



CITY OF HOBART

# MINUTES

PLANNING AUTHORITY COMMITTEE MEETING

OPEN PORTION

WEDNESDAY, 10 JUNE 2026



City of **HOBART**

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## ORDER OF BUSINESS

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**Planning Authority Committee Meeting (Open Portion) held on Wednesday,  
10 June 2026 at 4.05pm 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  
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

Councillor Posselt left the meeting at 4.39pm, returning at 4.40pm.

Lord Mayor Councillor Reynolds retired from the meeting at 4.44pm and was not present for items 7.1.1, 7.1.2, 8.2, 8.3, and 9.

**APOLOGIES:**

Nil.

**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 and 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, 20 May 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?

POSSELT

That item 8.1 be taken after item 6.

MOTION CARRIED

### VOTING RECORD

AYES

NOES

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

### **COMMITTEE RESOLUTION:**

That item 8.1 be taken after item 6.

## **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.

Item 8.1 was then taken.

## **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 53 Warwick Street Hobart - Alterations and Extension PLN-HOB-2026-0096 - File Ref: F26/28856**

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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 10 June 2026, be adopted.

MOTION CARRIED

#### VOTING RECORD

##### AYES

Dutta  
Lohberger  
Kitsos  
Zucco  
Kelly  
Bloomfield

##### NOES

Deputy Lord Mayor Sherlock  
Harvey  
Posselt

Councillor Posselt abstained from voting on the motion.

*In accordance with section 32(3) of the Local Government (Meeting Procedures) Regulations 2025, to abstain from voting at a meeting is to vote in the negative and has been recorded accordingly.*

#### **COMMITTEE RESOLUTION:**

That pursuant to the *Tasmanian Planning Scheme – Hobart* the Council approve the application for Alterations and Extension at 53 WARWICK STREET HOBART 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-2026-0096 53 WARWICK ST HOBART TAS 7000 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.

**Delegation : Committee**

**7.1.2 136 Wentworth Street and 112 Cascade Road, South Hobart - New Building for Residential (Communal Residence) and Associated Works**  
**PLN-HOB-2025-0664 - File Ref: F26/29104**

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HARVEY

That the recommendation contained within the officer report, marked as item 7.1.2 of the Open Planning Authority Committee Agenda of 10 June 2026, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

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

**COMMITTEE RESOLUTION:**

That pursuant to the *Tasmanian Planning Scheme – Hobart* the Council approve the application for a New Building for Residential (Communal Residence) and Associated Works at 136 WENTWORTH STREET and 112 CASCADE ROAD, SOUTH HOBART 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-2025-0664 - 136 WENTWORTH ST SOUTH HOBART TAS 7004 - Advertised 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-2026-0037 dated 13 March 2026 as attached to the permit.

PLN s1 – Special

Lighting at the rear of the site and to the south elevation of the buildings must be designed and installed to minimise light spill onto the adjoining council reserve.

SURV 16

The land comprised in the 1548 m2 title that Homes Tasmania is creating from Hobart City Council's land comprised in CT 94118/1 at 136 Wentworth Street and CT 174389/1 (112 Cascade Road) , are to be adhered in accordance with the provisions of Section 110 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, to the satisfaction of the Council prior to the issue of any occupancy permit for the proposed housing development that is located on the 1548 m2 title and partially on 112 Cascade Road.

Reason for condition

To ensure compliance with statutory provisions.

*Advice*

*The application for an adhesion order to the Council has a fee of \$366. Evidence will be required that the owners and mortgagees do not object to the adhesion and the condition is considered completed when a copy of the receipt for the Land Titles Office lodgement slip for the adhesion order has been received by the Council.*

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 10 - Development Engineering - Waste Management

A construction waste management plan must be implemented throughout construction and an ongoing waste management plan for all waste and recycling must be implemented post construction.

A construction waste management plan must be submitted and approved as a Condition Endorsement, prior to commencement of work on the site. The construction waste management plan must include:

- Provisions for commercial waste services for the handling, storage, transport and disposal of post-construction solid waste and recycle bins from the development; and
- Provisions for the handling, transport and disposal of demolition material, including any contaminated waste and recycling opportunities, to satisfy the above requirement.

All work required by this condition must be undertaken in accordance with the approved construction waste management plan.

#### *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.*

*It is recommended that the developer liaise with the Council's Waste & Circular Economy Team regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill. Further information can also be found on the Council's website.*

#### TR 2 - Traffic - Construction Management

A construction traffic and parking management plan must be implemented throughout the construction works.

The construction traffic and parking management plan (CTPMP) (including cars, public transport vehicles, service vehicles, pedestrians and cyclists) 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 CTPMP must be prepared by a suitably qualified expert and must include:

1. a communications plan to advise the wider community of the traffic and parking impacts during construction,
2. start dates and finish dates of various stages of works,
3. times that trucks and other traffic associated with the works will be allowed to operate; and
4. the name of a superintendent, or the like, to advise the City of Hobart of the progress of works in relation to the traffic and parking management with regular meetings during the works.

