



# CITY OF HOBART

AGENDA  
OPEN PORTION OF THE COUNCIL MEETING  
TUESDAY, 9 FEBRUARY 2021  
AT 5:00 PM



## THE MISSION

Working together to make Hobart a better place for the community.

## OUR VALUES

### THE COUNCIL IS:

#### PEOPLE

We care about people – our community, customers and colleagues

#### TEAMWORK

We collaborate both within the organisation and with external stakeholders drawing on skills and expertise for the benefit of our community

#### FOCUS AND DIRECTION

We have clear goals and plans to achieve sustainable social, environmental and economic outcomes for the Hobart community.

#### CREATIVITY AND INNOVATION

We embrace new approaches and continuously improve to achieve better outcomes for our community.

#### ACCOUNTABILITY

We are transparent, work to high ethical and professional standards and are accountable for delivering outcomes for our community.

## VISION

### OUR VISION, MISSION AND VALUES HOBART: A COMMUNITY VISION FOR OUR ISLAND CAPITAL

Hobart breathes.

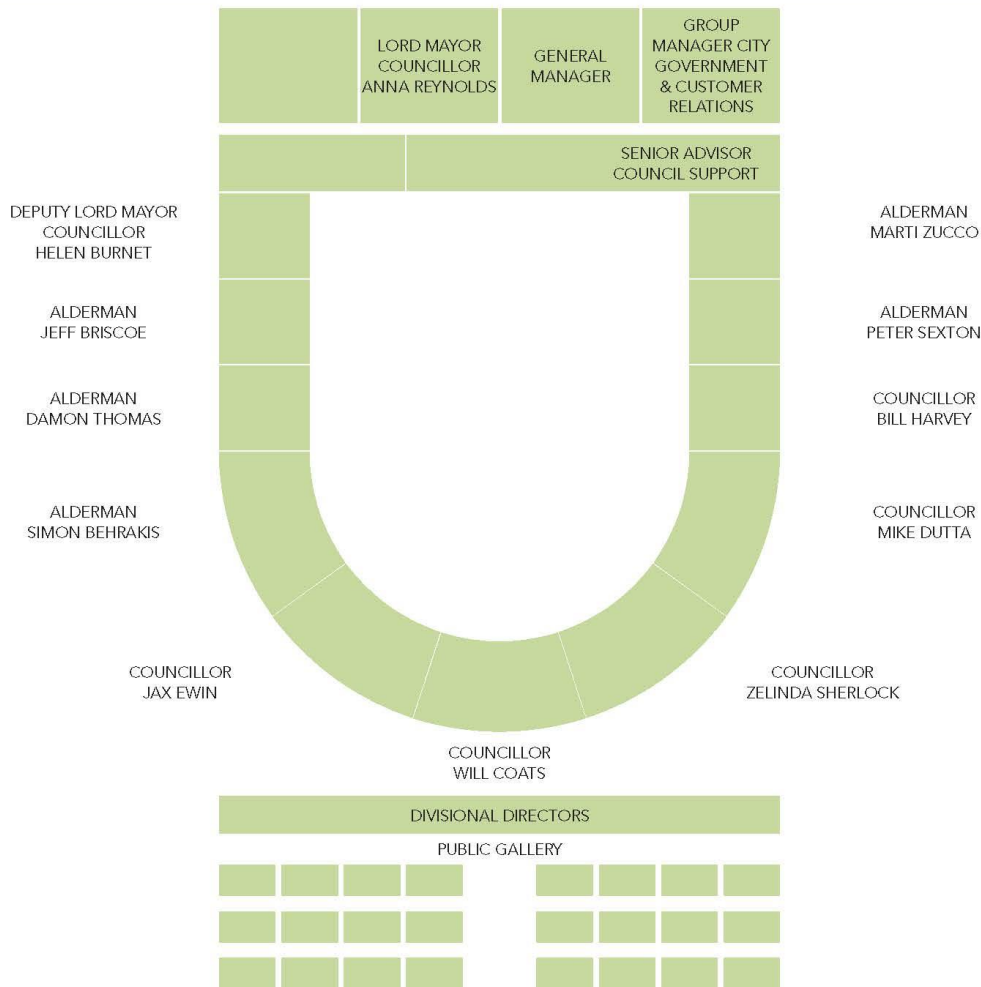
Connections between nature, history, culture, businesses and each other are the heart of our city.

