

AGENDA

City Planning Committee Meeting

Open Portion

Monday, 4 July 2022

at 5:00 pm Council Chamber, Town Hall

THE MISSION

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

	THE VALUES
The Council is:	
People	We care about people – our community, our customers and colleagues.
Teamwork	We collaborate both within the organisation and with external stakeholders drawing on skills and expertise for the benefit of our community.
Focus and Direction	We have clear goals and plans to achieve sustainable social, environmental and economic outcomes for the Hobart community.
Creativity and Innovation	We embrace new approaches and continuously improve to achieve better outcomes for our community.
Accountability	We are transparent, work to high ethical and professional standards and are accountable for delivering outcomes for our community.

ORDER OF BUSINESS

Business listed on the agenda is to be conducted in the order in which it is set out, unless the committee by simple majority determines otherwise.

APOLOGIES AND LEAVE OF ABSENCE

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City Planning Committee Meeting (Open Portion) held Monday, 4 July 2022 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 31 March 2022 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

Apologies:

Deputy Lord Mayor Councillor H Burnet (Chairman) Alderman J R Briscoe Lu Councillor W F Harvey Alderman S Behrakis Councillor M Dutta Councillor W Coats

Leave of Absence: Nil.

NON-MEMBERS

Lord Mayor Councillor A M Reynolds Alderman M Zucco Alderman Dr P T Sexton Alderman D C Thomas Councillor J Fox Councillor Dr Z Sherlock

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

2. CONFIRMATION OF MINUTES

The minutes of the Open Portion of the City Planning Committee meeting held on Monday, 20 June 2022, are submitted for confirming as an accurate record.

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.

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 conflict 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.

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?

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.

RECOMMENDATION

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.

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.

7.1 APPLICATIONS UNDER THE SULLIVANS COVE PLANNING SCHEME 1997

7.1.1 6 MONTPELIER RETREAT, 8 MONTPELIER RETREAT, BATTERY POINT AND ADJACENT ROAD RESERVE - PARTIAL DEMOLITION, ALTERATIONS, PARTIAL CHANGE OF USE TO CAR PARKING AND ASSOCIATED WORKS PLN-21-455 - FILE REF: F22/63137

Address:	6 Montpelier Retreat, 8 Montpelier Retreat, Battery Point and Adjacent Road Reserve
Proposal:	Partial Demolition, Alterations, Partial Change of Use to Car Parking and Associated Works
Expiry Date:	25 July 2022
Extension of Time:	Not applicable
Author:	Cameron Sherriff

RECOMMENDATION

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 demolition, alterations, partial change of use to car parking, and associated works at 6 Montpelier Retreat, 8 Montpelier Retreat and adjacent road reserve for the reasons outlined in the officer's report 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-21-455 - 6 Montpelier Retreat & 8 Montpelier Retreat Battery Point TAS 7004 & Adjacent Road Reserve - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG 12

A construction waste management plan must be implemented throughout construction.

A construction waste management plan 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 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.

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.

It is recommended that the developer liaise with the Council's City Resilience Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill. Further information can also be found on the Council's website.

Reason for condition

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

SW 6

The affected public stormwater infrastructure must be designed and constructed prior to occupancy or the commencement of the approved use (whichever occurs first).

Prior to the issuing of any approval under the *Building Act 201*6 or commencement of works (whichever occurs first), detailed engineering drawings must be submitted and approved as a Condition Endorsement. The detailed engineering drawings must be certified by a suitably qualified and experienced civil engineer and must:

- be substantially in accordance with the Local Government Association of Tasmania: Tasmanian Municipal Standard Drawings (May 2020), as varied by the City of Hobart's published departures from those Drawings, and the Local Government Association of Tasmania, Tasmanian Subdivision Guidelines (October 2013);
- 2. clearly distinguish between public and private infrastructure;
- show in both plan and long-section the proposed alterations to the public stormwater system (eg abandoned connections and replacement pit), which show reinstatement, flows, maintained inlet capacity, clearances (including vertically from other services), cover, gradients, sizing, material, pipe class, and inspection openings;
- 4. no adverse impact on the public stormwater system's service level
- 5. include any supporting calculations.

All work required by this condition must be undertaken in accordance with the approved detailed engineering drawings.

Advice:

The proposed conversion of the stormwater side entry pit to a 'v' pit is not accepted as shown. An alternate design to maintain inlet capacity is required. This may require pit relocation.

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

SW 8

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).

Detailed engineering designs, prepared and certified by a suitable qualified person, 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).

These must demonstrate:

- 1. All private pipework must be contained within the respective Lot boundaries.
- All impervious areas which can be drained via gravity (including charged systems) must be drained via gravity. The pump system must be limited to capture stormwater only from areas which cannot be drained via gravity.
- All pump rising main discharges must occur to a private dispersion pit within the property, sized such that only free-flowing gravity discharge occurs from the property into the Council stormwater connection.

All works must be undertaken and maintained in accordance with the approved plans.

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.

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

SW 9

Prior to occupancy or the commencement of the approved use (whichever occurs first), stormwater quality treatment for stormwater discharges from the development 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:

- include final detailed design of the proposed treatment train, including final estimations of contaminant removal demonstrating the treatment meets current best practice;
- 2. include a supporting maintenance plan, which specifies the required maintenance measures to check and ensure the

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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. Current best practice is taken as achieving 80% removal sediments, 45% removal total nitrogen and 45% removal of total phosphorous; and (if a carpark) targeting fine sediments and hydrocarbons.

ENG tr1

Traffic management within the access driveway, and parking module (parking spaces and aisles) must be installed prior to the commencement of use.

Traffic management design drawing(s) (including signage and line marking), 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 design drawing(s) must include (but not be limited to):

- 1. Be prepared by a suitably qualified person;
- 2. Relevant signage;
- Pedestrian safety bollards for egress to/from any lifts or doorways;
- Delineation of pedestrian pathways along the shared vehicular circulation roadway;
- 5. Road hump located at the car park exit to ensure low vehicle speeds when exiting onto Montpelier Retreat;
- Warning devices (both active and static) at the car park exit to alert drivers and pedestrians on Montpelier Retreat that a vehicle is exiting the car park; and
- 7. Any other details as Council deem necessary.

All work required by this condition must be undertaken in accordance

with the approved traffic management design drawings.

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

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

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 as a Condition Endorsement, prior to the issue of any approval under the *Building Act 2016* or the commencement work on the site (whichever occurs first). 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 be responsible for the implementation of the approved traffic management plan and available as a direct contact to Council and/or members of the community regarding day to day construction traffic operations at the site, including any immediate traffic issues or hazards that may arise.

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

Page 14

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 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 3b

The access driveway and parking module (parking spaces, aisles and manoeuvring area) design must be submitted and approved, prior to the issuing of any approval under the *Building Act 2016* or commencement of works on the site (whichever occurs first).

This access driveway and parking module (parking spaces, aisles and manoeuvring area) design must:

- 1. be prepared and certified by a suitably qualified engineer;
- be in accordance with the Australian Standard AS/NZS 2890.1:2004, if possible;
- where the design deviates from AS/NZS 2890.1:2004 the designer must demonstrate that the design will provide a safe and efficient access, and enable safe, easy and efficient use; and
- show [dimensions, levels, gradients and transitions], and other details as Council deem necessary to satisfy the above requirement.

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

ENG 3c

Prior to commencement of use, a suitably qualified engineer must

certify that the access driveway and parking area has been constructed in accordance with design drawings approved by Condition ENG 3b and ENG tr1.

Advice:

We strongly encourage you to speak to your engineer before works begin so that you can discuss the number and nature of the inspections they will need to do during the works in order to provide this certification. It may be necessary for a surveyor to also be engaged to ensure that the driveway will be constructed as approved. If the driveway is not constructed as it has been approved then this may mean that the driveway will either be unsafe or will not function properly.

Certification may be submitted to Council as part of the Building Act 2016 approval process or submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of the permit.

An example certificate is available on our website.

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 fourteen (14).

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 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.

ENG r3

Prior to the commencement of use, the proposed driveway crossover on the Montpelier Retreat highway reservation must be designed and constructed in accordance with:

- Urban TSD-R09-v3 Urban Roads Driveways and TSD R14-v3 Type KC vehicular crossing;
- Footpath Urban Roads Footpaths TSD-R11-v3.

Design drawings must be submitted and approved as a Condition Endorsement prior to any approval under the *Building Act 2016*. The design drawings must:

- 1. Show the cross and long section of the driveway crossover within the highway reservation and onto the property;
- 2. Detail any services or infrastructure (ie light poles, pits, awnings) at or near the proposed driveway crossover;
- Show swept path templates in accordance with AS/NZS 2890.1 2004(B85 or B99 depending on use, design template);
- 4. Show that vehicular and pedestrian sight lines.
- 5. Provide approval from TasNetworks regarding relocation of the light pole.
- 6. Be prepared and certified by a suitable qualified person, to satisfy the above requirements.

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

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.

Please note that your proposal does not include adjustment of footpath levels. Any adjustment to footpath levels necessary to suit the design of proposed floor, parking module or driveway levels will require separate agreement from Council's Road Services Engineer and may require further planning approvals. It is advised to place a note to this affect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are made aware of this requirement.

Reason for condition

To ensure that works will comply with the Council's standard requirements.

ENG s1

Approval from Council's City Futures Division as a Condition Endorsement must be obtained prior to the issue of any approval under the *Building Act 2016 or commencement of work on the site (whichever occurs first)* for any changes to the existing on street parking arrangements in Montpelier Retreat.

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.

All works will be at the developer's expense. Please contact Council's City Mobility Manager with regard to the application process for any changes to the on street parking arrangements in Montpelier Retreat.

Any request to temporarily or permanently remove any parking sensor requires a written application to be submitted to the Parking Operations Workgroup of the Smart & Sustainable City Unit. For more information and application forms with regard to the removal of parking sensors, go to

<u>https://www.hobartcity.com.au/Business/Construction-activities-and-eve</u> <u>nts-on-public-streets</u> and scroll to Dial Before You Dig - parking sensors.

Reason for condition

To ensure that relevant approvals are obtained.

ENG s2

The car parking provided must be for short term parking only and not all-day parking.

Reason for condition

Page 19

To be in accordance with the principles and objectives for traffic, access and parking of the *Sullivans Cove Planning Scheme 1997*.

ENV s1

An Excavation Management Plan, prepared by suitably qualified persons, must be implemented.

The plan must include, but is not limited to, the following:

- 1. Details of the excavation methodology and expected likely timeframes.
- 2. The days and hours of work and hours of activities likely to generate significant noise emissions (including volume and timing of heavy vehicles entering and leaving the site).
- 3. Details of potential environmental impacts associated with the excavation works including noise, vibration, dust and sediment transfer.
- 4. Details of measures to avoid or mitigate all identified potential environmental impacts as far as is reasonable practicable and in accordance with industry best-practice including, but not limited to:
 - a. A Noise and Vibration Management Plan generally consistent with AS 2436-2010 - Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites and the Interim Construction Noise Guidelines (New South Wales Department of Environment and Climate Change, July 2009), and with reference to any other applicable guidelines or standards referenced by those documents, including, but not limited to:
 - i. identification and quantification of potentially noisy or vibration- causing excavation activities;
 - ii. identification of the methods, procedures and equipment that will be adopted to ensure that all reasonable and feasible noise and vibration mitigation measures are applied; and
 - iii. details of monitoring measures and triggers for actions.
 - b. A soil and water management plan including:
 - i. measures to avoid or minimise the discharge of

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contaminated stormwater from the site;

- ii. measures to avoid or minimise dust emissions from the site; and
- iii. measures to avoid or minimise soil and debris being carried onto the street.
- 5. Details of responsible persons, communication protocols, compliance, recording and auditing procedures and complaint handling and response procedures.

The Noise and Vibration Management Plan must be certified by a suitably qualified person as being generally consistent with the referenced standards and guidelines.

A copy of the adopted Excavation Management Plan must be submitted to the planning authority prior to the commencement of works and a copy of the plan must be kept on site for the duration of the works and be available for inspection.

