



CITY OF HOBART

MINUTES

City Planning Committee Meeting

Open Portion

Monday, 14 August 2017 at 5:02 pm

ORDER OF BUSINESS

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City Planning Committee Meeting (Open Portion) held on Monday, 14 August 2017 at 5:02 pm in the Lady Osborne Room, Town Hall.

COMMITTEE MEMBERS

Briscoe (Chairman)
Ruzicka
Burnet
Denison

ALDERMEN

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

PRESENT: Alderman H C Burnet (Acting Chairman), Aldermen E R Ruzicka and A M Reynolds.

In the absence of the Chairman, Alderman Burnet chaired the meeting.

APOLOGIES: Nil.

Alderman Reynolds was an ex-officio member of the Committee.

LEAVE OF ABSENCE:

Alderman J R Briscoe (Chairman).
Alderman T M Denison.

RUZICKA

That Alderman Burnet chair the meeting.

MOTION CARRIED

VOTING RECORD

AYES

Ruzicka
Burnet
Reynolds

NOES

1. CO-OPTION OF A COMMITTEE MEMBER IN THE EVENT OF A VACANCY

No Aldermen were co-opted to the Committee.

2. CONFIRMATION OF MINUTES

RUZICKA

The minutes of the Open Portion of the City Planning Committee meeting held on [Monday, 31 July 2017](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Ruzicka		
Burnet		
Reynolds		

The minutes were signed.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

Ref: Part 2, Regulation 8(6) of the *Local Government (Meeting Procedures) Regulations 2015*.

Recommendation

That the Committee resolve to deal with any supplementary items not appearing on the agenda, as reported by the General Manager.

No supplementary items were received.

4. 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.

5. TRANSFER OF AGENDA ITEMS

Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

A committee may close a part of a meeting to the public where a matter to be discussed falls within 15(2) of the above regulations.

In the event that the committee transfer 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?

No items were transferred.

6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS

In accordance with the requirements of Part 2 Regulation 8(3) of the *Local Government (Meeting Procedures) Regulations 2015*, the General Manager is to arrange the agenda so that the planning authority items are sequential.

In accordance with Part 2 Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, 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 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.

RUZICKA

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

Burnet
Ruzicka
Reynolds

NOES

7. 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.

7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

Mr and Mrs Christian and Helen Willing (Representor) addressed the Committee in relation to item 7.1.1.

Ms Debbie Mikusz (Applicant) addressed the Committee in relation to item 4.1.

7.1.1 853 Sandy Bay Road, Sandy Bay - Multiple Dwellings PLN-17-473 - File Ref: F17/98056

RUZICKA

Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for multiple dwellings at 853 Sandy Bay Road, Sandy Bay for the following reasons:

1. The proposal does not meet the acceptable solution or the performance criterion with respect to clause 12.4.2 A3 and P3(a)(iv) of the *Hobart Interim Planning Scheme 2015* because it would cause an unreasonable loss of amenity by visual impacts caused by the siting and apparent scale, bulk and proportions of the proposed development when viewed from the northern adjoining lot.
2. The proposal does not meet the acceptable solution or the performance criterion with respect to clause 12.4.3 A2 and P2(a) of the *Hobart Interim Planning Scheme 2015* because the proposed private open space is of insufficient area and may limit future use

and occupation of the proposal by being incapable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play.

3. The proposal does not meet the acceptable solution or the performance criterion with respect to clause 12.4.6 A1 and P1(a) of the *Hobart Interim Planning Scheme 2015* because given the steep gradient of the land and limited capacity for private open space in the adjoining residence to the north, the proposed deck is unable to be adequately screened to minimise overlooking of the northern adjoining residence without that screening:
 - a. adding to the already unacceptable apparent scale, bulk and proportions of the proposed development when viewed from the northern adjoining lot; and
 - b. reducing the proposed deck's exposure to adequate sunlight.
4. The proposal does not meet the acceptable solution or the performance criterion with respect to clause 12.4.6 A2 and P2(b) of the *Hobart Interim Planning Scheme 2015* because windows to proposed habitable rooms that have floor levels more than 1m above natural ground level are not screened or otherwise located or designed to minimise direct views to the private open space of the northern adjoining dwelling.
5. The proposal does not meet the acceptable solution or the performance criterion with respect to clause 12.4.9 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because the proposed multiple dwellings have a site area per dwelling of less than 1500m² and:
 - a. they are out of character with the pattern of development in the surrounding area; and
 - b. they result in an unreasonable loss of natural and landscape values due to loss of mature tree plantings.
6. The proposal does not meet the acceptable solution or the performance criterion with respect to clause E6.7.3 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because the siting of the proposal does not make it apparent how vehicular passing areas can be provided with sufficient dimensions and siting so that access is safe, efficient and convenient.
7. The proposal does not meet the acceptable solution or the

