



CITY OF HOBART

MINUTES ATTACHMENTS

THE HOBART WORKSHOP COMMITTEE MEETING

OPEN PORTION OF THE MEETING

MONDAY, 18 MAY 2026

AT 4.00PM

VENUE: BUCKINGHAM ROWING CLUB, 5 MARINE
ESPLANADE, NEW TOWN

TABLE OF CONTENTS

6.1	New Town Area Briefing	
	A. New Town Presentation	2
6.3	Transforming Collins Street Trial: Consideration of a Deferred Council Meeting Agenda Item	
	A. Collins Street NOM Presentation	16
6.4	Project Update - Multi Sport Hub Expansion	
	A. Selfs Point Sports Hub Presentation	21
	B. Selfs Point Sports Hub Design	26
9	Heritage Account Special Committee	
	A. City Heritage Account Presentation	41
10	Sandy Bay Bathing Pavilion - Future Development and Use	
	A. Sandy Bay Bathing Pavilion - Presentation	45

HOBART WORKSHOP COMMITTEE

Monday 18 May 2026

Buckingham Rowing Club – New Town



City of HOBART

New Town

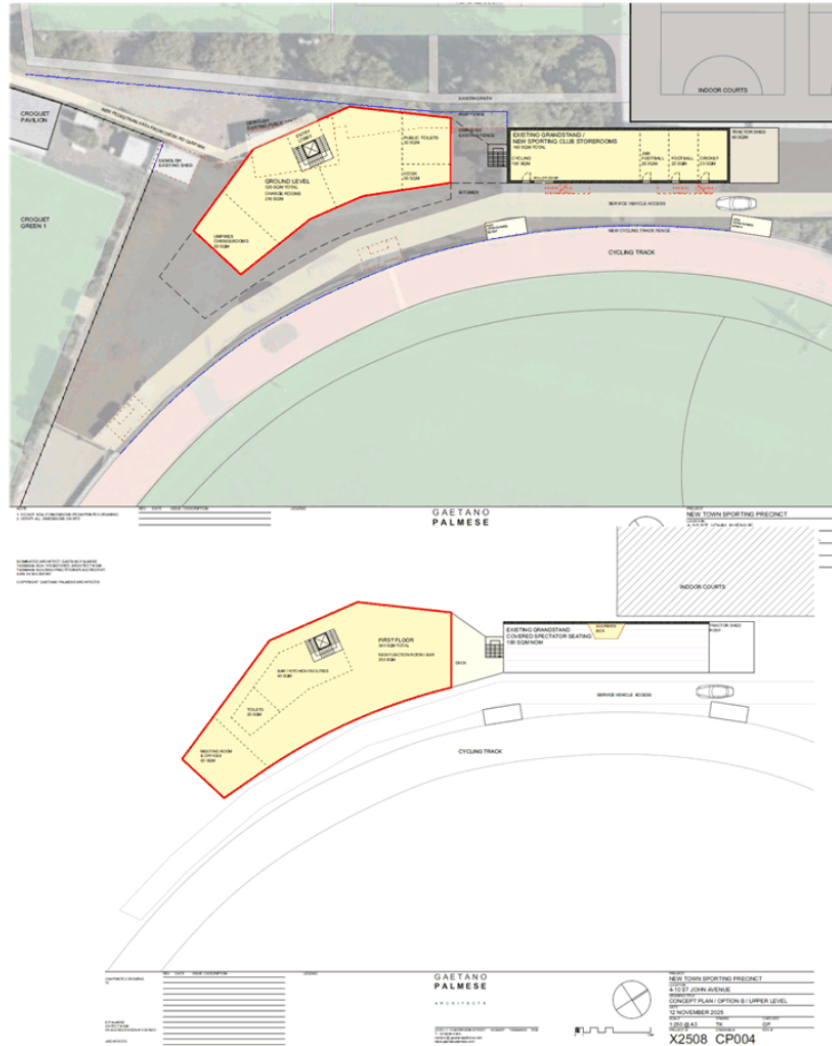
- Total people at 30 June 2025: 6,652
- Median age: 38 years
- 27.6% people in New Town born overseas
- Top countries of birth – Australia, India, United Kingdom, Nepal, China, New Zealand
- Top industries of employment – Health Care and Social Assistance, Education and Training, Public Administration and Safety, Accommodation and Food Services, Retail, Professional, Scientific and Technical Services.
- Housing tenure – 29% own their home outright, 25% with a mortgage, 35% renting
- 8.3% of people in New Town need assistance in their day-to-day lives due to disability compared to 4.6% in Hobart LGA.
- 36% of people in New Town reported one or more long-term health conditions, a higher rate than Hobart LGA at 32%.





New Town Sporting Precinct Master Plan Implementation

- Stage one is now complete.
- Conversion of bowling green three to netball courts, increasing netball provision by 25 per cent.
- Installation of all weather shelters and synthetic surrounds to bowling green two.



New Town Sporting Precinct Master Plan Stage two

Consolidation of New Town Oval-facing infrastructure

- Player changerooms and amenities
- Function viewing area
- Offices and storage
- Public Toilets

Stakeholders

- Hobart Wheelers
- North Hobart Junior Football Club
- Tasmanian Football Umpires Association
- Southern Tasmanian Junior Football League
- New Town Cricket Club
- St Virgil's Football Club
- Southern Tasmanian Netball Association
- Casual users



Healthy Hobart

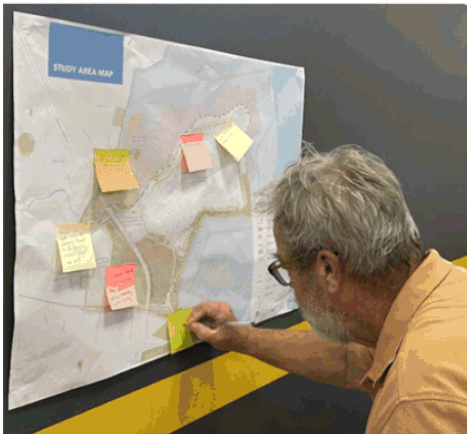
The City runs the Healthy Hobart program across the City encouraging participants of all ages and abilities to try a new exercise or activity. These sessions are attended by hundreds of people each year.