Reason for condition

To ensure that activities are managed in a way which will not cause environmental harm.

HER 11

The proposed flush masonry infill that is designed to match the existing facade, after the demolition of the ground floor windows, is not approved. A revised drawing is required to be submitted showing a change in surface treatment at ground level.

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

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

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.

The facade at ground level should offer visual interest, provide a change in surface treatment and reduce the solidity and scale of the

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blank facade with either recessed blank and solid detailing or a change in material. The pattern of treatment should reflect the scale and proportions of apertures of adjacent heritage buildings. For further advice contact Council's Senior Cultural Heritage Officer on 6238 2711 or email coh@hobartcity.com.au.

Reason for condition

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

HER 17c

The external colour, materials and texture of the approved development must be substantially in accordance with the approved plans. Any substantial change in the colour, materials and texture requires further approval.

Reason for condition

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

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 to Open Up and Temporarily Occupy a Highway (for work in the road reserve). 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.

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.

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.

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.

TITLE ADHESION AND CAR PARKING EASEMENT

A building surveyor should consider if there are building requirements that would necessitate the adhesion of the two titles (CT 234896/1 and CT 10357/1) that comprise the development site.

The proposed basement car parking extends over the boundary between 6 and 8 Montpelier Retreat and will be partially within the title for 8 Montpelier Retreat. Currently both properties are in common ownership. If the titles are not adhered and if in future one of the titles were to be transferred to a different owner, a limited in height car parking easement will need to be created in favour of No 6 over No. 8 to enable the basement car parking to continue to function. Council will not be able to approve a boundary adjustment that includes a vertical component.

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.

Attachment A:	PLN-21-455 - 6 MONTPELIER RETREAT BATTERY POINT TAS 7004 - Planning Committee or Delegated Report I
Attachment B:	PLN-21-455 - 6 MONTPELIER RETREAT & 8 MONTPELIER RETREAT BATTERY POINT TAS 7004 & ADJACENT ROAD RESERVE - CPC Agenda Documents I
Attachment C:	PLN-21-455 - 6 MONTPELIER RETREAT & 8 MONTPELIER RETREAT BATTERY POINT TAS 7004 & ADJACENT ROAD RESERVE - Updated Facade Plan I
Attachment D:	PLN-21-455 - 6 MONTPELIER RETREAT BATTERY POINT TAS 7004 - Planning Referral Officer Cultural Heritage Report II 🖀

Item No. 7.1.1



APPLICATION UNDER SULLIVANS COVE PLANNING SCHEME 1997

City of HOBART	
Type of Report:	Committee
Committee:	4 July 2022
Expiry Date:	25 July 2022
Application No:	PLN-21-455
Address:	6 MONTPELIER RETREAT , BATTERY POINT 8 MONTPELIER RETREAT , BATTERY POINT ADJACENT ROAD RESERVE
Applicant:	Evan Boardman (e3planning pty ltd) PO Box 58
Proposal:	Partial Demolition, Alterations, Partial Change of Use to Car Parking, and Associated Works
Representations:	Two (2)
Performance criteria:	Activity Area Controls (Use); Traffic, Access and Parking Schedule; Demolition Schedule; Environmental Management Schedule

1. Executive Summary

1.1 Planning approval is sought for Partial Demolition, Alterations, Partial Change of Use to Car Parking, and Associated Works, at 6 Montpelier Retreat, 8 Montpelier Retreat and Adjacent Road Reserve.

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- 1.2 More specifically the proposal includes:
 - Conversion of the ground floor of 6 Montpelier Retreat, which is currently used for retail, into a car park. The car park will extend into part of 8 Montpelier Retreat.
 - The car park will provide 14 short term rental parking spaces for visitors to the area.
 - Internal demolition.
 - Excavation under part of 8 Montpelier Retreat.
 - Work in the road reserve including a new crossover, relocation of a light pole, reinstatement of footpath, removal of parking space and stormwater works. General Manager consent to the works has been granted under GMC-21-47.
 - New roller entry door.
 - New masonry infill for existing ground level windows either side of the roller entry door.
 - New blockwork wall and planter box in front of 8 Montpelier Retreat.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Mixed Use Activity Area Controls (Use)
 - 1.3.2 Schedule 5 Traffic, Access and Parking
 - 1.3.3 Schedule 7 Demolition
 - 1.3.4 Schedule 8 Environmental Management
- 1.4 Two (2) representations objecting to the proposal were received within the statutory advertising period between 24/05 and 07/06/2022.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the City Planning Committee, because the application involves works within the Highway Reservation.

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2. Site Detail



Fig. 1. Subject property. Source: HCC GIS.

2.1 The subject property (6 Montpelier) is a two-storey rendered block building on the eastern side of Montpelier Retreat. It is near the corner with Salamanca Place and sits opposite the large commercial car park at 1 Montpelier Retreat.

3. Proposal

3.1 Planning approval is sought for Partial Demolition, Alterations, Partial Change of Use to Car Parking, and Associated Works, at 6 Montpelier Retreat, 8 Montpelier Retreat and Adjacent Road Reserve.

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- 3.2 More specifically the proposal includes:
 - Conversion of the ground floor of 6 Montpelier Retreat, which is currently used for retail, into a car park. The car park will extend into part of 8 Montpelier Retreat.
 - The car park will provide 14 short term rental parking spaces for visitors to the area.
 - Internal demolition.
 - Excavation under part of 8 Montpelier Retreat.
 - Work in the road reserve including a new crossover, relocation of a light pole, reinstatement of footpath, removal of parking space and stormwater works. General Manager consent to the works has been granted under GMC-21-47.
 - New roller entry door.
 - New masonry infill for existing ground level windows either side of the roller entry door.
 - New blockwork wall and planter box in front of 8 Montpelier Retreat.

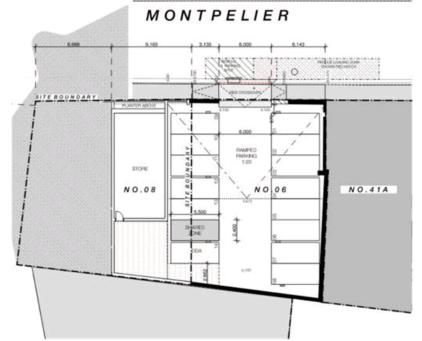


Fig. 2. Proposed floor plan. Source: Application documents.

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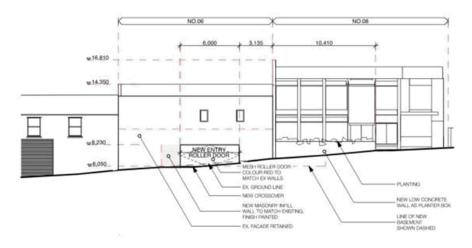


Fig. 3. Proposed elevation plans. Source: Application documents.

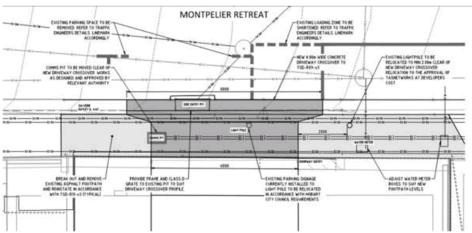


Fig. 4. Proposed work in the road reserve. Source: Application documents.

4. Background

4.1 N/A

5. Concerns raised by representors

5.1 Two (2) representations objecting to the proposal were received within the statutory advertising period between 24/05 and 07/06/2022.

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5.2 The following table outlines the concerns raised in the representations received. Those concerns which relate to a discretion invoked by the proposal are addressed in Section 6 of this report.

Concerns centred around the effect on amenity of the precinct and damage to adjoining property during the excavation stage of the proposal.

As Council would be aware from the previous Sultan Group Montpelier development appeals including TASRMPAT 20, 21, 22/15P (2015), the dolerite geology in the area is particularly hard and difficult to excavate. Accordingly, it is critical that excavation works are managed to mitigate noise, dust and vibration in order to meet the planning scheme requirement for best practice environmental management in the terms of Clause 29.2 and 29.5 of the planning scheme.

Clause 29 (Schedule 8 – Environmental Management) sets out matters to which consideration must be given in assessing applications for activities. Clause 29.2 identifies the objectives of this clause including:

 To ensure that activities are managed in a way which will not cause environmental nuisance or material or serious environmental harm.

Clause 29.5 sets out environmental objectives relevant to an assessment of this development.

In the above appeals the Tribunal determined that Clause 29 is applicable as an overarching statement of objectives even at the construction phase. That means that the construction phase, as much as any other aspect of the development, must be in accord with the Scheme objectives.

Considering the proposed site and excavation is directly adjacent to both common and private property there is a risk that private and common property and habitable tenancies in the Salamanca Square could be damaged and businesses suffer disturbance during the proposed excavation works.

There is significant potential for damage and disturbance during the works. Therefore, if Council is of a mind to issue a permit for the proposal it is requested that conditions are applied for a best practice construction and environmental management plan to be prepared and submitted to stakeholders, Council and the consideration of the EPA.

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I suggest that the permit condition would be drafted similar to condition 6 of the Tribunal's decision discussed above.

A construction and environmental management plan should document, with the input of a suitably qualified geotechnical engineer a suitable method for extracting the unfractured dolerite rock from the premises without causing disruption, damage, dust and noise to adjoining premises and premises in the precinct.

The dolerite to be extracted presents as an exposed cliff face in premises and car parks on the western, southern and eastern boundaries of the Salamanca Square. Any disturbance of the rock mass under 6-8 Montpelier Retreat must be achieved without disturbing the cliff face visible inside adjoining properties. A professionally developed method foe achieving this should be and essential requirement of any approval to undertake the works.

Previous attempts by others to excavate the Montpelier Retreat car park which did not address the issues around excavation of a hard solid dolerite mass have not been successful.

Stakeholders, including business owners and operators, residents and property investors require to be able to go about their business unaffected by difficult, noisy and potentially damaging excavation works.

If this is to occur, t he permit should be conditioned to ensure that acceptable outcomes for neighbours and the neighbourhood are achieved.

6. Assessment

6.1 The Sullivans Cove Planning Scheme 1997 is a performance based planning scheme. This approach recognises that there are in many cases a number of ways in which a proposal can satisfy desired environmental, social and economic standards. In some cases a proposal will be 'permitted' subject to specific 'deemed to comply' provisions being satisfied. Performance criteria are established to provide a means by which the objectives of the planning scheme may be satisfactorily met by a proposal. Where a proposal relies on performance criteria, the Council's ability to approve or refuse the proposal relates only to the performance criteria relied on.

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- 6.2 The site is located in Activity Area 2.0 (Sullivans Cove Mixed Use) of the *Sullivans Cove Planning Scheme 1997*.
- 6.3 The existing use is 'shop'. The proposed use is a commercial car park which is an unlisted use. The existing use is a permitted use in the Activity Area. The proposed use is a discretionary use in the Activity Area.
- 6.4 The proposal has been assessed against:
 - 6.4.1 Parts A and B Strategic Framework
 - 6.4.2 Part D Part 16.0 Activity Area Controls
 - 6.4.3 Part E Schedule 1 Conservation of Cultural Heritage Values
 - 6.4.4 Part E Schedule 2 Urban Form
 - 6.4.5 Part E Schedule 5 Traffic, Access and Parking
 - 6.4.6 Part E Schedule 7 Demolition
 - 6.4.7 Part E Schedule 8 Environmental Management
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
 - 6.5.1 Activity Area Controls (Use)
 - 6.5.2 Schedule 5 Traffic, Access and Parking
 - 6.5.3 Schedule 7 Demolition
 - 6.5.4 Schedule 8 Environmental Management
- 6.6 Each performance criterion is assessed below.
- 6.7 Activity Area Controls (Use)
 - 6.7.1 The proposed use is commercial car parking, which is an unlisted, and therefore discretionary, use in the Activity Area.
 - 6.7.2 The Sullivans Cove Strategic Framework (Part B, sections 6.0 and 7.0)

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must be used in the consideration and assessment of all applications for use and development in the planning scheme area.

