



CITY OF HOBART

# **MINUTES**

## **City Planning Committee Meeting**

**Open Portion**

**Monday, 15 February 2021 at 5:00pm**

---

## ORDER OF BUSINESS

---

### APOLOGIES AND LEAVE OF ABSENCE

<b>1. CO-OPTION OF A COMMITTEE MEMBER IN THE EVENT OF A VACANCY .....</b>	<b>3</b>
<b>2. CONFIRMATION OF MINUTES.....</b>	<b>3</b>
<b>3. CONSIDERATION OF SUPPLEMENTARY ITEMS .....</b>	<b>4</b>
<b>4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST .....</b>	<b>4</b>
<b>5. TRANSFER OF AGENDA ITEMS.....</b>	<b>4</b>
<b>6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS.....</b>	<b>5</b>
<b>7. COMMITTEE ACTING AS PLANNING AUTHORITY .....</b>	<b>6</b>
<b>7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015 .....</b>	<b>6</b>
7.1.1 35 Melville Street, Hobart - Partial Demolition, Alterations, Extension, Signage and Change of Use to Hotel Industry .....	6
7.1.2 14 Goulburn Street, Hobart - Signage and Fencing .....	21
7.1.3 7 Ribbon Gum Court, Mount Nelson - Partial Demolition, Alterations and Extension .....	22
7.1.4 1/1A Fisher Avenue, Sandy Bay Adjacent Road Reserve - Partial Demolition, Alterations and Extension .....	23
7.1.5 343 Park Street, New Town and Adjacent Road Reserve - Partial Demolition, Subdivision (Two Additional Lots) and Associated Works .....	31
<b>8. REPORTS .....</b>	<b>42</b>
8.1 Delegated Decision Report (Planning) .....	42
8.2 City Planning - Advertising Report.....	42
8.3 Building and Planning Statistics 1 January 2021 to 31 January 2021 .....	43
<b>9. QUESTIONS WITHOUT NOTICE .....</b>	<b>44</b>
<b>10. CLOSED PORTION OF THE MEETING.....</b>	<b>45</b>

**City Planning Committee Meeting (Open Portion) held on Monday, 15 February 2021 at 5:00 pm in the Council Chamber, Town Hall.**

**This 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, Councillors M Dutta and W Coats

**APOLOGIES:** Nil.

**LEAVE OF ABSENCE:** Nil.

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

---

No Elected Members were co-opted to the Committee.

**2. CONFIRMATION OF MINUTES**

---

DUTTA

The minutes of the Open Portion of the City Planning Committee meeting held on [Monday, 1 February 2021](#) and the Special City Planning Committee meeting held on [Tuesday, 9 February 2021](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet  
Briscoe  
Harvey  
Behrakis  
Dutta  
Coats

NOES

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*.

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.

### **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.

HARVEY

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

Deputy Lord Mayor Burnet  
Briscoe  
Harvey  
Behrakis  
Dutta  
Coats

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 Wayne Priddle (Representor), Mr Derek Rolls (Owner) and Mr Guy Dann addressed the Committee in relation to item 7.1.1.

#### **7.1.1 35 Melville Street, Hobart - Partial Demolition, Alterations, Extension, Signage and Change of Use to Hotel Industry PLN-20-723 - File Ref: F21/10691**

---

BEHRAKIS

That the recommendation contained in the report of the Development Appraisal Planner and the Manager Development Appraisal of 9 February 2021, be adopted with the following condition amendments and advice clauses:

Condition amendments:

“PLN 6

Garden area hours to be 10:00am - 10.00pm Monday – Thursday and 11:00am – 10:00pm Friday - Sunday.

ENG 13

An additional part “2” to read:

“2. *The screening of the waste bins to the satisfaction of the Director City Planning*”

Additional advice clauses:

“Advice

*To provide a contact number in the case of issues that require resolution*

*Advice*

*That mature tree plantings be considered at the rear of the property for the screening of 40-42 Brisbane Street.”*

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet  
Briscoe  
Harvey  
Behrakis  
Dutta  
Coats

NOES

**COMMITTEE RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations, extension, signage and change of use to hotel industry at 35 Melville Street, Hobart for the reasons outlined in the officer's report attached to item 7.1.1 of the Open City Planning Committee agenda of 15 February 2021 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-20-723- 35 MELVILLE STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 6

The use must not be open to the public outside of the following hours:

Monday - Thursday

Friday - Sunday

Garden 10:00am – 10:00pm

11:00am – 10:00pm

Lounge: 5:00pm – 12:00am

1:00pm – 12:00am

Reason for condition

To ensure that non-residential use does not unreasonably impact on residential amenity.

