



CITY OF HOBART

MINUTES

City Planning Committee Meeting

Open Portion

Monday, 16 August 2021 at 5:02pm

ORDER OF BUSINESS

APOLOGIES AND LEAVE OF ABSENCE

| | |
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City Planning Committee Meeting (Open Portion) held on Monday, 16 August 2021 at 5:02 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*.

The title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant s.61 of the *Local Government Act 1993* (Tas).

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, W Coats and the Lord Mayor Councillor A M Reynolds.

APOLOGIES: Nil.

LEAVE OF ABSENCE: Nil.

Alderman Briscoe retired from the meeting at 6.27pm after declaring an interest in item 8.1 and was not present for item 11.

Alderman Behrakis left the meeting at 6.21pm, returning at 6.23pm and was not present for items 8.2, 8.3 and 8.4.

Councillor Coats left the meeting at 6.16pm, returning at 6.18pm.

The Lord Mayor arrived at the meeting at 5.24pm and was not present for items 1 to 7 and was co-opted for items 8.1 and 11.

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

BEHRAKIS

The minutes of the Open Portion of the City Planning Committee meeting held on [Monday, 2 August 2021](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

| AYES | NOES |
|--------------------------|------|
| Deputy Lord Mayor Burnet | |
| Briscoe | |
| Harvey | |
| Behrakis | |
| Dutta | |
| Coats | |

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 Chief Executive Officer.

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.

1. Alderman Briscoe - item 8.1

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 Chief Executive Officer 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 | NOES |
|--------------------------|------|
| Deputy Lord Mayor Burnet | |
| Briscoe | |
| Harvey | |
| Behrakis | |
| Dutta | |
| Coats | |

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 Chief Executive Officer 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.

Item 7.2.2 was then taken.

7.1 APPLICATIONS UNDER THE SULLIVANS COVE PLANNING SCHEME 1997

7.1.1 29 Campbell Street, Hobart and Adjacent Road Reserve - Partial Change of Use to Eating Establishment and Outdoor Dining PLN-21-281 - File Ref: F21/79174

BRISCOE

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 10 August 2021, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Deputy Lord Mayor Burnet
Briscoe
Harvey
Behrakis
Dutta
Coats

COMMITTEE RESOLUTION:

That pursuant to the *Sullivans Cove Planning Scheme 1997*, the City Planning Committee, in accordance with the delegations contained in its terms of

reference, approve the application for partial change of use to eating establishment and outdoor dining at 29 Campbell Street, Hobart 7000 and adjacent road reserve for the reasons outlined in the officer's report attached to item 7.1.1 of the Open City Planning Committee agenda of 16 August 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-21-281 29 CAMPBELL STREET HOBART TAS 7000 - 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

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*.

OCCUPATION OF THE PUBLIC HIGHWAY

You may require an occupational licence for use of Hobart City Council highway reservation (e.g. outdoor seating, etc). 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.

NOISE REGULATIONS

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

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

7.2 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

7.2.1 404 Park Street, New Town - Partial Demolition, Alterations, Extension and Three Multiple Dwellings (One Existing, Two New) PLN-21-315 - File Ref: F21/79118

BEHRAKIS

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 5 August 2021, be adopted, as amended by the addition of the following advice clause:

“Advice:

The applicant is encouraged to landscape other parts of the site to minimise visual bulk of the two new dwellings.”

MOTION CARRIED

VOTING RECORD

AYES

Briscoe
Behrakis
Dutta

NOES

Deputy Lord Mayor Burnet
Harvey

Coats

COMMITTEE RESOLUTION:

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations, extension, and three multiple dwellings (one existing, two new) at 404 Park Street New Town TAS 7008 for the reasons outlined in the officer's report attached to item 7.2.1 of the Open City Planning Committee agenda of 16 August 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 Partial Demolition, Alterations, Extension, and Three Multiple Dwellings (One Existing, Two New) at 404 PARK STREET 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 2021/00752-HCC dated 18/05/2021 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, 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).

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council

approved outlet.

SW 7

Prior to occupancy or the commencement of the use (whichever occurs first), any new stormwater connection must be constructed and existing redundant connection(s) be abandoned and sealed at the owner's expense.