The Preferred Future for the Cove (section 6.0) includes to encourage a range of economic activities including tourism, retail and other commercial developments. Section 6.4 (Creating a Place for People) indicates that there are many aspects to the function and form of the Cove which need to be addressed in order to enhance the pedestrian experience, and that obstacles to access and circulation, including traffic and car parking, will be managed.

The Planning Principles for Management of Activities in the Cove (Section 7.0) lists some Guiding Principles, which must be taken into account in the consideration of all future use and development of land in the Cove. This includes that the area should continue as a cultural centre, recreation and entertainment district, centre of government and a place for commerce and living. Activities and associated development should not adversely impact on pedestrian and other forms of movement throughout the Cove. Clause 7.3.4 states that:

Parking supply within the Cove should be designed and administered to facilitate visitor access, rather than CBD commuters and other longterm parking space users. Long-term commuter parking within the Cove should be discouraged.

The visual dominance of car parking throughout the Cove should be reduced, particularly in the Central Cove Area.

The proposal is considered to be broadly compatible with the Sullivans Cove Strategic Framework, as by providing short-term car parking for tourists and visitors, it supports the preferred uses in the area (shops, art galleries, restaurants, etc). It is compliant with clause 7.3.4, which prefers the provision of short-term parking over long-term commuter parking, and it will not be visually dominant (like an open air car park), as it is enclosed within an existing building.

6.7.3 Clause 16.2 sets out the Objectives and Performance Criteria for Activities within Activity Area 2.0. Use within the area must be assessed against these objectives and performance criteria.

The car park will be located within an existing building, with the only visible changes being a new roller door, a new planter box, and some work within the road reserve, including a new crossover. It provides short-term

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parking for visitors and tourists to the area, including people who would be shopping, dining in restaurants, visiting galleries, or walking around the waterfront area. The proposal is therefore consistent with the following under clause 16.2:

- Objective (a) which requires that activities respect the cultural heritage and character of the area. The use requires a large, undifferentiated floor area, which is usually discouraged in the activity area, but meets the performance criterion because it is accommodated within an existing building.
- Objective (b) which requires that the values of the Cove's roads and other public spaces are conserved and enhanced.
- Objective (c) which encourages use and development which generates pedestrian movement through the activity area.
- Objective (d) which encourages the further development of the area as a tourist destination.
- Objective (e) is not relevant.
- Objective (f) which is to ensure that the activity area's primary function is a place for arts, cultural, civic, recreational and entertainment activities is strengthened.
- Objectives (g) and (h) are not relevant.
- Objective (i) which is to minimise the use of public land resources for commuter and other long-term parking and that public car parking in the cove should be provided primarily to meet the short-term parking needs of tourists and other visitors to the Cove. Whilst the car park is not proposed on public land, the proposal meets the general principle encouraged by Objective (i) which is that car parking should be shortterm to support the shops, restaurants, etc, in the area, rather than long-term commuter parking.
- Objective (j) which is to ensure sound environmental planning and management for all activities. This is achieved by the reuse of an existing building.
- Objectives (k) and (l) are not relevant.

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- 6.7.4 The proposed use is therefore consistent with Part B and the standards for Activity Area 2.0.
- 6.8 Schedule 1 Conservation of Cultural Heritage Values
 - 6.8.1 The property is adjacent to a heritage listed site (2-4 Montpelier Retreat).
 - 6.8.2 The proposal is permitted if it meets the following (clause 22.5.4):

'Building or works' on other land within the planning area is 'permitted' in respect to this Schedule where it can be demonstrated that the following 'deemed to comply' standards can be met:

For 'buildings and works' on sites adjacent (as defined in clause 22.3) to a place of cultural signifance:

- The height of 'buildings or works' adjacent to places of cultural significance must not exceed that of any building on the place, at a distance of less than 10 (horizontal) metres from the building; and
- The area of facade of any new 'building or works' must not exceed that of the facade of an adjacent place of cultural significance by a factor of 2.

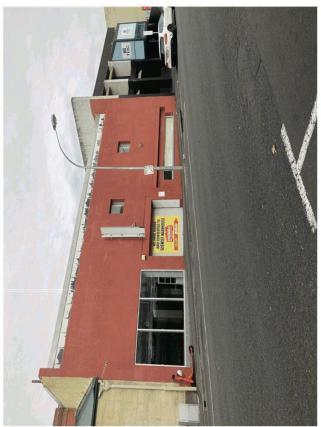
The external work is minor and meets clause 22.5.4 and so is permitted under the schedule.

6.8.3 The Council's Cultural Heritage Officer has advised as follows:

This proposal is adjacent to a place heritage listed in Table 1: Place of Cultural Significance in the *Sullivans Cove Planning Scheme 1997*. That place is 2-4 Montpelier St. (ref 63 and 64) and the warehouses on the opposite side of the road.

The proposal is to convert a masonry building (previously used as a chemist) to a carpark and includes the widening of the existing entry, new cross over and ramping internally as well as demolition.

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Existing building: Council image



Adjacent existing heritage listed building. Source: Council image

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The submitted drawings do not accurately represent the existing facade as there are two windows either side of the central door that are not shown. A new drawing was submitted to demonstrate that the existing windows are proposed to be removed and filled in, the facade rendered to paint as existing.

The proposed works to widen the existing doorway into a roller door and car entry as well as a new planter and wall. This work must be assessed against Clause 22.5.4 'Permitted' 'Building or Works' which states:

'Building or works' on other land within the planning area is 'permitted' in respect to this Schedule where it can be demonstrated that the following 'deemed to comply' standards can be met:

For 'building or works' on sites adjacent (as defined in clause 22.3) to a place of cultural significance:

• The height of 'building or works' adjacent to places of cultural significance must not exceed that of any building on the place, at a distance of less than 10 (horizontal) metres from the building; and

 The area of the facade of any new 'building or works' must not exceed that of the facade of an adjacent place of cultural significance by a factor of 2.

In this case, there is no additional height and the area of the facade is not changed. In this instance the proposal satisfies clause 22.5.4.

Schedule 7 - Demolition also applies. While the building is not heritage listed in Schedule 1, Table 1. the revised drawing shows that the elevation will be blank and lacking the features of facades within Sullivans Cove of solid to void, ground floor apertures and features that represent and respect the historic character of the Cove, respecting the scale of the Cove and to enhance the pedestrian experience in the Cove. As such the resultant demolition will result in the loss of an element that contributes to the scale, pedestrian experience of the Cove, by removing apertures that provide scale and pedestrian interest. While it is not expected that the proposed use - a carpark - should retain windows the guiding principles of the Scheme requires consideration of the above factors. As such it is considered a condition be imposed to reduce

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the apparent harshness of the blank facade with apertures, that are solid and offer no visibility into the building, but create relief and an appearance of the reduction in scale and visual interest. On this basis the demolition is considered appropriate.

It is considered that the conversion of a building within Sullivans Cove to a shell containing carparking is not the preferred outcome for the future for buildings in the Cove. Unfortunately, the strategic and statutory framework within Schedule 1 does not offer adequate principles to guard against this.

The proposal satisfies the above provisions of the Scheme. A condition of permit is necessary for revision of drawings to be submitted to reflect a requirement for visual interest and reduction in scale of the facade.

- 6.8.4 The proposal complies with clause 22.5.4 and the objectives of the schedules with conditions as recommended.
- 6.9 Schedule 5 Traffic, Access and Parking
 - 6.9.1 The Principles for parking, access and traffic in the Cove are set out under clause 26.2, which is as follows:

Development will not be granted a permit unless:

(a) It will facilitate the mutual compatibility of public and private transport;

(b) It can demonstrate either:

(i) that it will not create traffic flows and movements that are detrimental to safety or amenity; or

(ii) that any such flows or movements can be accommodated through engineering works or traffic management arrangements – on or off site – that are satisfactory to the Planning Authority;

(c) It can make adequate provisions for the direction, access, turning and parking of all vehicular traffic;

(d) It can provide for pedestrian movement, in accordance with the requirements of the Planning Authority.

Unless particularly specified as a policy objective or requirement for all or part of an Activity Area, or approved as part of the guidelines for the redevelopment of a Key Site, developments will not be expected to incorporate on-site vehicle parking and it will only be approved to the

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extent that the car parking does not direct the design of the development and does not have a detrimental effect on the form and character of Sullivans Cove or on its pedestrian amenity and activity. Any development necessitating an exercise of discretion under the Scheme in relation to height to facilitate the provision of on site parking would not be considered to be in keeping with the planning principles for the Cove.

Any provision for parking will aim to:

(a) Encourage pedestrian and cycle access, amenity and safety; and
 (b) Address the essential and short term parking demands of customers/visitors in the Cove; and
 (c) Discourage long term commuter parking within the Cove.

6.9.2 The proposal has been assessed by Council's Development Engineer, Road Engineer and Traffic Engineer. The following summary has been provided by Council's Development Engineer:

Documentation submitted to date appears not to be able to satisfy clause 26.2. The E3 Planning planning report has stated " The proposed carpark would not be available for commuter carparking but only for short term carparking to meet the needs of tourists and other visitors. If approval is granted a condition of approval could be included limiting the time people could parking in the carpark."

The Traffic Impact Assessment prepared by Midson Traffic Pty Ltd has stated "The car park will be used by permit holders who are likely to utilise the car parking for commuter use" which contradicts the E3 Planning planning report.

The principles for parking of the Sullivans Cove Planning Scheme 1997 includes long term commuter parking within the Cove is to be discouraged. A condition is to be applied that the car parking provided is for short term parking only not for all day parking.

- 6.9.3 The proposal is not detrimental to pedestrian and cycle access, amenity and safety. It addresses short-term parking demands of customers and visitors to the Cove and discourages long-term commuter parking.
- 6.9.4 The proposal is considered to meet clause 26.2.
- 6.9.5 The Objectives specific to each activity area are provided under clause26.3. The Objectives for Activity Area 2.0 are as follows:

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The provision of short term public car parking stations on appropriate sites in this Activity Area will be promoted. Such stations would be expected to serve a range of users for all days of the week and for 24 hours a day. The Planning Authority will seek the joint involvement of private developers in the construction of such car parking facilities where this is seen as desirable to further the objectives of the Scheme overall. Any car parking approved as part of the redevelopment of land for a single or mixed use development will be encouraged or required to be made available for public use and not restricted to traffic generated by the particular development. Public transport, services and facilities which serve metropolitan Hobart will be encouraged in this Activity Area. Pedestrian safety is an important consideration in the location and design of access.

- 6.9.6 The proposal is considered consistent with this Objective, with an appropriate condition confirming how the parking is to be utilised as discussed above, recommended.
- 6.9.7 Clause 26.4.1 (Traffic Generation) provides as follows:

Where a development (including subdivision) is approved that involves the provision of on site car parking, servicing or emergency access facilities that will result in a material increase in the volume of vehicular traffic entering or leaving a public road, then provision shall be made to accommodate such additional vehicles and their movement to the satisfaction of the Planning Authority, having regard to traffic safety or amenity as appropriate. Similar provision shall be made for pedestrians...

The location and form of any proposed access to an existing public road shall ensure that adequate sight distance in relation to the speed of through traffic is available...

All access, parking and traffic management works shall be constructed to the Planning Authority's current standards and in accordance with plans approved by the Planning Authority.

6.9.8 The Council's Development Engineer has advised that:

Based on the existing traffic volumes on Montpelier Retreat, the traffic generated by the development will not have any significant adverse impacts on traffic efficiency of the network.

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A new vehicular driveway crossover access is proposed for vehicles to access from Montpelier Retreat. The access design is to be in accordance with section 3 "Access Facilities to Off-Street Parking Areas and Queuing Areas" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking to meet the acceptable solution.

Vehicular sight distance appears to be achievable for the new vehicular access in accordance with AS/NZS 2890.1:2004 however pedestrian sight distances do not comply with AS/NZS 2890.1:2004 due to obstructions such as the wall of the structure located within the pedestrian sight triangle. The TIA has misrepresented the location of the pedestrian sight triangle indicating compliance with AS/NZS 2890.1:2004 however the correct location of the pedestrian sight triangle shows that it does not comply with the Australian Standard and is to be assessed against performance criteria. Conditioning the provision of a speed hump at the exit to the carparking area and pedestrian warning devices will be acceptable for the performance criteria with regard to the proposed pedestrian sight distances.