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

#### 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*

*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 roads, drains and natural watercourses 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, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the City of Hobart's plans to be marked on the ground and on the plan,
2. where appropriate, a digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format; and
3. photos of any existing drainage structures connected to or modified as part of the development.

The pre-construction 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, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the City of Hobart's plans shall be marked on the ground and on the plan,
2. where appropriate, a digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format; and

3. photos of any existing drainage structures connected to or modified as part of the development.

The post-construction 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.

#### 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 prior to occupancy or commencement of use (whichever occurs first).

#### *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.*

#### Reason for condition

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

#### SW 6 - Stormwater - General Design

New public stormwater infrastructure must be designed and constructed prior to occupancy or the commencement of the approved use (whichever occurs first).

Piped public stormwater infrastructure must contain runoff from the contributing drainage catchment during minor storms (5% AEP).

The design (including defined overland flow paths) should safely communicate flows from major storms (1% AEP at 2100, including climate change) across the site without concentrating flows to other properties.

Prior to any approval under the *Building Act 2016* or commencement of works (whichever occurs first), detailed engineering drawings in plan and long-section must be approved as a Condition Endorsement.

The drawings must be certified by a suitably qualified civil engineer and include:

1. Detail distinguishing between public and private infrastructure;
2. Detail sufficient to fully describe the system. This may include, but is not limited to:
  1. important features (e.g. connections and inspection openings);
  2. flow behaviour (e.g. flows, velocities)
  3. system analysis (e.g. hydraulic & energy grade lines);
  4. arrangement (e.g. gradients, clearances, cover);
  5. description (e.g. sizing, material, pipe class, easements);
3. Working detail contributing to the design, including but not limited to:
  1. design calculations;
  2. for the minor storm, a plan of the areas drained to the piped system;
  3. for the major storm, a catchment area plan of the full catchment draining to the system;

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

#### *Advice*

*The development proposes to modify existing council stormwater systems. Detail of the final proposed arrangement of these systems is needed.*

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

#### 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 gravity driven;

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.

#### SW 8 - Stormwater - Cost Contribution

A cost estimate for the design, provision and installation of a system that meets the City of Hobart's Stormwater Management Policy for Development for the whole proposed development must be provided and agreed upon. A sum equivalent to the cost estimate is to be paid to the Council in accordance with Councils Stormwater Policy. The contribution must be paid prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first).

#### *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 avoid the possible pollution of drainage system and natural watercourses and to comply with relevant state legislation.

#### T 8

The three existing street trees east of the subject site must not be removed or damaged to the satisfaction of the Director Infrastructure and Assets. No vehicular access, excavation, placement of fill, storage of materials or soil disturbance is to occur within the Notational Root Zone (NRZ) identified on the submitted plan, except for the 1% encroachment shown on the plan. There must be no pruning, lopping or damage to the street trees (including its trunk and roots), unless otherwise approved in writing.

#### ENVHE 1 - Environmental Health - Site Assessment and Contamination Management Reports

Recommendations in the report GES Geo-Environmental Solutions - Environmental Site Assessment (Version 3) - 136 Wentworth Street AND GES Geo-Environmental Solutions - Contamination Management Plan - 136 Wentworth Street must be implemented prior to, during and after the construction works as directed by the timeframes within the report(s).

#### ENVHE s1 - Environmental Health - Special

A Landfill Gas Assessment must be conducted by a suitably qualified and experienced person, prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first).

The Landfill gas assessment is to be used to inform the watching brief for managing worker safety during the construction works.

The Landfill Gas Assessment must be submitted and approved prior as a condition endorsement to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first).

All work required by this condition must be undertaken in accordance with the approved Environmental Site Assessment and Contamination Management Plan.

#### Reason for condition

A Landfill Gas Assessment is required by GES Geo-Environmental Solutions to address Landfill Gas risk at the site.

#### ENVHE s2 - Environmental Health - Special

A Landfill Gas Assessment is to be completed at the completion of earthworks involving soil disturbance to assess if any soil disturbances have altered the Landfill Gas risk at the site.

The post construction Landfill Gas Assessment must be submitted and approved prior as a condition endorsement to occupancy or the commencement of the use (whichever occurs first).

All work required by this condition must be undertaken in accordance with the approved Environmental Site Assessment and Contamination Management Plan.

Reason for Condition: A post construction Landfill Gas Assessment is required by GES Geo-Environmental Solutions to address Landfill Gas risk at the site for future site users.

#### 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](<https://www.hobartcity.com.au/Development/Condition-endorsement>).

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](<https://www.hobartcity.com.au/Council/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,](<https://www.hobartcity.com.au/Development/Building-and-plumbing>) 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.]([https://www.cbos.tas.gov.au/\\_data/assets/pdf\\_file/0020/470360/Fact-Sheet-checklist-owner-responsibilities-for-building-work-approvals.pdf](https://www.cbos.tas.gov.au/_data/assets/pdf_file/0020/470360/Fact-Sheet-checklist-owner-responsibilities-for-building-work-approvals.pdf))

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,](<https://www.hobartcity.com.au/Development/Building-and-plumbing>) 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.]([https://www.cbos.tas.gov.au/\\_data/assets/pdf\\_file/0020/470360/Fact-Sheet-checklist-owner-responsibilities-for-building-work-approvals.pdf](https://www.cbos.tas.gov.au/_data/assets/pdf_file/0020/470360/Fact-Sheet-checklist-owner-responsibilities-for-building-work-approvals.pdf))

## 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](<https://www.lgat.tas.gov.au/lgat-advocacy/engineering-local-government-standards-and-guidelines>),
- Any departures from those drawings noted in [City of Hobart's Departures from LGAT Standard Drawings](<https://www.hobartcity.com.au/Development-and-Business/Planning/Standard-engineering-drawings>), and
- the [Tasmanian Infrastructure Design Guidelines](<https://www.lgat.tas.gov.au/lgat-advocacy/engineering-local-government-standards-and-guidelines>).

