



CITY OF HOBART

# MINUTES

PLANNING AUTHORITY COMMITTEE MEETING

OPEN PORTION

WEDNESDAY, 8 APRIL 2026



City of **HOBART**

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## ORDER OF BUSINESS

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**Planning Authority Committee Meeting (Open Portion) held on Wednesday,  
8 April 2026 at 4.06pm in the Council Chamber, Town Hall.**

**COMMITTEE MEMBERS:**

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

**NOMINEE MEMBERS:**

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

**PRESENT:**

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

**Apologies:**

**Leave of Absence:**

Nil.

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

**QUORUM:**

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

**1. ACKNOWLEDGEMENT OF COUNTRY**

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The Chairperson provided an acknowledgement of Country.

**2. CONFIRMATION OF MINUTES**

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SHERLOCK

The minutes of the Open Portion of the Planning Authority Committee meeting held on [Wednesday, 25 March 2026](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES

NOES

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

**COMMITTEE RESOLUTION:**

The minutes were signed.

**3. CONSIDERATION OF SUPPLEMENTARY ITEMS**

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

**Recommendation**

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

No supplementary items were received.

**4. INDICATIONS OF CONFLICTS OF INTEREST**

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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**

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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**

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In accordance with the requirements of Part 2 Regulations 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 be 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.

There were no deputations.

## **7. COMMITTEE ACTING AS PLANNING AUTHORITY**

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In accordance with the provisions of Part 2 Regulation 29 of the *Local Government (Meeting Procedures) Regulations 2025*, the intention of the Committee to act as a planning authority pursuant to the *Land Use Planning and Approvals Act 1993* is to be noted.

In accordance with Regulation 29, the Committee will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Committee is reminded that in order to comply with Regulation 29(2), the Chief Executive Officer is to ensure that the reasons for a decision by a Council or Council Committee acting as a planning authority are recorded in the minutes.

## 7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

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### 7.1.1 Unit 2, 55A Newdegate Street, West Hobart and Common Property of Parent Title - Change of Use to Visitor Accommodation CVO-HOB-2026-0012 - File Ref: F26/21139

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POSSELT

That the recommendation contained within the officer report, marked as item 7.1.1 of the Open Planning Authority Committee Agenda of 8 April 2026, be adopted.

MOTION LOST

#### VOTING RECORD

##### AYES

Harvey  
Posselt  
Zucco  
Kelly  
Bloomfield

##### NOES

Dutta  
Lord Mayor Reynolds  
Deputy Lord Mayor Sherlock  
Lohberger  
Kitsos

#### **COMMITTEE RESOLUTION:**

The motion was lost.

*Note: In the absence of a decision from the Planning Authority Committee, due to a tied vote, this item has been deferred to the Director Strategic and Regulatory Services in accordance with the Director's delegation under s57 and s58 Land Use Planning and Approvals Act 1993.*

Delegation : Committee

## 8. REPORTS

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### 8.1 Macquarie Point Precinct - planning scheme amendment File Ref: F26/18727; 24/44

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POSSELT

That the recommendation contained within the officer report, marked as item 8.1 of the Open Planning Authority Committee Agenda of 8 April 2026, be adopted.

#### AMENDMENT

SHERLOCK

That the three additional clauses be included:

2. Notes that the Tasmanian Planning Commission recommended against the Macquarie Point Precinct Project proceeding.
3. Notes that the Hobart City Council's previously endorsed position was that we are opposed to the Macquarie Point Precinct Project.
4. Advises that if the Tasmanian Planning Commission have to amend the Local Provision Schedule, then it is made conditional upon contracts being signed and there being substantial commencement of the Macquarie Point Precinct Project.

The Chairperson, in agreement with Elected Members present, proceeded to put the vote for clause 2 of the amendment.

AMENDMENT CARRIED  
(Clause 2)

#### VOTING RECORD

AYES	NOES
Dutta	Posselt
Lord Mayor Reynolds	Zucco
Deputy Lord Mayor Sherlock	Kelly
Harvey	Bloomfield
Lohberger	
Kitsos	

The Chairperson, in agreement with Elected Members present, proceeded to put the vote for clause 3 of the amendment.

AMENDMENT CARRIED  
(Clause 3)

VOTING RECORD

AYES	NOES
Dutta	Posselt
Lord Mayor Reynolds	Zucco
Deputy Lord Mayor Sherlock	Kelly
Harvey	Bloomfield
Lohberger	
Kitsos	

The Chairperson, in agreement with Elected Members present, proceeded to put the vote for clause 4 of the amendment.

AMENDMENT CARRIED  
(Clause 4)

VOTING RECORD

AYES	NOES
Dutta	Posselt
Lord Mayor Reynolds	Zucco
Deputy Lord Mayor Sherlock	Kelly
Harvey	Bloomfield
Lohberger	
Kitsos	

SUBSTANTIVE MOTION CARRIED

VOTING RECORD

AYES	NOES
Dutta	Zucco
Lord Mayor Reynolds	Kelly
Deputy Lord Mayor Sherlock	Bloomfield
Harvey	
Posselt	
Lohberger	
Kitsos	

**COMMITTEE RESOLUTION:**

That the Planning Authority:

1. Notes the proposed amendments to the Hobart Local Provision Schedule and is satisfied that these amendments are appropriate in the context of the State Policies and Projects (Macquarie Point Precinct) Order 2025 and *State Policies and Projects Act 1993*.
2. Notes that the Tasmanian Planning Commission recommended against the Macquarie Point Precinct Project proceeding.
3. Notes that the Hobart City Council's previously endorsed position was that we are opposed to the Macquarie Point Precinct Project proceeding.
4. Advises that if the Tasmanian Planning Commission have to amend the Local Provision Schedule, then it is made conditional upon contracts being signed and there being substantial commencement of the Macquarie Point Precinct Project.