Activities in New Town in the Autumn/Winter program include:

- Lawn Bowls
- Scottish and Latin Dance
- Kids Dance





Cornelian Bay/Selfs Point Precinct Master Plan

- The City has held recent workshops with the New Town Community Association.
- Valuable feedback has been received and we will ensure that the revised Cornelian Bay/Selfs Point Master Plan is contemporary and relevant.



Better Streets Program

The City of Hobart is working on a project to improve walking, cycling, public transport and to make streetscapes more beautiful.

The Better Streets projects has two focus areas:

- **Upper Elizabeth Street - between Federal Street and Augusta Road.**
- **Augusta Road - between Elizabeth Street and Greenway Avenue.**

The project is part of our mission to make Hobart a better place to live by creating safer and more liveable neighbourhoods.



Works in New Town that were completed in the 25/26 financial year:

- Roope Street (from 28 Roope Street to 40 Pirie Street) – installation of new stormwater main to alleviate flooding.
- Queens Walk (Risdon Road to end of road) – road pavement replacement and surface renewal.
- New Town Road (Pedder Street to Argyle Street) – footpath renewal.
- Intercity Cycleway – installation of new stormwater main to alleviate flooding.



Works to be undertaken in 26/27 Financial Year

(subject to final approval by Council)

- Sunnyside Road (New Town Road to Paviour Street) – installation of new stormwater main to alleviate flooding.
- Burnside Avenue (number 5 to number 8) – installation of new stormwater main to alleviate flooding.
- Cressy Street (Oldham Avenue to Bishop Street) – replacement of footpaths on both sides of the road.
- Oldham Avenue (at number 18) – renewal of stormwater main.
- Swanston Street (Cross Street to Bishop Street) – renewal of road surface and footpaths.
- Cressy Street (number 3 to 15) – installation of stormwater main to alleviate flooding.
- Bell Street (Bay Road to Risdon Road) – Road defect repairs and preparation for road resurfacing.
- Thirza Street (Fraser Street to end of road) - Road defect repairs and preparation for road resurfacing.
- Hope Street (Pedder Street to Clare Street) - Road defect repairs and preparation for road resurfacing.

New Town Rivulet

- New Town Rivulet is establishing well, with strong project outcomes and community support.
- Final planting will be completed prior to the end of financial year with more plants going in at water level downstream of the weir.
- The jute matting has been especially effective with many smaller plants establishing in the protected zone under the matting where they are protected.





Risdon Road Flood Modelling

Modelling is underway to determine if there are any actions that can reduce the frequency of flood events that cross the road.

Whilst modelling has been undertaken for this location in the past it has only looked at possible mitigations for very large events.

Current modelling will look at feasible options to mitigate the more regular events that impact on the community.

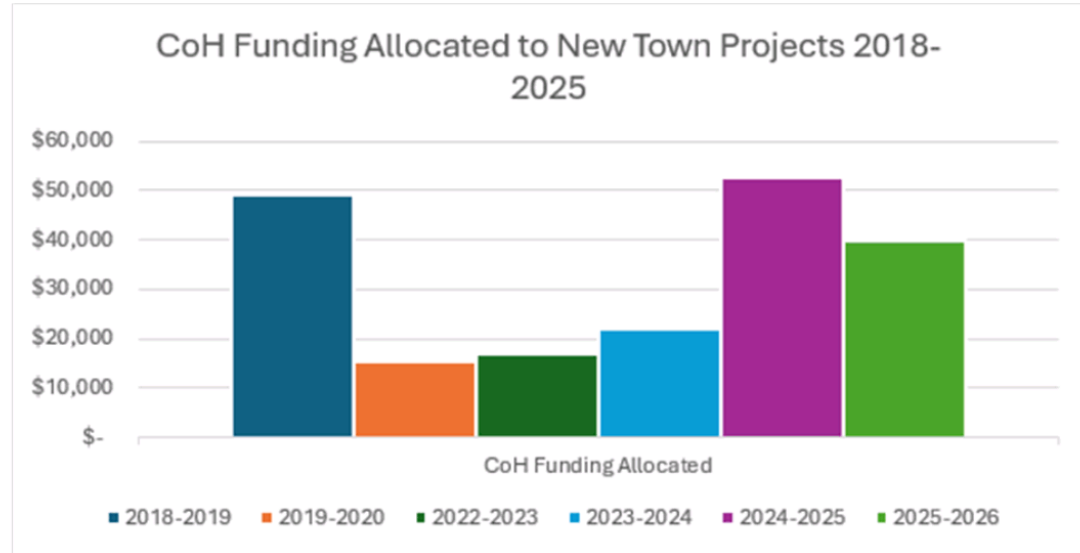


Environmental Health

- 64 food businesses, mainly cafes and restaurants closely followed by retail and takeaway.
- Two public swimming pools which are monitored by the City.
- School-based immunisation to students of Hobart City High, one of the largest schools the City vaccinates.
- Community concerns in the financial year to date mainly relate to noise followed by concerns related to food safety.
- This summer the City ran a program of water sampling in Cornelian Bay to gather data and information to inform the master plan for this area. Water quality results indicate generally good water quality however access to water at swimmable depths is problematic.

Community Grants

- In 2024-25, the focus has been on sustainability and youth climate action.



Thank you for having the Council visit your community



City of **HOBART**



Transforming Collins Street Trial

Notice of Motion – deferred item

May 2026



City of HOBART



Issue 1 – Turning busses from Harrington to Collins

- The right turn from Harrington Street to Collins Street, once installed, was too tight for some busses to turn.
- The stop line was moved back by approximately one metre.
- This issue seems to be resolved. We will continue to monitor.