We are brave and caring.

We resist mediocrity and sameness.

As we grow, we remember what makes this place special.

We walk in the fresh air between all the best things in life.



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## ORDER OF BUSINESS

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**A MEETING OF THE OPEN PORTION OF THE COUNCIL WILL BE HELD IN THE  
COUNCIL CHAMBER, TOWN HALL ON TUESDAY, 9 FEBRUARY 2021 AT  
5:00 PM.**

**N D Heath  
General Manager**

This meeting of the Council 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*.

**ELECTED MEMBERS:**

Lord Mayor A M Reynolds  
Deputy Lord Mayor H Burnet  
Alderman M Zucco  
Alderman J R Briscoe  
Alderman Dr P T Sexton  
Alderman D C Thomas  
Councillor W F Harvey  
Alderman S Behrakis  
Councillor M S C Dutta  
Councillor J Ewin  
Councillor Z E Sherlock  
Councillor W N S Coats

**APOLOGIES:**

**LEAVE OF ABSENCE: Nil**

**1. CONFIRMATION OF MINUTES**

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The Chairman reports that she has perused the minutes of the meeting of the Open Portion of the Council meeting held on [Wednesday, 27 January 2021](#), finds them to be a true record and recommends that they be taken as read and signed as a correct record.

**2. TRANSFER OF AGENDA ITEMS**

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Are there any items, which the meeting believes, should be transferred from this agenda to the closed agenda or from the closed agenda to the open agenda, in accordance with the procedures allowed under Section 15 of the *Local Government (Meeting Procedures) Regulations 2015*?

**3. COMMUNICATION FROM THE CHAIRMAN**

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#### **4. NOTIFICATION OF COUNCIL WORKSHOPS**

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In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2015*, the General Manager reports that no Council workshops have been conducted since the last ordinary meeting of the Council.

#### **5. PUBLIC QUESTION TIME**

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#### **6. PETITIONS**

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#### **7. CONSIDERATION OF SUPPLEMENTARY ITEMS**

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

##### **RECOMMENDATION**

That the Council resolve to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2015*.

#### **8. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST**

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

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

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## REPORTS OF COMMITTEES

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<b>CITY PLANNING COMMITTEE</b>
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### **9. COUNCIL ACTING AS PLANNING AUTHORITY**

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In accordance with the provisions of Part 2 Regulation 25 of the *Local Government (Meeting Procedures) Regulations 2015*, the intention of the Council 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 Council will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Council 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.

#### **9.1 53/1 Collins Street, Hobart and Common Land of Parent Title - Change of Use to Visitor Accommodation PLN-20-762 - File Ref: F21/9363**

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Ref: Special Open [CPC 3.1.1](#), 9/02/2021  
Application Expiry Date: 25 February 2021

A recommendation will be submitted at the meeting.

**10. Tasmanian Planning Scheme - Draft Local Provisions Schedule -  
Additional Inclusions  
File Ref: F20/134820**

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Ref: Open [CPC 8.1](#), 1/02/2021

- That:
1. The Council resolve that it is satisfied that the changes to the draft Hobart Local Provisions Schedule as shown in Attachments A to G to item 8.1 of the Open City Planning Committee agenda of 1 February 2021, meets the Local Provisions Schedule criteria prescribed in Section 34 of the *Land Use Planning and Approvals Act 1993*.
  2. The Council endorse the changes to the draft Hobart Local Provisions Schedule for submission to the Tasmanian Planning Commission under Section 35(1) of the *Land Use Planning and Approvals Act 1993*.
  3. The Council endorse the notification of individual property owners affected by the extent of the Flood Prone Areas Hazard Code overlay when the draft Hobart Local Provisions Schedule is exhibited.

**MOTIONS OF WHICH NOTICE HAS BEEN GIVEN**

**IN ACCORDANCE WITH REGULATION 16(5) OF THE LOCAL GOVERNMENT  
(MEETING PROCEDURES) REGULATIONS 2015**

That in accordance with Council's policy, the following Notice of Motion which was adopted by the City Planning Committee at its meeting held on 1 February 2021, be considered by the Council.