Delegation : Committee

**8.2 Draft Amendment 01-2026 of the State Planning Provisions  
Secondary Residences  
File Ref: F26/20369; 26/8**

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POSSELT

That the recommendation contained within the officer report, marked as item 8.2 of the Open Planning Authority Committee Agenda of 8 April 2026, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

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

**COMMITTEE RESOLUTION:**

That:

1. The Planning Authority Committee endorsed the City of Hobart's submission on the Draft SPP Amendment 01-2026 of the State Planning Provisions - Secondary Residences, as set out in Attachment A, for lodgment with the State Planning Office.
2. The submission be published on the City's website upon lodgment.

Delegation : Committee

**8.3 Delegated Decision Report (Planning)**  
**File Ref: F26/21068**

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LOHBERGER

That the recommendation contained within the officer report, marked as item 8.3 of the Open Planning Authority Committee Agenda of 8 April 2026, be received and noted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

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

**COMMITTEE RESOLUTION:**

That the information contained in the 'Delegated Decision Report (Planning)' be received and noted.

Delegation : Committee

**8.4 Planning - Advertised Applications Report**  
**File Ref: F26/21114**

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SHERLOCK

That the recommendation contained within the officer report, marked as item 8.4 of the Open Planning Authority Committee Agenda of 8 April 2026, be received and noted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

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

**COMMITTEE RESOLUTION:**

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

Delegation : Committee

## 9. QUESTIONS WITHOUT NOTICE

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

### 9.1 Lord Mayor - Visitor Accommodation Refusals under Planning Directive No. 6

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Question: Have there been any refusals of visitor accommodation by the Tasmanian Civil and Administrative Tribunal (TasCAT) pursuant to any of the discretionary grounds for refusal outlined in Planning Directive No. 6?

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

### 9.2 Councillor Posselt - Progress on Light Output Standards for Signs and Billboards

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Question: Do we have an update or progress towards limiting light output, or establishing a standard within the Tasmanian Planning Scheme that goes beyond driver distraction to control light output from billboards and signs?

Response: The Manager Development Appraisal advised that the provisions in the Tasmanian Planning Scheme do cover broader impacts, and that Council Officers are currently working through how those provisions apply in practice.

At this stage, there is no standard measure of light output or a scientific benchmark, that sets an agreed level of amenity impact. Assessment needs to take into account the specific situation including visual impacts and visual preferences and there is currently not clear line or threshold.

That criteria is quite new, and Council officers are still working through how they should be assessed in practice. As these are State Planning provisions, they have a broader scope than simply driver distraction or residential amenity. However, there isn't yet a clear approach as to what these provisions are intending to achieve, whether they are primarily about character or other considerations. Council officers are continuing to work through these matters.

At this stage, there is nothing further to add in terms of establishing an absolute limit or defined threshold for light output.

### **9.3 Councillor Posselt - Consideration of a Hard Limit for Light Output from Signs**

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Question: Could staff consider preparing a report for the Planning Authority Committee to consider the introduction of a hard limit on light output for signs (for example measured in lumens, lux, or another appropriate standard)? The report would consider this as a potential amendment applying across the entire municipality, establishing a ceiling or maximum allowable brightness for signs.

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

### **9.4 Councillor Posselt - Private Open Space Requirements in the Planning Scheme**

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Question: Can officers provide advice to the potential benefits and consequences of removing private open space requirements to certain areas within the planning scheme by zone.

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

### **9.5 Councillor Kelly - Estimated Council Costs for TasCAT Proceedings Relating to Visitor Accommodation Use**

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Question: Can we be provided with an accurate cost of what it would cost Council to go to the Tasmanian Civil and Administrative Tribunal (TasCAT) in relation to change-of-use applications for residential visitor accommodation?

It would be beneficial to have that context to help inform decisions about whether this is something that Council proceeds with or not, and whether there is any other information that should also be considered.

It may be that, over the last two years, we haven't been able to get a planning officer available to do this, but it would help to contextualise decision-making about whether to proceed.

Response: The Director Strategic and Regulatory Services took the question on notice.

## 10. CLOSED PORTION OF THE MEETING

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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	Closed Questions Without Notice

MOTION CARRIED BY MAJORITY

### VOTING RECORD

	AYES	NOES
Dutta		
Lord Mayor Reynolds		
Deputy Lord Mayor Sherlock		
Harvey		
Posselt		
Lohberger		
Kitsos		
Zucco		
Kelly		
Bloomfield		

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

TAKEN AS READ AND SIGNED AS  
A CORRECT RECORD THIS  
6 DAY OF MAY 2026.

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**CHAIRPERSON**