Issue 2 – removal of ‘drop zone’ from Village Cinema

- A section of ‘No parking’ for set down and pick up was removed immediately out the front of Village Cinema.
- To offset this, there is a ‘5 min’ parking opposite and ‘Loading zone’ just up the street on the same side.
- Very few complaints from the public.



Issue 3 – Victoria St exit – two lanes to one lane

- For the exit from Victoria Street onto Collins Street, we trialled having one lane rather than two, to improve pedestrian amenity.
- Some delays were experienced, particularly in the days prior to Christmas, impacting the Centrepoint Car Park operation.
- Works done recently to revert to two lanes, at a cost of approx. \$5,000.



One-year consultation

- As per the Council resolution for the trial, officers will conduct a one-year post installation engagement and consultation.
- This will commence on 1 June and go for two weeks. The engagement will focus on the seven metrics agreed to by Council.

Selfs Point Sports Hub

Project Overview and Opportunity

Original Proposal:
four court indoor
basketball facility at
10 Sels Point Road

Investigations
completed across
planning,
environment, traffic
and geotechnical

Significant site
constraints identified
(flooding, access,
limited space)

New Opportunity:
Multi-sport hub at
Rugby Union site
(1 Sels Point Road)

Why the new Site

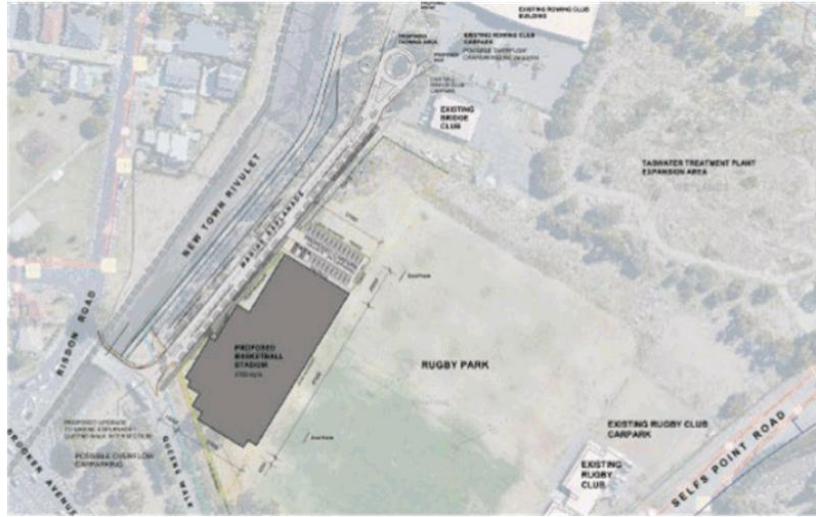
Better access, parking and access to existing infrastructure

Fewer environmental and spatial constraints

Enables co-located indoor basketball and outdoor rugby

More flexible site for future growth and shared use and presents a smoother development pathway.

Original Proposal Facing New Town Rivulet



Revised Location On Sells Point Road



Community and Strategic Benefits

Multi Sport Hub supporting basketball, rugby, and community, PCYC, TIS, Football Tasmania

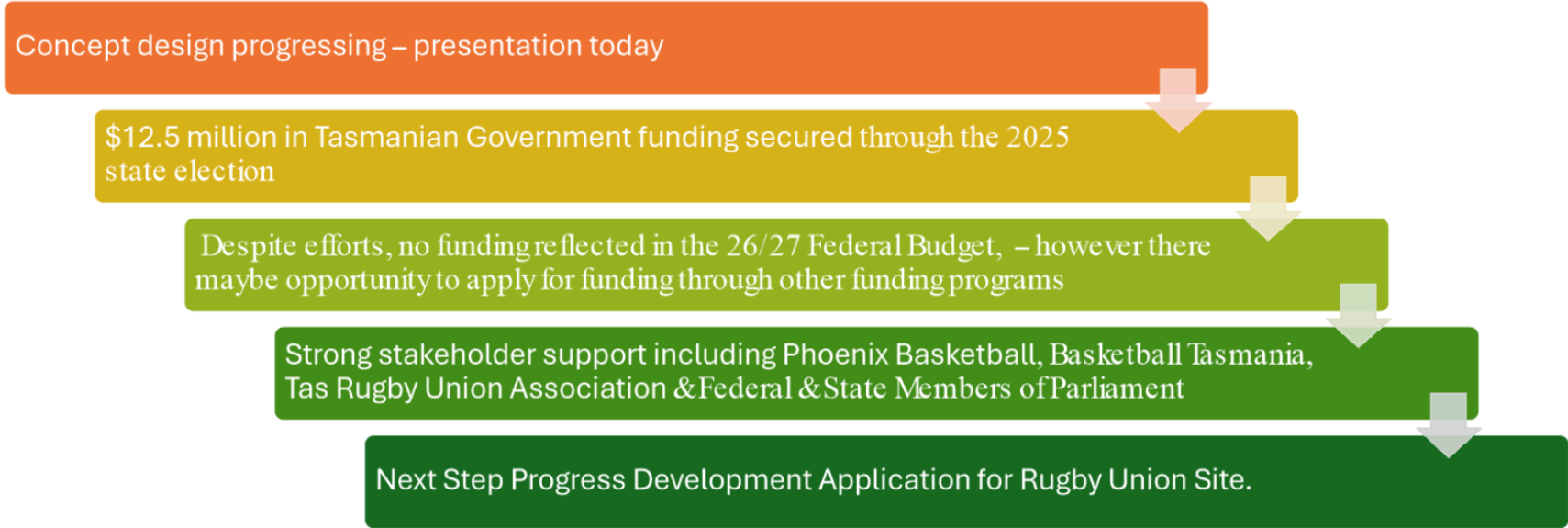
Potential Inclusions:

- Indoor courts
- Gym and fitness spaces
- Community and meeting rooms
- Café/kiosk

Drives

- Participation in sport
- Social connection
- Activation of the precinct
- Aligns with government priorities (shared infrastructure)

