Fundamentals for Development in Tasmania*, published by the Derwent Estuary Program and TEER.*

ENG 1A - Development Engineering - Protection of Council Assets

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or
2. Be repaired and reinstated by the owner to the satisfaction of the Council.

A photographic record of the Council's infrastructure adjacent to the subject site should be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater,

footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction.

In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

ENG SW1 - 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 or approved onsite disposal system with sufficient capacity prior to occupancy or commencement of use (whichever occurs first).

All costs associated with works required by this condition are to be met by the owner.

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.

Council encourages the applicant to consider rainwater harvesting and onsite reuse.

Reason for condition

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

SW 7 - Stormwater - Design

Prior to occupancy or the commencement of the use (whichever occurs first), any new or upgraded 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, level, location and design of the connection such that it is appropriate to safely service the site, maximises the area of the Lot serviced, and minimises erosion;
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.

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. The approved stormwater connection documents must be included in your plumbing permit application document set and listed in accompanying forms.

A single connection for the property is required under the Urban Drainage Act 2013.

ADVICE

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

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

CONDITION ENDORSEMENT

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

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

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

Fees for Condition Endorsement are set out in Council's Fees and Charges.

BUILDING PERMIT

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

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

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

PLUMBING PERMIT

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

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their

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

FEES AND CHARGES

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

BEFORE YOU DIG

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

- Attachment A: [PLN-HOB-2026-0023 - 2 CARRIAGE DR QUEENS DOMAIN TAS 7000 Planning Committee Report](#) ↓ 
- Attachment B: [PLN-HOB-2026-0023 - 2 CARRIAGE DR QUEENS DOMAIN TAS 7000 - Planning Committee Agenda Documents](#) ↓ 
- Attachment C: [PLN-HOB-2026-0023 - 2 CARRIAGE DR QUEENS DOMAIN TAS 7000 - Open Space Planner Referral Report](#) ↓ 



PLANNING ASSESSMENT REPORT

Type of Report: Committee
Committee: 25/03/2026
Expiry Date: 31/03/2026
Application No: PLN-HOB-2026-0023
Address: 2 CARRIAGE DR QUEENS DOMAIN TAS 7000
Applicant: Andrew Foster
50 Macquarie Street, Hobart, Tasmania, Australia, 7000
Proposal: Partial Demolition New Outbuilding (Shed) and Partial
Change of Use to Sports and Recreation
Representations: Zero (0)
Performance criteria: Open Space Zone - Use

1. Executive Summary

- 1.1. Planning approval is sought for Partial Demolition New Outbuilding (Shed) and Partial Change of Use to Sports and Recreation at 2 CARRIAGE DR QUEENS DOMAIN TAS 7000
- 1.2. More specifically the proposal includes:
 - Demolition of existing outbuilding
 - Construction of new outbuilding
 - Partial change of use for rear of lot (area of subject outbuilding) from residential to sport and recreation
 - Outbuilding to be used to store maintenance material required to maintain nearby sportsgrounds
- 1.3. The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1. Open Space Zone – Use
- 1.4. No representations were received during the statutory advertising period between 20/02/2026 and 06/03/2026.
- 1.5. The proposal is recommended for approval subject to conditions.
- 1.6. The final decision is delegated to the Planning Authority Committee because the application includes Council owned land.

2. Site Detail

- 2.1. The subject site is an approx. 3188m² rectangular shaped residential lot. The subject site contains a dwelling listed on the Tasmanian Heritage Register as well as various outbuildings. The subject site and a significant portion of The Domain are considered one lot on the title 164058/1.
- 2.2. It is noted that at the time this application was considered valid The List website and Council's GIS system showed the subject site as 2 Carriage Drive. Council's Legal Officer subsequently found that the subject site and the irregularly shaped lot to the north, known as 1 Carriage Drive at the time, were addressed incorrectly. This has since been fixed on both The List website and Council's GIS system, with the subject site officially being known as 1 Carriage Drive and the lot to the north known as 2 Carriage Drive.



Figure 1: Aerial view, subject site outlined in blue. Note that the subject site is now officially listed as 1 Carriage Drive, with the lot shown to the north officially listed as 2 Carriage Drive (Source: Council's Geocortex 2026).

- 2.3. The subject site is located in the Open Space Zone approx. 280m from the recreation zone containing the sportsground related to the proposed partial change of use to sport and recreation.



Figure 2: Zone Map (Source: Council's Geocortex 2026)

3. Proposal

- 3.1. Planning approval is sought for Partial Demolition New Outbuilding (Shed) and Partial Change of Use to Sports and Recreation at 2 CARRIAGE DR QUEENS DOMAIN TAS 7000
- 3.2. More specifically the proposal is for:
 - Demolition of existing outbuilding
 - Construction of new outbuilding
 - Partial change of use for rear of lot (area of subject outbuilding) from residential to sport and recreation
 - Outbuilding to be used to store maintenance material required to maintain nearby sportsgrounds

4. Background

- 4.1. The property in question was shown on The List and Council's GIS system as 2 Carriage Drive at the time of making this application. It has subsequently been found that the address should have been 1 Carriage Drive and has since been corrected in both The List and Council's GIS system. As the application was valid as 2 Carriage Drive at the time of lodgement it has been processed as such.

4.2. There is no relevant planning background for this application.

5. Concerns raised by representors

5.1. No representations were received during the statutory advertising period between 20/02/2026 and 06/03/2026.

6. Assessment

- 6.1. The *Tasmanian Planning Scheme – Hobart* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria.
- 6.2. This site is located within the *29.0 Open Space Zone - TPS* of the *Tasmanian Planning Scheme – Hobart*.
- 6.3. The existing use is Residential, the proposed use is Sports and Recreation. The existing use is a prohibited use in the zone. The proposed use is a discretionary use in the zone.
- 6.4. The proposal has been assessed against
- 6.4.1. 29.0 Open Space Zone - TPS
 - 6.4.2. C6.0 Local Historic Heritage Code - TPS
 - 6.4.3. C7.0 Natural Assets Code - TPS
- 6.5. The proposal relies on the following performance criteria to comply with the applicable standards:
- 6.5.1. Open Space Zone - Use
- 6.6. Each performance criteria is assessed below:
- 6.6.1. Table 29.2 provides that Sport and Recreation is a discretionary use in the Open Space Zone.
 - 6.6.2. The proposal is a partial change of use from residential to sport and recreation.
 - 6.6.3. Clause 6.10.2 of the *Tasmanian Planning Scheme – Hobart* requires the planning authority to have regard to:
 - (a) *the purpose of the applicable zone;*
 - (b) *any relevant local area objective for the applicable zone;*
 - (c) *the purpose of any applicable code;*

- (d) *the purpose of any applicable specific area plan;*
 - (e) *any relevant local area objective for any applicable specific area plan;
and*
 - (f) *the requirements of any site-specific qualification,
but in the case of the exercise of discretion, only insofar as each such
matter is relevant to the particular discretion being exercised.*
- 6.6.4. The purpose of the Open Space Zone, as prescribed at clause 29.1 is as follows:
- 29.1.1 *To provide land for open space purposes including for passive recreation and natural or landscape amenity.*
 - 29.1.2 *To provide for use and development that supports the use of the land for open space purposes or for other compatible uses.*
- 6.6.5. The proposal is to use the area of the lot designated for sport and recreation use to store equipment required to maintain the nearby sporting grounds located in the neighbouring recreation zone.
- 6.6.6. The use standards for discretionary uses in the Open Space Zone speak to the use of the land for sports and recreation, indicating sports and recreation use as compatible with the zone. The proposed use does not trigger any assessment against the performance criteria related to discretionary uses.
- 6.6.7. The proposed outbuilding and change of use supports the use of the land to assist in providing for sport and recreation purposes, which can be considered as a use compatible with the open space purposes.
- 6.6.8. There are no local area objectives, a specific area plan or site-specific qualification for consideration.
- 6.6.9. The proposal complies with the requirements of Clause 6.10.2.

7. Discussion

- 7.1. Planning approval is sought for Partial Demolition New Outbuilding (Shed) and Partial Change of Use to Sports and Recreation at 2 CARRIAGE DR QUEENS DOMAIN TAS 7000
- 7.2. The application was advertised and no representations were received.
- 7.3. The proposal has been assessed against the provisions of the *Tasmanian Planning Scheme – Hobart* and is considered to perform well.
- 7.4. The proposal has been assessed by other Council officers, including the Council's Development Engineer, Environmental Development Planner, Open Space Planner and Stormwater Services Officer. The officers have raised no objection to the proposal, subject to conditions.
- 7.5. The proposal is recommended for approval.

8. Conclusion

- 8.1. The proposed Partial Demolition New Outbuilding (Shed) and Partial Change of Use to Sports and Recreation at 2 CARRIAGE DR QUEENS DOMAIN TAS 7000 satisfies the relevant provisions of *Tasmanian Planning Scheme – Hobart*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Tasmanian Planning Scheme – Hobart*, the Council approve the application for Partial Demolition New Outbuilding (Shed) and Partial Change of Use to Sports and Recreation at 2 CARRIAGE DR QUEENS DOMAIN 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-2026-0023 - 2 CARRIAGE DR QUEENS DOMAIN TAS 7000 - Final Planning Documents except where modified below.

TW - General

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TASWASPAN-HOB-2026-0012 dated 30/01/2026 as attached to the permit.

ENV S1 – Environmental Planning - Construction Equipment and Machinery Hygiene

All construction vehicles, machinery and equipment brought in from off-site must be effectively cleaned of soil and vegetation before entering the property. Soil cleaned from vehicles, machinery and equipment must not be allowed to either directly or indirectly enter waterways or Council's stormwater system.

Effective cleaning and hygiene measures are detailed in Appendix 2 of *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania* (DPIPWE, 2015). The guidelines can be obtained from the Department of Natural Resources and Environment website at www.nre.tas.gov.au.

ENV S2

All vehicles and machinery are required to use existing paths and road accesses and are not permitted in the public reserve, unless with the written permission of the Director Infrastructure and Assets.

ENV 1 - Environmental Planning - Erosion and Sediment Control Plan

Erosion and sediment control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilised or re-vegetated.

Advice:

For guidance on preparing Erosion and Sediment Control Plans, please refer to Erosion and Sediment Control - the Fundamentals for Development in Tasmania, published by the Derwent Estuary Program and TEER.

ENG 1A - Development Engineering - Protection of Council Assets

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or
2. Be repaired and reinstated by the owner to the satisfaction of the Council.

A photographic record of the Council's infrastructure adjacent to the subject site should be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction.

In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

ENG SW1 - Stormwater - Design

All stormwater from the proposed development (including but not limited to: roofed areas, g drains, and impervious surfaces such as driveways and paved areas) must be drained to a lawful point of discharge to the public stormwater system or approved onsite disposal system with sufficient capacity prior to occupancy or commencement of use (whichever occurs first). All costs associated with works required by this condition are to be met by the owner.

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. Council encourages the applicant to consider rainwater harvesting and onsite reuse.