performance criterion with respect to clause E6.7.5 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because the siting of the proposal does not make it apparent how the layout of car parking spaces or the associated access will be safe and ensure ease of access, egress and manoeuvring on-site.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Burnet		
Ruzicka		
Reynolds		

COMMITTEE RESOLUTION:

Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for multiple dwellings at 853 Sandy Bay Road, Sandy Bay for the following reasons:

1. The proposal does not meet the acceptable solution or the performance criterion with respect to clause 12.4.2 A3 and P3(a)(iv) of the *Hobart Interim Planning Scheme 2015* because it would cause an unreasonable loss of amenity by visual impacts caused by the siting and apparent scale, bulk and proportions of the proposed development when viewed from the northern adjoining lot.
2. The proposal does not meet the acceptable solution or the performance criterion with respect to clause 12.4.3 A2 and P2(a) of the *Hobart Interim Planning Scheme 2015* because the proposed private open space is of insufficient area and may limit future use and occupation of the proposal by being incapable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play.
3. The proposal does not meet the acceptable solution or the performance criterion with respect to clause 12.4.6 A1 and P1(a) of the *Hobart Interim Planning Scheme 2015* because given the steep gradient of the land and limited capacity for private open space in the adjoining residence to the north, the proposed deck is unable to be adequately screened to minimise overlooking of the northern adjoining residence without that screening:
 - a. adding to the already unacceptable apparent scale, bulk and

proportions of the proposed development when viewed from the northern adjoining lot; and

- b. reducing the proposed deck's exposure to adequate sunlight.
4. The proposal does not meet the acceptable solution or the performance criterion with respect to clause 12.4.6 A2 and P2(b) of the *Hobart Interim Planning Scheme 2015* because windows to proposed habitable rooms that have floor levels more than 1m above natural ground level are not screened or otherwise located or designed to minimise direct views to the private open space of the northern adjoining dwelling.
 5. The proposal does not meet the acceptable solution or the performance criterion with respect to clause 12.4.9 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because the proposed multiple dwellings have a site area per dwelling of less than 1500m² and:
 - a. they are out of character with the pattern of development in the surrounding area; and
 - b. they result in an unreasonable loss of natural and landscape values due to loss of mature tree plantings.
 6. The proposal does not meet the acceptable solution or the performance criterion with respect to clause E6.7.3 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because the siting of the proposal does not make it apparent how vehicular passing areas can be provided with sufficient dimensions and siting so that access is safe, efficient and convenient.
 7. The proposal does not meet the acceptable solution or the performance criterion with respect to clause E6.7.5 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because the siting of the proposal does not make it apparent how the layout of car parking spaces or the associated access will be safe and ensure ease of access, egress and manoeuvring on-site.

Delegation: Council

Item 8.3 was then taken.

7.1.2 20 Fitzroy Crescent, Dynnyrne - Pergola
PLN-17-507 - File Ref: F17/96275

RUZICKA

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 1 August 2017, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Burnet		
Ruzicka		
Reynolds		

COMMITTEE RESOLUTION:

Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a pergola at 20 Fitzroy Crescent, DYNNYRNE for the reasons outlined in the officer's report attached to item 7.1.2 of the Open City Planning Committee agenda of 14 August 2017 and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-17-507 - 20 FITZROY CRESCENT DYNNYRNE TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

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.

BUILDING PERMIT

Building permit in accordance with the *Building Act 2016*. Click [here](#) for more information.

DIAL BEFORE YOU DIG

Click [here](#) for dial before you dig information.

