



CITY OF HOBART

# MINUTES

## CITY PLANNING COMMITTEE MEETING (OPEN PORTION OF THE MEETING) MEETING HELD TUESDAY, 15 MARCH 2016 AT 5.00 PM

**PRESENT:** Alderman J R Briscoe (Chairman), Alderman T M Denison, the Deputy Lord Mayor Alderman R G Christie and Alderman A M Reynolds.

In the absence of a quorum, the Deputy Lord Mayor was an ex-officio member of the Committee in accordance with the Council Policy 2-01-01.

Alderman Reynolds was co-opted to the meeting.

The Deputy Lord Mayor retired from the meeting at 5.02 pm.

**APOLOGIES:** Alderman E R Ruzicka.

**LEAVE OF ABSENCE:** Alderman H C Burnet.

**CITY PLANNING COMMITTEE  
(OPEN PORTION OF THE MEETING)  
MINUTES 2  
15/3/2016**

DENISON

That Alderman Reynolds be co-opted to the meeting.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	
Denison	
Deputy Lord Mayor Christie	

**1. MINUTES OF THE OPEN PORTION OF THE CITY PLANNING COMMITTEE MEETING HELD ON MONDAY, 29 FEBRUARY 2016 AND A SPECIAL MEETING OF THE CITY PLANNING COMMITTEE HELD ON MONDAY, 7 MARCH 2016**

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DENISON	That the minutes be signed as a true and correct record.
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MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	
Denison	
Reynolds	

The minutes were signed.

**2. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA**

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No supplementary items were received.

**3. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST**

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No pecuniary or conflicts of interest were indicated.

**4. TRANSFER OF AGENDA ITEMS**

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No items were transferred.

CITY PLANNING COMMITTEE  
(OPEN PORTION OF THE MEETING)  
MINUTES 3  
15/3/2016

**5. PLANNING AUTHORITY ITEMS – CONSIDERATION OF ITEMS WITH DEPUTATIONS**

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DENISON

RECOMMENDATION

That in accordance with Regulation 8 (4) of the Local Government (Meeting Procedures) Regulations 2015, the Committee resolve to deal with any items which have deputations by members of the public regarding any planning matter listed on the agenda, to be taken out of sequence in order to deal with deputations at the beginning of the meeting.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	
Denison	
Reynolds	

**6. COMMITTEE ACTING AS PLANNING AUTHORITY**

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**6.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015**

Ms Gill Martin addressed the Committee in relation to item 6.1.1.

Mr Scott Wilson addressed the Committee in relation to item 6.1.1, on behalf of the applicant.

**6.1.1 5 BAKER STREET, NEW TOWN - PARTIAL DEMOLITION, ADDITIONAL DWELLING AND CAR PARKING - PLN-15-01541-01 - FILE REF: 5483451 & P/5/338**

DENISON

That the item be deferred.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	
Denison	
Reynolds	

**CITY PLANNING COMMITTEE  
(OPEN PORTION OF THE MEETING)  
MINUTES 4  
15/3/2016**

Mr Edward Swan addressed the Committee in relation to item 6.1.2.

Dr Jennifer Bond addressed the Committee in relation to item 6.1.2.

Mr Evan Boardman addressed the Committee in relation to item 6.1.2.

Mr Gary Reed responded to questions of the Committee in relation to item 6.1.2, on behalf of the applicant.

**6.1.2 168 WARWICK STREET, HOBART - DEMOLITION AND 5  
MULTIPLE DWELLINGS - (RE-ADVERTISED -  
ADMINISTRATIVE ERROR) - PLN-15-01342-01 -  
FILE REF: 5561720 & P/168/902**

DENISON

That the recommendation for approval be adopted for the reasons outlined in the Officer's report attached to item 6.1.2 of the agenda of 15 March 2016, with the following amendments:

1. Condition PLNs1 be amended to read:

PLNs1 The development must not allow for vehicles to enter and exit the site from Henry Street, and a physical barrier must be installed and maintained adjacent to the Henry Street frontage of the site to prevent vehicle access to and from Henry Street both during and after construction of the development.