Reason for condition

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

SW 7 - Stormwater - Design

Prior to occupancy or the commencement of the use (whichever occurs first), any new or upgraded 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, level, location and design of the connection such that it is appropriate to safely service the site, maximises the area of the Lot serviced, and minimises erosion;
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.

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. The approved stormwater connection documents must be included in your plumbing permit application document set and listed in accompanying forms.

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following additional permits/approval may be required from the Hobart City Council.

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FEES AND CHARGES

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

BEFORE YOU DIG

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



Karina Wills

Development Appraisal Planner

As a 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.

Date of Report: 18 March 2026



Michael McClenahan

Senior Statutory Planner

As a 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.

Date of Report: 18 March 2026



PlanBuild
 TASMANIA

PLANNING APPLICATION

Status:

Reference

PLN-HOB-2026-0023

Address

2 CARRIAGE DR QUEENS DOMAIN TAS
 7000

Titles

164058/1

Before you start

Before you start your application, you will need to know if you require planning approval or not.

If you are unsure if you require a permit, use the [PlanBuild Tasmania Enquiry Service](#) to lodge a request for advice from the relevant Council.

Once your application has been submitted the Council will review your application. If payment has not been made, you will be sent a request for the payment of application fees via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification containing a task to complete.

Pre-Application Advice

Have you spoken with anyone at Council about this application?

Yes - enter details below

No - continue to the next section

If yes, provide the name of the person you contacted

Liz Wilson, Development Appraisal Planner

Applicant

Name	Email	Phone	Address	Involvement
Personal Information Removed				

Owners

Name	Email Address	Address
Personal Information Removed		

Certificate(s) of Title

Selected Titles

Total Area: 0m²

164058/1

Owner Notification

Are you the sole owner of the land?

Yes - continue to the next section

No - answer question below

If no, have you notified all owners, joint or part owners of your intention to submit this application?

Yes - enter owner details below

No - you must notify all owners before proceeding with this application

List all owners, joint or part owners as recorded on the Title documents notified:

City of Hobart

Enter the date that the last owner, joint or part owner was notified

23/01/2026

Declaration

I declare that all land owners, joint or part owners have been notified of this planning application.

Crown Land Consent

Is Crown Land involved in the proposed use or development?

- Yes - complete question below
- No - continue to the next section - see further information below
- Unsure

If yes, has written Crown Land consent been obtained?

- Yes - upload written consent
- No - application will not be progressed until consent has been provided

General Manager Consent

Is Council-owned or administered land involved in the proposed use or development?

- Yes - complete question below
- No - continue to the next section
- Unsure

If yes, has written consent been obtained from the Council General Manager?

- Yes - upload written consent
- No - application will not be progressed until consent has been provided

Proposed Use or Development

What is the reason for your planning application?

- I want to change how the property is used
- I want to use the property for visitor accommodation
- I want to subdivide
- I want to undertake a new development or alteration
- I want to do a minor boundary adjustment
- I want to put up a sign(s)
- I want to demolish
- I want to do works only
- Other

If your application is to subdivide, please enter the number of proposed lots.

0

If your application is for signage, please enter the number of signs.

Is the property a Tasmanian Heritage Listed Property?

- Yes
- No

Is the application for an EPA Activity under the Environmental Management and Pollution Control Act 1994?

- Yes
- No
- Unsure

Is the proposed use or development permitted or discretionary?

- Permitted
- Discretionary
- Unsure if permitted or discretionary

Provide a full description of the proposed use or development

The purpose of this planning application is to replace an existing storage shed on the Queen's Domain behind the residences at Carriage Drive. A recent inspection has determined the existing building has failed and staff are no longer permitted access. The proposal is to replace the existing storage shed at its current location with an upgraded, functioning shed building.

Will the proposed use or development involve a road reserve?

- Yes - complete the section below
- No - continue to the next section
- Unsure

If yes, enter the address(es) or locations below:

If yes, how will the road reserve be affected?

Value of Works

What is the estimated value of the works?

100000

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	23 Dec 2025	Property Title Document	FolioPlan-164058-1.pdf	Andrew Foster
1	23 Dec 2025	Property Title Document	FolioText-164058-1.pdf	Andrew Foster
1	16 Jan 2026	Heritage Response	Minor Works Approval	Russell Dobie
1	14 Jan 2026	Architectural Plans	Architectural Plans - Wicket Soil Shed Replacement	Andrew Foster
1	16 Jan 2026	PlanBuild Document	Application for Minor Works Approval	Russell Dobie
1	23 Dec 2025	Property Title Document	FolioText-164058-1.pdf	Andrew Foster
1	23 Dec 2025	Property Title Document	FolioPlan-164058-1.pdf	Andrew Foster

Next steps

When you have completed all the necessary fields and attached all required documents to support your application, click on the green 'Save & Submit' button at the top right of this form.

Once submitted, the Council will review your application. A request for the payment of application fees will be sent to you via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification from PlanBuild which will tell you what you need to provide to continue the application.



SUBMISSION TO PLANNING AUTHORITY NOTICE - SPAN

Reference
TASWASPAN-HOB-2026-0012

Application Reference
PLN-HOB-2026-0023

Address
2 CARRIAGE DR QUEENS DOMAIN TAS 7000

Titles
164058/1

Applicant

Name	Email	Phone	Address	Involvement
Andrew Foster	andrew.foster@hobartcity.com.au	0362382765	50 Macquarie Street, Hobart, Tasmania, Australia, 7000	Applicant

Owner

Name	Email Address	Address
HOBART LGA	coh@hobartcity.com.au	16 Elizabeth Street, Hobart, Tasmania, Australia, 7001

Relevant Property Title/s

Selected Titles

Total Area: 0m²

164058/1

Council Description of Use and/or Development

Council Proposed Use or Development Description

Partial Demolition New Outbuilding (Shed) and Partial Change of Use to Sports and Recreation

Response

Pursuant to the Water and Sewerage Industry Act 2008 (TAS)

Section 56P(1) - TasWater does not object to the proposed development and no conditions are imposed.

Conditions

No entries.

Referral Documents

Version	Document Date	Document Type	Description	Prepared By
1	23 Dec 2025	Property Title Document	FolioPlan-164058-1.pdf	Andrew Foster
1	27 Jan 2026	Instrument of Delegation - General Manager Consent	GMC-HOB-2025-0058 General Manager Consent (Completed)	Michael McClenahan
1	23 Dec 2025	Property Title Document	FolioText-164058-1.pdf	Andrew Foster
1	16 Jan 2026	Heritage Response	Minor Works Approval	Russell Dobie
1	14 Jan 2026	Architectural Plans	Architectural Plans - Wicket Soil Shed Replacement	Andrew Foster
1	16 Jan 2026	PlanBuild Document	Application for Minor Works Approval	Russell Dobie
1	23 Jan 2026	General	Application Form (redacted)	Sandie Wickham
1	23 Dec 2025	Property Title Document	FolioText-164058-1.pdf	Andrew Foster
1	23 Dec 2025	Property Title Document	FolioPlan-164058-1.pdf	Andrew Foster

Schedule of Drawings/Documents

Schedule of Drawings/Documents

Prepared By	Drawings / Document No.	Revision No.	Date of Issue
City of Hobart	"Existing Site Plan" / Proj: 25-0043 - Sheet: DA-002	A	5/01/2026

TasWater Details

Officer Name Robert Stapleton	Officer Title Assessment Officer	Officer Contact Number 0417279866
---	--	---

Submitted on **30/01/2026**

Form published: 08/10/2025 08:54



Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: PLN-HOB-2026-0023
THC WORKS REF: 8812
REGISTERED PLACE NO: 2921
APPLICANT: Andrew Foster
DATE THC RECEIVED: 27 January 2026
DATE OF THIS NOTICE: 28 January 2026

NOTICE OF INTEREST

(Historic Cultural Heritage Act 1995)

The Place: 2 Carriage Dr, Queens Domain
Proposed Works: New storage shed

Under s36(3)(a) of the *Historic Cultural Heritage Act 1995* the Tasmanian Heritage Council provides notice that it has no interest in the discretionary permit application because a Certificate of Exemption has been issued for the works, pursuant to s42 of the Act.

Please contact Russell Dobie on 1300 850 332 if you would like to discuss any matters relating to this application or this notice.

A handwritten signature in black ink, appearing to read 'RD'.

Russell Dobie
Regional Heritage Advisor – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council

PROJECT

'WICKET SOIL SHED' REPLACEMENT

CoH CONTRACT NO.

TBA

PURPOSE

- THIS SET OF DRAWINGS & SPECIFICATIONS DESCRIBES THE SCOPE OF WORKS AND ARE FOR THE PURPOSES OF COSTING

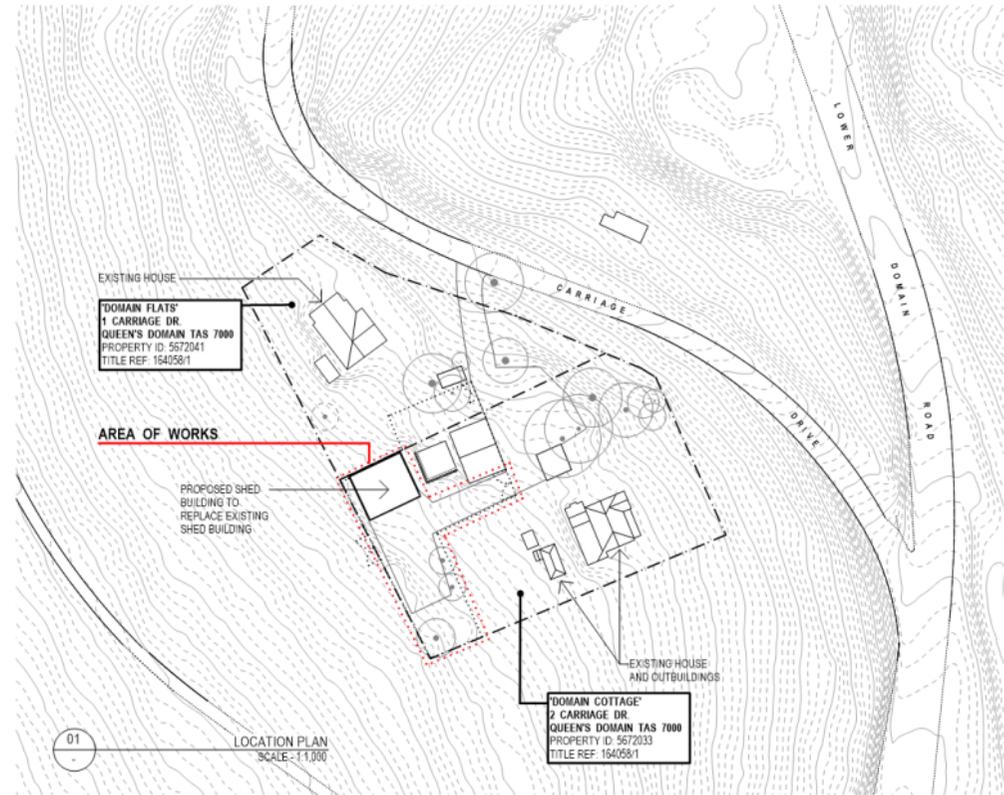
ISSUE

A DEVELOPMENT APPLICATION

ARCHITECTURAL DRAWINGS PREPARED BY CITY OF HOBART DESIGN SERVICES

DRAWING NO.	TITLE:	
25-0043-DA-001	COVER PAGE	
25-0043-DA-002	EXISTING SITE PLAN	1:500
25-0043-DA-003	TREE PROTECTION MANAGEMENT PLAN	1:500
25-0043-DA-004	PROPOSED SITE PLAN	1:500
25-0043-DA-005	DEMOLITION PLAN	1:100
25-0043-DA-006	FOUNDATION PLAN & ROOF PLAN	1:100
25-0043-DA-007	PROPOSED PLAN, ELEVATIONS & SECTION	1:100
25-0043-DA-008	EXISTING & PROPOSED SITE SECTIONS	1:200
25-0043-DA-009	SITE PHOTOS	NTS