The gradients of the access crossover do not meet the requirements of AS/NZS 2890.1:2004 and is to be assessed against performance criteria. Compliance with the Tasmanian Standard Drawing TSD-09-v3 or an alternate design that demonstrates that a B85 vehicle can access the site without scraping the underside of the vehicle will meet the requirements of the Council's Roads Engineer and meet the performance criteria. The documentation provided indicates it feasible that a vehicular access can be provided to satisfy the performance criteria, however Council's Roads Engineer has conditioned for a detailed design of the crossover is to be submitted for approval.

Further, The proposal requires construction of a new driveway crossover that will require alterations to the existing on street parking arrangements. One existing on street metered car parking space is to be removed including the parking senor and an existing on street loading bay will be reduced in length. Council's Traffic Engineer has commented "as part of this application it is proposed that the existing Loading Zone outside 6 Montpelier Retreat be shortened to allow for a crossover to be installed. In addition, it is proposed that one metered parking space be removed. Shortening of the loading zone to 11.5 metres is acceptable, based on the

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advice provided in the Traffic Engineer's report. In regard to the removal of a single metered 1/4P parking space, it should be made clear to the applicant that they are responsible for the cost of removing and relocating a parking meter." A condition has been applied with regard to alterations to the existing on street parking arrangements.

6.9.9 The minimum vehicle access widths are provided under clause 26.4.2. The Council's Development Engineer has advised that:

The Traffic Impact Assessment prepared by Midson Traffic Pty Ltd has stated "The development provides 14 car parking spaces an access width of 6.0 metres. Table 1 [of clause 26.4.2] requires a 1.0 metre pedestrian path and an access width less than 5.0m (through the access driveway). The total requirement is 6.0 metres, therefore the access complies with the requirements of clause 26.4.2 of the Planning Scheme."

6.9.10 Clause 26.4.3 (Parking Standards) provides as follows:

The number of parking spaces which can be accommodated in a car parking area and the aisle widths within it, shall comply with the relevant Australian Standard, unless otherwise determined by the Planning Authority having regard to the impact on the site and its environs.

6.9.11 The Council's Development Engineer has advised that:

The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard.

The car parking area is proposed to be utilised by visitors to Salamanca and used for short term parking. The dimensions of the car parking spaces are proposed to be 2.4 metres wide by 5.5 metres long with a 6.0m wide aisle width. Figure 2.2 of AS/NZS 2890.1:2004 provides car parking space and aisle way dimensions for different user classes. The user class for short term parking is class 3 which would required dimensions of the car parking spaces to be 2.6 metres wide by 5.4 metres long with a 5.8 metre wide aisle way. The user class for employee and commuter parking is

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class 1 which requires dimensions of car parking spaces to be 2.4 metres wide by 5.4 metres with an aisle width of 6.2 metres (or aisle width of 5.8m for class 1A). The proposed parking area complies with class 1 (commuter parking) but does not comply with class 3 (short term parking) which is the intended use.

The length of the blind aisle is not to be greater than the width of six 90 degree spaces plus one metre unless provision is made for cars to turn around at the end and drive out forwards to meet the requirements of AS/NZS 2890.1:2004. The proposed length of the blind aisle is equivalent to seven 90 degree spaces plus one metre without a designated turn around area which does not comply with AS/NZS 2890.1:2004.

The proposed dimensions for the car parking area and length of the blind aisles is acceptable under the performance criteria due to the low number of car parking spaces proposed and the low traffic generation.

6.9.12 Clause 26.4.4 (Nature of Parking) provides as follows:

The Planning Authority may require the parking spaces approved as part of any development to be of a particular size, type, proportion and location to be suited to the likely nature of demand including turnover of use, type of use and user or visitor vehicles to be accommodated, and servicing needs. This will be determined by the Planning Authority after taking into consideration matters such as:

Location of the site; The nature of the site; The nature of the surrounding area; Existing traffic and parking patters; The nature of the operation and future growth plans or opportunities; Existing on street restrictions; Future on street or off street public parking proposals.

The Planning Authority may require specific parking spaces to be reserved for exclusive use by visitors to the development or for people with disabilities.

Any car parking spaces sought to be provided on site will only be approved if located in a manner appropriate to the character and appearance of development in the vicinity and/or with the Principles of

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this Schedule and the parking and other Objectives for the relevant Activity Area.

6.9.13 The parking is located within an existing building and will be visible from the street, but only through the roller door. It is not considered to adversely affect streetscape and is located in a manner appropriate to the character and appearance of the vicinity.

The Council's Development Engineer has advised that the documentation submitted to date appears able to satisfy clause 26.4.4, and also states:

The development is exclusively a car park with no associated land use. The nature the car parking is proposed for short term for visitors to the area and use not for all day commuter use. A condition will be applied such that the car parking provided is to be for short term parking only and not for all day parking.

6.9.14 The proposal is considered to meet the Matters to be Considered under clause 26.5 which is as follows:

The Planning Authority shall ensure that proposed development:

- Will not interrupt the efficient passage of port related vehicular movements;
- Will not generate vehicular traffic which is detrimental to other vehicle movements in Sullivans Cove;
- Will not utilise a key site identified in Part F, or other land considered appropriate, in a manner that would prevent its use for the provision of public parking purposes. The Planning Authority shall ensure the scope for the provision of significant public parking generated by the development - whether on-site or off-site is explored and evaluated, including the use of part Five Agreements;
- Minimises footpath crossovers and disruption to footpath movements;
- Providing parking, shall do so in accordance with requirements for the design and location of spaces and access as specified in this schedule;
- Providing parking, is designed to complement the form and detail of adjacent buildings and have a continuity of street level activity and/or visual interest;
- Providing parking, the vehicle access shall be discrete and where possible located so as to not disrupt traffic flows along streets through queuing; and

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 Incorporates through-site and cross-block pedestrian links and access to the waterfront unless it can be demonstrated that there is no benefit to the enhancement of pedestrian movement and/or amenity in the Cove.

6.10 Schedule 7 - Demolition

- 6.10.1 The proposal involves some minor demolition, including in the road reserve
- 6.10.2 Pursuant to clause 28.3.1, a permit is required for all demolition, and all demolition is discretionary.
- 6.10.3 The demolition is minor, is not on a heritage place and pursuant to clause 28.6 (Matters to be Considered), does not create a vacant space, or impact on the character or cultural heritage values of the area. The demolition meets the provisions of the schedule. Note also the comments and conclusions regarding demolition as provided above by the Council's Senior Cultural Heritage Officer.
- 6.11 Schedule 8 Environmental Management
 - 6.11.1 Schedule 8 is considered applicable to the proposed development as there is potential for environmental harm from excavation works (noise, vibration and sedimentation).
 - 6.11.2 The proposal includes internal excavation within the existing buildings in order to create the necessary space and clearance for the car park.
 - 6.11.3 The Objectives of the Environmental Management Schedule at clause 29.2 state:
 - To ensure that activities are managed in a way which facilitates the ecologically sustainable development of the Cove's natural and physical resources and the maintenance of ecological processes and genetic diversity.
 - To ensure that activities are managed in a way which will not cause environmental nuisance or material or serious environmental harm.
 - 6.11.4 Applications subject to Schedule 8 must satisfy the following environmental objectives:

Air Quality

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Activities shall demonstrate 'Best Practice Environmental Management' in respect to the minimisation and mitigation of all discharges to the atmosphere.

Energy Efficiency

Use and development must demonstrate measures undertaken to improve energy efficiency in the design, layout and use of new and existing buildings.

Flora and Fauna

Flora and fauna of significance within the Sullivans Cove Planning Area must be protected. In particular, the habitats of the Derwent Estuary and Sullivans Cove water environment must be protected from the adverse environmental impacts of activities.

Hazard and Risk

Land within the Cove must be used and developed in a manner which provides a safe working and living environment. In doing so, best practices must be employed in respect to the handling of dangerous goods and all relevant dangerous goods and environmental laws complied with.

Land Contamination

New activities which are proposed on land with a known history of industrial or other use where potential for contamination exists shall be accompanied by an environmental audit including an assessment of site condition.

Contaminated land shall be managed in a manner which is compatible with the intended future use of the area. New activities on known contaminated sites must only be 'permitted' to occur after appropriate clean-up of the site, or where it is clearly demonstrated that the proposed activity will not result in an immediate or likely long term hazard to human health or the environment.

Land Reclamation

Land forming and reclamation activities, where required, shall be carried out in a manner which minimises adverse environmental consequences.

Noise

Buildings shall be sited and designed having regard to current noise levels in the area as well as their intended use.

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Where activities with the potential to generate significant noise are proposed in proximity to residential accommodation and other 'noise sensitive' activities, appropriate measures to mitigate and minimise noise emissions must be undertaken.

New 'noise sensitive' activities such as residential accommodation shall be located and where necessary incorporate acoustic measures to minimise the potentially adverse impacts of existing or likely future activities on nearby land.

Waste Minimisation

Activities must demonstrate how the practices and process associated with the activity will reduce as much as possible the amount of waste generated or the amount which requires subsequent treatment, storage or disposal. Activities must address waste minimisation from the source (source reduction) and recycling.

Where appropriate, applications for new activities must include a waste management plan.

Activities within roads and other public spaces must incorporate where relevant suitable waste and litter management facilities.

Water Quality

Activities shall demonstrate 'Best Practice Environmental Management' in respect to water use and management. Water use and disposal shall be managed in a manner which seeks to minimise off site disposal and which seeks to protect and, where possible, improve ambient water quality. The principles of minimising water sewage and waste water generation and the re-use, recycling and pre-treatment of waste water prior to disposal must be encouraged.

6.11.5 The Council's Environmental Development Planner has assessed this aspect of the proposal and provides the following:

Approval is sought to change the use of 6 and 8 Montpelier Retreat, Battery Point, to a car park. Associated development proposed includes a new crossover, opening and roller door, and excavation within the building.

The submitted demolition plan indicates an area of approximately 173m² would be excavated. No plans specifying excavation depths has been submitted, however the submitted elevation shows the 'line of new basement'. Assuming this represents the lower extent of

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excavation, and assuming that the existing ground level shown on the elevation represents the approximate existing ground level within the building, the total volume of excavation can be estimated based on the cross-sectional area (9.35m²) and calculates to 1618m³. The maximum depth of excavation proposed would be 1.4m if the external existing ground line shown on the submitted elevation corresponds with the ground level within the building.

Schedule 8 Environmental Management

Schedule 8 is considered applicable to the proposed development as there is potential for environmental harm from excavation works (noise, vibration and sedimentation).

The objectives of the Schedule are:

- To ensure that activities are managed in a way which facilitates the ecologically sustainable development of the Cove's natural and physical resources and the maintenance of ecological processes and genetic diversity.
- To ensure that activities are managed in a way which will not cause environmental nuisance or material or serious environmental harm.

Clause 29.5 of the Schedule states 'where an activity constitutes either a Permissible 'Level 1' activity or a Permissible 'Level 2' activity within the relevant Activity Area, the following environmental objectives must be satisfied in determining such an application'. The environmental objectives are addressed individually below.

<u>Air Quality</u>

Activities shall demonstrate 'Best Practice Environmental Management' in respect to the minimisation and mitigation of all discharges to the atmosphere.

Significant atmospheric emissions are not expected, although there is potential for dust generation as a result of excavation works. This can be satisfactorily addressed by an excavation management plan.

Energy Efficiency

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Use and development must demonstrate measures undertaken to improve energy efficiency in the design, layout and use of new and existing buildings.

The proposed use and development would not have significant energy requirements.

Flora and Fauna

Flora and fauna of significance within the Sullivans Cove Planning Area must be protected. In particular, the habitats of the Derwent Estuary and Sullivans Cove water environment must be protected from the adverse environmental impacts of activities.