ENG 12

A construction waste management plan must be implemented throughout construction.

A construction waste management plan must be submitted and approved, prior to commencement of work on the site. The construction waste management plan must include:

- Provisions for commercial waste services for the handling, storage, transport and disposal of post-construction solid waste and recycle bins from the development; and
- Provisions for the handling, transport and disposal of demolition material, including any contaminated waste and recycling opportunities, to satisfy the above requirement.

All work required by this condition must be undertaken in accordance with the approved construction waste management plan.

Reason for condition

To ensure that solid waste management from the site meets the Council's requirements and standards.



ENG sw1

All stormwater from the proposed development (including but not limited to: roofed areas, gully drains, retaining wall gully 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.

ENG 13

An ongoing waste management plan for all inert commercial waste and recycling must be implemented post construction.

A waste management plan must be submitted and approved, prior to commencement of work on the site. A waste management plan must:

1. include provisions for commercial waste services for the handling, storage, transport and disposal of domestic waste and recycle bins from the development.
2. the screening of the waste bins to the satisfaction of the Director City Planning.

All work required by this condition must be undertaken in accordance with the approved waste management plan.

Reason for condition

To ensure that solid waste management from the site meets the Council's requirements and standards.

ENG tr2

A construction traffic and parking management plan must be implemented prior to the commencement of work on the site (including demolition).

The construction traffic (including cars, public transport vehicles, service vehicles, pedestrians and cyclists) and parking management plan must be submitted and approved, prior to commencement work (including demolition). The construction traffic and parking management plan must:

1. Be prepared by a suitably qualified person.
2. Develop a communications plan to advise the wider community of the traffic and parking impacts during construction.
3. Include a start date and finish dates of various stages of works.
4. Include times that trucks and other traffic associated with the works will be allowed to operate.
5. Nominate a superintendent, or the like, to advise the Council of the progress of works in relation to the traffic and parking management with regular meetings during the works.

All work required by this condition must be undertaken in accordance with the approved construction traffic and parking management plan.

Reason for condition

To ensure the safety of vehicles entering and leaving the development and the safety and access around the development site for the general public and adjacent businesses.

ENG 3a

The access driveway, parking module (parking spaces, aisles and manoeuvring area) and loading/unloading areas must be designed and constructed in accordance with Australian Standard AS/NZS2890.1:2004 (including the requirement for vehicle safety barriers where required) and

AS2890.2:2002, or a Council approved alternate design certified by a suitably qualified engineer to provide a safe and efficient access, and enable safe, easy and efficient use.

Reason for condition

To ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

ENG 3b

The access driveway, parking module (parking spaces, aisles and manoeuvring area) and loading/unloading area design must be submitted and approved, prior to the, issuing of any approval under the *Building Act 2016*.

The access driveway, parking module (parking spaces, aisles and manoeuvring area) and loading/unloading area design must:

1. Be prepared and certified by a suitably qualified engineer,
2. Be generally in accordance with the Australian Standard AS/NZS2890.1:2004 and AS2890.2:2002,
3. Where the design deviates from AS/NZS2890.1:2004 and AS2890.2:2002 the designer must demonstrate that the design will provide a safe and efficient access, and enable safe, easy and efficient use for all vehicles (including commercial vehicles) proposed to access the property,
4. Provide a longitudinal section that shows the lowest vertical clearance from the access driveway surface to under eaves or other obstructions for the full length of the access driveway,
5. Show the vehicle class for largest commercial vehicle capable of accessing the on site loading/unloading area for vertical clearance,
6. Show the provision of signage that identifies the lowest vertical clearance for the full length of the access driveway,
7. Show gradients of the parking spaces and loading/unloading area,
8. Show the bicycle parking spaces for employees and customers, and
9. Show dimensions, levels, gradients & transitions and other details as Council deem necessary to satisfy the above requirement.

Reason for condition

To ensure the safety of users of the access and parking module, and

compliance with the relevant Australian Standard.

### ENG 3c

The access driveway, parking module (parking spaces, aisles and manoeuvring area) and loading/unloading area must be constructed in accordance with the design drawings approved by Condition ENG 3b.

Prior to the commencement of use, documentation by a suitably qualified engineer certifying that the access driveway and parking module has been constructed in accordance with the above drawings must be lodged with Council.