ADDRESS	2 CARRIAGE DRIVE, QUEEN'S DOMAIN TAS 7000
PID	5672033
TITLE REF	164058/1
LAND OWNER	HOBART CITY COUNCIL
LAND OWNER CONSENT	BY COH
PROJECT ARCHITECT CoH	KEN BETLEHEM - DESIGN SERVICES - CoH
PROJECT MANAGER CoH	MICHAEL GOLDING - PROJECT DELIVERY - CoH
STRUCTURAL ENGINEER	TO BE ORGANISED BY TENDERING CONTRACTORS
HYDRAULIC ENGINEER	ADVICE FROM COH
ELECTRICAL ENGINEER	TO BE ORGANISED BY TENDERING CONTRACTORS
PLANNING PERMIT	BY COH
BUILDING PERMIT	TO BE ORGANISED BY TENDERING CONTRACTORS
PLUMBING PERMIT	TO BE ORGANISED BY TENDERING CONTRACTORS
ACCESS CONSULTANT	N/A
GEO-TECHNICAL	TO BE ORGANISED BY TENDERING CONTRACTORS
QUANTITY SURVEYOR	N/A



No.	Revision Description	Date

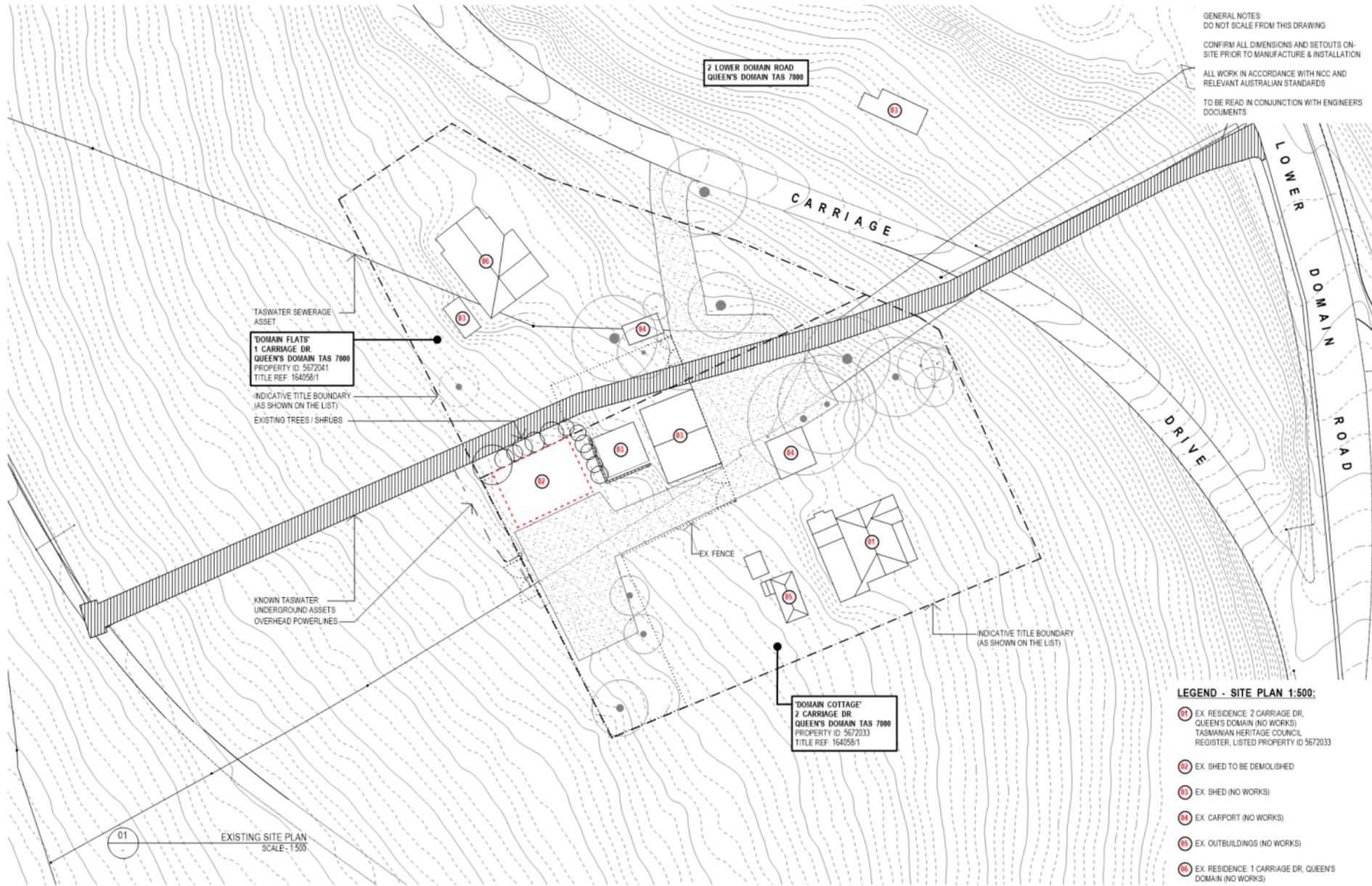


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 E: info@hobartcity.com.au
www.hobartcity.com.au



FOR PLANNING APPROVAL

Project Description		Date	
WICKET SOIL SHED UPGRADE		25-0043	
Working Title	ISSUE	DATE	PROJECT NUMBER
COVER PAGE			
DATE	SCALE	Sheet Number	Revision
06/01/2026	A	DA-001	A
GROUP	N/A		
SPORT AND RECREATION GROUP			



GENERAL NOTES:
 DO NOT SCALE FROM THIS DRAWING
 CONFIRM ALL DIMENSIONS AND SETOUTS ON-SITE PRIOR TO MANUFACTURE & INSTALLATION
 ALL WORK IN ACCORDANCE WITH NCC AND RELEVANT AUSTRALIAN STANDARDS
 TO BE READ IN CONJUNCTION WITH ENGINEERS DOCUMENTS

TASWATER SEWERAGE ASSET
 'DOMAIN FLATS'
 1 CARRIAGE DR
 QUEEN'S DOMAIN TAS 7000
 PROPERTY ID: 5672041
 TITLE REF: 164058/1
 INDICATIVE TITLE BOUNDARY (AS SHOWN ON THE LIST)
 EXISTING TREES / SHRUBS

KNOWN TASWATER UNDERGROUND ASSETS
 OVERHEAD POWERLINES

'DOMAIN COTTAGE'
 2 CARRIAGE DR
 QUEEN'S DOMAIN TAS 7000
 PROPERTY ID: 5672033
 TITLE REF: 164058/1

LEGEND - SITE PLAN 1:500:

- 01 EX. RESIDENCE 2 CARRIAGE DR, QUEEN'S DOMAIN (NO WORKS)
 TASMANIAN HERITAGE COUNCIL REGISTER, LISTED PROPERTY ID 5672033
- 02 EX. SHED TO BE DEMOLISHED
- 03 EX. SHED (NO WORKS)
- 04 EX. CARPORT (NO WORKS)
- 05 EX. OUTBUILDINGS (NO WORKS)
- 06 EX. RESIDENCE 1 CARRIAGE DR, QUEEN'S DOMAIN (NO WORKS)

01
 EXISTING SITE PLAN
 SCALE: 1:500

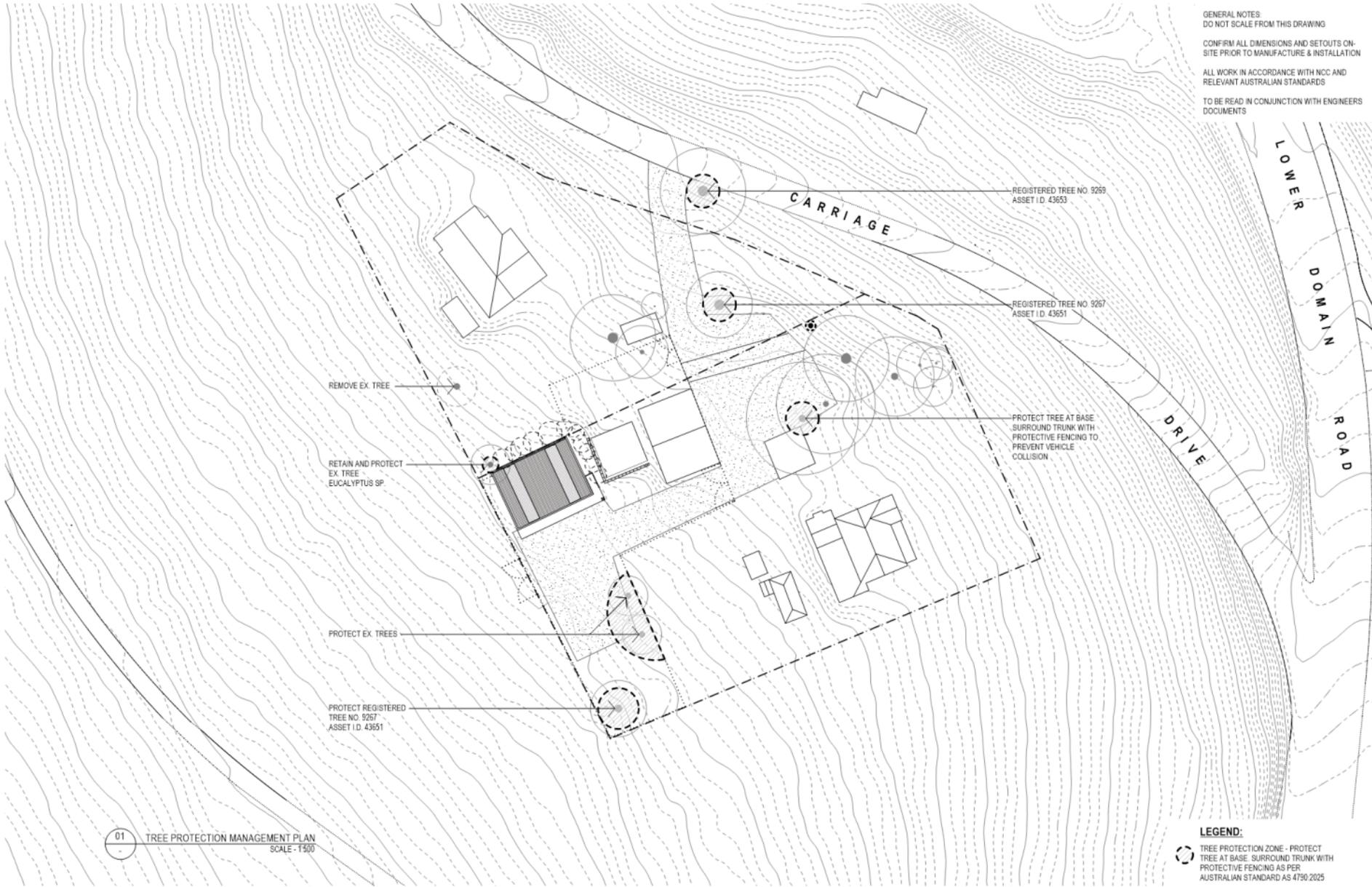
No.	Revision Description	Date

City of HOBART
 HOBART COUNCIL CENTRE
 16 ELIZABETH STREET
 GPO BOX 503
 T: (03) 8238 2711
 F: (03) 8234 8757
 E: info@hobartcity.com.au
www.hobartcity.com.au