Provided that contaminated runoff from the site is minimised during the development and the operation of the car park, no significant adverse biodiversity impacts are expected. The risk during construction works can be satisfactorily addressed by an excavation management plan. The application proposes stormwater pretreatment to treat contaminated washdown water prior to discharge to the public stormwater network.

Hazard and Risk

Land within the Cove must be used and developed in a manner which provides a safe working and living environment. In doing so, best practices must be employed in respect to the handling of dangerous goods and all relevant dangerous goods and environmental laws complied with.

The proposed use is unlikely to require the use of dangerous goods in quantities of any significance. Compliance with dangerous goods and environmental laws is mandatory.

Land Contamination

New activities which are proposed on land with a known history of industrial or other use where potential for contamination exists shall be accompanied by an environmental audit including an assessment of site condition.

Contaminated land shall be managed in a manner which is compatible with the intended future use of the area. New activities

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on known contaminated sites must only be 'permitted' to occur after appropriate clean-up of the site, or where it is clearly demonstrated that the proposed activity will not result in an immediate or likely long term hazard to human health or the environment.

The land is not identified in Council's Potentially Contaminated Sites Register as having hosted a potentially-contaminating activity.

Land Reclamation

Land forming and reclamation activities, where required, shall be carried out in a manner which minimises adverse environmental consequences.

Not applicable.

<u>Noise</u>

Buildings shall be sited and designed having regard to current noise levels in the area as well as their intended use.

Where activities with the potential to generate significant noise are proposed in proximity to residential accommodation and other 'noise sensitive' activities, appropriate measures to mitigate and minimise noise emissions must be undertaken.

New 'noise sensitive' activities such as residential accommodation shall be located and where necessary incorporate acoustic measures to minimise the potentially adverse impacts of existing or likely future activities on nearby land.

The proposed use is not noise sensitive. Significant noise generation could occur from excavation works, particularly if rock is present. Residential and visitor accommodation is located near the site, so measures to mitigate and minimise noise emissions must be undertaken. A condition requiring an excavation management plan is recommended for any permit granted.

Waste Minimisation

Activities must demonstrate how the practices and process associated with the activity will reduce as much as possible the

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amount of waste generated or the amount which requires subsequent treatment, storage or disposal. Activities must address waste minimisation from the source (source reduction) and recycling.

Where appropriate, applications for new activities must include a waste management plan.

Activities within roads and other public spaces must incorporate where relevant suitable waste and litter management facilities.

The proposed activity would not generate significant waste, apart from soil and rock from the excavation, which could be used as fill if free from significant contamination.

Water Quality

Activities shall demonstrate 'Best Practice Environmental Management' in respect to water use and management. Water use and disposal shall be managed in a manner which seeks to minimise off site disposal and which seeks to protect and, where possible, improve ambient water quality. The principles of minimising water sewage and waste water generation and the reuse, recycling and pre-treatment of waste water prior to disposal must be encouraged.

The proposed activity would not generate significant volumes of wastewater, and washdown water would be pre-treated prior to disposal to the stormwater network. Stormwater infrastructure will need to be protected during excavation works, to prevent sediment transfer. A condition requiring an excavation management plan is recommended.

Representations

Two representations were received stating that the dolerite geology in the area is particularly hard and difficult to excavate, and raising concern about noise, dust and vibration impacts to surrounding properties.

While the specific geology and depth to bedrock is unknown at this particular site, it is considered likely that bedrock would need to be excavated and that the rock would be high strength making

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excavation difficult. It is therefore recommended that a condition be applied to any permit granted requiring the implementation of an excavation management plan addressing noise, vibration, dust and sedimentation in accordance with best-practice standards.

6.11.6 The proposal complies with the objectives of the schedule with conditions as recommended.

7. Discussion

- 7.1 Planning approval is sought for Partial Demolition, Alterations, Partial Change of Use to Car Parking, and Associated Works, at 6 Montpelier Retreat, 8 Montpelier Retreat and Adjacent Road Reserve.
- 7.2 The application was advertised and received two (2) representations. The representations raised a concern primarily regarding the potential for impact upon adjoining an nearby amenity during the excavation and construction phases of the development, and the need to ensure these processes are appropriately managed through the imposition of a condition of approval requiring a management plan to be put in place.

This matter has been taken into account in the assessment of the application, and the Council's Environmental Development Planner has recommended that a condition be applied to any permit granted requiring the implementation of an excavation management plan addressing noise, vibration, dust and sedimentation in accordance with best-practice standards.

- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer, Cultural Heritage Officer, Road and Traffic Engineers and Environmental Development Planner. The officers have raised no objection to the proposal, subject to conditions.
- 7.5 The proposal is recommended for approval.

8. Conclusion

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8.1 The proposed Partial Demolition, Alterations, Partial Change of Use to Car Parking, and Associated Works at 6 Montpelier Retreat, 8 Montpelier Retreat and Adjacent Road Reserve satisfies the relevant provisions of the *Sullivans Cove Planning Scheme 1997*, and as such is recommended for approval.

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9. Recommendations

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 Demolition, Alterations, Partial Change of Use to Car Parking, and Associated Works at 6 Montpelier Retreat, 8 Montpelier Retreat and Adjacent Road Reserve for the reasons outlined in the officer's report 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-21-455 - 6 MONTPELIER RETREAT & 8 MONTPELIER RETREAT BATTERY POINT TAS 7004 & ADJACENT ROAD RESERVE - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG 12

A construction waste management plan must be implemented throughout construction.

A construction waste management plan 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 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.

Advice:

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

It is recommended that the developer liaise with the Council's City Resilience Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill. Further information can also be found on the Council's website.

Reason for condition

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

SW 6

The affected public stormwater infrastructure must be designed and constructed prior to occupancy or the commencement of the approved use (whichever occurs first).

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 as a Condition Endorsement. The detailed engineering drawings must be certified by a suitably qualified and experienced civil engineer and must:

- be substantially in accordance with the Local Government Association of Tasmania: Tasmanian Municipal Standard Drawings (May 2020), as varied by the City of Hobart's published departures from those Drawings, and the Local Government Association of Tasmania, Tasmanian Subdivision Guidelines (October 2013);
- 2. clearly distinguish between public and private infrastructure;
- show in both plan and long-section the proposed alterations to the public stormwater system (eg abandoned connections and replacement pit), which show reinstatement, flows, maintained inlet capacity, clearances (including vertically from other services), cover, gradients, sizing, material, pipe class, and inspection openings;
- 4. no adverse impact on the public stormwater system's service level
- 5. include any supporting calculations.

All work required by this condition must be undertaken in accordance with the approved detailed engineering drawings.

Advice:

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The proposed conversion of the stormwater side entry pit to a 'v' pit is not accepted as shown. An alternate design to maintain inlet capacity is required. This may require pit relocation.

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

SW 8

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).

Detailed engineering designs, prepared and certified by a suitable qualified person, 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).

These must demonstrate:

- 1. All private pipework must be contained within the respective Lot boundaries.
- 2. All impervious areas which can be drained via gravity (including charged systems) must be drained via gravity. The pump system must be limited to capture stormwater only from areas which cannot be drained via gravity.
- 3. All pump rising main discharges must occur to a private dispersion pit within the property, sized such that only free-flowing gravity discharge occurs from the property into the Council stormwater connection.

All works must be undertaken and maintained in accordance with the approved plans.

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.

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

SW 9

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Prior to occupancy or the commencement of the approved use (whichever occurs first), stormwater quality treatment for stormwater discharges from the development 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 final detailed design of the proposed treatment train, including final estimations of contaminant removal demonstrating the treatment meets current best practice;
- 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. Current best practice is taken as achieving 80% removal sediments, 45% removal total nitrogen and 45% removal of total phosphorous; and (if a carpark) targeting fine sediments and hydrocarbons.

ENG tr1

Traffic management within the access driveway, and parking module (parking spaces and aisles) must be installed prior to the commencement of use.

Traffic management design drawing(s) (including signage and line marking), 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 design drawing(s) must include (but not be limited to):

- 1. Be prepared by a suitably qualified person;
- 2. Relevant signage;

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- 3. Pedestrian safety bollards for egress to/from any lifts or doorways;
- Delineation of pedestrian pathways along the shared vehicular circulation roadway;
- 5. Road hump located at the car park exit to ensure low vehicle speeds when exiting onto Montpelier Retreat;
- Warning devices (both active and static) at the car park exit to alert drivers and pedestrians on Montpelier Retreat that a vehicle is exiting the car park; and
- 7. Any other details as Council deem necessary.

All work required by this condition must be undertaken in accordance with the approved traffic management design drawings.

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

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

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 as a Condition Endorsement, prior to the issue of any approval under the *Building Act 2016* or the commencement work on the site (whichever occurs first). 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 be responsible for the implementation of the approved traffic management plan and available as a direct contact to Council and/or members of the community

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regarding day to day construction traffic operations at the site, including any immediate traffic issues or hazards that may arise.

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

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 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 3b

The access driveway and parking module (parking spaces, aisles and manoeuvring area) design must be submitted and approved, prior to the issuing of any approval under the *Building Act 2016* or commencement of works on the site (whichever occurs first).

This access driveway and parking module (parking spaces, aisles and manoeuvring area) design must:

- 1. be prepared and certified by a suitably qualified engineer;
- 2. be in accordance with the Australian Standard AS/NZS 2890.1:2004, if possible;
- where the design deviates from AS/NZS 2890.1:2004 the designer must demonstrate that the design will provide a safe and efficient access, and enable safe, easy and efficient use; and
- 4. show [dimensions, levels, gradients and transitions], and other details as Council deem necessary to satisfy the above requirement.

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

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

ENG 3c

Prior to commencement of use, a suitably qualified engineer must certify that the access driveway and parking area has been constructed in accordance with design drawings approved by Condition ENG 3b and ENG tr1.

Advice:

We strongly encourage you to speak to your engineer before works begin so that you can discuss the number and nature of the inspections they will need to do during the works in order to provide this certification. It may be necessary for a surveyor to also be engaged to ensure that the driveway will be constructed as approved. If the driveway is not constructed as it has been approved then this may mean that the driveway will either be unsafe or will not function properly.

Certification may be submitted to Council as part of the Building Act 2016 approval process or submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of the permit.

An example certificate is available on our website.

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.

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ENG 5

The number of car parking spaces approved to be used on the site is fourteen (14).

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 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

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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 r3

Prior to the commencement of use, the proposed driveway crossover on the Montpelier Retreat highway reservation must be designed and constructed in accordance with:

- Urban TSD-R09-v3 Urban Roads Driveways and TSD R14-v3 Type KC vehicular crossing;
- Footpath Urban Roads Footpaths TSD-R11-v3.

Design drawings must be submitted and approved as a Condition Endorsement prior to any approval under the *Building Act 2016*. The design drawings must:

- 1. Show the cross and long section of the driveway crossover within the highway reservation and onto the property;
- 2. Detail any services or infrastructure (ie light poles, pits, awnings) at or near the proposed driveway crossover;
- 3. Show swept path templates in accordance with AS/NZS 2890.1 2004(B85 or B99 depending on use, design template);
- 4. Show that vehicular and pedestrian sight lines.
- 5. Provide approval from TasNetworks regarding relocation of the light pole.
- 6. Be prepared and certified by a suitable qualified person, to satisfy the above requirements.

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

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.

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 Please note that your proposal does not include adjustment of footpath levels. Any adjustment to footpath levels necessary to suit the design of proposed floor, parking module or driveway levels will require separate agreement from Council's Road Services Engineer and may require further planning approvals. It is advised to place a note to this affect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are made aware of this requirement.

Reason for condition

To ensure that works will comply with the Council's standard requirements.

ENG s1

Approval from Council's City Futures Division as a Condition Endorsement must be obtained prior to the issue of any approval under the *Building Act* 2016 or commencement of work on the site (whichever occurs first) for any changes to the existing on street parking arrangements in Montpelier Retreat.

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.
- All works will be at the developer's expense. Please contact Council's City Mobility Manager with regard to the application process for any changes to the on street parking arrangements in Montpelier Retreat.
- Any request to temporarily or permanently remove any parking sensor requires a written application to be submitted to the Parking Operations Workgroup of the Smart & Sustainable City Unit. For more information and application forms with regard to the removal of parking sensors, go to https://www.hobartcity.com.au/Business/Construction-activities-and-eventson-public-streets and scroll to Dial Before You Dig - parking sensors.