#### *Advice:*

*Certification may be submitted to Council as part of the Building Act 2016 approval process or via condition endorsement (see general advice on how to obtain condition endorsement).*

#### Reason for condition

To ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

### ENG 5

The minimum number of car parking spaces approved on the site, for use is seven (7).

All parking spaces must be delineated by means of white or yellow lines 80mm to 100mm wide, or white or yellow pavement markers in accordance with Australian Standards AS/NZS 2890.1 2004, prior to commencement of use.

#### Reason for condition

To ensure the provision of parking for the use is safe and efficient.

### ENG 6

The minimum number of bicycle parking spaces approved on the site, for

use is sixteen (16). All sixteen (16) bicycle parking spaces must be provided prior to the commencement of use.

Bicycle parking facilities are to be provided in accordance with Australian Standards AS/NZS 2890.3 or a Council City Planning Division approved alternate design, prior to commencement of use.

*Advice:*

*Please contact Council's Traffic Engineer Unit to discuss approval of alternate designs.*

Reason for condition

To ensure the provision of parking for the use is safe and efficient.

ENG 9

All car parking spaces for people with disabilities must be delineated to Australian/NZS Standard, Parking facilities Part 6: Off-street parking for people with disabilities AS/NZS 2890.6: 2009, prior to the commencement of the use.

Reason for condition

In the interests of vehicle user safety and the amenity of the development.

ENG 1

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or
2. Be repaired and reinstated by the owner to the satisfaction of the Council.

A photographic record of the Council's 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's 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's 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, and 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.

## HER 11

The stone wall and capping stones along the Melville Street frontage, either side of the pedestrian entry and returns on the south west and north east must be retained and conserved in situ to the highest standard using lime rich mortar. Any nearby excavation or demolition must not damage the stone wall. Temporary and permanent bracing must be installed to ensure the stone wall does not collapse during or post construction.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved showing all conservation works and temporary and permanent bracing in accordance with the above requirement.

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

### *Advice:*

*The conservation of the wall must be to the highest standard. The construction method and of the wall degree of stability of the wall is not certain, such that all excavation must be undertaken with the supervision of a suitably qualified historic heritage expert. Should any variance to the design be required due to unexpected finds or site conditions, the entry and access should be redesigned. A separate planning approval may be required.*

### Reason for condition

To ensure that development at a heritage place is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance.

## HER 6

All onsite excavation and disturbance between the front stone wall and the existing building and elsewhere on site, must be monitored by a suitably qualified archaeologist. Should any features or deposits of an archaeological nature be discovered on the site during excavation or

disturbance:

1. All excavation and/or disturbance must stop immediately; and
2. A qualified archaeologist must be engaged to provide advice and assessment of the features and/or deposits discovered and make recommendations on further excavation and/or disturbance; and
3. All and any recommendations made by the archaeologist engaged in accordance with (2) above must be complied with in full; and
4. All features and/or deposits discovered must be reported to the Council with 1 days of the discovery; and
5. A copy of the archaeologists advice, assessment and recommendations obtained in accordance with paragraph (2) above must be provided to Council within 60 days of receipt of the advice, assessment and recommendations.

Excavation and/or disturbance must not recommence unless and until approval is granted from the Council.

Reason for condition

To ensure that work is planned and implemented in a manner that seeks to understand, retain, protect, preserve and manage significant archaeological evidence.

HER 17a

The proposed palette of exterior colours, materials and finishes as described in drawing A106 revision i, 'Proposed Elevations' dated 12/01/221 and drawing A07, revisions G, 'Proposed Elevations", dated 01/12/20 are not approved and must be revised to be consistent and be complementary and sympathetic to the palette of colours, materials and finishes of the listed site.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved showing exterior colours, materials and finishes in accordance with the above requirement.

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



Reason for condition

To ensure that development at a heritage place is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance.

HER 20

The plantings shown in the submitted drawings Proposed Elevations, drawing A07, Rev G and Proposed Elevations, drawing A105, Rev i are not approved. The site must be landscaped with plants appropriate to the growing conditions and the historic setting. All landscaping shown in an approved landscaping plan must be undertaken prior to completion.

Prior to the issue of any approval under the *Building Act 2016*, a landscaping plan must be prepared by a suitably qualified landscape architect and be submitted and approved in accordance with the above requirements and include:

1. a scale, dimensions and north point;
2. details of surface finishes of pathways and/or driveways;
3. a planting schedule
4. details of any irrigation systems and a corresponding assessment of the impact of the irrigation system so as to not create runoff, damp, salt attack and deterioration of the stone wall.