FOR PLANNING APPROVAL

Project Description		Date	
WICKET SOIL SHED UPGRADE		25-0043	
Working Title	Author	Drawn	AP
EXISTING SITE PLAN			
Client	Date	Scale	Sheet Number
SPORT AND RECREATION GROUP	26/01/2026	1:500	DA-002
			A



01 TREE PROTECTION MANAGEMENT PLAN
 SCALE - 1:500

LEGEND:
 TREE PROTECTION ZONE - PROTECT TREE AT BASE SURROUND TRUNK WITH PROTECTIVE FENCING AS PER AUSTRALIAN STANDARD AS 4750 2025

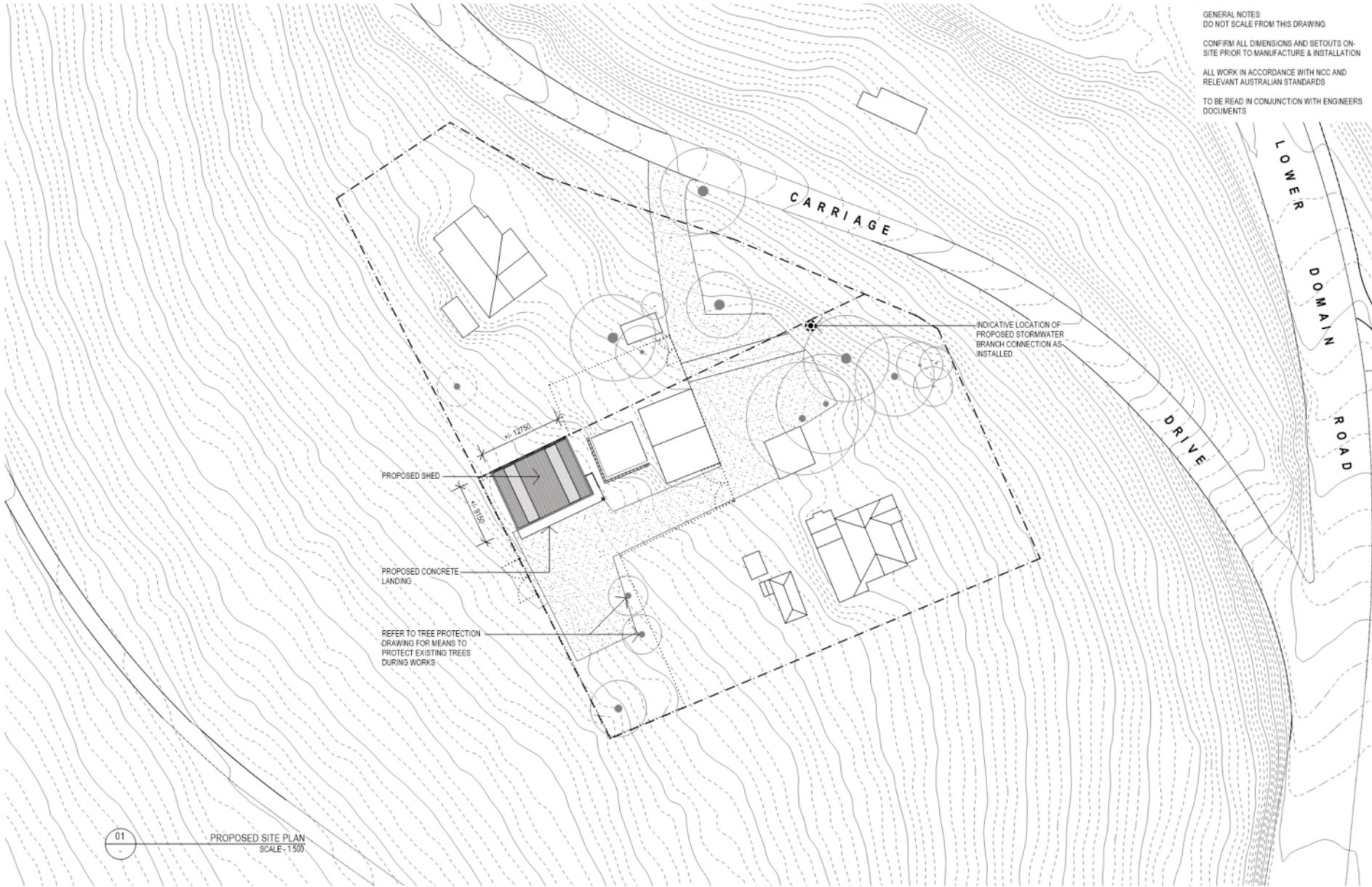
No.	Revision Description	Date

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FOR PLANNING APPROVAL

Project Description		Date		Asset Number	
WICKET SOIL SHED UPGRADE		25-0043			
Project Title	Project No.	Client	AP		
TREE PROTECTION MANAGEMENT PLAN					
Client	Date	Version	Sheet Number	Revision	
SPORT AND RECREATION GROUP	26/01/2026	A	DA-003	A	
Scale					
1:500					



GENERAL NOTES:
 DO NOT SCALE FROM THIS DRAWING
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 TO BE READ IN CONJUNCTION WITH ENGINEERS DOCUMENTS

01 PROPOSED SITE PLAN
 SCALE: 1:500

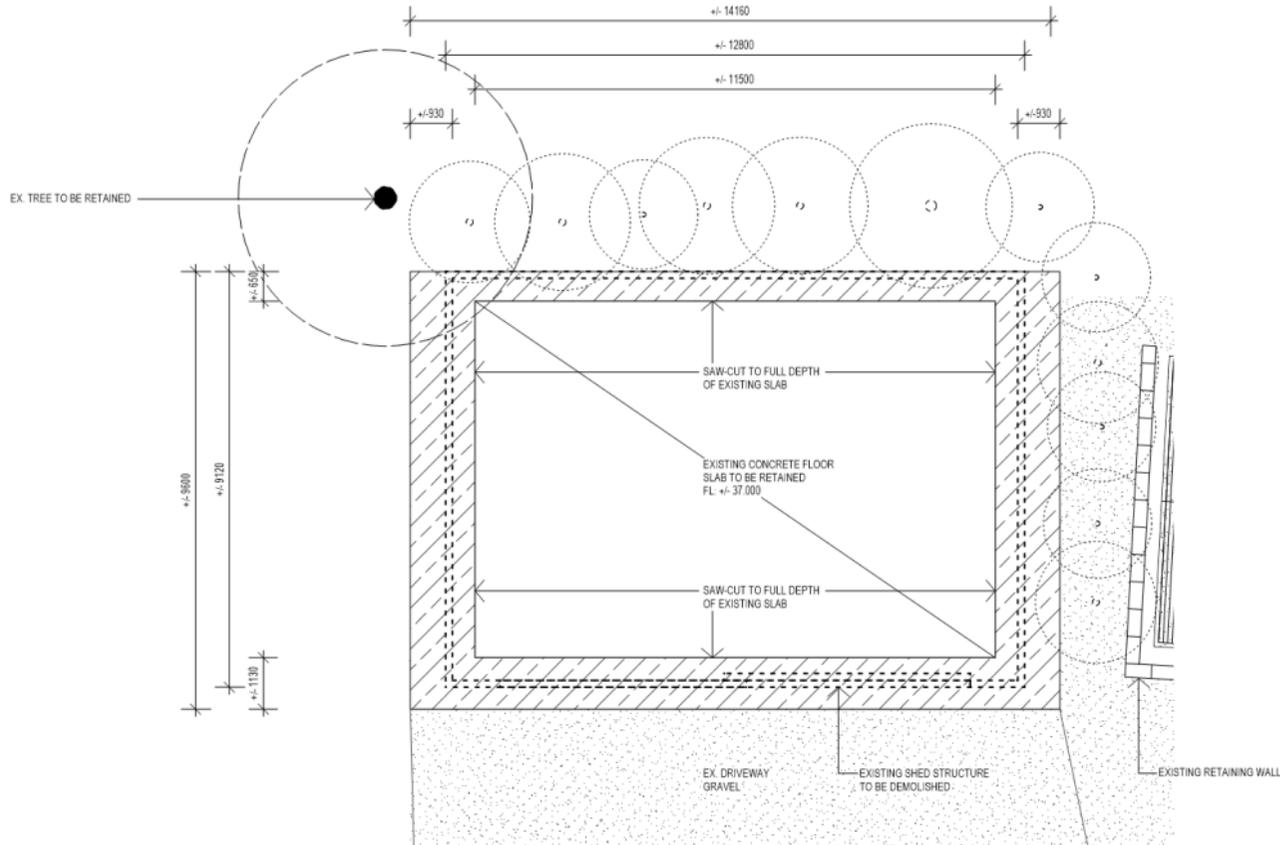
No.	Revision Description	Date

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FOR PLANNING APPROVAL

Project Description		25-0043	
WICKET SOIL SHED UPGRADE		25-0043	
Project Title	PROPOSED SITE PLAN	Client	AF
Client	SPORT AND RECREATION GROUP	Designer	H-B
Date	26/01/2026	Sheet Number	DA-004
Scale	1:500	Revision	A



GENERAL NOTES:
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LEGEND:

-  REMOVE EXISTING CONCRETE TO AREA SHOWN
-  GENERALLY THE EXISTING SHED AND CONCRETE CURTELEDGE TO BE DEMOLISHED - RETAIN PORTION OF EXISTING FLOOR SLAB AS PER DRAWINGS
-  ITEMS TO BE DEMOLISHED
-  EX SHRUBS / TREES TO BE DEMOLISHED. CONTRACTOR TO REMOVE AND DISPOSE OF THESE TO AUTHORISED WASTE DISPOSAL FACILITY.