Reason for condition

To ensure that relevant approvals are obtained.

ENG s2

The car parking provided must be for short term parking only and not all-day parking.

Reason for condition

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To be in accordance with the principles and objectives for traffic, access and parking of the *Sullivans Cove Planning Scheme 1997*.

ENV s1

An Excavation Management Plan, prepared by suitably qualified persons, must be implemented.

The plan must include, but is not limited to, the following:

- 1. Details of the excavation methodology and expected likely timeframes.
- 2. The days and hours of work and hours of activities likely to generate significant noise emissions (including volume and timing of heavy vehicles entering and leaving the site).
- 3. Details of potential environmental impacts associated with the excavation works including noise, vibration, dust and sediment transfer.
- 4. Details of measures to avoid or mitigate all identified potential environmental impacts as far as is reasonable practicable and in accordance with industry best-practice including, but not limited to:

a. A Noise and Vibration Management Plan generally consistent with AS 2436-2010 - Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites and the Interim Construction Noise Guidelines (New South Wales Department of Environment and Climate Change, July 2009), and with reference to any other applicable guidelines or standards referenced by those documents, including, but not limited to:

i. identification and quantification of potentially noisy or vibrationcausing excavation activities;

ii. identification of the methods, procedures and equipment that will be adopted to ensure that all reasonable and feasible noise and vibration mitigation measures are applied; and

iii. details of monitoring measures and triggers for actions.

b. A soil and water management plan including:

i. measures to avoid or minimise the discharge of contaminated stormwater from the site;

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ii. measures to avoid or minimise dust emissions from the site; and iii. measures to avoid or minimise soil and debris being carried onto the street.

5. Details of responsible persons, communication protocols, compliance, recording and auditing procedures and complaint handling and response procedures.

The Noise and Vibration Management Plan must be certified by a suitably qualified person as being generally consistent with the referenced standards and guidelines.

A copy of the adopted Excavation Management Plan must be submitted to the planning authority prior to the commencement of works and a copy of the plan must be kept on site for the duration of the works and be available for inspection.

Reason for condition

To ensure that activities are managed in a way which will not cause environmental harm.

HER 11

The proposed flush masonry infill that is designed to match the existing facade, after the demolition of the ground floor windows, is not approved. A revised drawing is required to be submitted showing a change in surface treatment at ground level.

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

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

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.

The facade at ground level should offer visual interest, provide a change in surface treatment and reduce the solidity and scale of the blank facade with either recessed

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blank and solid detailing or a change in material. The pattern of treatment should reflect the scale and proportions of apertures of adjacent heritage buildings. For further advice contact Council's Senior Cultural Heritage Officer on 6238 2175 or email waights@hobartcity.com.au.

Reason for condition

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

HER 17c

The external colour, materials and texture of the approved development must be substantially in accordance with the approved plans. Any substantial change in the colour, materials and texture requires further approval.

Reason for condition

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

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

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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 to Open Up and Temporarily Occupy a Highway (for work in the road reserve). 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.

STORM WATER

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.

CBD AND HIGH VOLUME FOOTPATH CLOSURES

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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.

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.

TITLE ADHESION AND CAR PARKING EASEMENT

A building surveyor should consider if there are building requirements that would necessitate the adhesion of the two titles (CT 234896/1 and CT 10357/1) that comprise the development site.

The proposed basement car parking extends over the boundary between 6 and 8 Montpelier Retreat and will be partially within the title for 8 Montpelier Retreat. Currently both properties are in common ownership. If the titles are not adhered and if in future one of the titles were to be transferred to a different owner, a limited in height car parking easement will need to be created in favour of No 6 over No. 8 to enable the basement car parking to continue to function. Council will not be able to approve a boundary adjustment that includes a vertical component.

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

Page: 44 of 46

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.

Page: 45 of 46

Item No. 7.1.1

(Cameron Sherriff) Development Appraisal Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

(Ben Ikin) Senior Statutory Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Date of Report: 21 June 2022

Attachment(s):

Attachment B - CPC Agenda Documents

Attachment C - Updated Facade Plan

Attachment D - Planning Referral Officer Cultural Heritage Report

Page: 46 of 46

Planning: #235900

Property

MONTH ELIER RET	EAT BATTERY PO	LUI 1245 /004	

People

Applicant												
*												
e3planning pty ltd												
Evan Boardman 20 Box 58 SOUTH HOBART TAS 7004												
							0438376840					
							evan@e3plaqnning.com.au					
Owner												
*												
Behrakis Property Holdings												
Peter, Victoria, Dennis and Maria Behrakis												
Bathurst Street HOBART TAS 7001												
HOBART TAS 7001												
0438376840												
evan@e3planning.com.au												
Entered By												
EVAN BOARDMAN												
0438 376 840												
evan@e3planning.com.au												

Use

Commercial

Details

Have you obtained pre application advice?

• Yes

If YES please provide the pre application advice number eg PAE-17-xx

No pre application given.

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. If you are not the owner of the property you MUST include signed confirmation from the owner that they are aware of this application.

• _ No

Is the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the number of signs under Other Details below.

• _ No		. –		
f this application is relate	d to an enforcement action ple	ease enter Ei	nforcement Numbe	r
Details				
What is the current appro	ved use of the land / building(s	s)?		
Vacant				
Please provide a full dese swimming pool and garag	cription of the proposed use or ge)	r developmei	nt (i.e. demolition a	nd new dwelling,
Carpark				
Estimated cost of develop	pment			
200000.00				
Existing floor area (m2)				
513.00	Proposed floor are	ea (m2)	Site area (m2)
O ann an Islan an Africa				
Carparking on Site	1	N/A		
Total parking spaces		Other (no selection		
14	Existing parking spaces	chosen)	ao selection	
Other Details				
No How many signs, please involved in this applicatio *				
0				
Tasmania Heritage R ls this property on the Ta: Register? Documents				
Required Document	ts			
Title (Folio text and Plan an				
* Property Title 6 8 Montpeli	er Retreat ndf			
Plans (proposed, existing)	er reaca.pei			
2103_Montpelier_Carpark	DA.pdf			
GM or Crown consent		Lulu 2021 - 10		
General Managers Consent Covering Letter	request 6 8 Montpelier Retreat 5	July 2021.pdf		
	lier e3 planning 05 07 21.pdf			
Supporting Docume	ents			
Traffic Impact Assessment				
6-8 Montpelier Retreat TIA	pdf			



Enquiries to: City Planning Phone: (03) 6238 2715 Email: coh@hobartcity.com.au

24 November 2021

Evan Boardman (e3planning pty ltd) GPO Box 58 SOUTH HOBART TAS 7004 mailto: evan@e3planning.com.au

Dear Sir/Madam

6 MONTPELIER RETREAT & 8 MONTPELIER RETREAT, BATTERY POINT & ADJACENT ROAD RESERVE WORKS IN ROAD RESERVE NOTICE OF LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION - GMC-21-47

Site Address:

6 Montpelier Retreat, and adjacent Road Reservation, Battery Point

Description of Proposal:

Partial Demolition, Alterations, Partial Change of Use to Car Parking and Associated Works

Applicant Name:

Evan Boardman e3 Planning Pty Ltd

PLN (if applicable):

PLN-21-455

I write to advise that pursuant to Section 52 of the *Land Use Planning and Approvals Act 1993*, I grant my consent on behalf of the Hobart City Council as the owner/administrator of the above land for you to make application to the City for a planning permit for the development described above and as per the attached documents. I granted consent pursuant to delegation, a copy of which is enclosed.

Please note that the granting of the consent is only for the making of the application and in no

Hobart Town Hall 50 Macquarie Street Hobart TAS 7000 Hobart Council Centre 16 Elizabeth Street Hobart TAS 7000 City of Hobart GPO Box 503 Hobart TAS 7001 T 03 6238 2711 F 03 6234 7109 E coh@hobartcity.com.au W hobartcity.com.au **f** CityofHobartOfficial

ABN 39 055 343 428 Hobart City Council way should such consent be seen as prejudicing any decision the Council is required to make as the statutory planning authority.

This consent does not constitute an approval to undertake any works and does not authorise the owner, developer or their agents any right to enter or conduct works on any Council managed land whether subject to this consent or not.

If planning approval is granted by the planning authority, you will be required to seek approvals and permits from the City as both landlord, land manager, or under other statutory powers (such as other legislation or City By-Laws) that are not granted with the issue of a planning permit under a planning scheme. This includes the requirement for you to reapply for a permit to occupy a public space under the City's Public Spaces By-law if the proposal relates to such an area.

Accordingly, I encourage you to continue to engage with the City about these potential requirements.

Yours faithfully

(John Fisher) ACTING DIRECTOR CITY AMENITY

Relevant documents/plans:

Plans by Gandy and Roberts C020 Rev C, C021 Rev C, C022 Rev C, C023 Rev C, C024 Rev A, C025 Rev A

Hobart Town Hall 50 Macquarie Street Hobart TAS 7000 Hobart Council Centre 16 Elizabeth Street Hobart TAS 7000 City of Hobart GPO Box 503 Hobart TAS 7001 T 03 6238 2711 F 03 6234 7109 E coh@hobartcity.com.au W hobartcity.com.au **f** CityofHobartOfficial

ABN 39 055 343 428 Hobart City Council

City of Hobart

INSTRUMENT OF DELEGATION

General Delegation

Director City Amenity

- I, Kelly Grigsby, Chief Executive Officer, being the General Manager of the Hobart City Council as appointed by Council pursuant to section 61 of the *Local Government Act* 1993 ("the Act") hereby delegate pursuant to Section 64 of the Act, the following powers and functions to the **Director City Amenity**, or to such persons who may be acting in that position:
 - 1. to sign an application; and
 - 2. to provide written permission to make an application;

pursuant to section 52(1B) of the *Land Use Planning and Approvals Act* 1993, EXCEPT where an application is recommended for refusal.

Dated this 20 day of August 2021

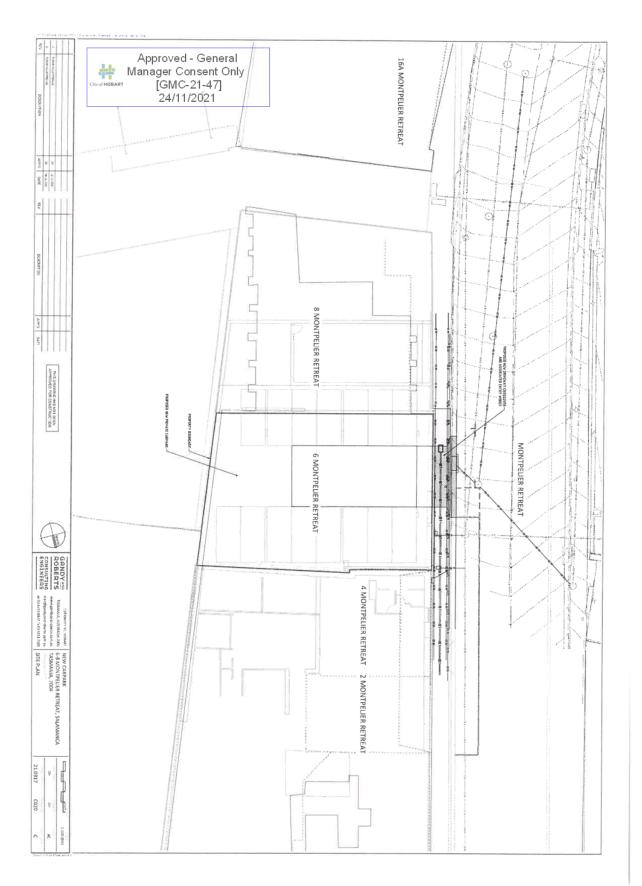
(Kelly Grigsby) CHIEF EXECUTIVE OFFICER

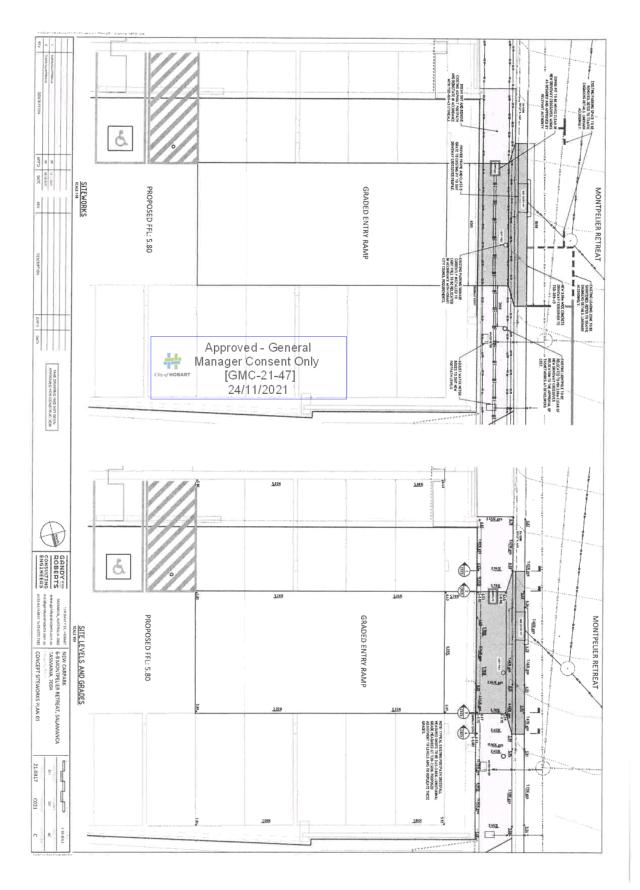
Being the General Manager as appointed by the Council pursuant to Section 61 of the Local Government Act 1993 (tas)