All work required by this condition must be undertaken in accordance with the approved landscaping plan.

Reason for condition

To ensure that development at a heritage place is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance.

HER s3

Revised and detailed plans prepared by a suitably qualified person in historic heritage must be submitted for the new front steps, wheelchair lift, landings and handrail to be sympathetic and subservient to the historic cultural heritage significance of the place.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved in accordance with the above requirement.

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

Reason for condition:

To ensure that development at a heritage place is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance.

ENVHE 1

Recommendations in the report *Environmental Site Assessment, 35 Melville St, Hobart December 2020* prepared by GES must be implemented for the duration of the development of the site. This includes implementation of a soil and water management plan. A specific contamination management plan is not considered necessary.

Reason for condition

To ensure that the risk to future occupants of the building remain low and acceptable.

ADVICE

Contact details:

To provide a contact number in the case of issues that require resolution

## ADVICE

Landscape screening:

That mature tree plantings be considered at the rear of the property for the screening of 40-42 Brisbane Street.

## 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.

## CONDITION ENDORSEMENT PLANNING

If any condition requires that further documents are submitted and approved, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission on Council's [online services e-planning portal](#).

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

Once approved, the Council will respond to you via email that the condition has been endorsed (satisfied). Detailed instructions can be found [here](#).

## 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*.

#### PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click [here](#) for more information.

#### GENERAL EXEMPTION (TEMPORARY) PARKING PERMITS

You may qualify for a General Exemption permit for construction vehicles i.e. residential or meter parking/loading zones. Click [here](#) for more information.

#### PLANNING

Consideration should be given to implement measures to minimise noise emissions and potential light spill to the adjoining residential use.

#### STORMWATER

Please note that in addition to a building and/or plumbing permit, development must be in accordance with the Hobart City Council's Infrastructure By law. Click [here](#) for more information.

#### CBD AND HIGH VOLUME FOOTPATH CLOSURES

Please note that the City of Hobart does not support the extended closure of public footpaths or roads to facilitate construction on adjacent land.

It is the developer's responsibility to ensure that the proposal as designed can be constructed without reliance on such extended closures.

In special cases, where it can be demonstrated that closure of footpaths in the CBD and/or other high volume footpaths can occur for extended periods without unreasonable impact on other businesses or the general public, such closures may only be approved by the full Council.

For more information about this requirement please contact the Council's Traffic Engineering Unit on 6238 2804.

#### WORK PLACE HEALTH AND SAFETY

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. Click [here](#) for more information.

#### 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.

**Delegation: Council**

#### **7.1.2 14 Goulburn Street, Hobart - Signage and Fencing PLN-20-717 - File Ref: F21/10177**

---

#### **PROCEDURAL MOTION**

#### **BRISCOE**

That the item be deferred to a special meeting before Council on the 22 February 2021, to enable officers to consider additional information provided by the applicant.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Harvey	
Behrakis	
Dutta	
Coats	

**COMMITTEE RESOLUTION:**

That the item be deferred to a special meeting before Council on the 22 February 2021, to enable officers to consider additional information provided by the applicant.

**Delegation: Committee**

**7.1.3 7 Ribbon Gum Court, Mount Nelson - Partial Demolition,  
Alterations and Extension  
PLN-20-830 - File Ref: F21/8289**

---

PROCEDURAL MOTION

HARVEY

That the item be deferred to enable further consideration of the overshadowing to adjacent properties.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Harvey	
Behrakis	
Dutta	
Coats	

**COMMITTEE RESOLUTION:**

That the item be deferred to enable further consideration of the overshadowing to adjacent properties.

**Delegation: Committee**

**7.1.4 1/1A Fisher Avenue, Sandy Bay Adjacent Road Reserve - Partial Demolition, Alterations and Extension  
PLN-20-713 - File Ref: F21/8923**

---

HARVEY

That the recommendation contained in the report of the Development Appraisal Planner and the Manager Development Appraisal of 2 February 2021, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Harvey	
Behrakis	
Dutta	
Coats	

**COMMITTEE RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for partial demolition, alterations and extension, at 1/1A Fisher Avenue, Sandy Bay and adjacent road reserve for the reasons outlined in the officer's report attached to item 7.1.4 of the Open City Planning Committee agenda of 15 February 2021 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-20-713 - 1 1A FISHER AVENUE SANDY BAY TAS 7005 - 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.