Delegation: Council

7.1.3 58 Kalang Avenue, Lenah Valley - Outbuilding PLN-17-533 - File Ref: F17/96397

RUZICKA

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 1 August 2017, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Burnet		
Ruzicka		
Reynolds		

COMMITTEE RESOLUTION:

Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for an outbuilding at 58 Kalang Avenue, Lenah Valley for the reasons outlined in the officer's report attached to item 7.1.3 of the Open City Planning Committee agenda of 14 August 2017 and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-17-533 - 58 KALANG AVENUE LENA VALLEY TAS 7008 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG 1

The cost of repair of any damage to the Council infrastructure resulting from the implementation of this permit, must be met by the owners within 30 days of the completion of the development or as otherwise determined by the Council.

A photographic record of the Council infrastructure adjacent to the subject site must 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 infrastructure found on completion of works will be deemed to be the responsibility of the owner.

Reason for condition

To ensure that any of the Council infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

ENV 1

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site. Sediment controls must be maintained until all areas of disturbance have been stabilized or re-vegetated.

Advice: For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact Sheet 3 Derwent Estuary Program click [here](#).

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council

land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

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.

BUILDING PERMIT

Building permit in accordance with the *Building Act 2016*. Click [here](#) for more information.

PLUMBING PERMIT

Plumbing permit in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click [here](#) for more information.

Delegation: Council

**7.1.4 42 Argyle Street and 38 Argyle Street, Hobart - Partial Demolition, Alterations and Extension
PLN-17-372 - File Ref: F17/96329**

REYNOLDS

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 1 August 2017, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Burnet		
Ruzicka		
Reynolds		

COMMITTEE RESOLUTION:

Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations and extension to 42 and 38 Argyle Street, Hobart for the reasons outlined in the officer's report attached to item 7.1.4 of the Open City Planning Committee agenda of 14 August 2017 and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-17-372 42 ARGYLE STREET and 38 ARGYLE STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

THC

The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Application No. 5319 dated 26 July 2017, as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENG 1

The cost of repair of any damage to the Council infrastructure resulting from the implementation of this permit, must be met by the owners within 30 days of the completion of the development or as otherwise determined by the Council.

A photographic record of the Council infrastructure adjacent to the subject site must 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 infrastructure found on completion of works will be deemed to be the responsibility of the owner.

Reason for condition

To ensure that any of the Council infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

ENV 1

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site. Sediment controls must be maintained until all areas of disturbance have been stabilized or re-vegetated.

Advice: For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click [here](#).

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

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.

BUILDING PERMIT

Building permit in accordance with the *Building Act 2016*. Click [here](#) for more information.

PLUMBING PERMIT

Plumbing permit in accordance with the *Building Act 2016, Building Regulations*

2016 and the National Construction Code. Click [here](#) for more information.

WORK PLACE HEALTH AND SAFETY

Please note that potentially contaminating activities may have historically occurred on this property. If contaminated soil and/or groundwater is present on the site, its exposure and disturbance may present risks to human health. It is therefore recommended that appropriate workplace health and safety measures be employed during any excavation to minimise human exposure to potentially contaminated soil, water, dust and vapours. Workplace Standards Tasmania or a suitably experienced and qualified WH&S practitioner should be consulted for advice if required.

Delegation: Council

7.1.5 100 Pinnacle Road, Mount Wellington - Works (Temporary Transmission Tower) PLN-17-488 - File Ref: F17/96416

RUZICKA

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 1 August 2017, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Burnet
Ruzicka
Reynolds

COMMITTEE RESOLUTION:

Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Works (Temporary Transmission Tower) at 100 Pinnacle Road, Mount Wellington for the reasons outlined in the officer's report attached to item 7.1.5 of the Open City Planning Committee agenda of 14 August 2017 and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-17-488 - 100 PINNACLE ROAD MOUNT WELLINGTON TAS 7054 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG 1

The cost of repair of any damage to the Council infrastructure resulting from the implementation of this permit, must be met by the owners within 30 days of the completion of the development or as otherwise determined by the Council.

A photographic record of the Council infrastructure adjacent to the subject site must 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 infrastructure found on completion of works will be deemed to be the responsibility of the owner.