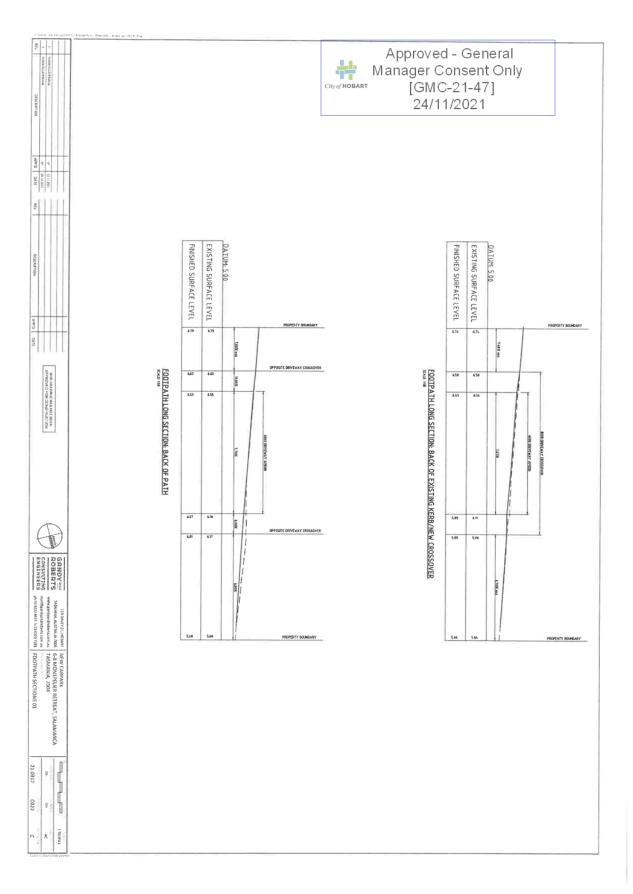
www.hobartcity.com.au

Item No. 7.1.1

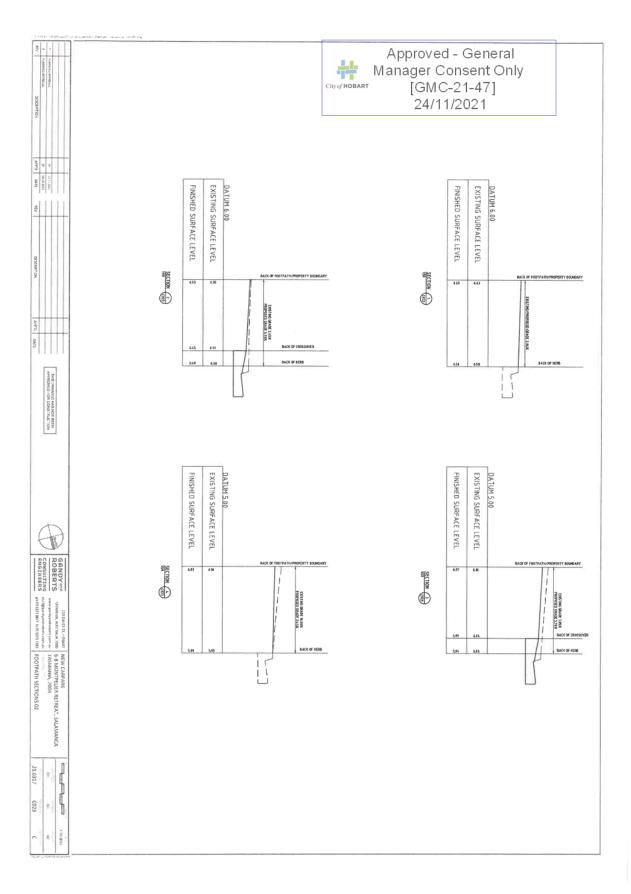




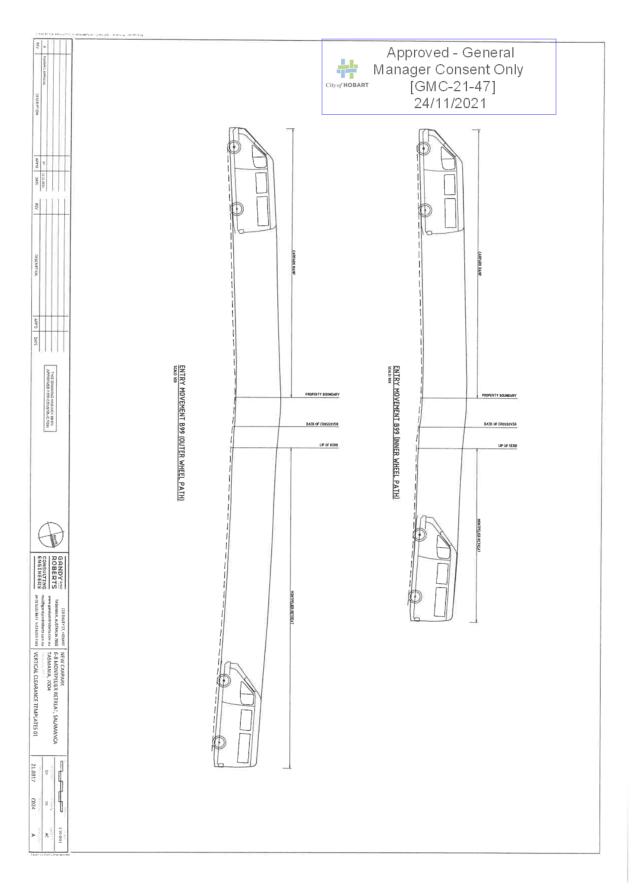
Page 78 ATTACHMENT B



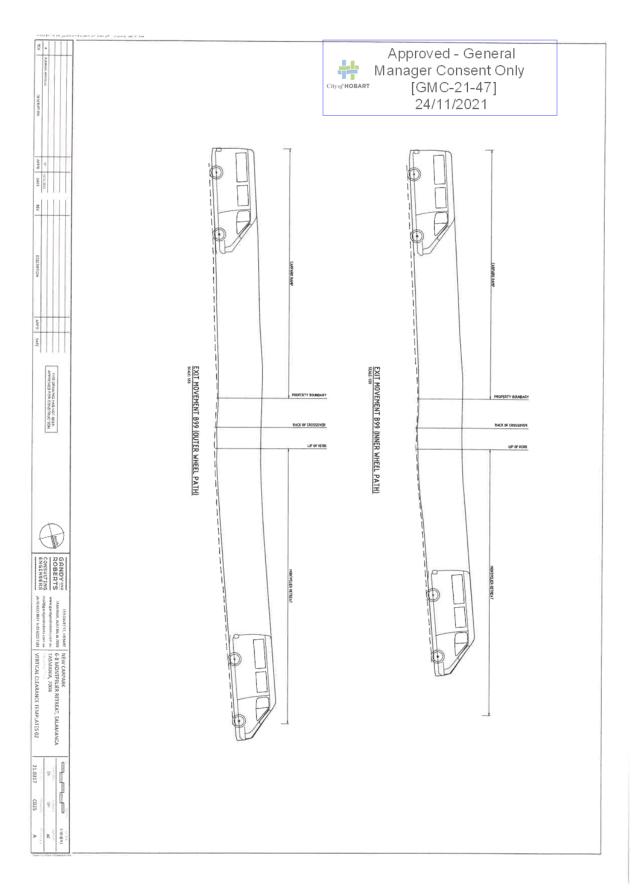
Page 79 ATTACHMENT B



Page 80 ATTACHMENT B



Page 81 ATTACHMENT B



Page 82 ATTACHMENT B



RESULT OF SEARCH

RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
10357	1
EDITION	DATE OF ISSUE
11	26-Aug-2015

SEARCH DATE : 02-Jul-2021 SEARCH TIME : 11.35 AM

DESCRIPTION OF LAND

City of HOBART Lot 1 on Diagram 10357 Derivation : Part of OA-3R-27Ps. Gtd. to T. Hewitt Prior CT 3667/39

SCHEDULE 1

C386317 TRANSFER to PETER BEHRAKIS, VICTORIA ANN BEHRAKIS, DENNIS BEHRAKIS and MARIA BEHRAKIS as tenants in common in equal shares Registered 13-Nov-2002 at noon

SCHEDULE 2

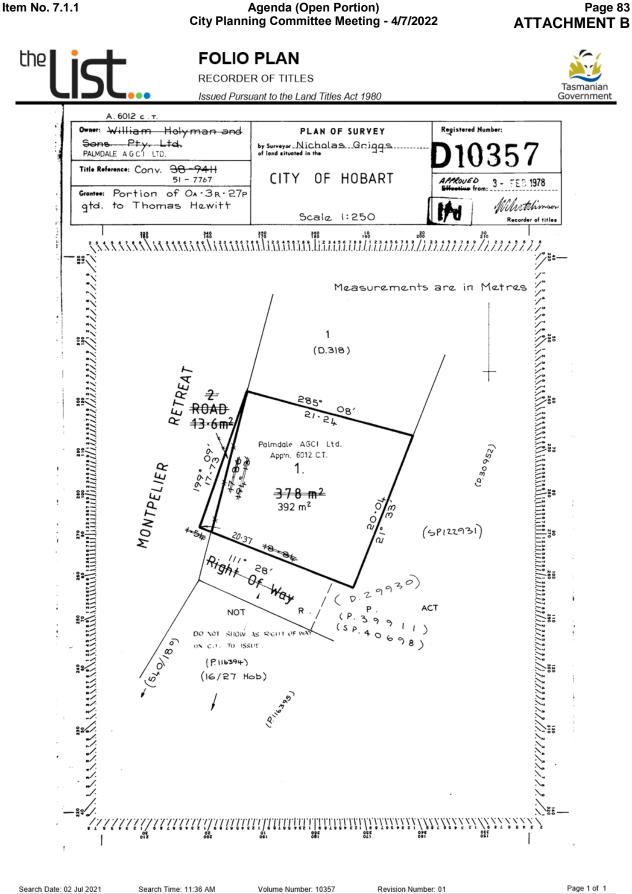
Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Department of Primary Industries, Parks, Water and Environment

Page 1 of 1 www.thelist.tas.gov.au



Department of Primary Industries, Parks, Water and Environment www.thelist.tas.gov.au