Prior to the issuing of any approval under the Building Act 2016 or commencement of works (whichever occurs first), detailed engineering drawings must be submitted and approved. The detailed engineering drawings must include:

1. the location of the proposed connections and all existing connections;
2. the size and design of the connection such that it is appropriate to safely service the development and in general accordance with Council's departures from the LGAT Tasmanian Standard Drawings, available from [here](#);
3. long-sections of the proposed connection clearly showing relative levels; clearances from any nearby services, poles or crossover wings; cover; size; material and delineation of public and private infrastructure;
4. connections which are free-flowing gravity driven;

All work required by this condition must be undertaken in accordance with the approved detailed engineering drawings. The approved stormwater connection documents must be included in your plumbing permit application document set and listed in accompanying forms.

Advice: any proposed kerb connection must point downstream (ie with the flow) and be clear of the crossover wings.

SW 9

Prior to occupancy or the commencement of the approved use (whichever occurs first), stormwater detention for the site must be installed.

A stormwater management report and design must be submitted and approved as a Condition Endorsement, prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site

(whichever occurs first). The stormwater management report and design must be prepared by a suitably qualified engineer and must:

1. include detailed design and supporting calculations of the detention tank showing:
 1. detention tank sizing such that there is no increase in flows from the developed site up to 5% AEP event to the kerb and gutter;
 2. the layout and long-section showing the inlet, outlet, tank connections, orifice size, overflow mechanism and invert level;
 3. the discharge rates and emptying times; and
 4. all assumptions must be clearly stated;
2. include a supporting maintenance plan, which specifies the required maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

All work required by this condition must be undertaken and maintained in accordance with the approved stormwater management report and design.

Advice: This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

ENG 3a

The access driveway and parking module (parking spaces, aisles and manoeuvring areas) 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 3c

The access driveway and parking module (parking spaces, aisles and manoeuvring areas) must be constructed in accordance with the Oramatis Studio documentation received by the Council on the 21st June 2021.

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 5

The number of car parking spaces approved to be used on the site is four (4).

Parking space "UNIT 2 - P2" must be delineated by means of white or yellow lines 80mm to 100mm wide in accordance with Australian Standards AS/NZS 2890.1 2004, prior to first occupation of either Unit 1 or Unit 2.

Reason for condition

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

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.

OPS 3

Pervious areas of the driveway area must be landscaped prior to occupancy.

A landscaping plan prepared by a suitably qualified person detailing the planting of areas of pervious surfaces within the driveway area must be submitted and approved as a Condition Endorsement, prior to the issue of any approval under the Building Act 2016.

The Landscaping Plan must include:

1. The species and size at planting of shrubs, trees and ground covers.
2. The location of driveways including vehicle swept paths, pedestrian footpaths and any proposed or existing underground infrastructure
3. watering plan and ongoing arrangements to ensure the plants maintain a healthy state.

All landscaping must be planted and installed in accordance with the approved Landscaping Plan. Prior to occupancy, the person who prepared the Landscaping Plan (or another suitably qualified person), must provide written confirmation that the landscaping has been planted and installed in accordance with the approved Landscaping Plan.

The landscaping must be maintained and if any landscaping is lost, it must be replanted within 30 days of it being lost.

Advice: This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To ensure that the proposal provides a high standard of residential amenity and optimal environmental performance.

ADVICE

The applicant is encouraged to landscape other parts of the site to minimise visual bulk of the two new dwellings.

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

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](#). Detailed instructions can be found [here](#).

A fee of 2% of the value of the works for new public assets (stormwater infrastructure, roads and related assets) will apply for the condition endorsement application. Once approved, the Council will respond to you via email that the condition has been endorsed (satisfied).

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.

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, scissor lift etc). Click [here](#) for more information.

BUILDING OVER AN EASEMENT

In order to build over the service easement, you will require the written consent of the person on whose behalf the easement was created, in accordance with section 74 of the *Building Act 2016*.

PLANNING

In the interests of privacy, the applicant is strongly encouraged to have the side and rear fencing be to a height of 2.1m, except within 4.5m of the frontage.

In the interests of privacy, the applicant is strongly encouraged to have the upstairs side bedroom windows and stair landing window frosted.