Delivery, Funding and Next Steps





NEW TOWN BAY SPORTS HUB

CONCEPT PLAN

GAETANO
PALMESE
ARCHITECTS





NOTE:
1. DO NOT SCALE DIMENSIONS FROM PRINTED DRAWING
2. VERIFY ALL DIMENSIONS ON SITE

AIA A+ MEMBER
NOMINATED ARCHITECT GAETANO PALMESE
NEW ARCHITECTS REGISTRATION BOARD # 8996
TASMANIA BOA / REGISTERED ARCHITECT # 888
TASMANIA BUILDING PRACTITIONER ACCREDITATION # C061640
ABN: 34 624 204 047
COPYRIGHT GAETANO PALMESE ARCHITECTS

REV	DATE	ISSUE / DESCRIPTION

GAETANO PALMESE
ARCHITECTS

LEVEL 115 MORRISON STREET HOBART TASMANIA 7000
T: 03 6294 0340
contact @ gaetanopalme.com
www.gaetanopalme.com



PROJECT: SELFS POINT SPORTS HUB
LOCATION: SELFS POINT NEW TOWN
DRAWING TITLE: PRELIMINARY STUDY SITE PLAN - EXISTING
DATE: 31 MARCH 2026
SCALE: 1:1000 @ A3
PROJECT # :
DRAWN: LW
CHECKED: GP
DRAWING # :
REV # :

X2516 EX-01



NOTE:
1. DO NOT SCALE DIMENSIONS FROM PRINTED DRAWING
2. VERIFY ALL DIMENSIONS ON SITE

AAA+ MEMBER
NOMINATED ARCHITECT: GAETANO PALMESE
NEW ARCHITECTS REGISTRATION BOARD # 6866
TASMANIA BOA | REGISTERED ARCHITECT # 888
TASMANIA BUILDING PRACTITIONER ACCREDITATION # CCB1940
ABN: 34 624 228 867
COPYRIGHT GAETANO PALMESE ARCHITECTS

REV	DATE	ISSUE / DESCRIPTION

**GAETANO
PALMESE**

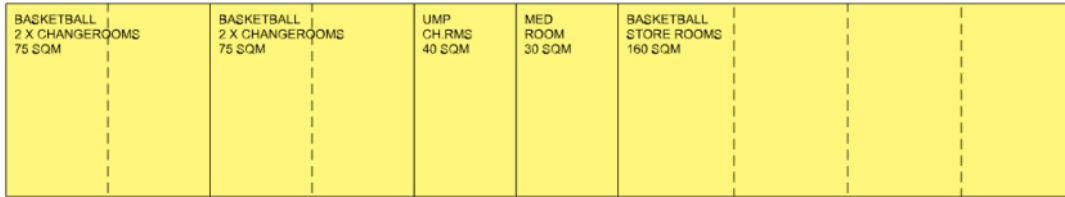
ARCHITECTS

LEVEL 116 JACKERSON STREET HOBART TASMANIA 7000
T: 03 6294 0040
contact @ gaetanopalme.com
www.gaetanopalme.com



PROJECT: **SELS POINT SPORTS HUB**
LOCATION: **SELS POINT NEW TOWN**
DRAWING TITLE: **PRELIMINARY STUDY SITE PLAN - DEMO**
DATE: **31 MARCH 2026**
SCALE: 1:1000 @ A3
DRAWN: LW
CHECKED: GP
PROJECT #: X2516 SK-01
DRAWING #: GP
REV #

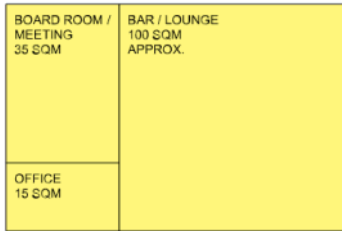
BASKETBALL SPORTING FACILITIES
380 SQM APPROX.



GYMNASIUM
220 - 280 SQM APPROX.



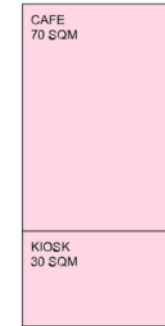
BASKETBALL FACILITIES
150 SQM APPROX.



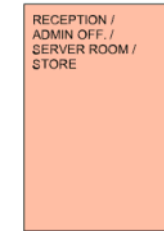
FUNCTION ROOM
280 SQM APPROX.



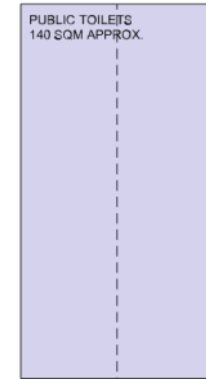
CAFE / KIOSK
100 SQM APPROX.



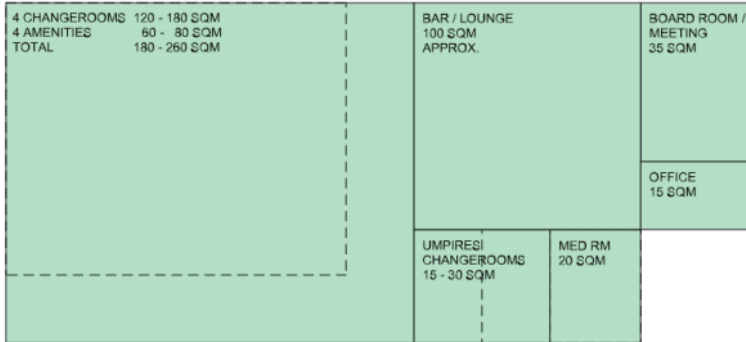
RECEPTION AREA
70 SQM APPROX.



