



CITY OF HOBART

MINUTES

PLANNING AUTHORITY COMMITTEE MEETING

OPEN PORTION

WEDNESDAY, 25 MARCH 2026



City of **HOBART**

ORDER OF BUSINESS

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Planning Authority Committee Meeting (Open Portion) held on Wednesday, 25 March 2026 at 4.00pm in the Council Chamber, Town Hall.

COMMITTEE MEMBERS

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

APOLOGIES:

Lord Mayor Councillor A M Reynolds
Deputy Lord Mayor Councillor Dr Z E Sherlock

LEAVE OF ABSENCE:

Nil.

NOMINEE MEMBERS:

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

In accordance with clause 4.6 of the Terms of Reference, the Chief Executive Officer appointed Alderman Zucco and Councillor Kelly as members of the committee to fill committee member vacancies.

PRESENT:

Councillor M S C Dutta (Chairperson)
Alderman M Zucco
Councillor W F Harvey
Councillor J L Kelly
Councillor L M Elliot
Alderman L A Bloomfield
Councillor R J Posselt
Councillor B Lohberger
Councillor G H Kitsos

In accordance with clause 5.3 of the Terms of Reference, the Chief Executive Officer appointed Councillor Elliot and Alderman Bloomfield as members of the committee.

QUORUM:

There were 9 Elected Members present during the Open Portion of the meeting, therefore the quorum was set at 5.

Cr Kitsos arrived 4:01pm and was not present for item 1.

1. ACKNOWLEDGEMENT OF COUNTRY

The Chairperson provided an acknowledgement of Country.

2. CONFIRMATION OF MINUTES

HARVEY

The minutes of the Open Portion of the Planning Authority Committee meeting held on [Wednesday, 11 March 2026](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Harvey
Posselt
Lohberger
Kitsos
Zucco
Kelly
Elliot
Bloomfield

COMMITTEE RESOLUTION:

The minutes were signed.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

Recommendation

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

4. INDICATIONS OF CONFLICTS OF INTEREST

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

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

No interest was indicated.

5. TRANSFER OF AGENDA ITEMS

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

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

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

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

No items were transferred.

6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS

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.

HARVEY

The committee hear the agenda items with deputation(s) first.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Harvey
Posselt
Lohberger
Kitsos
Zucco
Kelly
Elliot
Bloomfield

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.

The applicant, John Shepard, addressed the meeting in relation to item 7.1.1.

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

POSSELT

That

1. Pursuant to the *Tasmanian Planning Scheme 2025* the Planning Authority, in accordance with the delegations contained in its terms of reference, approves the application at Unit 2, 526 Sandy Bay Road Sandy Bay – Partial Demolition, Alterations and Extensions because the application meets the requirements of the *Tasmanian Planning Scheme Hobart*.
2. A permit be issued subject to the following conditions:

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2026-0041 UNIT 2 526 SANDY BAY RD SANDY BAY TAS 7005 Final Planning Documents except where modified below.

ADVICE

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

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

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.](#)

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Harvey
Posselt
Lohberger
Kitsos
Zucco
Kelly
Elliot
Bloomfield

COMMITTEE RESOLUTION:

That

1. Pursuant to the *Tasmanian Planning Scheme 2025* the Planning Authority, in accordance with the delegations contained in its terms of reference, approves the application at Unit 2, 526 Sandy Bay Road Sandy Bay – Partial Demolition, Alterations and Extensions because the application meets the requirements of the *Tasmanian Planning Scheme Hobart*.
2. A permit be issued subject to the following conditions:

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2026-0041 UNIT 2 526 SANDY BAY RD SANDY BAY TAS 7005 Final Planning Documents except where modified below.

ADVICE

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

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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

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BEFORE YOU DIG

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

Delegation: Committee

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

HARVEY

That the recommendation contained within the officer report, marked as item 7.1.2 of the Open Planning Authority Committee Agenda of 25 March 2026, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Harvey
Posselt
Lohberger
Kitsos
Zucco
Kelly
Elliot
Bloomfield

COMMITTEE RESOLUTION:

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.

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[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.](#)

Delegation: Committee

8. REPORTS

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

LOHBERGER

That the recommendation contained within the officer report, marked as item 8.1 of the Open Planning Authority Committee Agenda of 25 March 2026, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Harvey
Posselt
Lohberger
Kitsos
Zucco
Kelly
Elliot
Bloomfield

COMMITTEE RESOLUTION:

That the information contained in the 'Delegated Decision Report (Planning)' marked at item 8.1 of the Open Planning Authority Agenda of 25 March 2026, be received and noted.

Delegation: Committee

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

BLOOMFIELD

That the recommendation contained within the officer report, marked as item 8.2 of the Open Planning Authority Committee Agenda of 25 March 2026, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Harvey
Posselt
Lohberger
Kitsos
Zucco
Kelly
Elliot
Bloomfield

COMMITTEE RESOLUTION:

That the information contained in the 'Planning – Advertised Applications Report' marked at item 8.2 of the Open Planning Authority Agenda of 25 March 2026, be received and noted.

Delegation: Committee

9. QUESTIONS WITHOUT NOTICE

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

9.1 Councillor Posselt - Private Space Provision

Question: Can officers provide advice on how clause 8.4.3 which relates to 'Site coverage and private open space for all dwellings' can be altered so that its application can be more flexible?

Response: The Manager Development Appraisal advised that there are new residential standards being developed by the State Government which are up for consultation. The Council will be briefed on the new standards (likely in May 2026). The new standards will outline the provisions and Elected Members can discuss the requirements with the Strategic Planning Team.

10. CLOSED PORTION OF THE MEETING

LOHBERGER

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

- Minutes of a Closed Committee meeting
- Closed Questions without Notice

The following items were discussed:-

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

MOTION CARRIED BY MAJORITY

VOTING RECORD

AYES	NOES
Dutta	
Harvey	
Posselt	
Lohberger	
Kitsos	
Zucco	
Kelly	
Elliot	
Bloomfield	

There being no further business the Open portion of the meeting closed at 4.25pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
8TH DAY OF APRIL 2026.

CHAIRPERSON