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

BRISCOE

That item 8.2 be now taken

MOTION CARRIED

VOTING RECORD

| AYES | NOES |
|--------------------------|------|
| Deputy Lord Mayor Burnet | |
| Briscoe | |
| Harvey | |
| Behrakis | |
| Dutta | |
| Coats | |

Item 8.2 was taken.

Mr Martin Nally addressed the Committee in relation to item 7.2.2.

7.2.2 34 Proctors Road, Dynnyrne - Partial Demolition PLN-21-149 - File Ref: F21/64982

PROCEDURAL MOTION

DUTTA

That the item be deferred to enable further advice to be received from an appropriate engineer on a possible solution to maintain the chimney stack.

MOTION CARRIED

VOTING RECORD

| AYES | NOES |
|----------|--------------------------|
| Briscoe | Deputy Lord Mayor Burnet |
| Behrakis | Harvey |

Dutta
Coats

COMMITTEE RESOLUTION:

That the item be deferred to enable further advice to be received from an appropriate engineer on a possible solution to maintain the chimney stack.

Attachments

A Mr Martin Nally - Deputation Supporting Information - 34 Proctors Road ⇒



Delegation: Committee

Item 7.1.1 was then taken.

8. REPORTS

Alderman Briscoe declared an interest in item 8.1 and retired from the meeting at 6.27pm.

HARVEY

That the Lord Mayor be co-opted to the Committee.

MOTION CARRIED

VOTING RECORD

| AYES | NOES |
|--------------------------|------|
| Deputy Lord Mayor Burnet | |
| Harvey | |
| Behrakis | |
| Dutta | |
| Coats | |

8.1 Short Stay Accommodation - Potential Planning Scheme Amendments
File Ref: F21/17902

HARVEY

That: 1. Council pursue inserting one or more specific area plans into the Hobart Local Provisions Schedule that prohibit entire home short stay accommodation use (excluding for 'secondary residences');

2. Council advocate to the Minister for Planning to issue a planning directive that immediately prohibits new permits for entire home short stay accommodation within the Hobart Local Government Area;
3. Council advocate for statewide regulations, similar to those in New South Wales, that enable councils to make decisions about properties within their local government area; and
4. Council advocate to the Tasmanian Government to form a 'Housing Supply Forecasting Council' in line with Recommendation 5 of the report Regulating Short-Stay Accommodation in Tasmania: Issues to consider and options for reform.

COATS

That part 4 of the recommendation be voted on separately

MOTION CARRIED

VOTING RECORD

| AYES | NOES |
|--------------------------|------|
| Deputy Lord Mayor Burnet | |
| Harvey | |
| Behrakis | |
| Dutta | |
| Coats | |
| Lord Mayor Reynolds | |

Part 4 of the recommendation was then taken

HARVEY

That:

4. Council advocate to the Tasmanian Government to form a 'Housing Supply Forecasting Council' in line with Recommendation 5 of the report Regulating Short-Stay Accommodation in Tasmania: Issues to consider and options for reform.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Deputy Lord Mayor Burnet
Harvey
Behrakis
Dutta
Coats
Lord Mayor Reynolds

Parts 1 to 3 of the recommendation was then taken

HARVEY

- That:
1. Council pursue inserting one or more specific area plans into the Hobart Local Provisions Schedule that prohibit entire home short stay accommodation use (excluding for 'secondary residences');
 2. Council advocate to the Minister for Planning to issue a planning directive that immediately prohibits new permits for entire home short stay accommodation within the Hobart Local Government Area;
 3. Council advocate for statewide regulations, similar to those in New South Wales, that enable councils to make decisions about properties within their local government area; and

MOTION CARRIED

VOTING RECORD

AYES

NOES

| | |
|--------------------------|----------|
| Deputy Lord Mayor Burnet | Behrakis |
| Harvey | Coats |
| Dutta | |
| Lord Mayor Reynolds | |

COMMITTEE RESOLUTION:

- That:
1. Council pursue inserting one or more specific area plans into the Hobart Local Provisions Schedule that prohibit entire home short stay accommodation use (excluding for 'secondary residences');
 2. Council advocate to the Minister for Planning to issue a planning directive that immediately prohibits new permits for entire home short stay accommodation within the Hobart Local Government Area;

3. Council advocate for statewide regulations, similar to those in New South Wales, that enable councils to make decisions about properties within their local government area; and
4. Council advocate to the Tasmanian Government to form a 'Housing Supply Forecasting Council' in line with Recommendation 5 of the report Regulating Short-Stay Accommodation in Tasmania: Issues to consider and options for reform.