## ENG 3a

The access driveway, and parking module (parking spaces, aisles and manoeuvring area) must be designed and constructed in accordance with Australian Standard AS/NZS2890.1:2004 (including the requirement for vehicle safety barriers where required), or a Council approved alternate design certified by a suitably qualified engineer to provide a safe and efficient access, and enable safe, easy and efficient use.

### *Advice:*

*It is advised that designers consider the detailed design of the access and parking module prior to finalising the Finished Floor Level (FFL) of the parking spaces (especially if located within a garage incorporated into the dwelling), as failure to do so may result in difficulty complying with this condition.*

### Reason for condition

To ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.



#### ENG 4

The access driveway and parking module (car parking spaces, aisles and manoeuvring area) approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) and surface drained to the Council's stormwater infrastructure prior to the commencement of use.

#### Reason for condition

To ensure the safety of users of the access driveway and parking module, and that it does not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.

#### ENG 1

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or
2. Be repaired and reinstated by the owner to the satisfaction of the Council.

A photographic record of the Council's 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's 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's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

#### ENG r1

The excavation and/or earth-retaining structures (ie embankments, cuttings, retaining walls) within or supporting the highway reservation must not undermine the stability and integrity of the highway reservation and its infrastructure.

Detailed design drawings, structural certificates of the proposed retaining structure within the Fisher Avenue highway reservation must be submitted and approved, prior to any approval under the *Building Act 2016* or the commencement of work (whichever occurs first) and must:

1. Be prepared and certified by a suitable qualified person and experienced engineer;
2. Not undermine the stability of the highway reservation;
3. Be designed in accordance with AS4678, with a design life in accordance with table 3.1 typical application major public infrastructure works;
4. Take into account any additional surcharge loadings as required by relevant Australian Standards;
5. Detail the design and location of the footing adjacent to Fisher Avenue highway reservation;
6. Include structure certificate which notes the proposed retaining structure can support the ground above sufficiently and will not undermine the stability and integrity of the highway reservation and its infrastructure; and
7. The structure certificated and/or drawings should note accordingly the above.

All work required by this condition must be undertaken in accordance with the approved select design drawing and structural certificates.

*Advice:*

*The applicant is required submit detailed design documentation to satisfy this condition via Council's planning condition endorsement process (noting there is a fee associated with condition endorsement approval of engineering drawings [see general advice on how to obtain condition endorsement and for fees and charges]). This is a separate process to any building approval under the Building Act 2016.*

*Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.*

Reason for condition

To ensure that the stability and integrity of the Council's highway reservation is not compromised by the development.

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, and 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.

## CONDITION ENDORSEMENT ENGINEERING

All engineering drawings required to be submitted and approved by this planning permit must be submitted to the City of Hobart as a CEP (Condition Endorsement) via the City's [Online Service Development Portal](#). When lodging a CEP, please reference the PLN number of the associated Planning Application. Each CEP must also include an estimation of the cost of works shown on the submitted engineering drawings. Once that estimation has been confirmed by the City's Engineer, the following fees are payable for each CEP submitted and must be paid prior to the City of Hobart commencing assessment of the engineering drawings in each CEP:

Value of Building Works Approved by Planning Permit Fee:

Over \$20,000: 2% of the value of the works as assessed by the City's Engineer per assessment.

These fees are additional to building and plumbing fees charged under the Building and Plumbing Regulations.

Once the CEP is lodged via the [Online Service Development Portal](#), if the value of building works approved by your planning permit is over \$20,000, please contact the City's Development Engineer on 6238 2715 to confirm the estimation of the cost of works shown on the submitted engineering drawings has been accepted.

Once confirmed, please call one of the City's Customer Service Officers on 6238 2190 to make payment, quoting the reference number (ie. CEP number) of the Condition Endorsement you have lodged. Once payment is made, your engineering drawings will be assessed.

#### 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*.

#### PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click [here](#) for more information.

#### OCCUPATION OF THE PUBLIC HIGHWAY

You may require a permit for the occupation of the public highway for construction or special event (e.g. placement of skip bin, crane, scissor lift etc). Click [here](#) for more information.

You may require an occupational license for structures in the Hobart City Council highway reservation, in accordance with conditions to be established by the Council. Click [here](#) for more information.

You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click [here](#) for more information.

#### STORMWATER

Please note that in addition to a building and/or plumbing permit, development must be in accordance with the Hobart City Council's Infrastructure By law. Click [here](#) for more information.