Reason for condition

To ensure that any of the Council infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

ENV 1

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site. Sediment controls must be maintained until all areas of disturbance have been stabilized or re-vegetated.

Advice: For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click [here](#).

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

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.

BUILDING PERMIT

Building permit in accordance with the *Building Act 2016*. Click [here](#) for more information.

COUNCIL RESERVES

The applicant is advised that a traffic management plan may be required to address any closures of Pinnacle Road, over-size vehicles movements, and/or public safety concerns associated with the transport of equipment as required for this development. This advice responds to the narrow and winding nature of Pinnacle Road, the alpine environment, and significant tourist traffic.

If required, the traffic management plan must be approved by the Director Parks and
City Amenity and the Director Infrastructure Services.

DIAL BEFORE YOU DIG

Click [here](#) for dial before you dig information.

WELLINGTON PARK MANAGEMENT TRUST

To ascertain how to gain permission for the development pursuant to the
Wellington Park Regulations 2009 and (where relevant for leases and/or
licences) sections 31 and 32 of the *Wellington Park Act 1993*, please contact the
[Wellington Park Management Trust](#).

Delegation: Council

**7.2 Hobart Interim Planning Scheme - Planning Scheme Amendment
PSA-17-5 and S43A Permit Application PLN-17-479 - 286 Argyle
Street, North Hobart
File Ref: F17/86072; PSA-17-5**

REYNOLDS

That the recommendation contained in the report of the Development
Appraisal Planner and the Senior Statutory Planner of 31 July 2017, be
adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Burnet
Ruzicka
Reynolds

COMMITTEE RESOLUTION:

That: 1. Pursuant to Section 34(1) (a) of the former provisions of the Land
Use Planning and Approvals Act 1993, the Council resolve to
initiate an amendment to the Hobart Interim Planning Scheme 2015
to rezone the property at 286 Argyle Street North Hobart from Light

Industrial to Inner Residential, as indicated on the plans provided in Attachment B to item 7.2 of the Open City Planning Committee agenda of 14 August 2017.

2. Pursuant to Section 35 of the former provisions of the *Land Use Planning and Approvals Act 1993*, the Council certify that the PSA-17-5 Amendment to the Hobart Interim Planning Scheme meets the requirements of Section 32 of the former provisions of the *Land Use Planning and Approvals Act 1993* and authorise the General Manager and the Deputy General Manager to sign the Instrument of Certification (marked as Attachment C to item 7.2 of the Open City Planning Committee agenda of 14 August 2017).
3. Pursuant to Section 38 of the former provisions of the *Land Use Planning and Approvals Act 1993*, the Council place the PSA-17-5 Amendment to the *Hobart Interim Planning Scheme 2015* on public exhibition for a 28 day period following certification.
4. Pursuant to Section 43A of the former provisions of the *Land Use Planning and Approvals Act 1993*, the Council grant a permit for partial demolition, alterations, signage and change of use to twelve multiple dwellings at 286 Argyle Street, North Hobart and a permit containing the conditions specified in Attachment A to item 7.2 of the Open City Planning Committee agenda of 14 August 2017 be issued.

Delegation: Council

Item 8.4 was then taken.

8 REPORTS

Mr Frazer Read, Principal, All Urban Planning Pty Ltd addressed the Committee in relation to item 8.1.

8.1 Hobart Interim Planning Scheme 2015 - Sullivans Cove Planning Scheme 1997 - Proposed Amendment - Royal Hobart Hospital Helipad Airspace Specific Area Plan File Ref: F17/87761; PSA

RUZICKA

That the recommendation contained in the report of the Manager Planning Policy and Heritage and the Director City Planning of 9 August 2017, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Burnet		Reynolds
Ruzicka		

COMMITTEE RESOLUTION:

- That: 1. Pursuant to Section 34(1) (b) of the former provisions of the *Land Use Planning and Approvals Act 1993*, Council resolve to initiate the following amendments:
- (i) Amendment PSA-17-6 to the *Hobart Interim Planning Scheme 2015* as detailed in Attachment B to item 8.1 of the Open City Planning Committee agenda of 14 August 2017; and
 - (ii) Amendment PSA-17-7 to the *Sullivans Cove Planning Scheme 1997* as detailed in Attachment C to item 8.1 of the Open City Planning Committee agenda of 14 August 2017.
2. Pursuant to Section 35 of the former provisions of the *Land Use Planning and Approvals Act 1993*, Council certify that Amendment PSA-17-6 to the *Hobart Interim Planning Scheme 2015* and Amendment PSA-17-7 to the *Sullivans Cove Planning Scheme 1997* meets the requirements of Section 32 of the former provisions of the *Land Use Planning and Approvals Act 1993* and authorise the General Manager and the Deputy General Manager to sign the Instruments of Certification (marked as Attachments D&E to item 8.1 of the Open City Planning Committee agenda of 14 August 2017).
3. Pursuant to Section 38 of the former provisions of the *Land Use Planning and Approvals Act 1993*, Council place Amendment PSA-17-6 to the *Hobart Interim Planning Scheme 2015* and Amendment PSA-17-7 to the *Sullivans Cove Planning Scheme 1997* on public exhibition for a 28 day period following certification.

Delegation: Council

Mr Tom O'Connor, Planning and Assessment Officer and Mr Mark Chladil, Fire Management Planning Officer from the Tasmania Fire Service addressed the Committee in relation to item 8.2.

**8.2 Hobart Interim Planning Scheme 2015 - Proposed Amendment -
Bushfire Prone Areas Overlay - PSA-17-4
File Ref: F17/85120; PSA-17-4**

RUZICKA

That the recommendation contained in the report of the Manager Planning Policy and Heritage of 9 August 2017, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Burnet		
Ruzicka		
Reynolds		

COMMITTEE RESOLUTION:

- That:
1. Pursuant to Section 34(1) (b) of the former provisions of the *Land Use Planning and Approvals Act 1993*, Council resolve to initiate an amendment to the *Hobart Interim Planning Scheme 2015* by inserting a Bushfire-Prone Areas Overlay map as shown in Appendix A to Attachment A to item 8.2 of the Open City Planning Committee agenda of 14 August 2017.
 2. Pursuant to Section 35 of the former provisions of the *Land Use Planning and Approvals Act 1993*, Council certify that the amendment to the *Hobart Interim Planning Scheme 2015* PSA-17-4 meets the requirements of Section 32 of the former provisions of the *Land Use Planning and Approvals Act 1993* and authorise the General Manager and the Deputy General Manager to sign the Instrument of Certification (Attachment B to item 8.2 of the Open City Planning Committee agenda of 14 August 2017).
 3. Pursuant to Section 38 of the former provisions of the *Land Use Planning and Approvals Act 1993*, Council place Amendment PSA-17-4 to the *Hobart Interim Planning Scheme 2015* on public exhibition for a 28 day period following certification.

Delegation: Council

Item 7.1.2 was then taken.

Ms Yvonne Buckley addressed the Committee on behalf of the Applicant in relation to item 8.3.

8.3 ETA - 17-69 - 15 Oberon Court, Dynnyrne - Subdivision (10 Lots) and Associated Hydraulic Infrastructure (Re-Advertised - Amended Proposal)
File Ref: F17/97105

RUZICKA

That the Council grant the two year extension of time, due to expire on 27 January 2019, in which to substantially commence planning permit PLN-14-00066-01.

MOTION LOST

VOTING RECORD

	AYES	NOES
Ruzicka		
Burnet Reynolds		

REYNOLDS

That the Council refuse to grant the extension of time in which to substantially commence planning permit PLN-14-00066-01.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Burnet Reynolds		
Ruzicka		

COMMITTEE RESOLUTION:

That the Council refuse to grant the extension of time in which to substantially commence planning permit PLN-14-00066-01.

Delegation: Council

Item 8.1 was then taken.

8.4 Visitor Accommodation Mapping
File Ref: F17/96531; 16/117

REYNOLDS

That the recommendation contained in the memorandum of the Manager Planning Policy and Heritage of 9 August 2017, be adopted, amended by the following:

1. The addition of Clause 2 to read as follows:
 - “2. An updated report in relation to the Visitor Accommodation Map be submitted on a six monthly basis for inclusion in the City Planning Committee agenda, for the information of Aldermen.”