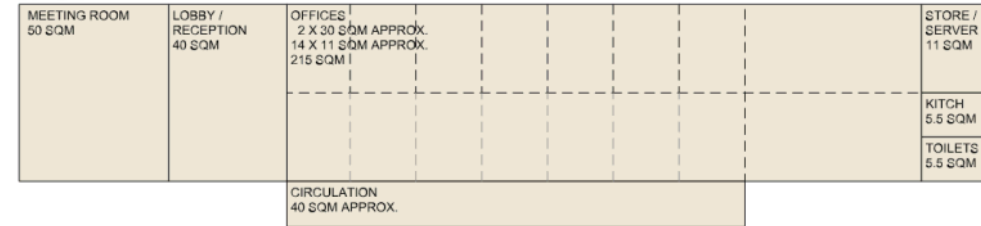
PUBLIC FACILITIES
140 SQM APPROX.



RUGBY FACILITIES - NATIONAL GUIDELINES - STATE / REGIONAL
440 SQM APPROX.



SPORT & RECREATION HOUSE / EXISTING AREAS
367 SQM APPROX.



NOTE
1. DO NOT SCALE DIMENSIONS FROM PRINTED DRAWING
2. VERIFY ALL DIMENSIONS ON SITE

REV	DATE	ISSUE / DESCRIPTION

LEGEND

NOMINATED ARCHITECT: GAETANO PALMESE
TASMANIA ROOM / REGISTERED ARCHITECT # 888
TASMANIA BUILDING PRACTITIONER ACCREDITATION # 0081640
ABN: 24 924 299 657
COPYRIGHT: GAETANO PALMESE ARCHITECTS

**GAETANO
PALMESE**

ARCHITECTS

LEVEL 1/5 MORRISON STREET HOBART TASMANIA 7000
T: 03 6294 0340
contact@gaetanopalme.com
www.gaetanopalme.com



PROJECT
NEW TOWN BAY SPORTS HUB
LOCATION
SELFS POINT NEW TOWN
DRAWING TITLE
PRELIMINARY FUNCTIONAL AREA BRIEF
DATE
31 MARCH 2026
SCALE
1:200 @ A3
PROJECT #
DRAWING #
X2516 SK-08

DRAWN
LW
CHECKED
GP
REV #



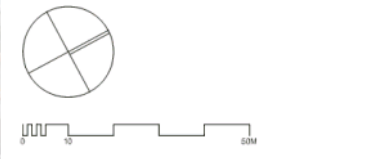
NOTE:
1. DO NOT SCALE DIMENSIONS FROM PRINTED DRAWING
2. VERIFY ALL DIMENSIONS ON SITE

AAA+ MEMBER
NOMINATED ARCHITECT: GAETANO PALMESE
NEW ARCHITECTS REGISTRATION BOARD # 886
TASMANIA BOA / REGISTERED ARCHITECT # 888
TASMANIA BUILDING PRACTITIONER ACCREDITATION # CC91940
ABN: 34 624 291467
COPYRIGHT GAETANO PALMESE ARCHITECTS

REV	DATE	ISSUE / DESCRIPTION

GAETANO PALMESE
ARCHITECTS

LEVEL 11 6 ACRIFORD STREET HOBART TASMANIA 7000
T: 03 6294 0040
contact @ gaetanopalme.com
www.gaetanopalme.com



PROJECT: **SELS POINT SPORTS HUB**
LOCATION: **SELS POINT NEW TOWN**
DRAWING TITLE: **PRELIMINARY STUDY SITE PLAN - PROPOSED**
DATE: **31 MARCH 2026**

SCALE	DRAWN	CHECKED
1:1000 @ A3	LW	GP
PROJECT #	DRAWING #	REV #

X2516 SK-02



NOTE:
1. DO NOT SCALE DIMENSIONS FROM PRINTED DRAWING
2. VERIFY ALL DIMENSIONS ON SITE

AA+ MEMBER
NOMINATED ARCHITECT: GAETANO PALMESE
NEW ARCHITECTS REGISTRATION BOARD # 8886
TASMANIA BOA / REGISTERED ARCHITECT # 888
TASMANIA BUILDING PRACTITIONER ACCREDITATION # CC91940
ABN: 34 624 291467
COPYRIGHT GAETANO PALMESE ARCHITECTS

REV	DATE	ISSUE / DESCRIPTION

GAETANO PALMESE

ARCHITECTS

LEVEL 116 BARRINGTON STREET HOBART TASMANIA 7000
T: 03 6294 0040
contact @ gaetano.palme.se.com
www.gaetano.palme.se.com



PROJECT: **SELF'S POINT SPORTS HUB**
LOCATION: **SELF'S POINT NEW TOWN**
DRAWING TITLE: **PRELIMINARY STUDY SITE PLAN - PROPOSED**
DATE: **31 MARCH 2026**

SCALE	DRAWN	CHECKED
1:1000 @ A3	LW	GP
PROJECT #	DRAWING #	REV #
X2516	SK-03	



NOTE:
1. DO NOT SCALE DIMENSIONS FROM PRINTED DRAWING
2. VERIFY ALL DIMENSIONS ON SITE

AA+ MEMBER
NOMINATED ARCHITECT: GAETANO PALMESE
NEW ARCHITECTS REGISTRATION BOARD # 886
TASMANIA BOA / REGISTERED ARCHITECT # 888
TASMANIA BUILDING PRACTITIONER ACCREDITATION # CC91940
ABN: 34 504 291847
COPYRIGHT GAETANO PALMESE ARCHITECTS

REV	DATE	ISSUE / DESCRIPTION

GAETANO PALMESE

ARCHITECTS

LEVEL 11/6 MCKERRISON STREET HOBART TASMANIA 7000
T: 03 6294 0040
contact @ gaetano.palme.se
www.gaetano.palme.se



PROJECT: **NEW TOWN BAY SPORTS HUB**
LOCATION: **SELFS POINT / NEW TOWN**
DRAWING TITLE: **PRELIMINARY CONCEPT SITE PLAN**
DATE: **23 APRIL 2026**