## WORK WITHIN THE HIGHWAY RESERVATION

Please note development must be in accordance with the Hobart City Council's Infrastructure By law. Click [here](#) for more information.

## DRIVEWAY SURFACING OVER HIGHWAY RESERVATION

If a coloured or textured surface is used for the driveway access within the Highway Reservation, the Council or other service provider will not match this on any reinstatement of the driveway access within the Highway Reservation required in the future.

## COUNCIL RESERVES

This permit does not authorise any works on the adjoining Council land. Any act that causes, or is likely to cause, damage to Council's land may be in breach of Council's Public Spaces By-law and penalties may apply. A permit is required for works on Council land. The by-law is available [here](#).

## WEED CONTROL

Effective measures are detailed in the Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment (Edition 1, 2004). The guidelines can be obtained from the Department of Primary Industries, Parks, Water and Environment [website](#).

## WORK PLACE HEALTH AND SAFETY

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. Click [here](#) for more information.

## 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.

**Delegation: Committee**

### **7.1.5 343 Park Street, New Town and Adjacent Road Reserve - Partial Demolition, Subdivision (Two Additional Lots) and Associated Works PLN-20-780 - File Ref: F21/10350; 16/117**

---

## BEHRAKIS

That the recommendation contained in the report of the Development Appraisal Planner and the Manager Development Appraisal of 4 February 2021, be adopted.

MOTION CARRIED

### VOTING RECORD

AYES

Deputy Lord Mayor Burnet  
Briscoe  
Harvey  
Behrakis  
Dutta

NOES

Coats

**COMMITTEE RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for a partial demolition, subdivision (two additional lots) and associated works at 343 Park Street New Town 7008 and adjacent road reserve, for the reasons outlined in the officer's report attached to item 7.1.5 of the Open City Planning Committee agenda of 15 February 2021 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 343 PARK STREET AND ADJACENT ROAD RESERVE, NEW TOWN TAS 7008 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2020/02133-HCC dated 22/12/2020 as attached to the permit.

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 Works Ref: 6437 dated 4 February 2020 (sic) which was provided to the Council on 4 February 2021, as attached to the permit.



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).

Any private or private shared stormwater system passing through third-party land must have sufficient receiving capacity.

*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.

ENG 1

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or
2. Be repaired and reinstated by the owner to the satisfaction of the Council.

Any damage must be immediately reported to Council.

A photographic record of the Council's 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's 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's 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, and 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.

OPS s1

Compensation will be required to be paid to the Council, in accordance with its Tree Amenity Formula, for the loss of the street tree in Bishop Street; the *Syzygium smithii* (common lilly pilly). A replacement tree will also be required, to the satisfaction of the Director City Amenity. The removal of the tree is to be undertaken by the developer who is responsible for acquiring all required permits. The developer will bear the cost of the street tree removal and pay for a replacement tree, and pay the amenity value of the tree to be removed.

*Advice:*

*The amenity value has been calculated at \$2,003, using the City of Hobart Tree Amenity Formula. The cost for a replacement tree is \$400, for the City of Hobart to purchase, plant and establish a new tree. This results in a total compensation cost of \$2,403. The compensation will be required prior to removal of the street tree.*

*To arrange payment of this fee, please contact the Council's Open Space Planning*

*Team on 6238 2488.*

Reason for condition

To maintain the amenity value of street trees as per the City of Hobart Street Tree Strategy and the amenity value calculation method endorsed by a meeting of the full Council on the 18th February 2019.

SURV 1

The applicant must submit to the Council a copy of the surveyor's survey notes at the time of lodging the final plan.

Reason for condition

To enable the Council to accurately update cadastral layers on the

corporate Geographic Information System.

### SURV 3

The final plan and schedule of easements must be submitted and approved under section 89 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*.

The final plan and schedule of easements must provide easements to the satisfaction of the Council:

1. Over any proposed or existing stormwater, water or sewer mains passing through the lots on the final plan, in favour of the Hobart City Council (minimum width of 2m) and/or TasWater (minimum width of 2.5m).

Reason for condition

To ensure that there are no impediments to the provision of public and private services and access to the lots.

### SURV 11

Lot 1 and Lot 2 on the final plan is to be notated to the effect that the subdivision shown in the plan is approved in accordance with the provisions of section 109(8) of the *Local Government (Building & Miscellaneous Provisions) Act 1993*, in that the *Hobart Interim Planning Scheme 2015* makes provision for the dimensions of Lot 1 and Lot 2.