**11. Housing Supply Planning Provisions**

**File Ref: F21/6641; 13-1-9**

Ref: Open [CPC 9.1](#), 1/02/2021

Alderman Behrakis

**Motion:**

“(a) That a report be prepared on the possible amendments, their merits and potential consequences, to the planning regulations to implement the following recommendations made in the UTAS Report: *Regulating Short-Stay Accommodation in Tasmania: Issues to consider and options for reform*:

*Recommendation 3: That the Tasmanian Government amend the current planning scheme to allow consideration of housing market conditions when making planning decisions.*

*Recommendation 4: That the current planning scheme include provisions so that it can respond to community-level housing needs in a timely manner.*

(b) That advice be prepared as to the merits and potential consequences of endorsing Recommendation 5 of the same report:

*Recommendation 5: That the Tasmanian Government establish a Housing Supply Forecasting Council to collect and analyse housing supply and demand drivers, including the impact of the SSA sector, and provide policy recommendations.*

(c) A briefing with the authors of the UTAS report *Regulating Short- Stay Accommodation in Tasmania* be organised at the earliest opportunity.”

**Rationale:**

“In 2019 the City of Hobart unanimously declared a Housing and Homelessness crisis. One of the key contributors to this issue is the lack of housing supply, both affordable housing and in the broader housing market. This lack of supply, coupled with fast increasing demand has placed a disproportionate burden on those on lower incomes and the vulnerable within our community, making it more difficult to find stable housing and displacing more and more onto our social and public housing systems, placing increased stress on the sector.



Council, as the Planning Authority, possesses one of the most powerful policy levers in this space to increase supply. As it currently stands however, the planning scheme does not allow for a residential development's contribution to housing supply to be taken as a planning consideration.

During debate regarding further regulation of the Short Stay Accommodation sector, references were made to recommendations included in the UTAS report: *Regulating Short-Stay Accommodation in Tasmania: Issues to consider and options for reform*. This report also contained recommendations to address the broader supply issue within the housing market, including those referenced in the motion.

To directly quote the report:

*"Pressures on Tasmania's housing market have not abated over the past 12 months. In Greater Hobart in particular, steadily rising house prices and rents are creating significant housing affordability and access challenges, especially for low-income renters. A range of factors including strong population growth, supply constraints and growing visitor numbers have contributed to these pressures."*

The City of Hobart is attempting to address the impact growing visitor numbers are potentially having to housing stress with the motion to investigate regulatory mechanisms into short stay accommodation. We should also take seriously our role in addressing the other key issue referred to in this report: supply constraints.

Council has the ability to implement Planning Scheme Amendments to address this issue, however as noted by the report, *"Currently, there is scope to include community specific 'local provisions' in the statewide planning scheme (Battery Point is an example). However, such provisions must be approved by the Tasmanian Planning Commission. Its processes can be protracted and are not suited to making time-sensitive changes to meet the housing needs of specific communities."* Thus, we should also investigate the merit in calling on the State Government to insert provisions into the Planning Scheme more broadly if it can be determined that a more positive response in the city's housing stocks would result.

Reference:

*Insight Eight: Regulating Short-Stay Accommodation in Tasmania: Issues to consider and options for reform*, Julia Verdouw and Richard Eccleston Institute for the Study of Social Change,  
[https://www.utas.edu.au/\\_\\_data/assets/pdf\\_file/0020/1225334/UTAS-ISC-Insight-Eight-Regulating-Short-Stay-Accommodation.pdf](https://www.utas.edu.au/__data/assets/pdf_file/0020/1225334/UTAS-ISC-Insight-Eight-Regulating-Short-Stay-Accommodation.pdf)."

**The General Manager reports:**

"A response to the motion passed on the 17<sup>th</sup> December 2020, "Short Stay Accommodation – Planning Directive" and this motion if passed, would be combined in any report back to the Council."

## 12. CLOSED PORTION OF THE MEETING

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### RECOMMENDATION

That the Council resolve by absolute majority that the meeting be closed to the public pursuant to regulation 15(1) of the *Local Government (Meeting Procedures) Regulations 2015* because the items included on the closed agenda contain the following matters:

- Minutes of a Closed meeting
- Leave of Absence

The following items are listed for discussion:-

Item No. 1	Minutes of the last meeting of the Closed Portion of the Council Meeting
Item No. 2	Communication from the Chairman
Item No. 3	Leave of Absence
Item No. 4	Consideration of supplementary Items to the agenda
Item No. 5	Indications of pecuniary and conflicts of interest