



CITY OF HOBART

MINUTES

Special City Planning Committee Meeting

Open Portion

Monday, 26 October 2020 at 4:30 pm

ORDER OF BUSINESS

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Special City Planning Committee Meeting (Open Portion) held on Monday, 26 October 2020 at 4.30pm.

This special meeting of the City Planning Committee is held in accordance with a Notice issued by the Premier on 3 April 2020 under section 18 of the COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020.

COMMITTEE MEMBERS

Deputy Lord Mayor Burnet (Chairman)
Briscoe
Harvey
Behrakis
Dutta
Coats

NON-MEMBERS

Lord Mayor Reynolds
Zucco
Sexton
Thomas
Ewin
Sherlock

PRESENT: The Deputy Lord Mayor Councillor H Burnet (Chairman), Alderman J R Briscoe, Councillor W F Harvey, Alderman S Behrakis, Councillor W Coats, Alderman Dr P T Sexton and Councillor Z Sherlock.

Alderman Sexton and Councillor Sherlock were co-opted to the Committee.

Alderman Behrakis joined the meeting at 4:31 pm.

APOLOGIES: Councillor M Dutta.

Councillor Coats joined the meeting at 4:32 pm and was not present for item 1.

LEAVE OF ABSENCE: Nil.

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

HARVEY

That Alderman Sexton and Councillor Sherlock be co-opted to the Committee.

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet
Briscoe
Harvey
Behrakis

NOES

1. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

Members of the Committee 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

Mr Graham Hills and Mr Robert Stevenson (Applicant) addressed the Committee in relation to item 2.1.1.

2.1.1 354 Macquarie Street, South Hobart - Partial Demolition and Extension PLN-20-40 - File Ref: F20/112584

HARVEY

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 16 March 2020, be adopted.

MOTION LOST

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet Harvey	Briscoe Behrakis Sexton Sherlock

BRISCOE

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a partial demolition and extension at 354 Macquarie Street, South Hobart TAS 7004 because the proposal meets the requirements of the Scheme, specifically clauses E13.7.2 P1, E13.7.2 P2, E13.7.2 P3, E13.7.2 P4, E13.8.2 P1, E13.8.2 P3 of the Historic Heritage Code.

A permit containing the following conditions will be issued::

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-20-40 - 354 MACQUARIE STREET SOUTH HOBART TAS 7004 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG sw1

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to first occupation 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.

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

You may need building approval in accordance with the *Building Act 2016*. Click [here](#) for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

NOISE REGULATIONS

Click [here](#) for information with respect to noise nuisances in residential areas.

WASTE DISPOSAL

It is recommended that the developer liaise with the Council's Cleansing and Solid Waste Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill.

Further information regarding waste disposal can also be found on the Council's [website](#).

FEES AND CHARGES

Click [here](#) for information on the Council's fees and charges.

DIAL BEFORE YOU DIG

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

MOTION CARRIED

VOTING RECORD

AYES

Briscoe
Behrakis
Sexton
Sherlock

NOES

Deputy Lord Mayor Burnet
Harvey

COMMITTEE RESOLUTION:

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a partial demolition and extension at 354 Macquarie Street, South Hobart TAS 7004 because the proposal meets the requirements of the Scheme, specifically clauses E13.7.2 P1, E13.7.2 P2, E13.7.2 P3, E13.7.2 P4, E13.8.2 P1, E13.8.2 P3 of the Historic Heritage Code.

A permit containing the following conditions will be issued::

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Reason for condition

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There being no further business the meeting closed at 5:00 pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
2ND DAY OF NOVEMBER 2020.

CHAIRMAN