Reason for condition

To record that the *Hobart Interim Planning Scheme 2015* has made provision for the dimensions and qualities of Lot 1 and Lot 2 and to comply with Part 3 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*.

### ENG 14

Access and services to each lot must be designed and installed to meet the needs of future development, prior to the sealing of the final plan.

Detailed engineering drawings must be submitted and approved prior to the commencement of work on the site. The drawings must be certified by a suitably qualified and experienced engineer and must:

1. be generally in accordance with Local Government Association of Tasmania: Tasmanian Municipal Standard Drawings (May 2020), as varied by the City of Hobart published departures from those drawings, and Tasmanian Subdivision Guidelines (October 2013);
2. clearly distinguish between public and private infrastructure;
3. show the final lot boundaries, with each lot serviced separately by the Hobart City Council infrastructure and all private plumbing contained within each lot;
4. show the proposed location, level and size of each lot connection such that the majority of the lot, including all hardstand areas, can be adequately drained via gravity;
5. show the location of all existing connections and all stormwater from the existing development drained to Council infrastructure. Existing redundant connections must be abandoned and fully reinstated;
6. show in plan, cross-section and long-section the proposed stormwater infrastructure, including but not limited to, connections, flows, velocities, hydraulic grade lines, clearances from structures, boundaries and other services, cover, gradients, sizing, material, pipe class, easements and inspection openings

A structural condition assessment and visual record (ie CCTV and report) of the new public infrastructure must be submitted prior to issue of practical completion.

All work required by this condition must be constructed in accordance with the approved engineering drawings. All services must be installed prior to the sealing of the final plan.

*Advice:*

*Council generally requires mains in the road to be DN300 and running under the kerb to a side entry pit, if practicable.*

*A single lot connection at the lowest point of the lot is generally allowed under the Urban Drainage Act. Council notes the Lot has multiple existing connections (including one on Bishop Street where the private downpipe may be outside the property boundary), however none able to serve the existing access. A new connection and some consolidation/ abandonment of existing connections for the Balance Lot is required.*

*Once the engineering drawings have been approved the Council will issue a condition endorsement.*

*Please note that once the condition endorsement has been issued you will need to contact Council's City Amenity Division to obtain a [Permit to Construct Public Infrastructure](#). A 12 month maintenance period, bond and CCTV will be required.*

Reason for condition

To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.

ENG 16

Prior to the sealing of the final plan, private sewer, stormwater (including surface drainage) and water services/connections are to be entirely separate to each lot and contained wholly within the lots served.

Reason for condition

To ensure that each lot is services separately.

ENG 17

Prior to the sealing of the final plan, the developer must verify compliance with condition ENG 16 by supplying the Council with an as-installed services plan clearly indicating the location and details of all relevant services (entirely contained within their respective lots or appropriate easements). The as-installed services plan must be accompanied by certification from a

suitably qualified person that all engineering work required by this permit has been completed.

*Advice:*

*Any final plan submitted for sealing will not be processed unless it is accompanied by documentation by a suitably qualified person that clearly certifies that this condition has been satisfied and that all the work required by this condition has been completed. A 'suitably qualified person' must be a professional engineer or professional surveyor or other persons acceptable to the Council.*

Reason for condition

To ensure that the developer provides the Council with clear written confirmation that the separation of services is complete.

OPS 1

The owner must pay a cash contribution to the Council for contribution to public open space, prior to sealing of the final plan.

The open space contribution is equal to 5% of the undeveloped value of Lots 1 and 2 comprised in the final plan, in lieu of the provision of public open space within the subdivision.

*Advice:*

*The value is to be determined by a registered valuer commissioned by the Council at the developer's cost. Please contact the Council's Development Appraisal Unit on 6238 2715 to instigate the valuation process.*

Reason for condition

Approval of the subdivision will create further demand upon Hobart's Public Open Space System. The funds obtained will be used for future expenditure on the purchase or improvement of land for public open space in Hobart.

## 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*.

## PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click [here](#) for more information.

## OCCUPATION OF THE PUBLIC HIGHWAY

You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click [here](#) for more information.

## PERMIT TO CONSTRUCT PUBLIC INFRASTRUCTURE

You may require a permit to construct public infrastructure, with a 12 month maintenance period and bond (please contact the Hobart City Council's City Amenity Division to initiate the permit process).