SCALE	DRAWN	CHECKED
1:1000 @ A3	LW	GP
PROJECT #	DRAWINGS #	REV #

X2516 SK-02 A



NOTE:
1. DO NOT SCALE DIMENSIONS FROM PRINTED DRAWING
2. VERIFY ALL DIMENSIONS ON SITE

AAA+ MEMBER
NOMINATED ARCHITECT: GAETANO PALMESE
NEW ARCHITECTS REGISTRATION BOARD # 886
TASMANIA BOA / REGISTERED ARCHITECT # 888
TASMANIA BUILDING PRACTITIONER ACCREDITATION # CCB1940
ABN: 34 624 0240

COPYRIGHT GAETANO PALMESE ARCHITECTS

REV	DATE	ISSUE / DESCRIPTION

GAETANO PALMESE

ARCHITECTS

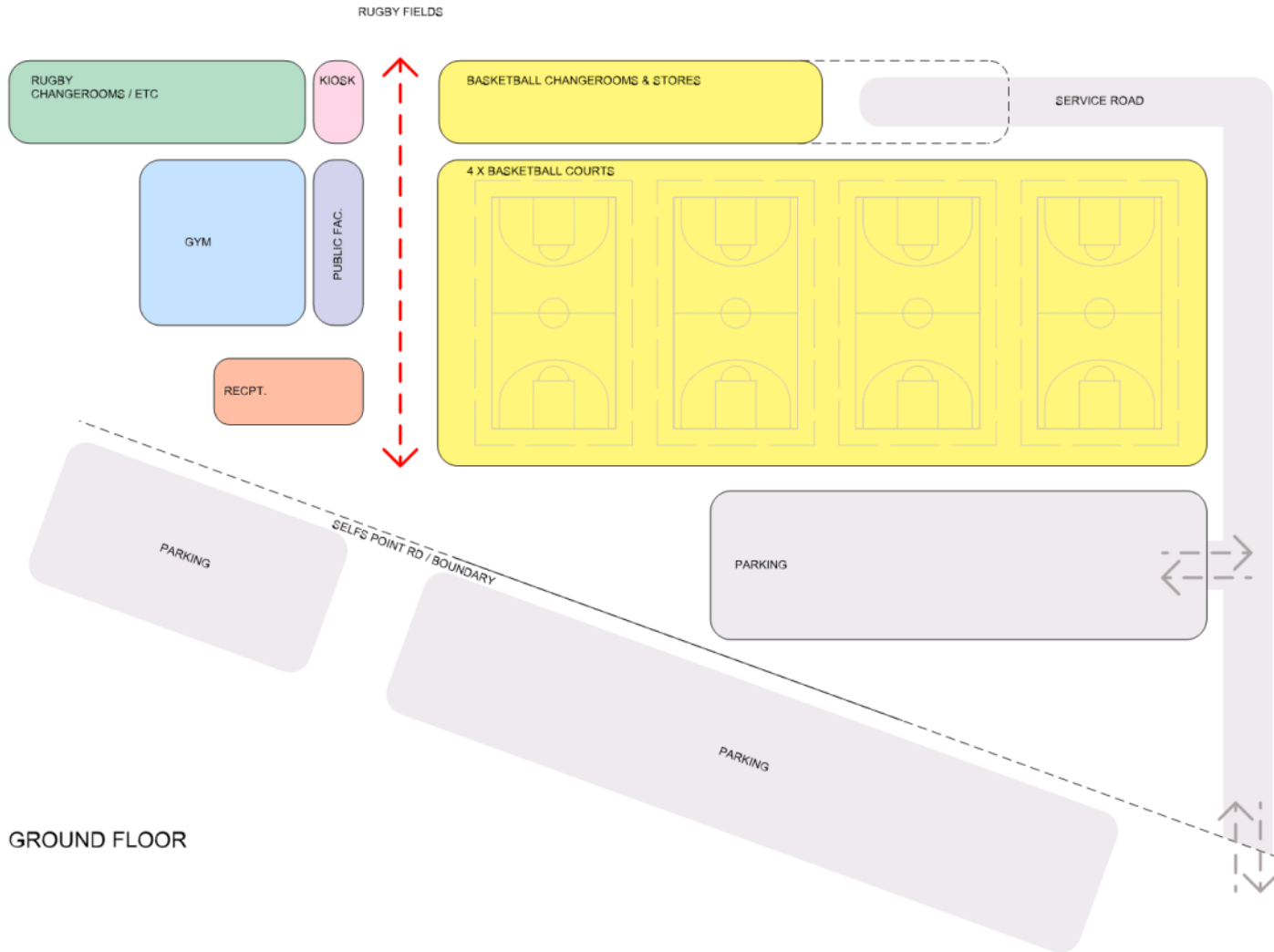
LEVEL 116 MCKERRISON STREET HOBART TASMANIA 7000
T: 03 624 0240
contact @ gaetano.palme.se.com
www.gaetano.palme.se.com



PROJECT: **NEW TOWN BAY SPORTS HUB**
LOCATION: **SELFS POINT / NEW TOWN**
DRAWING TITLE: **PRELIMINARY CONCEPT SITE PLAN**
DATE: **23 APRIL 2026**

