



CITY OF HOBART

# **MINUTES**

## **Special City Planning Committee Meeting**

**Open Portion**

**Monday, 8 August 2016 at 3.58 pm**

---

## ORDER OF BUSINESS

---

### APOLOGIES AND LEAVE OF ABSENCE

<b>1. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST .....</b>	<b>3</b>
<b>2.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015 .....</b>	<b>4</b>
2.1.1 141 Hampden Road, Hobart - Partial Demolition, Alterations, Extensions, Front Fencing and Change of Use to Four Multiple Dwellings .....	4

**Special City Planning Committee Meeting (Open Portion) held on Monday, 8 August 2016 at 3.48 pm in the Lady Osborne Room, Town Hall.**

**COMMITTEE MEMBERS**

Briscoe (Chairman)  
Ruzicka  
Burnet  
Denison

**Apologies:** Nil

**Leave of Absence:** Aldermen Denison.

**Present:**

The Lord Mayor Alderman S L Hickey,  
Alderman J R Briscoe (Chairman),  
Aldermen E R Ruzicka and H C Burnet,  
Deputy Lord Mayor Alderman R G  
Christie, Aldermen M Zucco, P S Cocker,  
A M Reynolds and W F Harvey.

The Lord Mayor and the Deputy Lord  
Mayor were co-opted to the Committee.

**ALDERMEN**

Lord Mayor Hickey  
Deputy Lord Mayor Christie  
Zucco  
Sexton  
Cocker  
Thomas  
Reynolds  
Harvey

RUZICKA That the Lord Mayor and the Deputy Lord Mayor be co-opted to the Committee.

MOTION CARRIED

VOTING RECORD

AYES

Briscoe  
Ruzicka  
Burnet

NOES

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

Ref: Part 2, Regulation 8(7) of the *Local Government (Meeting Procedures) Regulations 2015*.

Aldermen are requested to indicate where they may have any pecuniary or conflicts of interest in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the committee has resolved to deal with.

No interest was indicated.

## **2. COMMITTEE ACTING AS PLANNING AUTHORITY**

---

In accordance with the provisions of Part 2 Regulation 25 of the Local Government (Meeting Procedures) Regulations 2015, 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 25, 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 25(2), the General Manager 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.

### **2.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015**

---

#### **2.1.1 141 Hampden Road, Hobart - Partial Demolition, Alterations, Extensions, Front Fencing and Change of Use to Four Multiple Dwellings PLN-16-00587-01 - File Ref: F16/89459**

---

RUZICKA

That the recommendation contained in the report of the Senior Statutory Planner of 8 August 2016, be adopted.

MOTION CARRIED

#### VOTING RECORD

AYES  
Briscoe  
Ruzicka  
Burnet

NOES  
Lord Mayor  
Deputy Lord Mayor

#### **COMMITTEE RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for the following reasons:

1. The proposal does not meet the acceptable solution or the performance criteria in respect to clause E13.7.1 A1 and P1 of the Historic Cultural Heritage Code of the *Hobart Interim Planning Scheme 2015* because the proposed demolition will result in the loss of significant fabric, items and form that contribute to the historic cultural heritage significance of the place and it has not been demonstrated that: there are

environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place; or that there are no prudent and feasible alternatives; or that important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained; or that significant fabric will be documented before demolition.

2. The proposal does not meet the acceptable solution or the performance criteria in respect to clause E13.7.2 A1 and P1 of the Historic Cultural Heritage Code of the *Hobart Interim Planning Scheme 2015* because the proposal is an incompatible design through its siting bulk and form resulting in a diminution of the significance of the place.
3. The proposal does not meet the acceptable solution or the performance criteria in respect to clause E13.7.2 A2 and P2 of the Historic Cultural Heritage Code of the *Hobart Interim Planning Scheme 2015* because it will not be subservient and complementary to the listed place due to its bulk, scale, and siting.
4. The proposal does not meet the acceptable solution or the performance criteria in respect to clause E13.7.2 A3 and P3 of the Historic Cultural Heritage Code of the *Hobart Interim Planning Scheme 2015* because it does not respond to the dominant heritage characteristics of the listed place in its siting, materials and built form.
5. The proposal does not meet the acceptable solution or the performance criteria in respect to clause E13.7.2 A4 and P4 of the Historic Cultural Heritage Code of the *Hobart Interim Planning Scheme 2015* because it detracts from the historic cultural heritage significance of the place as a consequence of it obscuring the servant's wing.
6. The proposal does not meet the acceptable solution or the performance criteria in respect to clause E13.8.1 A1 and P1 of the Historic Cultural Heritage Code of the *Hobart Interim Planning Scheme 2015* because it includes demolition which will result in the loss of part of a building that contributes to the historic cultural heritage significance of the precinct, and it has not been demonstrated that: there are environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place; or that there are no prudent or feasible alternatives; or that opportunity is created for a replacement

building which will be more complementary to the heritage values of the precinct.

7. The proposal does not meet the acceptable solution or the performance criteria in respect to clause E13.8.2 A1 and P1 of the Historic Cultural Heritage Code of the *Hobart Interim Planning Scheme 2015* because the design and siting of the proposal will result in detriment to historic cultural heritage significance of the precinct.
8. The proposal does not meet the acceptable solution or the performance criteria in respect to clause E13.8.2 A3 and P3 because the proposed extension to the existing building will detract from the historic cultural heritage significance of the precinct.

**Delegation: Council**

There being no further business the meeting closed at 4.05 pm.

TAKEN AS READ AND SIGNED AS  
A CORRECT RECORD THIS  
15<sup>TH</sup> DAY OF AUGUST 2016.

---

**CHAIRMAN**