Design drawings demonstrating compliance with the above requirements must be submitted and approved prior to the issue of any building permit.

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

**Reason for condition**

**To clarify the applicant's intent to not use Henry Street for any form of vehicular access**

2. A new advice clause be included:

“The applicant should give consideration to facilitating public pedestrian access through the site from Henry Street to Warwick Street within any Strata Title Body Corporate provisions relating to the site.”

cont.../

CITY PLANNING COMMITTEE  
(OPEN PORTION OF THE MEETING)  
MINUTES 5  
15/3/2016

Item No. 6.1.2 continued

MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	
Denison	
Reynolds	

Mr Peter Worrall addressed the Committee in relation to item 6.1.3.

Ms Irene Duckett addressed the Committee in relation 6.1.3, on behalf of the applicant.

**6.1.3 95 HAMPDEN ROAD, ADJACENT STOWELL AVENUE  
ROAD RESERVATION, BATTERY POINT - SUBDIVISION  
(ONE ADDITIONAL LOT) AND ASSOCIATED HYDRAULIC  
INFRASTRUCTURE (RE-ADVERTISED – ADMINISTRATIVE  
ERROR) - PLN-15-00367-01 - FILE REF: 5576930 & P/95/550**

DENISON

That the recommendation for approval be adopted for the reasons outlined in the Officer's report attached to item 6.1.3 of the agenda of 15 March 2016.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	
Denison	
Reynolds	

CITY PLANNING COMMITTEE  
(OPEN PORTION OF THE MEETING)  
MINUTES 6  
15/3/2016

Ms Genevieve Lilley addressed the Committee in relation to item 6.1.4, on behalf of the applicant.

**6.1.4 22 LIVERPOOL CRESCENT, WEST HOBART - STUDIO, WORKSHOP, GARAGE AND DRIVEWAY MODIFICATIONS - PLN-15-01406-01 - FILE REF: 5666709 & P/22-30/626**

DENISON

That the recommendation for approval be adopted for the reasons outlined in the Officer's report attached to item 6.1.4 of the agenda of 15 March 2016.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	
Denison	
Reynolds	

Ms Irene Duckett addressed the Committee in relation to item 6.1.5, on behalf of the applicant.

**6.1.5 28-32 ELIZABETH STREET AND ADJOINING ELIZABETH STREET AND TRAFALGAR PLACE ROAD RESERVES, HOBART - DEMOLITION AND NEW DEVELOPMENT FOR HOTEL, RESTAURANT, BARS, FUNCTION FACILITIES AND CAFE - PLN-15-01162-01 - FILE REF: 7162977 & P/28-32/470**

DENISON

That the recommendation for approval be adopted for the reasons outlined in the Officer's report attached to item 6.1.5 of the agenda of 15 March 2016, with the addition of the following new advice clause:

“The applicant is encouraged to negotiate an agreed outcome with the owners and occupiers of the adjacent building at 22 Elizabeth Street regarding the operation and location of the microwave network infrastructure atop that building.”

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**CITY PLANNING COMMITTEE  
(OPEN PORTION OF THE MEETING)  
MINUTES 7  
15/3/2016**

Item No. 6.1.5 continued

MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	Reynolds
Denison	

**6.1.6 851 SANDY BAY ROAD AND 851A SANDY BAY ROAD,  
SANDY BAY - 7 MULTIPLE DWELLINGS AND ASSOCIATED  
ACCESS, PARKING AND LANDSCAPING - PLN-15-00515-01 -  
FILE REF: 5645879 & P/851/820**

DENISON

That the recommendation for approval be adopted for the reasons outlined in the Officer's report attached to item 6.1.6 of the agenda of 15 March 2016.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	Reynolds
Denison	

**6.2 APPLICATIONS UNDER THE CITY OF HOBART PLANNING  
SCHEME 1982**

**6.2.1 11 BEAUMONT ROAD, LENA VALLEY - SUBDIVISION (46  
LOTS) - PLN-15-00245-01 - FILE REF: 2541636 & P/11/336**

DENISON

That the recommendation for approval be adopted for the reasons outlined in the Officer's report attached to item 6.2.1 of the agenda of 15 March 2016.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	Reynolds
Denison	