NOTE:
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL DEMOLISHED MATERIALS AND PAY FOR THE COST OF DISPOSAL OF ALL DEMOLISHED AND/OR REDUNDANT MATERIALS

01
 - DEMOLITION PLAN
 SCALE - 1:100

No.	Revision Description	Date

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FOR PLANNING APPROVAL

PROJECT DESCRIPTION	WICKET SOIL SHED UPGRADE		DATE	25-03-2025
ISSUED FOR	APPROVAL	DATE	APR	PROPOSED
ISSUED FOR	DEMOLITION PLAN	DATE	F-03	REV
DATE	06/01/2026	SCALE	1:100	REVISION
BY	SPORT AND RECREATION GROUP	DATE	1:100	DA-005 A

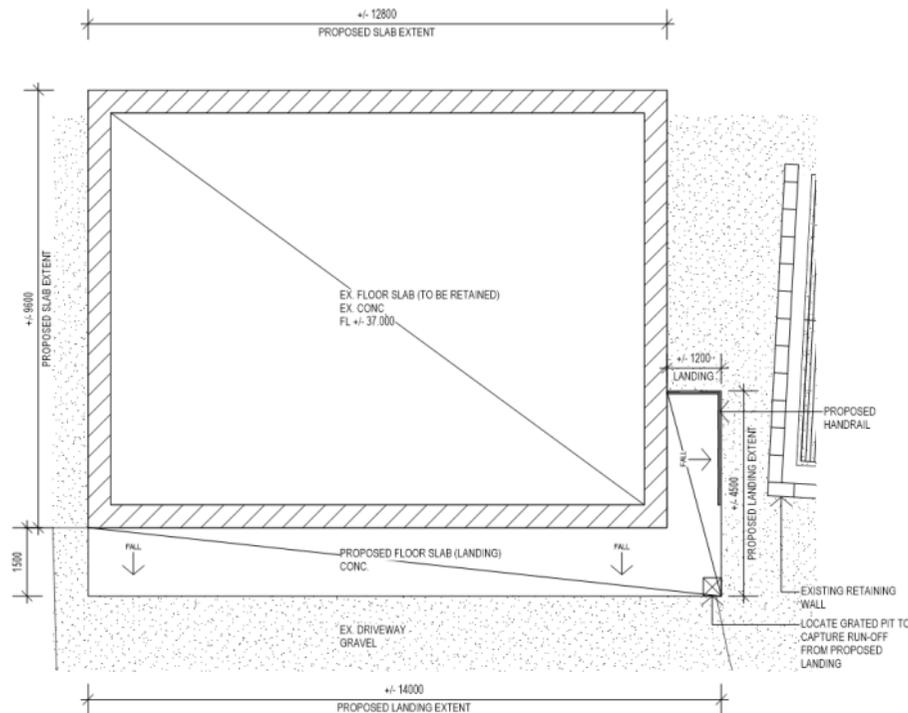
GENERAL NOTES:
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LEGEND:

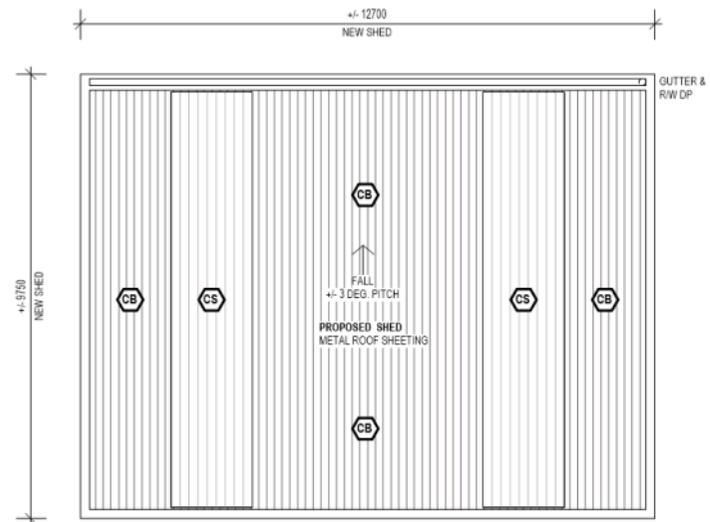


MATERIALS:

- CB COLORBOND COATED STEEL EXTERNAL SHEET METAL CLADDING - COLOUR COLORBOND 'SOUTHERLY' (OR SIMILAR)
- CS CLEAR ROOF SHEETING (SKYLIGHT)



01 - PROPOSED SLAB PLAN
 SCALE - 1:100



02 - PROPOSED ROOF PLAN
 SCALE - 1:100

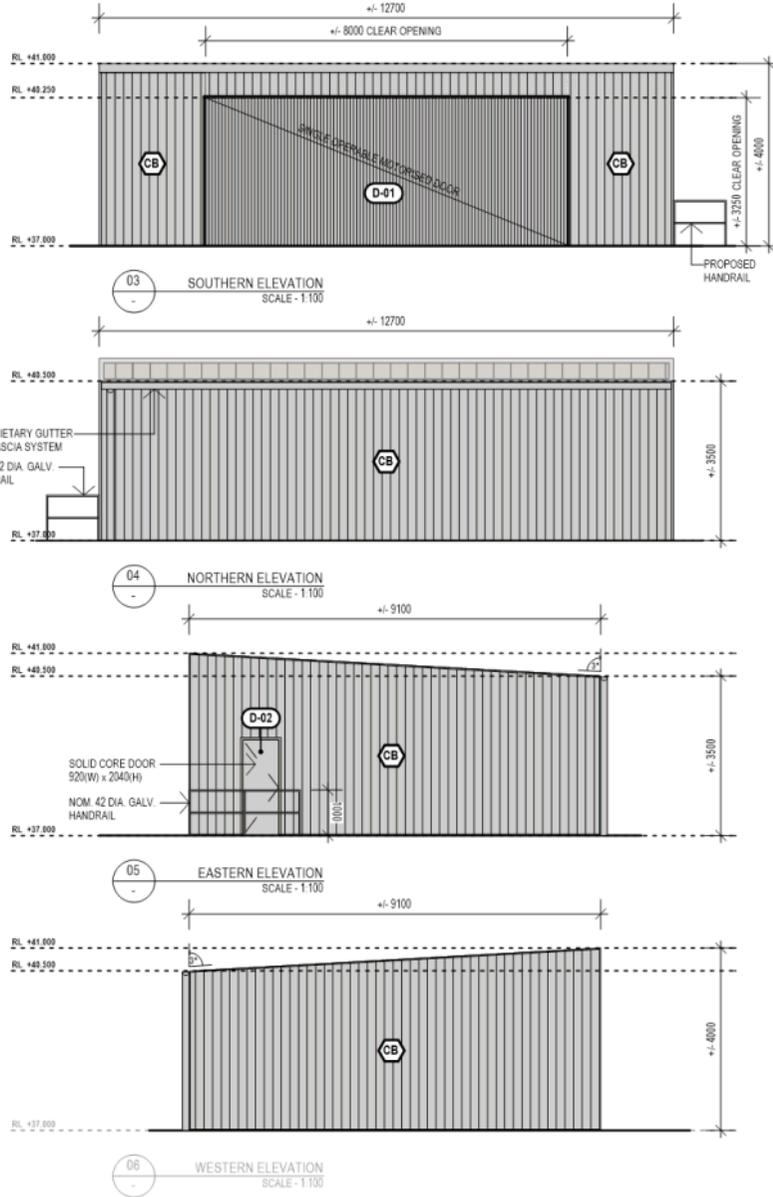
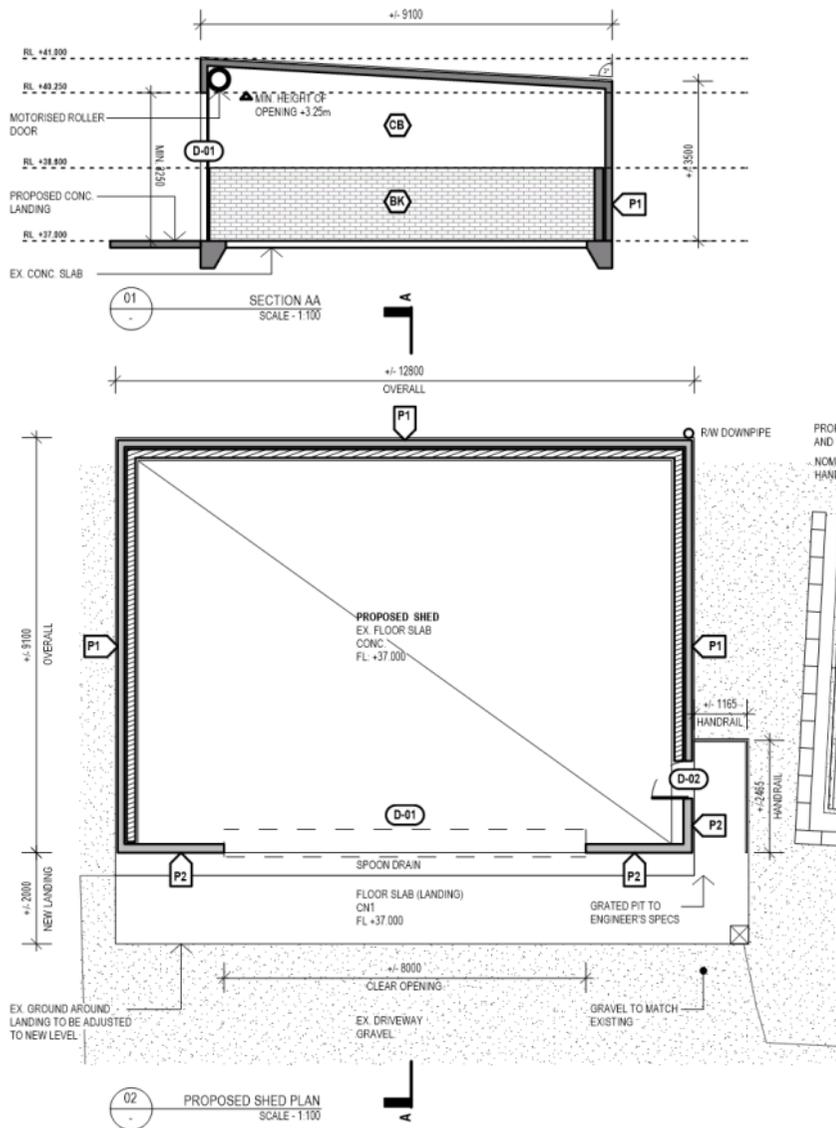
No.	Revision Description	DATE

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 F: (03) 8234 8757
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FOR PLANNING APPROVAL

PROJECT DESCRIPTION		DATE	
WICKET SOIL SHED UPGRADE		25-0043	
ISSUED BY	DATE	APPROVED BY	DATE
FOUNDATION PLAN & ROOF PLAN	06/01/2025	H.B.	
CLIENT	SCALE	PROJECT NUMBER	REVISION
SPORT AND RECREATION GROUP	1:100	DA-006	A



GENERAL NOTES:
DO NOT SCALE FROM THIS DRAWING
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LEGEND:

WALL TYPES:

P1 GALVANISED STEEL FRAMED WALL WITH COLORBOND COATED STEEL CLADDING - COLOUR 'SOUTHERLY' - OR SIMILAR. PROVIDE CONTINUOUS CONCRETE SLAB AND ENGINEERED FOOTINGS AS REQUIRED. LINE INTERNALLY WITH CONCRETE MASONRY 150MM (TH) GREY BLOCKWORKING TO +1500MM ABOVE SLAB LEVEL.