Delegation: Council

Item 11 was then taken.

8.2 Delivery Vehicles
File Ref: F20/78941; 16/243

HARVEY

That the recommendation contained in the report of the Manager Environmental Health and the Director City Planning of 11 August 2021, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Deputy Lord Mayor Burnet
Briscoe
Harvey
Dutta
Coats

COMMITTEE RESOLUTION:

- That:
1. The Council continue to focus its regulatory effort on higher risk food activities including food production, processing and sales.
 2. Any future complaints received regarding food delivery vehicles are investigated within operational protocols and legislated powers.

Delegation: Council

8.3 Monthly Planning Statistics - 1 July - 31 July 2021
File Ref: F21/77580

HARVEY

That the recommendation contained in the memorandum of the Director City Planning of 11 August 2021, be adopted.

MOTION CARRIED

VOTING RECORD

| AYES | NOES |
|--------------------------|------|
| Deputy Lord Mayor Burnet | |
| Briscoe | |
| Harvey | |
| Dutta | |
| Coats | |

COMMITTEE RESOLUTION:

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

During the period 1 July 2021 to 31 July 2021, 61 permits were issued to the value of \$10,800,580 which included:

- (i) 5 new single dwellings to the value of \$1,510,000;
- (ii) 2 multiple dwellings to the value of \$580,000;
- (iii) 27 extensions/alterations to dwellings to the value of \$4,229,000;
- (iv) 7 extensions/alterations to commercial properties to the value of 4,209,980;
- (v) 1 major project;
 - (a) 180 Harrington Street, Hobart - Partial Demolition, Alterations and Extension - \$4,000,000;

During the period 1 July 2020 to 31 July 2020, 67 permits were issued to the value of \$20,301,927 which included:

- (i) 7 new single dwellings to the value of \$3,376,000;
- (ii) 3 multiple dwellings to the value of \$900,000;
- (iii) 29 extensions/alterations to dwellings to the value of \$12,859,745;
- (iv) 4 extensions/alterations to commercial properties to the value of \$720,000;
- (v) 2 major projects:
 - (a) 11 Swan Street, North Hobart - Partial Demolition, Alterations, Extension, Landscaping (including Tree Removal), and Car Parking - \$8,203,000;
 - (b) 10 Evans Street, Hobart - Land Decontamination - \$2,500,000;

In the twelve months ending July 2021, 833 permits were issued to the value of \$321,235,282; and

In the twelve months ending July 2020, 849 permits were issued to the value of \$293,684,850

This report includes permits issued, exempt and no permit required decisions.

Delegation: Council

8.4 Monthly Building Statistics - 1 July - 31 July 2021
File Ref: F21/77604

HARVEY

That the recommendation contained in the memorandum of the Director City Planning of 11 August 2021, be adopted.

MOTION CARRIED

VOTING RECORD

AYES
Deputy Lord Mayor Burnet
Briscoe
Harvey
Dutta
Coats

NOES

COMMITTEE RESOLUTION:

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

During the period 1 July 2021 to 31 July 2021, 50 permits were issued to the value of \$47,662,084 which included:

- (i) 34 for extensions/alterations to dwellings to the value of \$5,595,385;
- (ii) 4 new dwellings to the value of \$1,365,000;
- (iii) 75 new multiple dwellings to the value of \$32,437,499; and
- (iv) 4 major projects:
 - (a) 62 Patrick Street, Hobart - Multiple New Dwellings X 68 Apartments - \$29,195,499;
 - (b) 26 Lower Jordan Hill Road, West Hobart - Multiple New Dwellings X 5 - \$3,212,000;
 - (c) 410 Sandy Bay Road, Sandy Bay - Commercial Internal Alterations - \$2,800,000;
 - (d) 33 Argyle Street - Hobart - Commercial Internal Alterations - \$2,348,000;

During the period 1 July 2020 to 31 July 2020, 57 permits were issued to the value of \$18,938,311 which included:

