



CITY OF HOBART

# MINUTES

PLANNING AUTHORITY COMMITTEE MEETING

OPEN PORTION

WEDNESDAY, 20 MAY 2026



City of **HOBART**

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## ORDER OF BUSINESS

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### APOLOGIES AND LEAVE OF ABSENCE

<b>1. ACKNOWLEDGEMENT OF COUNTRY .....</b>	<b>3</b>
<b>2. CONFIRMATION OF MINUTES.....</b>	<b>3</b>
<b>3. CONSIDERATION OF SUPPLEMENTARY ITEMS .....</b>	<b>4</b>
<b>4. INDICATIONS OF CONFLICTS OF INTEREST .....</b>	<b>4</b>
<b>5. TRANSFER OF AGENDA ITEMS.....</b>	<b>4</b>
<b>6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS .....</b>	<b>5</b>
<b>7. COMMITTEE ACTING AS PLANNING AUTHORITY .....</b>	<b>6</b>
<b>7.1 APPLICATIONS UNDER THE TASMANIAN PLANNING SCHEME .....</b>	<b>7</b>
7.1.1 18 Sunvale Avenue, 26 Edith Avenue and 23A Aotea Road, Sandy Bay - Dwelling, Secondary Residence and Associated Works .....	7
7.1.2 646A Sandy Bay Road, Sandy Bay - Partial Change of Use to General Retail and Hire (Sauna) and Signage.....	16
<b>8. REPORTS .....</b>	<b>20</b>
8.1 Macquarie Point Precinct - Impact Assessment on Road Reserve (conditions B12 and B13) - consultation.....	20
8.2 Delegated Decision Report (Planning) .....	21
8.3 Planning - Advertised Applications Report .....	22
<b>9. RESPONSES TO QUESTIONS WITHOUT NOTICE.....</b>	<b>23</b>
<b>10. QUESTIONS WITHOUT NOTICE .....</b>	<b>24</b>

**Planning Authority Committee Meeting (Open Portion) held on Wednesday,  
20 May 2026 at 4.01pm 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 F Kelly  
Alderman L A Bloomfield  
Councillor W N S Coats

**PRESENT:**

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

**APOLOGIES:**

Lord Mayor Councillor A M Reynolds  
Deputy Lord Mayor Councillor Dr Z E Sherlock  
Councillor R J Posselt

**LEAVE OF ABSENCE:**

In accordance with clause 4.6 of the Terms of Reference, the Chief Executive Officer appointed Alderman M Zucco and Councillor J F Kelly as members of the Committee to fill Committee Member vacancies.

In accordance with clause 5.3 of the Terms of Reference, the Chief Executive Officer appointed Alderman L A Bloomfield as member of the Committee.

**QUORUM:**

There were 6 Elected Members present during the Open Portion, therefore the quorum for the meeting was set at 4.

**1. ACKNOWLEDGEMENT OF COUNTRY**

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The Chairperson provided an acknowledgement of Country.

**2. CONFIRMATION OF MINUTES**

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HARVEY

The minutes of the Open Portion of the Planning Authority Committee meeting held on [Wednesday, 6 May 2026](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta  
Harvey  
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.

HARVEY

That in accordance with Regulation 10(5) of the *Local Government (Meeting Procedures) Regulations 2025*, the Planning Authority Committee resolve to deal with any items which have deputations by members of the public regarding any planning matter listed on the Agenda, be taken out of sequence in order to deal with deputations at the beginning of the meeting.

MOTION CARRIED

### VOTING RECORD

AYES

NOES

Dutta  
Harvey  
Kitsos  
Zucco  
Kelly  
Bloomfield

## **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 TASMANIAN PLANNING SCHEME**

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### **7.1.1 18 Sunvale Avenue, 26 Edith Avenue and 23A Aotea Road, Sandy Bay - Dwelling, Secondary Residence and Associated Works PLN-HOB-2025-0657 - File Ref: F26/26071**

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#### **BLOOMFIELD**

That the recommendation contained within the officer report, marked as item 7.1.1 of the Open Planning Authority Committee Agenda of 20 May 2026, be adopted.