P2 AS PER P1 WITHOUT INTERNAL BLOCK WALLING.

DOOR SCHEDULE:

D-01 SINGLE OPERABLE MOTORISED DOOR +3000 x 3250MM - COLOUR COLORBOND 'SOUTHERLY' (OR SIMILAR)

D-02 SOLID CORE HINGED DOOR 920MM(W) x 2040MM(H) - PAINTED COLORBOND 'SOUTHERLY' (OR SIMILAR)

MATERIALS:

BK CONCRETE CORE-FILLED BLOCKWORK

CB COLORBOND COATED STEEL EXTERNAL SHEET METAL CLADDING - COLOUR: COLORBOND 'SOUTHERLY' (OR SIMILAR)

No	Revision Description	Date

City of HOBART

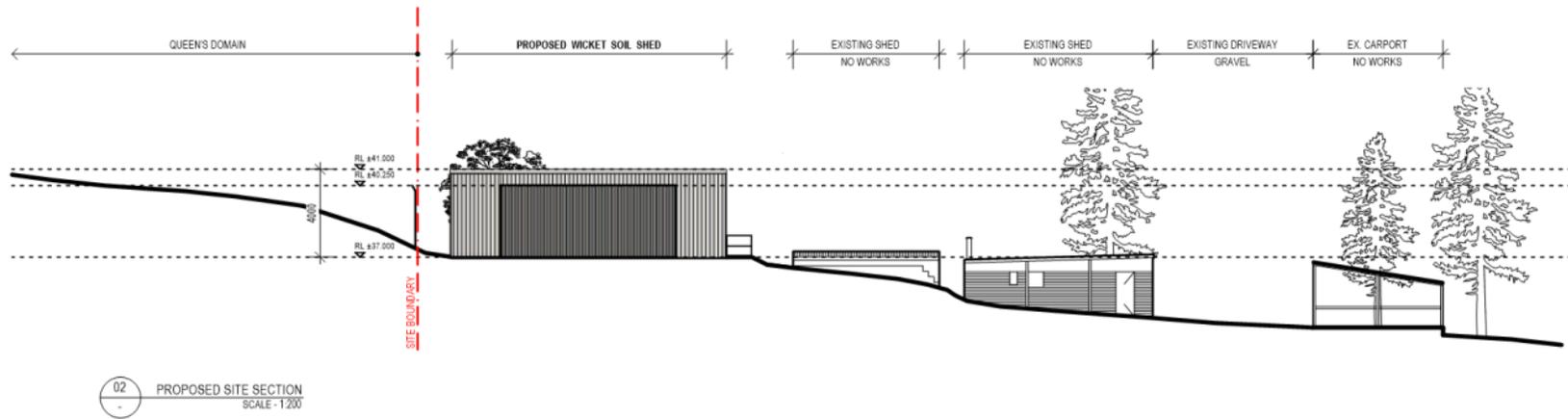
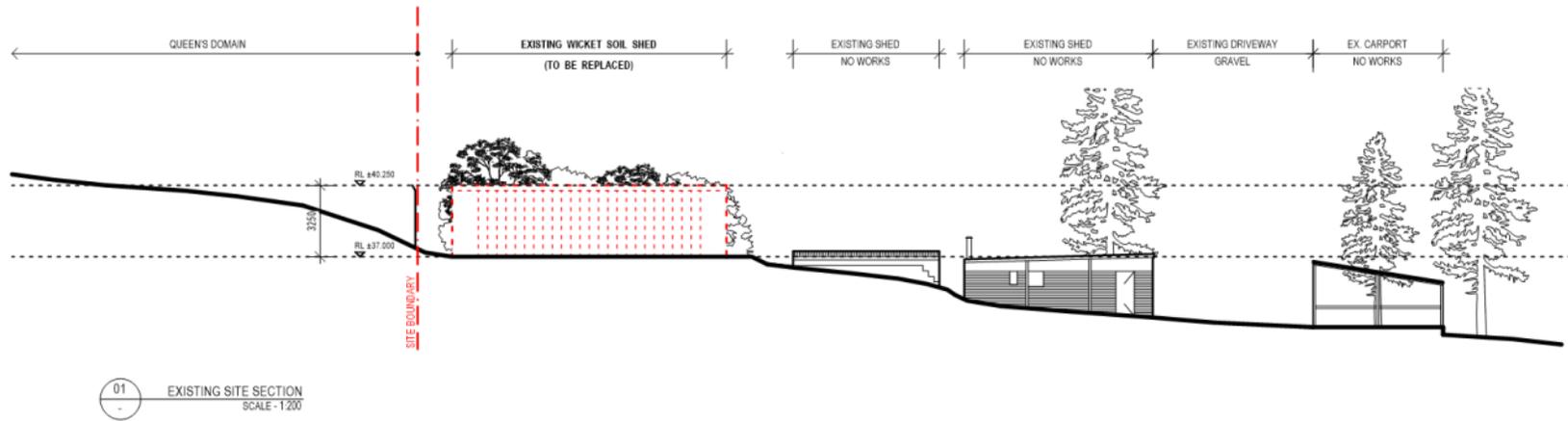
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FOR PLANNING APPROVAL

PROJECT DESCRIPTION	WICKET SOIL SHED UPGRADE			DATE	25-03-2025
DRAWING TITLE	PROPOSED PLAN, ELEVATIONS & SECTION	SCALE	1:100	DATE	25/01/2025
CLIENT	SPORT AND RECREATION GROUP	DESIGNER	A	DATE	1:100
PROJECT NUMBER	DA-007	REVISION	A	DATE	

GENERAL NOTES:
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FOR PLANNING APPROVAL

No.	Revision Description	Date



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www.hobart.ty.com.au

Project Description		Date	
WICKET SOIL SHED UPGRADE		25-0043	
Working Title	Project	Client	AP
EXISTING & PROPOSED SITE SECTIONS		HOB	
DATE	SCALE	Revised	Revised
SPORT AND RECREATION GROUP	1:200	A	DA-008 A



Enquiries to: Shannon Avery
☎: 0427 557 254
✉: averys@hobartcity.com.au
SMA:SMA
(document1)

Your Ref:

16 February 2026

Mr Andrew Forster
City of Hobart

Via Email: andrew.foster@hobartcity.com.au

Dear Andrew

PROPOSED WICKET SOIL SHED CARRIAGE DRIVE, QUEENS DOMAIN

I write concerning the request for information required for the development application for the proposed wicket soil shed on the Queens Domain.

The building will be used for the storage of wicket clay for the City of Hobart's cricket facilities, which has been the current sheds existing use for a number of years.

Materials will be delivered to the shed by a contractor and staff will remove the soil as required for use on the turf wickets.

The shed will be in use spasmodically between the hours of 7:00am – 5:00pm predominantly during weekdays, but occasionally on weekends.

The soil will be wholly contained within the shed, but the exterior compound will be required for vehicle movements for deliveries/pick up.

Yours sincerely



(S Avery)

PROGRAM LEADER SPORT AND RECREATION

Hobart Town Hall
50 Macquarie Street
Hobart TAS 7000

Hobart Council Centre
16 Elizabeth Street
Hobart TAS 7000

City of Hobart
GPO Box 503
Hobart TAS 7001

T 03 6238 2711
F 03 6234 7109
E coh@hobartcity.com.au
W hobartcity.com.au

 CityofHobartOfficial
ABN 39 055 343 428
Hobart City Council



Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: N/A
APPROVAL NO: 7081
REGISTERED PLACE NO: 2921
APPLICANT: Andrew Foster
DATE: 16 January 2026

MINOR WORKS APPROVAL

(*Historic Cultural Heritage Act 1995*)

The Place: 2 Carriage Dr, Queens Domain

Thank you for your application for a Minor Works Approval for works to the above place. Your application has been approved by the Heritage Council under section 42(3)(a) of the *Historic Cultural Heritage Act 1995* for the following works:

Works: Demolish and replace existing storage shed.

Documents: 1. Drawings by City of Hobart.

Comments: The proposed works are consistent with that which sections 6 and 8 of the Tasmanian Heritage Council's *Works Guidelines* describes as being eligible for a minor works approval.

A copy of this approval will be forwarded to the local planning authority for their information. Please note, this approval is an approval under the *Historic Cultural Heritage Act 1995* only. It is not an approval under any other Act. Further approvals such as planning, building or plumbing may be required. For information regarding these or any other approval, contact your local Council.

Information on the types of work that may be eligible for a minor works approval is available in the Tasmanian Heritage Council's *Works Guidelines for Historic Heritage Places* (Nov. 2015). The *Works Guidelines* can be downloaded from www.heritage.tas.gov.au

Please contact the undersigned on 1300 850 332 if you require clarification of the matters contained in this approval.

A handwritten signature in black ink, appearing to read 'RD' followed by a horizontal line.

Russell Dobie
Regional Heritage Advisor – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council



GENERAL MANAGER CONSENT

Reference

GMC-HOB-2025-0058

Address

2 CARRIAGE DR QUEENS DOMAIN TAS 7000

Titles

164058/1

Applicant

Name	Email	Phone	Address	Involvement
Andrew Foster	andrew.foster@hobartcity.com.au	0362382765	50 Macquarie Street, Hobart, Tasmania, Australia, 7000	Applicant

Council Reference

Council Proposed Use or Development Description

Outbuilding (Shed)

Consent Information

Information

I advise that pursuant to Section 52 of the *Land Use Planning and Approvals Act 1993*, I grant my consent on behalf of the Council as the owner/administrator of the above land for you to make application to the Council for a planning permit for the development described above.

Please note that the granting of the consent is only for the making of the application and in no way should such consent be seen as prejudicing any decision the Council is required to make as the statutory planning authority.

This consent does not constitute an approval to undertake any works and does not authorise the owner, developer or their agents any right to enter or conduct works on any Council managed land whether subject to this consent or not.

If planning approval is granted by the planning authority, you will be required to seek approvals and permits from the Council as both landlord, land manager, or under other statutory powers (such as other legislation or Council By-Laws) that are not granted with the issue of a planning permit under a planning scheme. This includes the requirement for you to reapply for a permit to occupy a public space under the Council's Public Spaces By-Law if the proposal relates to such an area.

Accordingly, I encourage you to continue to engage with the Council about these potential requirements.

Signatory

A handwritten signature in blue ink, appearing to read "Michael Stretton".

Signed: Michael Stretton

Signature applied by: Alison Surtees

Supporting Documents

No Documents.

