

Land Use Planning and Approvals Act 1993 (the Act)

Erratum under section 81AA(1)

Decision on Hobart draft LPS, 13 October 2025

Table 1 - list of corrections to decision

Page	Paragraph	Correction	Approved
298 and 300		Attachment 3 – 3.0 Hobart Central Business Zone Specific Area Plan Change HOB-S4.7.1 Building height, siting, bulk and design as follows: • P1.2 from “Buildings within the central business core area must not extend beyond the amenity building envelope unless:” to “Development must not extend beyond the building envelope unless:”; and • P3.2 “Buildings within the central business core area must not extend beyond the amenity building envelope unless:” to “Development must not extend beyond the building envelope unless:”.	John Ramsay Delegate (Chair) 13 October 2025
278	Attachment 2, Annexure A	Battery Point Specific Area Plan HOB-S7.6.1(A1) modified to read as follows: A1 In the Inner Residential Zone Visitor Accommodation (except for bed and breakfast establishment) must: (a) be within an existing building; and (b) not replace a residential use.	John Ramsay Delegate (Chair) 9 September 2025
290		Attachment 3 - 3.0 Hobart Central Business Zone Specific Area Plan Change HOB-S4.5 Use Table as follows: • Delete Bulky Goods Sales with qualification as Permitted and insert Bulky Goods Sales with the following qualification (Except at ground floor level (except for access) within the Active Frontage Overlay Figure HOB-S4.2 Active frontage area) as Discretionary.	John Ramsay Delegate (Chair) 18 August 2025
280		Attachment 3 - 2.0 Lower Sandy Bay Escarpment Specific Area Plan • Replace HOB-S3.7.2 with HOB-S3.7.2 as set out in Annexure A to this Erratum.	John Ramsay Delegate (Chair) 18 August 2025

Annexure A

HOB-S3.0 Lower Sandy Bay Escarpment Specific Area Plan

HOB-S3.7 Development Standards for Buildings and Works

HOB-S3.7.1 Siting of buildings close to the Lower Sandy Bay escarpment

This clause is in addition to Low Density Residential - clause 10.4 Development Standards for Dwellings, and clause 10.5 Development Standards for Non-dwellings.

Objective:	To protect the landscape values of the shoreline of the Derwent Estuary by siting buildings an appropriate distance from the Lower Sandy Bay escarpment.	
Acceptable Solutions		Performance Criteria
A1.1 Buildings must not be sited: (a) less than 20m landward; or (b) seaward, of the Lower Sandy Bay escarpment; or A1.2 An extension to an existing building, including an unroofed deck attached to or abutting a building, must: (a) not be seaward of the Lower Sandy Bay escarpment; and (b) if less than 20m landward of the Lower Sandy Bay escarpment, must: (i) not be more than 15m ² in floor area; or (ii) be within the existing building footprint, as measured at 20 May 2015.		P1 Buildings must be sited and designed to minimise unreasonable impacts on views of the Lower Sandy Bay escarpment from the Derwent Estuary, having regard to: (a) minimising land disturbance; (b) maximising retention of native vegetation; (c) the use of suitable landscaping; (d) the use of non-reflective materials on facades visible from the Derwent Estuary; and (e) the use of subdued colours on external building surfaces; and no part of a building is seaward of the Lower Sandy Bay escarpment unless replacement of an existing building within the existing footprint and of no greater scale than the building being replaced.
A2 No Acceptable Solution		P2.1 Within the area seaward of the Lower Sandy Bay Escarpment at the shoreline of the Derwent Estuary, a boatshed must be appropriately sited and designed having regard to: (a) minimising land disturbance;

	(b) the use of non-reflective materials on facades visible from the Derwent Estuary; and (c) the use of subdued colours on external building surfaces. P2.2 A boatshed must have a gross floor area of no more than 40m², with an overall building footprint no more than 50m², including external decks or encroachments.
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HOB-S3.7.2 Site coverage

This clause is in substitution for Low Density Residential Zone - clause 10.4.4 Site coverage, and clause 10.5.1 Non-dwelling development A4 and P4.

Objective:	That site coverage: (a) is consistent with the character of the existing development and the natural environment in the area; (b) provides sufficient area for private open space and landscaping; and (c) assists with the management of stormwater runoff.
Acceptable Solutions	Performance Criteria
A1 (a) Site coverage must not be more than 30%; and (b) any part of a site seaward of the Lower Sandy Bay escarpment is not to be included in the site area for the purpose of calculating the site coverage, under sub-clause (a).	P1 Site coverage must be consistent with that existing on established properties and the character of the natural environment, in the area, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb runoff; (c) the size and shape of the site landward of the Lower Sandy Bay escarpment; (d) the existing buildings and any constraints imposed by existing development; (e) the provision for landscaping and private open space; (f) the need to remove vegetation; and (g) the site coverage of adjacent properties.