MOTION CARRIED

#### VOTING RECORD

AYES

NOES

Dutta  
Harvey  
Kitsos  
Zucco  
Kelly  
Bloomfield

#### **COMMITTEE RESOLUTION:**

That pursuant to the *Tasmanian Planning Scheme – Hobart* the Council approve the application for a Dwelling, Secondary Residence and Associated Works at 18 SUNVALE AVENUE, 26 EDITH AVENUE and 23A AOTEA ROAD, SANDY BAY for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

#### **GEN - General**

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2025-0657 - 18 Sunvale Avenue, 26 Edith Avenue and 23A Aotea Road Sandy Bay - Final Planning Documents except where modified below.

#### **TW - General**

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA TASWASPAN-HOB-2026-0047 dated 27/03/2026 as attached to the permit.

#### **ENV 2 - Stormwater - Erosion & Sediment Control Plan**

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

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

An ESCP for each relevant stage must be submitted and approved as a Condition Endorsement prior to the issue of any approval under the Building Act 2016 or the commencement of work, whichever occurs first.

The ESCP must be prepared by a suitably qualified person and be in accordance with *Erosion And Sediment Control, The Fundamentals for Development in Tasmania* and associated guideline documents (*TEER & DEP, 2023*), available from the Derwent Estuary Program's website.

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

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

Advice:

*Under council's Stormwater Policy for Development, works creating more than a given amount of impervious area must make provision for quality and quantity controls. These thresholds are 100m<sup>2</sup> (for detention) and 500m<sup>2</sup> (for detention and treatment).*

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

Reason for condition

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

SW 1 - Stormwater - Protection of Hobart City Council Assets

Prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first), a pre-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development must be submitted to the City of Hobart.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation; and
2. photos of the condition of the watercourse and of any existing drainage structures connected to or modified as part of the development.

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

owner/developer.

#### SW 2 - Stormwater - Protection of Hobart City Council Assets

Prior to occupancy or the commencement of the approved use (whichever occurs first), a post-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development, along with photos of any existing drainage structures connected to or modified as part of the development, must be submitted to the City of Hobart.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation; and
2. photos of the watercourse and any existing drainage structures connected to or modified as part of the development.

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

#### SW 9 - Stormwater - Treatment and Detention

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

A stormwater management report and design must be submitted and approved as a Condition Endorsement, prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first). The stormwater management report and design must be prepared by a suitably qualified engineer and must:

1. include detailed design of the proposed treatment train, including final estimations of contaminant removal;
2. include detailed design and supporting calculations of the detention tank showing:
  1. detention tank sizing such that there is no increase in flows from the developed site up to 5% AEP event and no worsening of flooding;
  2. the catchment areas in accordance with the landscaping and hydraulic plans
  3. the layout, the inlet and outlet (including long section), outlet size, overflow mechanism and invert level;
  4. the discharge rates and emptying times; and
  5. all assumptions must be clearly stated;

3. include a supporting maintenance plan, which specifies the required maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

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

*Advice:*

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

Reason for condition:

To prevent pollution of drainage systems and natural watercourses, comply with state legislation, and manage stormwater runoff considering the limited capacity of downstream Council stormwater infrastructure.

#### SW 7 - Stormwater - Design

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

Prior to making an application for plumbing approval under the *Building Act 2016*, detailed drawings prepared by a suitably qualified expert must be submitted via the City of Hobart's online request form which is available on its website and approved. The detailed engineering drawings must include:

1. the location of the proposed connections and all existing connections;
2. the size and design of the connection such that it is appropriate to safely service the development;
3. long-sections of the proposed connection clearly showing clearances from any nearby services, cover, size, material and delineation of public and private infrastructure;
4. connections which are free-flowing and gravity driven;
5. any connections to watercourse must demonstrate adequate erosion and scour control and minimise hydraulic intrusion. The cross-sections must clearly show the top of bank and invert of watercourse.