SCALE	DRAWN	CHECKED
1:1000 @ A3	LW	GP
PROJECT #	DRAWING #	REV #

X2516 SK-03 A



GROUND FLOOR

NOTE
1. DO NOT SCALE DIMENSIONS FROM PRINTED DRAWING
2. VERIFY ALL DIMENSIONS ON SITE

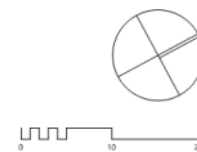
REV	DATE	ISSUE / DESCRIPTION

LEGEND

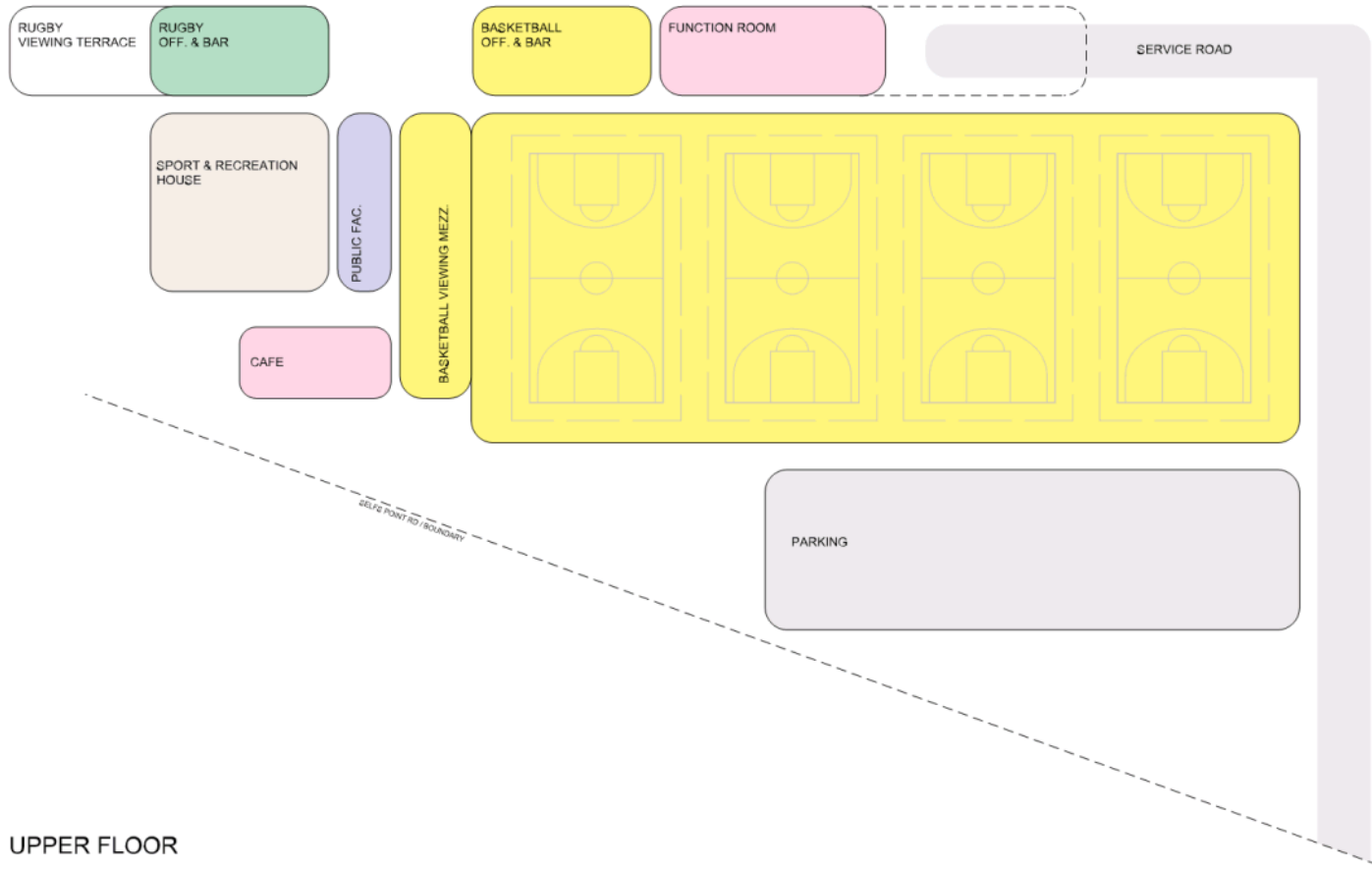
NOMINATED ARCHITECT: GAETANO PALMESE
TASMANIA RQA / REGISTERED ARCHITECT # 888
TASMANIA BUILDING PRACTITIONER ACCREDITATION # 0081640
ABN: 24 934 299 657
COPYRIGHT: GAETANO PALMESE ARCHITECTS

**GAETANO
PALMESE**
ARCHITECTS

LEVEL 1/8 MORRISON STREET HOBART TASMANIA 7000
T: 03 6294 0340
contact@gaetanopalme.com
www.gaetanopalme.com



PROJECT: NEW TOWN BAY SPORTS HUB
LOCATION: SELFS POINT / NEW TOWN
DRAWING TITLE: CONCEPT PLAN - GROUND FLOOR
DATE: 31 MARCH 2026
SCALE: NTS DRAWN: GP
PROJECT #: X2516 SK-04
DRAWING #: SK-04
REV #



UPPER FLOOR

NOTE
1. DO NOT SCALE DIMENSIONS FROM PRINTED DRAWING
2. VERIFY ALL DIMENSIONS ON SITE

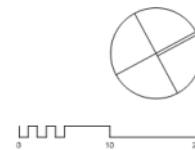
REV	DATE	ISSUE / DESCRIPTION

LEGEND

NOMINATED ARCHITECT: GAETANO PALMESE
TASMANIA ROA / REGISTERED ARCHITECT # 888
TASMANIA BUILDING PRACTITIONER ACCREDITATION # 0081640
ABN: 24 924 299 657
COPYRIGHT: GAETANO PALMESE ARCHITECTS

**GAETANO
PALMESE**
ARCHITECTS

LEVEL 1 / 6 MORRISON STREET HOBART TASMANIA 7000
T: 03 6294 0340
email: g. palme@palme.com
www.gaetanopalme.com



PROJECT: **NEW TOWN BAY SPORTS HUB**
LOCATION: **SELFS POINT / NEW TOWN**
DRAWING TITLE: **CONCEPT PLAN - UPPER FLOOR**
DATE: **31 MARCH 2026**
SCALE: _____ DRAWN: _____ CHECKED: _____
NTS: LW GP
PROJECT #: _____ DRAWING #: _____ REV #: _____
X2516 SK-05