- (i) 16 for extensions/alterations to dwellings to the value of \$3,050,575;
- (ii) 20 new dwellings to the value of \$7,395,555;
- (iii) 2 new multiple dwellings to the value of \$900,000; and
- (iv) 3 major projects:
 - (a) 15 Gourlay Street, West Hobart - Commercial Extension - \$4,000,000;
 - (b) 30 Bathurst Street. Hobart - Commercial Internal Alterations - \$2,000,000;
 - (c) 6 Midwood Street, New Town - New Commercial Buildings and Associated Civil Works, Stage 1 - \$1,069,160;

In the twelve months ending July 2021, 655 permits were issued to the value of \$227,681,603; and

In the twelve months ending July 2020, 615 permits were issued to the value of \$226,585,115

Delegation: Council

8.5 Delegated Decision Report (Planning)
File Ref: F21/78021

DUTTA

That the recommendation contained in the memorandum of the Director City Planning of 11 August 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

8.6 City Planning - Advertising Report
File Ref: F21/78694

DUTTA

That the recommendation contained in the memorandum of the Director City Planning of 11 August 2021, be adopted.

MOTION CARRIED

VOTING RECORD

| AYES | NOES |
|--------------------------|------|
| Deputy Lord Mayor Burnet | |
| Briscoe | |
| Harvey | |
| Behrakis | |
| Dutta | |
| Coats | |

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

Delegation: Committee

9. RESPONSES TO QUESTIONS WITHOUT NOTICE

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

9.1 Building Compliance in Hobart **File Ref: F21/64978; 13-1-10**

Memorandum of the Director City Planning of 10 August 2021.

9.2 City of Hobart Planning Portal **File Ref: F21/53364; 13-1-10**

Memorandum of the Director City Planning of 10 August 2021.

9.3 Sandy Bay - Escarpment **File Ref: F21/353**

Memorandum of the Director City Planning of 10 August 2021.

9.4 Cable Car Development Application - Bushfire Assessment **File Ref: F21/72248; 13-1-10**

Memorandum of the Director City Planning of 10 August 2021.

BEHRAKIS

That the information be received and noted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Deputy Lord Mayor Burnet
Briscoe
Harvey
Behrakis
Dutta
Coats

Delegation: Committee

10. QUESTIONS WITHOUT NOTICE

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

10.1 Alderman Behrakis - Metropolitan Plan - Briefings **File Ref: 13-1-10**

Question: Can the Director advise that when meetings with some elected members are held on matters relating to the Metropolitan Plan that other elected members may not be privy to can all elected members be provided with updates on this matter?

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

10.2 Lord Mayor Reynolds - Dog Registrations **File Ref: 13-1-10**

Question: Can the Director advise that in the interests of reducing costs and processing time have council officers ever considered introducing one off life time dog registrations as they have in Launceston and Devonport ?

Answer: The Manager Development Compliance advised the issue of lifetime registration was considered during the last review of the Dog Management Strategy and when costed it was discovered that it would not provide enough revenue to maintain the current dog management services that are currently provided.

10.3 Lord Mayor Reynolds - Sensitive Urban Infill - Design Guidelines
File Ref: 13-1-10

Question: Can the Director advise if any cities have developed design guidelines for sensitive urban infill in suburban backyards ?

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

Item 8.1 was then taken.

11. 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
- Planning appeal - Mediation
- Questions 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 | Planning Authority Items – Consideration of Items with Deputations |
| Item No. 5 | City Acting as Planning Authority |
| Item No. 6 | Responses to Questions Without Notice |
| Item No. 6.1 | Judicial Review Act 2000 - Building Heights - Planning Scheme Amendment LG(MP)R 15(2)(i) |
| Item No. 6.1 | Applications under the Hobart Interim Planning Scheme 2015 |
| Item No. 6.1.1 | PLN-20-827 - 26 Fitzroy Place and 2 Montgomery Court Sandy Bay - partial demolition, extension and alterations to visitor accommodation, car parking and subdivision (boundary adjustment) - Appeal - Mediation LG(MP)R 15(4)(a) |
| Item No. 7 | Questions Without Notice |

MOTION CARRIED

VOTING RECORD

AYES

NOES

Deputy Lord Mayor Burnet
Harvey
Behrakis
Dutta
Coats
Lord Mayor Reynolds

Delegation: Committee

There being no further business the Open portion of the meeting closed at 7.22pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
30TH DAY OF AUGUST 2021.

CHAIRMAN