All work required by this condition must be undertaken in accordance with the approved detailed drawings. The approved stormwater connection documents must be included in your plumbing application document set and listed in accompanying forms.

#### ENG sw6 - 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 the Council's stormwater infrastructure with

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

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

1. Detailed design of the system and supporting calculations demonstrating the system can drain all 20yr ARI rainfall events.
2. All stormwater which is practicable to drain to Council infrastructure via gravity (including suspended or charged systems) must do so.
3. A brief list of maintenance / inspection actions.

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

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

Reason for condition

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

#### 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 3A - Development Engineering - Parking and Access Design

The access driveway and parking area must be constructed in general accordance with the following documentation which forms part of this permit: AXIS homes documentation received by the Council on the 17th March 2026 and approved as part of the Final Planning Documents set associated with this permit.

Any departure from that documentation and any works which are not detailed in the documentation must be either:

1. approved by the Director Strategic and Regulatory Services, via a condition endorsement application; or
2. designed and constructed in accordance with Australian Standard AS/NZ 2890.1:2004.

The works required by this condition must be completed prior to first occupation.

#### ENG 4 - Development Engineering - Parking and Access Design

The access driveway and parking module (car parking spaces, aisles and manoeuvring area) approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) and surface drained to the Council's stormwater infrastructure prior to the first occupation.

#### OPS 2

A Bushfire Hazard Management Area (BHMA [i.e. fuel break]), must be established on Council land (CT 149159/100) as per the submitted Bushfire Hazard Management Plan (prepared by Lark & Creese, dated 10/12/2025), in accordance with the following:

- The initial establishment of the BHMA on City of Hobart land will be implemented by the City following the issue of a building permit, but before a certificate of occupancy.
- The initial establishment of the BHMA on City of Hobart land will be implemented by the City's staff and/or City managed contractors.
- All costs associated with establishment of the BHMA will be borne by the landowner.
- The landowner must notify the City of Hobart Fire and Biodiversity team via phone or email when a Building Permit has been approved.

Upon establishment of the BHMA to the satisfaction of the City, the ongoing management of the BHMA on City of Hobart land will be managed and funded by the City of Hobart as part of the annual urban fuel break program, in accordance with the City of Hobart's fuel break standards.

#### Reason for condition

To ensure that the approved Bushfire Hazard Management Plan is implemented in a timely manner, to the satisfaction of Council, providing for the safety of the inhabitants.

#### ENV S1 - Environmental Planning - Waterway Protection

Prior to the commencement of works and prior to the granting of building consent, amended plans must be submitted and approved as a condition endorsement.

The amended plans must show a significant reduction in encroachment into the waterway and coastal protection area of the driveway/turning/parking area and the associated area of disturbance (earthworks and vegetation clearing).

The development must be consistent with the approved, amended plans.

#### ENV S2 - Environmental Planning - Waterway Protection

Native vegetation clearing and ground disturbance for the sewer and stormwater connections, or any new sewer and stormwater connections, must be kept to the minimum reasonably practicable.

#### ADVICE

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

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

#### CONDITION ENDORSEMENT

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

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

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

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

#### OCCUPATION OF THE PUBLIC HIGHWAY

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

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

#### ADVICE - Relevant Design Standards & Codes

Drawings submitted for approval must be produced or certified by a person suitably qualified to certify that kind of drawing.

Drawings should be prepared with regard to relevant standards and codes. With regard to civil works, drawings should also be substantially in accordance with the current version of:

- The [Local Government Association of Tasmania: Tasmanian Municipal Standard Drawings](#),
- Any departures from those drawings noted in [City of Hobart's Departures from LGAT Standard Drawings](#), and
- the [Tasmanian Infrastructure Design Guidelines](#).