Submitted on 27/01/2026

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
164058	1
EDITION	DATE OF ISSUE
2	21-Nov-2019

SEARCH DATE : 23-Dec-2025

SEARCH TIME : 03.51 pm

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan [164058](#)

Derivation : Whole of Lot 1 Gtd to the Hobart City Council

Prior CT [135056/1](#)SCHEDULE 1

HOBART CITY COUNCIL

SCHEDULE 2

- 358/26 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
- 358/26 Grant made Subject To use (subject to the Hobart Corporation Act 1963) for the recreation, amusement, health & enjoyment of the inhabitants of the city and other persons resident in or coming into the city
- [SP130930](#) Burdening Easement in Schedule of Easements: Right of Carriageway (appurtenant to C/T [130930/1](#)) over the Right of Way 6.00 wide shown on Plan [164058](#)
- Burdening Easement: The Right (appurtenant to C/T 199693/1 (except the land marked W.X.Y.Z. on Plan No. 199693) hereafter called the Dominant land) for the Commonwealth of Australia its successors & assigns & the owner & occupiers for the time being of the dominant land and as appurtenant thereto to lay use & maintain a line or lines of pipes for conveying of oil through over under along and upon the strip of land marked "Oil Pipe Easement" on [P135056](#) and together with the right to enter into or upon the said strip of land by its workmen servants & others for the purpose of excavating constructing laying erecting cleansing amending or repairing such line or lines of pipes
- [E179626](#) BURDENING ELECTRICITY INFRASTRUCTURE EASEMENT with the benefit of a restriction as to user of land in favour of Tasmanian Networks Pty Ltd over the land



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



marked Electricity Infrastructure Easement on Plan
[164058](#) (Subject to Provisions) Registered
21-Nov-2019 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN

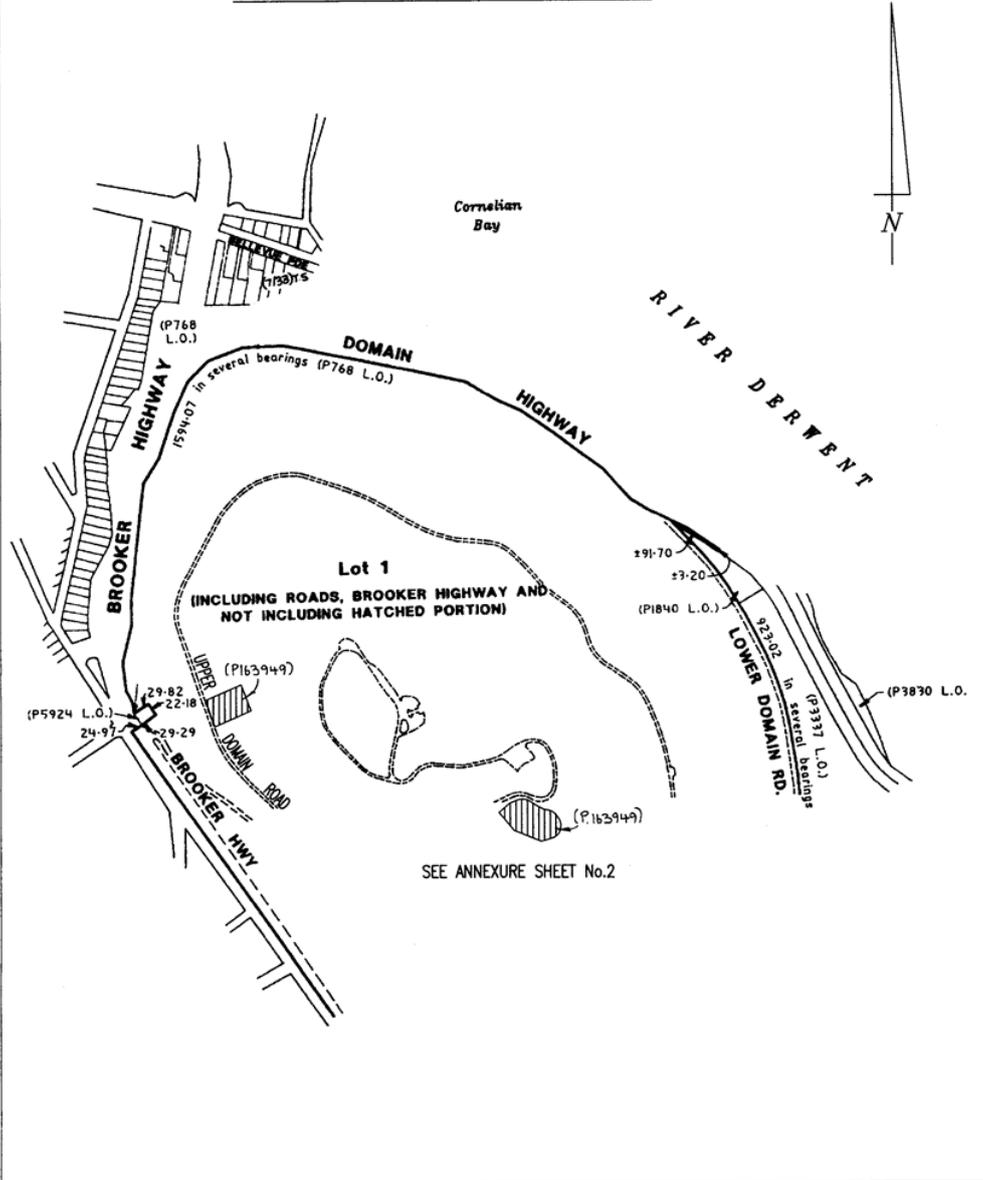
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>PLAN OF TITLE ANNEXURE SHEET SHEET 1 OF 3 SHEETS</p>	<p>OWNER HOBART CITY COUNCIL</p>	<p>Registered Number</p>
	<p>FOLIO REFERENCE 135056-1</p> <p>NOT TO SCALE</p> <p>LENGTHS IN METRES</p>	<p>P 164058</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.</p>	
<p>_____ Council Delegate</p>	<p>_____ Date</p>	<p>_____ Registered Land Surveyor</p>
<p>_____ Date</p>	<p>_____ Date</p>	

SKETCH BY WAY OF ILLUSTRATION ONLY



SEE ANNEXURE SHEET No.2



FOLIO PLAN

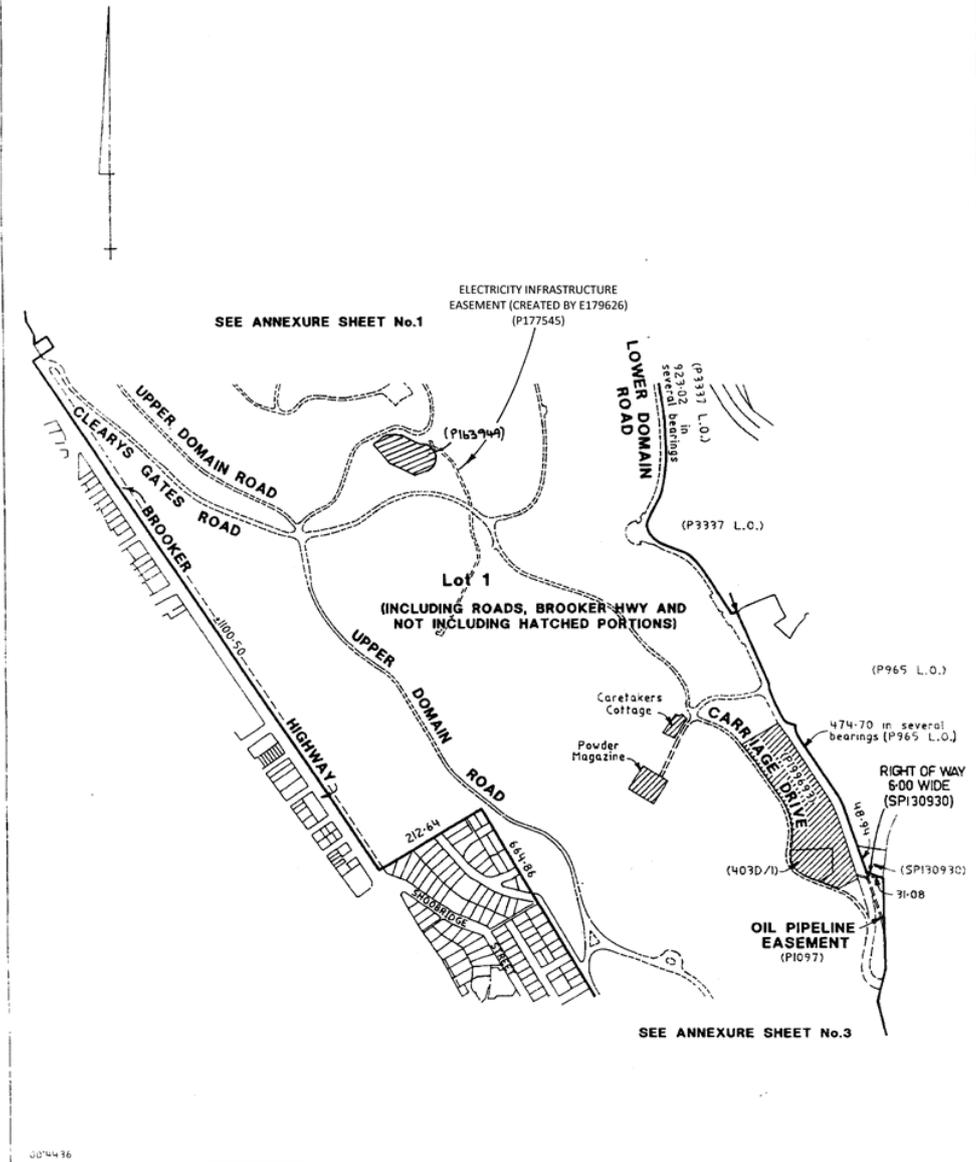
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



PLAN OF TITLE ANNEXURE SHEET SHEET 2 OF 3 SHEETS	OWNER Hobart City Council	Registered Number
	FOLIO REFERENCE 135056-1	P 164058
SIGNED FOR IDENTIFICATION PURPOSES	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.	
..... Council General Manager	Registered Surveyor	Date