## NEW SERVICE CONNECTION

Please contact the Hobart City Council's City Amenity Division to initiate the application process for your [new stormwater connection](#).

## PLANNING

### Tree Health

Please follow the advice under the submitted qualified arborist report with regard to the potential impact on the health of the large cypress tree on site, concerning the potential impact of any proposed excavation or other works in the vicinity of that tree with regard to the subdivision, and potential impact with regard to any proposed future development.

## WORK WITHIN THE HIGHWAY RESERVATION

Please note development must be in accordance with the Hobart City Council's Infrastructure By law. Click [here](#) for more information.

## DRIVEWAY SURFACING OVER HIGHWAY RESERVATION

If a coloured or textured surface is used for the driveway access within the Highway Reservation, the Council or other service provider will not match this on any reinstatement of the driveway access within the Highway Reservation required in the future.

## 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.

**Delegation: Committee**

## 8. REPORTS

---

### 8.1 Delegated Decision Report (Planning) File Ref: F21/10223

---

BRISCOE

That the recommendation contained in the memorandum of the Director City Planning of 9 February 2021, be adopted.

MOTION CARRIED

#### VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Harvey	
Behrakis	
Dutta	
Coats	

#### **COMMITTEE RESOLUTION:**

That the information contained in the memorandum *Delegated Decision Report (Planning)* be received and noted.

**Delegation: Committee**

### 8.2 City Planning - Advertising Report File Ref: F21/10557

---

BRISCOE

That the recommendation contained in the memorandum of the Director City Planning of 10 February 2021, be adopted.

MOTION CARRIED

#### VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Harvey	
Behrakis	
Dutta	
Coats	

**COMMITTEE RESOLUTION:**

That the information contained in the memorandum City Planning - Advertising Report be received and noted.

**Delegation: Committee**

**8.3 Building and Planning Statistics 1 January 2021 to 31 January 2021**  
**File Ref: F21/10612**

---

BEHRAKIS

That the recommendation contained in the memorandum of the Director City Planning of 10 February 2021, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Harvey	
Behrakis	
Dutta	
Coats	

**COMMITTEE RESOLUTION:**

That the report of the Director City Planning be received and noted:

1. During the period 1 January 2021 to 31 January 2021, 41 building permits were issued to the value of \$6,878,390 which included:
  - (i) 21 for Extensions/Alterations to Dwellings to the value of \$3,584,000;
  - (ii) 9 New Dwellings to the value of \$3,508,390; and
  - (iii) No Major Projects.
2. During the period 1 January 2020 to 31 January 2021, 36 building permits were issued to the value of \$9,774,648 which included:

- (i) 16 for Extensions/Alterations to Dwellings to the value of \$1,796,647;
  - (ii) 6 New Dwellings to the value of \$2,924,500;
  - (iii) 2 Major Projects:
    - (a) 4 Glover Drive, Sandy Bay - New Buildings (House) - \$1,100,000; and
    - (b) 85-99 Collins Street, Hobart - Commercial Internal Alterations - \$2,896,000.
3. In the twelve months ending January 2021, 646 building permits were issued to the value of \$177,509,986 and
4. In the twelve months ending January 2020, 612 building permits were issued to the value of \$301,348,994.

**Delegation: Council**

## **9. QUESTIONS WITHOUT NOTICE**

---

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

### **9.1 Deputy Lord Mayor Burnet - Central Business District - Amenity File Ref: 13-1-10**

---

Question: Can the Acting Director City Planning advise in relation to the amenity of residents within the commercial area of the CBD, is there a likelihood that bar areas would be retained away from residential establishments and in zoned areas such as along Elizabeth Street?

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

## 10. CLOSED PORTION OF THE MEETING

---

DUTTA

That the Committee resolve by 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:

- Confirm the minutes of the Closed portion of the meeting
- Question without notice in the Closed portion

The following items were discussed:-

Item No. 1	Minutes of the last meeting of the Closed Portion of the Committee Meeting
Item No. 2	Consideration of supplementary items to the agenda
Item No. 3	Indications of pecuniary and conflicts of interest
Item No. 4	Questions Without Notice

MOTION CARRIED

### VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Harvey	
Behrakis	
Dutta	
Coats	

**Delegation: Committee**

There being no further business the Open portion of the meeting closed at 6.05pm.

TAKEN AS READ AND SIGNED AS  
A CORRECT RECORD THIS  
1<sup>ST</sup> DAY OF MARCH 2021.

---

CHAIRMAN