#### 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.

**Delegation : Committee**

Representor Lois Dann, addressed the meeting in relation to item 7.1.2.

Applicant Colin Boucher, addressed the meeting in relation to item 7.1.2.

**7.1.2 646A Sandy Bay Road, Sandy Bay - Partial Change of Use to  
General Retail and Hire (Sauna) and Signage  
PLN-HOB-2026-0024 - File Ref: F26/26077**

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KITSOS

That the recommendation contained within the officer report, marked as item 7.1.2 of the Open Planning Authority Committee Agenda of 20 May 2026, be adopted.

**AMENDMENT**

ZUCCO

That the following additional advice clause be added to the permit conditions:

- That the applicant assist in contacting the Body Corporate and liaise with Council to determine how both parties can contribute to the construction of a boundary fence between Council's public land and the Body Corporate's private land.

AMENDMENT CARRIED

VOTING RECORD

	AYES		NOES
Dutta		Harvey	
Zucco		Kitsos	
Kelly			
Bloomfield			

SUBSTANTIVE MOTION CARRIED

VOTING RECORD

	AYES		NOES
Dutta			
Harvey			
Kitsos			
Zucco			
Kelly			
Bloomfield			

## COMMITTEE RESOLUTION:

That pursuant to the *Tasmanian Planning Scheme – Hobart* the Council approve the application for Partial Change of Use to General Retail and Hire (Sauna) and Signage at 646A SANDY BAY ROAD, SANDY BAY 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-2026-0024 646A Sandy Bay Road Sandy Bay 7005 - Final Planning Documents except where modified below.

### OPS 2

Access to the public reserve for the vehicle and (sauna) trailer must comply with Option 1 shown on submitted plans. However, the vehicle is required to exit in a forward direction and a spotter must be used throughout the site access.

### SW s1

Delivery of water and removal of greywater by truck must be scheduled between the following hours:

Monday to Friday Between 7:00 am and 6:00 pm

Saturday Between 8:00am and 6:00 pm

Sunday and Public Holidays Between 10:00am and 6:00 pm

### Reason for condition

The use of a large vehicle and pump to make deliveries to and from the site are not to create an environmental nuisance by the emission of noise.

### SW s2

All greywater generated by the business is to be disposed of at a suitable dump point.

### Reason for condition

To ensure greywater is disposed of appropriately and does not create an adverse impact to the environment or City of Hobart infrastructure.

### SW 8 - Stormwater - Quality Controls

The design and use of the development must ensure that any activities that generate wastewater/greywater, do not drain to the public stormwater system or disposed of on-site.

If it is proposed that greywater is to be discharged via the existing drainage point associated with the public shower at the Long Beach bathing pavilion, then documentation from a registered plumber (e.g. report with photos/dye testing) showing that the public shower drainage drop off point proposed is connected to the sewer system, and not connected to the public stormwater system, must be submitted

and approved as a Condition Endorsement prior to occupancy or the commencement of the approved use.

*Advice: If the greywater from the development activities is instead removed off-site and disposed of at an approved facility (Cambridge RV Dump Point), then the Condition Endorsement portion of this condition would no longer be required.*

*Under Section 18 of the Urban Drainage Act 2013, it is an offence to discharge, or cause or permit to be discharged, anything other than stormwater into a public stormwater system.*

#### 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 use.

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 use.

In the event that the developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found during use will be deemed to be the responsibility of the developer.

#### ADVICE

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

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

#### CONDITION ENDORSEMENT

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

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

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

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

## 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](#).

## FENCING ADVICE

That the applicant assist in contacting the Body Corporate and liaise with Council to determine how both parties can contribute to the construction of a boundary fence between Council's public land and the Body Corporate's private land.