SKETCH BY WAY OF ILLUSTRATION ONLY





FOLIO PLAN

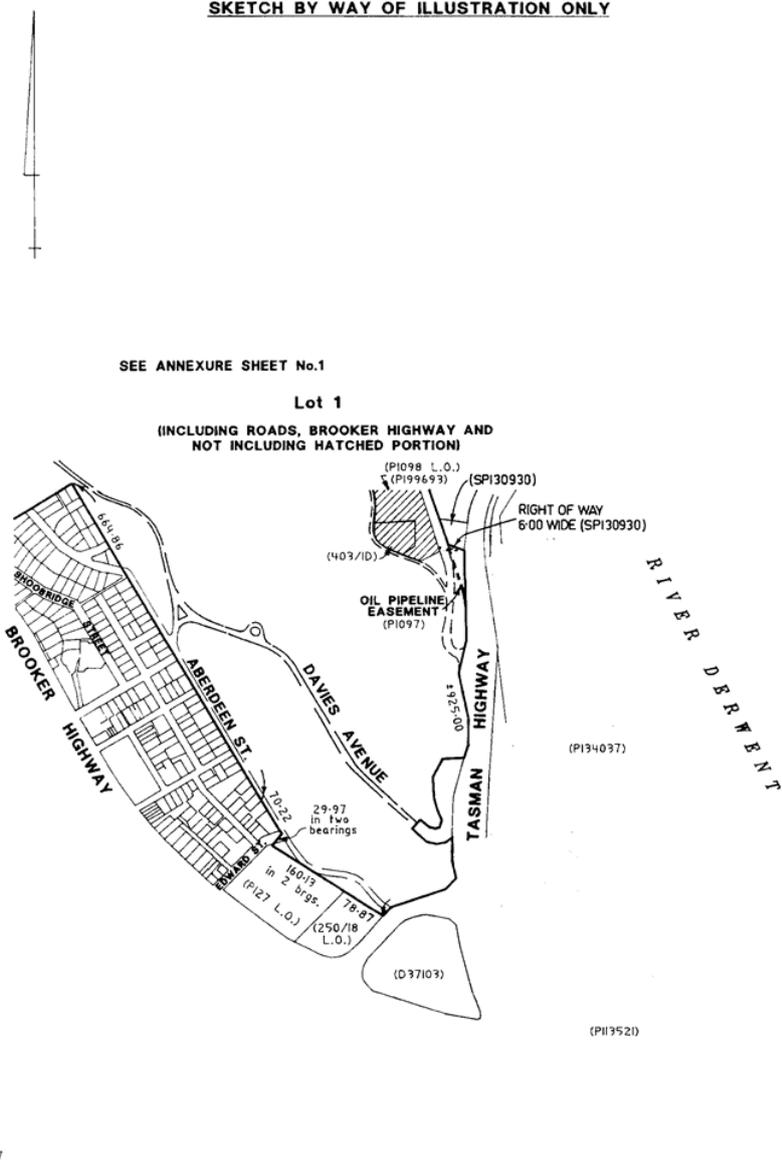
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



PLAN OF TITLE ANNEXURE SHEET SHEET 3 OF 3 SHEETS	OWNER Hobart City Council	Registered Number
	FOLIO REFERENCE 135056-1	P 164058
SIGNED FOR IDENTIFICATION PURPOSES	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.	
_____ Council General Manager	Registered Surveyor _____	Date _____

SKETCH BY WAY OF ILLUSTRATION ONLY





INTERNAL REFERRAL

Reference

PLANNA-HOB-2026-0235

Application Reference

PLN-HOB-2026-0023

Address

2 CARRIAGE DR QUEENS DOMAIN TAS 7000

Titles

164058/1

Referral Report Type

Referral Report

-

Referral Recommendation

Recommendation

Acceptable Subject to Conditions

Referral Officer Name

Jordan Cargill

Referral Officer Role

Open Space Planner

Date Completed

27/01/2026

Applicable Codes

Select Applicable Codes/Provisions

-

Overview

Overview

The proposal replaces a Council storage shed at Queens Domain used by the turf crew to maintain the TCA ground. The proposal is supported by both the Sport and Recreation team and Fire and Biodiversity (FAB) team, as the responsible asset owners of the shed and subject site, respectively.

The Fire and Biodiversity team are supportive on the basis that vehicles and machinery stick to designated paths and ensure appropriate washdown occurs to stop the spread of weeds. I have applied a condition regarding vehicle access and the Environmental Development Planner has advised they will apply a condition regarding vehicle washdown.

Summary

Assessment Summary

Conditions

#	Condition	Origin
1	All vehicles and machinery are required to use existing paths and road accesses and are not permitted in the public reserve, unless with the written permission of the Director Infrastructure and Assets.	

Detailed Assessment

Detailed Assessment

Additional Documents

No Documents.

Submitted on **29/01/2026**

Form published: 18/06/2025 13:58

8. REPORTS

8.1 Delegated Decision Report (Planning) File Ref: F26/18153

Report of the Director Strategic and Regulatory Services of 19 March 2026 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 2 March 2026 to 13 March 2026.

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: 19 March 2026
File Reference: F26/18153

Attachment A: Delegated Decision Report (Planning) ↓ 

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
1	PLN-HOB-2025-0367	Carport	49 WELLWOOD ST LENAH VALLEY TAS 7008	\$15,000.00	Approved	11/03/2026
2	PLN-HOB-2025-0573	Partial Demolition, Alterations, Extension, Outbuildings and New Front Fencing	31 ARTHUR ST WEST HOBART TAS 7000	\$300,000.00	Approved	12/03/2026
3	PLN-HOB-2025-0575	Outbuilding (Garage)	36 GRAYS RD FERN TREE TAS 7054	\$30,000.00	Approved	10/03/2026
4	PLN-HOB-2025-0595	Partial Demolition, Alterations, Extension, Landscaping, Swimming Pool, Driveway and Outbuilding	521 SANDY BAY RD SANDY BAY TAS 7005	\$1,500,000.00	Approved	04/03/2026
5	PLN-HOB-2025-0652	Carport	7 WELLESLEY ST SOUTH HOBART TAS 7004	\$18,500.00	Approved	06/03/2026
6	PLN-HOB-2025-0655	Subdivision (Boundary Adjustment)	114 BATHURST ST HOBART TAS 7000	\$0.00	Approved	12/03/2026
7	PLN-HOB-2025-0669	Partial Demolition, Alterations, Extension and Extension to existing Driveway and Parking Area	3 ROSEHILL CR LENAH VALLEY TAS 7008	\$250,000.00	Approved	02/03/2026
8	PLN-HOB-2026-0010	Partial Demolition, Alterations, Garage, Deck, Extension and Front Fencing	18 CLARKE AV BATTERY POINT TAS 7004	\$400,000.00	Approved	12/03/2026

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
9	PLN-HOB-2026-0013	Outbuilding (Garage)	14 DAVID AV SANDY BAY TAS 7005	\$10,000.00	Approved	10/03/2026
10	PLN-HOB-2026-0015	Partial Change of Use to Food Services	304 ELIZABETH ST NORTH HOBART TAS 7000	\$200,000.00	Approved	10/03/2026
11	PLN-HOB-2026-0045	Partial Demolition, Alterations and Extension	Lot 1 FRANKLIN WHRF HOBART TAS 7000	\$75,000.00	Approved	11/03/2026

8.2 Planning - Advertised Applications Report
File Ref: F26/18351

Report of the Director Strategic and Regulatory Services of 18 March 2026 and attachments.

Delegation: Committee



City of **HOBART**

MEMORANDUM: PLANNING AUTHORITY COMMITTEE

Planning - Advertised Applications Report

Attached is the advertised applications list for the period 2 March 2026 to 13 March 2026.

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: 18 March 2026
File Reference: F26/18351

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-2026-0011	Change of Use to Visitor Accommodation	31 QUEEN ST SANDY BAY TAS 7005	\$0.00	25/03/2026	Director	03/03/2026	18/03/2026
2	CVO-HOB-2026-0012	Change of Use to Visitor Accommodation	UNIT 2 55A NEWDEGATE ST WEST HOBART TAS 7000	\$0.00	06/04/2026	Director	10/03/2026	24/03/2026
3	CVO-HOB-2026-0013	Change of Use to Visitor Accommodation	UNIT 509 62 PATRICK ST HOBART TAS 7000	\$0.00	10/04/2026	Director	10/03/2026	24/03/2026
4	PLN-HOB-2025-0198	Multiple Dwelling (Two New and One Existing) and Garage	38 FORSTER ST NEW TOWN TAS 7008	\$100,000.00	15/04/2026	Director	11/03/2026	25/03/2026
5	PLN-HOB-2025-0479	Subdivision (One New Lot)	419 ELIZABETH ST NORTH HOBART TAS 7000	\$10,000.00	28/03/2026	Director	02/03/2026	17/03/2026
6	PLN-HOB-2025-0496	Partial Demolition, Alterations and Extension	10 ROOPE ST NEW TOWN TAS 7008	\$150,000.00	02/04/2026	Director	12/03/2026	26/03/2026

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
7	PLN-HOB-2025-0604	Partial Demolition, Alterations and Signage	147 SANDY BAY RD SANDY BAY TAS 7005	\$10,000.00	08/04/2026	Director	04/03/2026	19/03/2026
8	PLN-HOB-2025-0617	Change of Use to Residential (Single Dwelling)	33 FELTHAM ST NORTH HOBART TAS 7000	\$0.00	22/03/2026	Director	10/03/2026	24/03/2026
9	PLN-HOB-2026-0005	Partial Demolition, Alterations, Extension and Front Fencing	28 NEWDEGATE ST NORTH HOBART TAS 7000	\$500,000.00	31/03/2026	Director	13/03/2026	27/03/2026
10	PLN-HOB-2026-0006	Partial Demolition, Alterations and Extension	18 CATO AV WEST HOBART TAS 7000	\$250,000.00	24/3/2026	Director	02/03/2026	17/03/2026
11	PLN-HOB-2026-0018	Partial Demolition, Front Fencing and Landscaping	30 ARTHUR ST WEST HOBART TAS 7000	\$35,000.00	31/3/2026	Director	05/03/2026	20/03/2026
12	PLN-HOB-2026-0025	Signage	6-10 MCCANN CR LENAH VALLEY TAS 7008	\$5,000.00	8/04/2026	Director	10/03/2026	24/03/2026

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
13	PLN-HOB-2026-0040	Partial Demolition, Alterations and Extension	12 MARIEVILLE ESP SANDY BAY TAS 7005	\$10,000.00	7/04/2026	Director	12/03/2026	26/03/2026
14	PLN-HOB-2026-0050	Partial Demolition, Alterations and Extension and Change of Use to Residential (Multiple Dwelling)	UNIT 2 11 ELPHINSTONE RD NORTH HOBART TAS 7000	\$15,000.00	30/3/2026	Director	02/03/2026	17/03/2026
15	PLN-HOB-2026-0054	Alterations (Screens)	391 HUON RD SOUTH HOBART TAS 7004	\$10,000.00	15/4/2026	Director	12/03/2026	26/03/2026
16	PLN-HOB-2026-0055	Dwelling and Vegetation Clearance	112 WATERWORKS RD DYNMYRNE TAS 7005	\$450,000.00	30/3/2026	Director	06/03/2026	23/03/2026
17	PLN-HOB-2026-0056	Partial Demolition and Signage	175-177 COLLINS ST HOBART TAS 7000	\$30,000.00	13/04/2026	Director	05/03/2026	20/03/2026

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
18	PLN-HOB-2026-0064	Partial Demolition and Alterations and Partial Change to Sports and Recreation (Gym)	55-59 MURRAY ST HOBART TAS 7000	\$70,000.00	4/08/2026	Director	13/03/2026	27/03/2026
19	PLN-HOB-2026-0086	Alterations (Solar Panels)	12A LIVERPOOL CR WEST HOBART TAS 7000	\$42,781.60	15/4/2026	Director	12/03/2026	26/03/2026
20	PLN-HOB-2026-0099	Subdivision (One New Lot)	424 HUON RD SOUTH HOBART TAS 7004	\$0.00	21/4/2026	Director	13/03/2026	27/03/2026

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 Without Notice

The following items were discussed: -

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| 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 |