**6.3 APPLICATIONS UNDER THE SULLIVANS COVE PLANNING SCHEME 1997**

**6.3.1 63 SALAMANCA PLACE, BATTERY POINT - OUTDOOR DINING FURNITURE AND SIGNAGE -PLN-16-00092-01 - FILE REF: 5672316 & P/63/817**

REYNOLDS

That the recommendation for approval be adopted for the reasons outlined in the Officer's report attached to item 6.3.1 of the agenda of 15 March 2016.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe

Denison

Reynolds

**7. TASMANIA'S DRAFT CLIMATE CHANGE ACTION PLAN 2016 – 2021 – FILE REF: 17-50-23**

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REYNOLDS

That the recommendation contained in the report of the Director City Planning and the Environment and Climate Change Officer of 7 March 2016, as detailed below:

- That:*
- 1. The report be received and noted.*
  - 2. The Council provide feedback to the Tasmanian Government, under a covering letter from the Lord Mayor, on 'Embracing Climate Challenge - Tasmania's draft climate change action plan 2016 – 2021, in accordance with:*
    - (i) The responses detailed at item 4 of this report; and*
    - (ii) Attachment B of this report.*

be adopted, with the addition of the following new clause 3:

- 3. The Council feedback include a request that additional information be included regarding transport mitigation areas and better access to public transport.*

cont.../



**CITY PLANNING COMMITTEE  
(OPEN PORTION OF THE MEETING)  
MINUTES 9  
15/3/2016**

Item No. 7 continued

MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	
Denison	
Reynolds	

**8. APPLICATIONS APPROVED UNDER THE DELEGATED AUTHORITY OF  
THE DIRECTOR CITY PLANNING – FILE REF: 30-1-18**

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DENISON

That the information be received and noted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	
Denison	
Reynolds	

**9. APPLICATIONS APPROVED UNDER THE BUILDING REGULATIONS 2014  
AND BUILDING ACT 2000 – FILE REF: 30-1-17**

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DENISON

That the information be received and noted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	
Denison	
Reynolds	

**10. ADVERTISING – FILE REF: 30-1-19**

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DENISON

That the information be received and noted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	
Denison	
Reynolds	

**11. RESPONSES TO QUESTIONS WITHOUT NOTICE – FILE REF: 13-1-10**

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**11.1 AMENDMENTS TO THE HOBART INTERIM PLANNING SCHEME  
2015**

DENISON

That the information be received and noted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	
Denison	
Reynolds	

**12. QUESTIONS WITHOUT NOTICE – FILE REF: 13-1-10**

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**12.1 URBAN DESIGN ADVISORY PANEL – MEMBERSHIP AND TERMS  
OF REFERENCE**

ALDERMAN REYNOLDS

**Question:** Who are the current members of the Urban Design Advisory Panel? When are memberships due for renewal? What are the current Terms of Reference? Is there a plan to review the Terms of Reference?

**Answer:** The Acting Director City Planning took the question on notice.

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CITY PLANNING COMMITTEE  
(OPEN PORTION OF THE MEETING)  
MINUTES 11  
15/3/2016

Item No. 12 continued

**12.2 COMMENCEMENT OF BEE-KEEPING BY-LAW**

ALDERMAN REYNOLDS

**Question:** When will the amendments to the Bee-keeping By-law come into effect?

**Answer:** The Acting Director City Planning took the question on notice.

**13. CLOSED PORTION OF THE CITY PLANNING COMMITTEE MEETING**

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DENISON

That the items be noted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe

Denison

Reynolds

The Chairman adjourned the meeting at 7.25 pm to conduct the closed portion of the meeting.

The meeting reconvened at 7.27 pm.

Item 13 was then taken.

There being no further business the meeting closed at 7.28 pm.

TAKEN AS READ AND SIGNED AS A  
CORRECT RECORD THIS 4TH DAY OF  
APRIL 2016.

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CHAIRMAN