NOTE:
1. DO NOT SCALE DIMENSIONS FROM PRINTED DRAWING
2. VERIFY ALL DIMENSIONS ON SITE

AAA+ MEMBER
NOMINATED ARCHITECT: GAETANO PALMESE
NEW ARCHITECTS REGISTRATION BOARD # 886
TASMANIA BOA - REGISTERED ARCHITECT # 888
TASMANIA BUILDING PRACTITIONER ACCREDITATION # C031840
ABN: 34 624 0240
COPYRIGHT GAETANO PALMESE ARCHITECTS

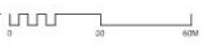
REV	DATE	ISSUE / DESCRIPTION

GAETANO PALMESE
ARCHITECTS

LEVEL 175 TACRIFORD STREET HOBART TASMANIA 7503
T: 03 624 0240
contact@gaetanopalme.com
www.gaanopalme.com

PROJECT
NEW TOWN BAY SPORTS HUB
LOCATION
SELFS POINT / NEW TOWN
DRAWING TITLE
PRELIMINARY CONCEPT SITE PLAN
DATE
23 APRIL 2026
SCALE
1:1500 @ A3
DRAWN
LW
CHECKED
GP
PROJECT #
DRAWING #
REV #

X2516 SK-02.1





NEW TOWN BAY SPORTS HUB

CONCEPT PLAN

GAETANO
PALMESE
ARCHITECTS



CITY OF HOBART
HERITAGE ACCOUNT

MILLINERY

WHAT IS THE HERITAGE ACCOUNT?

Statutory Account

- National Trust Preservation Fund (Winding-Up) Act 1999
- Funds must be separately accounted for in our records
- Funds must be applied for the financial assistance of heritage protected properties
- No separate contributions from the City of Hobart

Heritage Account Special Committee

- City of Hobart established a special committee under the Local Government Act 1993 to oversee the Heritage Account
- Terms of Reference set by Council regarding membership & payment caps from account
- Guidelines also set by Council on grants program which is currently every 2 years

PROPOSED CHANGES

Terms of Reference

- Current cap of \$60K plus CPI is not very flexible
- Do not allow for higher payments if interest rates are high, so we are accumulating funds in the account
- Do not allow for grants to be carried over to a future round if they are not taken up by someone who was successful in being awarded a grant

Funds in Heritage Account

- Current balance is \$1,952,508
- Under the existing terms of reference, a grant program for the current round could offered of \$80,530
- There is an additional amount of \$140,553 in the account when compared to the real value of the account from the last time it was considered by the Council (2021)
- Proposal for the current grant round to have both amounts available ie \$221,083

PROPOSED CHANGES

Key changes to Terms of Reference

- Minimum biennial grant program of \$60K plus an amount that would maintain the real value of the account
- Opportunity to review membership – currently:
 - 3 Elected Members but only 2 appointed
 - CEO or nominee (Senior Cultural Heritage Officer)
 - Finance expert ie our CFO

Key changes to Guidelines

- Cap for individual grants has been \$10K but proposed to increase to \$25K
- Further additional funds could be allowed for places of public interest – possibly an additional \$10K ie total grant possible of \$35K
- Any payments outside these parameters would go to the Council for consideration



City of Hobart presents

Sandy Bay Bathing Pavilion – Future Development and Use

18 May 2026

Background and History

Architectural Significance

Designed in 1962 by Dirk Bolt, the Pavilion features a distinctive pre-cast concrete façade symbolising mid-century architecture.

Community and Recreational Role

Serving Hobart since 1962, the Pavilion has supported community programs and beach activities, especially via Surf Life Saving Tasmania since 1969.

Heritage Protection

Listed on the Tasmanian Heritage Register in 2012, the Pavilion's cultural and architectural importance is formally recognised and protected.

Ambition to develop

The Council has explored opportunities to revitalise the Pavilion over many years, including activation of the ground floor (e.g., café) and an upper-storey extension to accommodate a restaurant.

Redevelopment Challenges

Any redevelopment proposal faces heritage, planning, and community concerns, highlighting the balance between preservation and revitalisation.



Background and History

- In 2001 the Council issued a planning permit for a 90-seat second-floor restaurant extension and 18 additional car parks; the permit was later replaced by a Resource Management and Planning Appeals Tribunal (RMPAT) refusal.
- The Tribunal found the development would indirectly but substantially harm the amenity of the Pavilion area as a recreation zone (including traffic impacts through the “village green”), would be out of scale with zoning intent, and that parking was insufficient, arguing that additional parking would intrude into the village green and require a link road.
- A 2013 Notice of Motion by former Lord Mayor John Freeman requested investigation of options for redeveloping and utilising the upper level of the Pavilion remains outstanding



Key Development Issues

Land Tenure Restrictions

Crown land reversionary conditions limit site use to public recreation unless Ministerial approval is granted.

Planning and Zoning Challenges

Site zoning as Open Space makes food services discretionary and subject to approval processes.

Heritage Conservation Requirements

The Pavilion's heritage listing requires all changes to comply with the Conservation Management Plan.

Community and Traffic Concerns

Previous proposals were rejected due to traffic, parking, and impact on recreational amenities.

Opportunities for Activation

Upper-Storey Restaurant Potential

Developing an upper-storey restaurant could enhance visitation and economic activity by offering unique dining with coastal views. Dirk Bolt endorsed this design in 2018

Ground Floor Café Activation

Introducing a café on the ground floor would support daily public use and provide amenities to beachgoers and visitors.

Heritage Integration and Design

Leveraging the Pavilion's heritage status with thoughtful design balances preservation with modern innovation.

Planning and Infrastructure Considerations

Traffic and parking impacts appear manageable within current infrastructure, supporting sustainable redevelopment.



Next Steps and Recommendations

Resolve Land Tenure

Land tenure changes need to be finalised with government authorities to enable redevelopment with commercial use and public access.

Development Application

Preparation of a detailed development application including traffic, parking studies, and design documentation.

Heritage and Community Engagement

Obtain heritage approvals and engage the community through consultations to align with conservation plans.

Support Interim Tenancy and Operator Selection

Support interim Surf Life Saving activities and conduct Expression of Interest to select restaurant or café operator.