## Attachments

- A Deputation Attachment A - Presentation ⇒ 
- B Deputation Attachment B - Presentation ⇒ 

**Delegation : Committee**

## 8. REPORTS

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### 8.1 Macquarie Point Precinct - Impact Assessment on Road Reserve (conditions B12 and B13) - consultation File Ref: F26/19985; 24/13

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HARVEY

That the recommendation contained within the officer report, marked as item 8.1 of the Open Planning Authority Committee Agenda of 20 May 2026, be adopted.

MOTION CARRIED

#### VOTING RECORD

AYES

NOES

Dutta  
Harvey  
Kitsos  
Zucco  
Kelly  
Bloomfield

#### **COMMITTEE RESOLUTION:**

That:

1. The Planning Authority notes the Impact Assessment on Road Reserve – Bulk Earthworks and Addendum Report submitted under condition B13 of the State Policies and Projects (Macquarie Point Precinct) Order 2025.
2. The Planning Authority is satisfied that the Impact Assessment has been properly prepared and satisfies condition B13 for the extent of works identified and supports the approval of that document by the Secretary of the Department of State Growth.

**Delegation : Committee**

**8.2 Delegated Decision Report (Planning)**  
**File Ref: F26/25964**

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HARVEY

That the recommendation contained within the officer report, marked as item 8.2 of the Open Planning Authority Committee Agenda of 20 May 2026, be received and noted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta  
Harvey  
Kitsos  
Zucco  
Kelly  
Bloomfield

**COMMITTEE RESOLUTION:** That the information contained in the 'Delegated Decision Report (Planning)' marked as item 8.2 of the Open Planning Authority Committee Agenda of 20 May 2026, be received and noted.

**Delegation : Committee**

**8.3 Planning - Advertised Applications Report**  
**File Ref: F26/25996**

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HARVEY

That the recommendation contained within the officer report, marked as item 8.3 of the Open Planning Authority Committee Agenda of 20 May 2026, be received and noted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta  
Harvey  
Kitsos  
Zucco  
Kelly  
Bloomfield

**COMMITTEE RESOLUTION:**

That the information contained in the 'Planning – Advertised Applications Report marked as item 8.3 of the Open Planning Authority Committee Agenda of 20 May 2026, be received and noted.

**Delegation : Committee**

## **9. RESPONSES TO QUESTIONS WITHOUT NOTICE**

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Regulation 34 *Local Government (Meeting Procedures) Regulations 2025*.  
File Ref: 13-1-10

### **The Chief Executive Officer reports:-**

“In accordance with the procedures approved in respect to Questions Without Notice, the following responses to questions taken on notice are provided to the Committee for information.

The Committee is reminded that in accordance with Regulation 34(3) of the *Local Government (Meeting Procedures) Regulations 2025*, the Chairperson is not to allow discussion or debate on either the question or the response.”

HARVEY

That the responses provided to the questions without notices contained within the officer reports, marked as item 9.1 and 9.2 of the Open Planning Authority Committee Agenda of 20 May 2026, be received and noted.

MOTION CARRIED

### VOTING RECORD

AYES

NOES

Dutta  
Harvey  
Kitsos  
Zucco  
Kelly  
Bloomfield

### **COMMITTEE RESOLUTION:**

That the responses provided to the questions without notices contained within the officer reports, marked as item 9.1 and 9.2 of the Open Planning Authority Committee Agenda of 20 May 2026, be received and noted.

### **9.1 Visitor Accommodation Refusals Under Planning Directive No.6**

Memorandum of the Director Strategic and Regulatory Services of  
13 May 2026

### **9.2 Private Open Space Requirements In The Planning Scheme**

Memorandum of the Director Strategic and Regulatory Services of  
11 May 2026

**Delegation : Committee**

**10. QUESTIONS WITHOUT NOTICE**

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

No questions were asked.

There being no further business the Open portion of the meeting closed at 4.41pm.

TAKEN AS READ AND SIGNED AS  
A CORRECT RECORD THIS  
10 DAY OF JUNE 2026.

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**CHAIRPERSON**