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Burnet		
Ruzicka		
Reynolds		

COMMITTEE RESOLUTION:

- That: 1. The information be received and noted.
2. An updated report in relation to the Visitor Accommodation Map be submitted on a six monthly basis for inclusion in the City Planning Committee agenda, for the information of Aldermen.

Delegation: Committee

8.5 Delegated Decisions Report (Planning)
File Ref: F17/96850

RUZICKA

That the recommendation contained in the report of the Director City Planning of 9 August 2017, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Burnet		
Ruzicka		
Reynolds		

COMMITTEE RESOLUTION:

That the information be received and noted.

Delegation: Committee

8.6 City Planning - Advertising List
File Ref: F17/96853

RUZICKA

That the recommendation contained in the report of the Director City Planning of 9 August 2017, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Burnet		
Ruzicka		
Reynolds		

COMMITTEE RESOLUTION:

That the information be received and noted.

Delegation: Committee

9 COMMITTEE ACTION STATUS REPORT

9.1 Committee Actions - Status Report
File Ref: F17/97552

RUZICKA

That the information be received and noted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Burnet		
Ruzicka		
Reynolds		

Delegation: Committee

10. RESPONSES TO QUESTIONS WITHOUT NOTICE

Regulation 29(3) *Local Government (Meeting Procedures) Regulations 2015*.
File Ref: 13-1-10

10.1 Interim Planning Scheme and Precinct 33
File Ref: F17/92954; 13-1-10

10.2 Construction Management Plans
File Ref: F17/51696; 13-1-10

10.3 "Gattonside" 51 Sandy Bay Road, Battery Point
File Ref: F17/60667; 13-1-10

10.4 Interim Planning Scheme and the Original Intent of Precinct 33
File Ref: F17/92925; 13-1-10

10.5 New Builds and Precinct 33
File Ref: F17/92929; 13-1-10

10.6 Planning Scheme Amendment and Precinct 33
File Ref: F17/92938; 13-1-10

10.7 Local Area Provisions and the Tasmanian Planning Scheme
File Ref: F17/92941; 13-1-10

10.8 Significant Trees Within Precinct 33
File Ref: F17/92948; 13-1-10

10.9 Development Potential Within Precinct 33
File Ref: F17/92955; 13-1-10

RUZICKA

That the information be received and noted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Burnet
Ruzicka
Reynolds

Delegation: Committee

11. QUESTIONS WITHOUT NOTICE

Section 29 of the *Local Government (Meeting Procedures) Regulations 2015*.
File Ref: 13-1-10

11.1 Alderman Reynolds - The Preparation of Specific Area Plans and Local Area Provisions **File Ref: 13-1-10**

- Question: (i) How many Specific Area Plans and Local Area Provisions are being prepared as part of the transition to the Statewide Planning Scheme?
- (ii) Will Council have an opportunity to have input and make a decision on these?
- (iii) Can you provide a list of the SAPs and LAPs being prepared, the timeframe for these and the public engagement opportunities planned for the development of these SAPs and LAPs?

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

11.2 Alderman Reynolds - Hospital Helipad Airspace Specific Area Plan **File Ref: 13-1-10**

Question: Can advice be provided on if staying under the height limits proposed for the Hospital Helipad Airspace Specific Area Plan could be used as one way to meet performance criteria for a development that exceeds the Sullivan's Cove Planning Scheme or Hobart Interim Planning Scheme Height Standards?

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

12. CLOSED PORTION OF THE MEETING

The following items were discussed:-

- Item No. 1 Minutes of the last meeting of the Closed Portion of the Council Meeting
- Item No. 2 Consideration of supplementary items to the agenda
- Item No. 3 Indications of pecuniary and conflicts of interest
- Item No. 4 Responses to Questions Without Notice
- Item No. 4.1 Property at 55 Mount Stuart Road
LG(MP)R 15(2)(i)
- Item No. 5 Questions Without Notice

RUZICKA

That the items be noted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Burnet
Ruzicka
Reynolds

The Chairman adjourned the meeting at 6:45 pm to conduct the closed portion of the meeting.

The meeting reconvened at 6:47 pm.

Item 12 was then taken.

There being no further business the meeting closed at 6:47 pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
28TH DAY OF AUGUST 2017.

CHAIRMAN