## 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](<https://www.hobartcity.com.au/Business/Construction-Activities-and-Events-on-Public-Streets>) for more information.

You may require a road closure permit for construction. Click [here

](<https://www.hobartcity.com.au/Business/Construction-Activities-and-Events-on-Public-Streets/Application-Forms>) for more information.

#### FEES AND CHARGES

Click [here](<https://www.hobartcity.com.au/Council/Fees-and-charges>) for information on the Council's fees and charges.

#### BEFORE YOU DIG

Click [here](<https://www.byda.com.au/>) for before you dig information.

#### **Delegation : Committee**

Item 8.2 was then taken.

## 8. REPORTS

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The Chairperson invited Professor Peter Phibbs to address the Committee and answer questions in relation to item 8.1.

### 8.1 Visitor Accommodation SAP PSA File Ref: F26/21100; 26/9

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REYNOLDS

That the recommendation contained within the officer report, marked as item 8.1 of the Open Planning Authority Committee Agenda of 10 June 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 receive and note this report, Visitor Accommodation SAP PSA, prepared by the Manager Strategic Land Use Planning dated 10 June 2026.
2. Pursuant to section 40D(b) of the *Land Use Planning and Approvals Act 1993* ('the Act'), the Planning Authority, of its own motion, prepares a draft amendment of the Hobart Local Provisions Schedule ('LPS'), being "Amendment PSA-25-3" to insert "HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan" at Attachment B into the LPS of the *Tasmanian Planning Scheme - Hobart*.
3. Pursuant to section 40F(1) of the Act, the Planning Authority considers whether Amendment PSA-25-3 meets the LPS Criteria in section 34 of the Act and:
  - a. pursuant to section 40F(2)(a), is satisfied that Amendment PSA-25-3 meets the LPS Criteria and the requirements of the Act; and

- b. pursuant to section 40F(2)(a) of the Act, certifies that draft amendment, Amendment PSA-25-3, meets the requirements of the Act; and
  - c. pursuant to section 40F(3) of the Act, authorises affixing of the Planning Authority's common seal to the certificate.
4. Pursuant to section 6(3) of the Act, the Planning Authority delegates all of its functions and powers pursuant to Part 3B of the Act to the Planning Authority's Chief Executive Officer with respect to Amendment PSA-25-3.
5. The Planning Authority authorises the Lord Mayor to sign an instrument of delegation to record the Planning Authority's delegation.
6. In accordance with Section 40G of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the amendment on public exhibition for a period of 28 days.

**Delegation : Committee**

Item 7.1 was then taken.

**8.2 Delegated Decision Report (Planning)**  
**File Ref: F26/28715**

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SHERLOCK

That the recommendation contained within the officer report, marked as item 8.2 of the Open Planning Authority Committee Agenda of 10 June 2026, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta  
Deputy Lord Mayor Sherlock  
Harvey  
Posselt  
Lohberger  
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 10 June 2026, be received and noted.

**Delegation : Committee**

**8.3 Planning - Advertised Applications Report**  
**File Ref: F26/28775**

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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 10 June 2026, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta  
Deputy Lord Mayor Sherlock  
Harvey  
Posselt  
Lohberger  
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 10 June 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.”

### **LOHBERGER**

That the responses provided to the questions without notices contained within the officer reports, marked as items 9.1 to 9.4 of the Open Planning Authority Committee Agenda of 10 June 2026, be adopted.

MOTION CARRIED

### VOTING RECORD

#### AYES

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

#### NOES

### **COMMITTEE RESOLUTION:**

That the responses provided to the questions without notices contained within the officer reports, marked as items 9.1 to 9.4 of the Open Planning Authority Committee Agenda of 10 June 2026, be received and noted.

### **9.1 Vacant Heritage Buildings**

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Memorandum of the Director Strategic and Regulatory Services of  
5 June 2026

### **9.2 Commencement Timeframes**

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Memorandum of the Director Strategic and Regulatory Services of  
5 June 2026

**9.3 Sultan Carpark Development**

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Memorandum of the Director Strategic and Regulatory Services of  
4 June 2026

**9.4 Consideration of a Hard Limit for Light Output from Signs**

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Memorandum of the Director Strategic and Regulatory Services of  
5 June 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  
4.57pm.

TAKEN AS READ AND SIGNED AS  
A CORRECT RECORD THIS  
24<sup>TH</sup> DAY OF JUNE 2026.

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**CHAIRPERSON**