Page 84 ATTACHMENT B



RESULT OF SEARCH

RECORDER OF TITLES Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
234896	1
EDITION	DATE OF ISSUE
13	26-Aug-2015

SEARCH DATE : 02-Jul-2021 SEARCH TIME : 11.35 AM

DESCRIPTION OF LAND

City of HOBART Lot 1 on Plan 234896 Derivation : Part of OA-3R-27Ps. - Sec. W.3. - Gtd. to T. Hewitt. Prior CT 3317/65

SCHEDULE 1

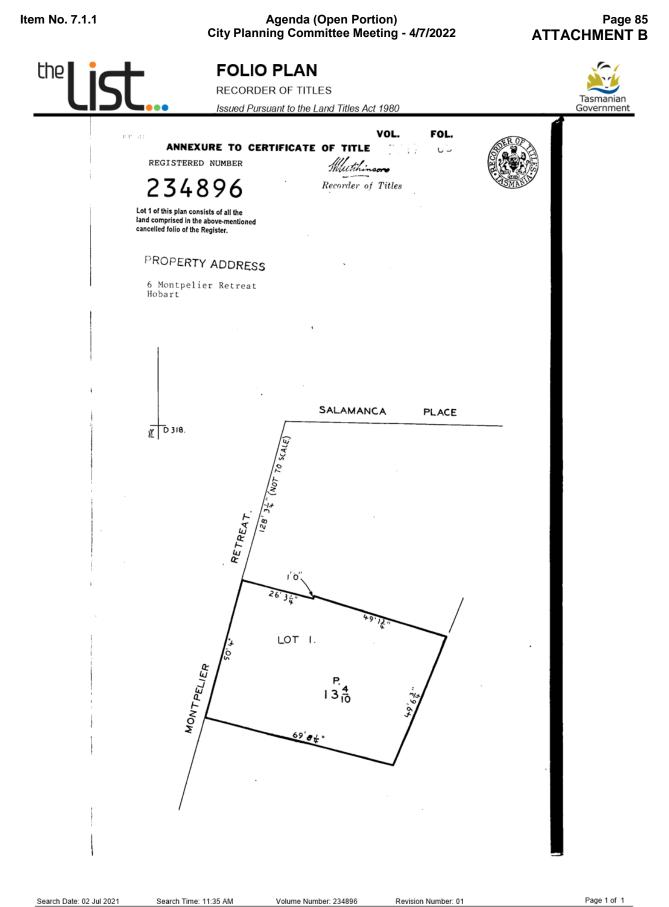
B932733 & C519432 PETER BEHRAKIS, VICTORIA ANN BEHRAKIS, DENNIS BEHRAKIS and MARIA BEHRAKIS as tenants in common in equal shares

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

L0210254 PRIORITY NOTICE reserving priority for 60 days MORTGAGE Peter Behrakis, Victoria Ann Behrakis, Dennis Behrakis and Maria Behrakis to Retirement Benefits Fund Board Lodged by Butler McIntyre and Butler on 02-Feb-2004 BP: L0210254



Volume Number: 234896 Search Date: 02 Jul 2021 Search Time: 11:35 AM Department of Primary Industries, Parks, Water and Environment

Page 1 of 1 www.thelist.tas.gov.au

	onyr		
the Lis	RECO	AN-RELATED DOCUMENTS ORDER OF TITLES I Pursuant to the Land Titles Act 1980	Tasmanian Government
	103.77 Insert here any qualification to the approval	APPROVAL BY LOCAL AUTHORITY The subdivision shown in this Plan is approved Seal	
	under section 468 (12), section 472 or section 477B of the Local Government Act 1962. Rule through any blank space.	In witness whereof the common seal of	
		has been hereunto affixed, pursuant to a resolution of the Council of the said municipality passed the day of 19 , in the presence of us	
	1. 3667 39.	Council Clerk <u>TO BE COMPLETED AND SIGNED</u> <u>BY COUNCIL CLERK OR OWNER</u> For the purposes of section 464 of the Local Govern- ment Act 1962, the owner has nominated/I nominate As his/my solicitor As his/my surveyor G.W. Griggs	
	TO BE FILLED IN BY Survey commenced 18. Survey finished 17. Error of Close 52	Council Clerk/Owner SURVEYOR Surveyor's Certificate .18.77 I, Nicholas Griggs of 295 Elizabath Straat, N. Hobart 700° in Tasmania, registered surveyor, hereby certify that this plan: .2. Calcs I, Has been made from surveys executed by me or a regis-	7
	OFFICE EXAMINATION Plot Checked Mathematically Checked Examined as to boundaries Entered on Card	 Sequences the approval of the local authority, which has been obtained (or, does not require the approval of any local authority) Dated this 17⁴ May of November 19.77 	
•	05.379	Registered Surveyor	
Search Date: 02 Jul 2021	Search Time: 11:36 AM	Volume Number: 10357 Revision Number: 01	Page 1 of 1

Search Date: 02 Jul 2021 Search Time: 11:36 AM Department of Primary Industries, Parks, Water and Environment

Page 1 of 1 www.thelist.tas.gov.au

age



Kelly Grigsby General Manager HOBART CITY COUNCIL Via email: coh@hobartcity.com.au

RE: General Manager Consent 6-8 Montpelier Retreat

Please accept this correspondence as a request for General Managers Consent for alteration to the existing carparking arrangement at Montpelier Retreat. The development application including a Traffic Impact Assessment is attached to this correspondence.

It is proposed to change the use of 6.8 Montpelier to a carpark and for this to occur it is necessary to provide a cross over, across the existing footpath necessitating the removal of one ¹/₄ hour carpark and a reduction is the size of an existing loading bay, this is shown in figure 1.

The buildings in which the carpark will be located were previously used as a Chemist and an office. Both uses generated a significant amount of vehicle movements and demand for carparking.

The loss of the carparking space is not considered to significantly impact the carparking availability in the surrounding area as the ¹/₄ hr carpark was used almost exclusively for carparking by shoppers at the chemist which no longer operates.

If you have any further queries please do not hesitate to contact me on 0438 376 840.

Regards

Evan Boardman Grad Dip URP, B ScEnv, B Econ MPIA



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Page2



E3 Planning

Environment • Sustainable Development • Economics

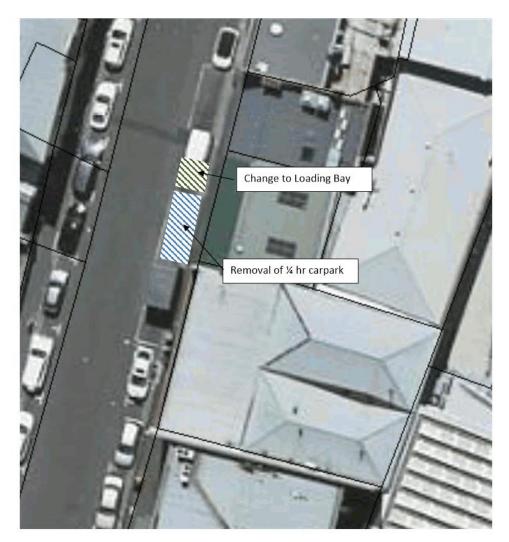


Figure 1: Proposed alteration to on-street carparking



age



E3 Planning

Environment • Sustainable Development • Economics

5 July 2021

Kelly Grigsby Chief Executive Officer Hobart City Council 16 Elizabeth Street HOBART TAS 7001

Via email: coh@hobartcity.com.au

Dear Kelly

RE: Development Application Carpark 6 – 8 Montpelier Retreat Battery Point

Please accept this correspondence and associated documentation as a development application for construction of a carpark to accommodate 14 carparking spaces (the Proposal) at 6-8 Montpelier Retreat Battery Point (the Property).

The carpark would provide short term parking for visitors and tourists to Salamanca. Some minor excavation of the ground floor of 8 Montpelier Retreat would be required to provide for the necessary height for a carpark.

A crossover from Montpelier Retreat and a six-metre-wide entrance for the carpark would be constructed and a roller door installed. The roller door would be of a colour and materiality which blends with the existing building façade. The colour and finish of the building would be alter as a result of the proposal.





Attached to this correspondence are the following documents:

- 6-8 Montpelier Retreat Carpark DA drawing numbers 2103-DA00 – DA06, May 2021, Circa morris-nunn architects
- 6-8 Montpelier Retreat Traffic Impact Assessment, June 2021, Midson Traffic Pty Ltd
- Property Titles CT 10357/1 and CT 234896/1
- Letter to General Manager requesting Council Consent as landowner.

The property location is shown in figure 1, 2 and 3.

Property Location

The property is located at 6-8 Montpelier Retreat Battery Point as shown in figure 1.



Figure 1: Property location source:www.thelist.tas.gov.au



₿ -



Figure 2: Property location source:www.thelist.tas.gov.au

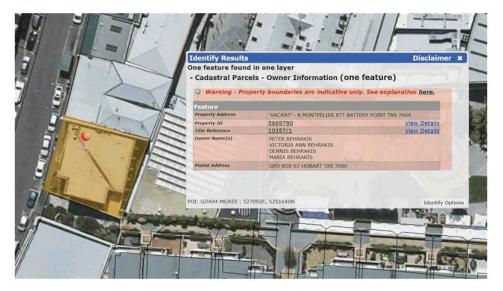


Figure 3: Property location source:www.thelist.tas.gov.au

Page3



Page4



Zoning

The property is zoned Mixed Use under the Sullivans Cove Planning Scheme 1997 (the Scheme) as shown in figure 4.

	1		
	Identify Results		claimer ×
	2 features found	in 2 layers	- 14000C
	- Sullivans Cove	Planning Zones (one feature)	
	0	6	
	Feature		
	PLANZONE_ID	11192	20
SII N INS	PLANSCH_ID	35	100
	PLAN_ZONE	2.0 Sullivans Cove Mixed Use	
	AMENDMENT	0	10
	COMP_AREA	321749.15	100 M
	FMP	pln00000001	200
	RETIRED_ON		
H	FID		200
	Cadastral Parc POI: GDA94 MGA55 : 53	cels - Owner Information (one feature)	Identify Options

Figure 4: Property zoning source: <u>www.thelist.tas.gov.au</u>

The proposed development is discretionary and must be assessed against the relevant objectives and performance criteria as reproduced and considered below.

Objective

(a) To ensure that activities within the Cove respect the cultural heritage and character of the Activity Area.





Performance Criteria

 All use and development within the Activity Area must demonstrably contribute to, and enhance the cultural heritage, built form (bulk, height, volume, urban detail) and spatial characteristics of the activity area.

Planning Response

The proposal would not impact upon the existing activities within the Cove as the building is existing and the external appearance of 6 and 8 Montpelier is not proposed to significantly alter, excepting for a carpark entrance off Montpelier Retreat.

Objective

(b) To ensure that the amenity, character and cultural heritage values of the Cove's roads and other public spaces are conserved and enhanced.

Performance Criteria

 Use and development on road reserves, public parks and other public spaces within the activity area shall only be 'permitted' where they do not detract from the space's amenity or heritage value.

Planning Response

No significant works are proposed in the road reservation. The proposal requires the loss of one ¼ hr carpark. The loss of this space would not detract from the amenity of the area as the carpark was previously used almost exclusively by customers to the chemist which no longer exists.



age6



Objective

 To minimise the use of public land resources of the activity area for commuter and other long term parking.

Performance Criteria

• Public car parking within the Cove shall be provided primarily to meet the short term parking needs of tourists and other visitors to the Cove.

Planning Response

The proposed carpark would not be available for commutter carparking but only for short term caroparking to meet the needs of tourists and other visitors.

If approval is granted a condition of approval could be included limiting the time people could park in the caraprk.

SCHEDULE 1 – CONSERVATION OF CULTURAL HERITAGE VALUES

• 'Building or works' adjacent to a place of cultural significance must not dominate that place when viewed from the street or any other public space, or be more prominent in the street than the adjacent place of cultural significance.

Planning Response

6 Montpelier Retreat is adjacent to 4 Montpelier Retreat which is an identified place of cultural significance and accordingly the proposal must be assessed against the above provision. The proposed works would not significantly alter the appearance of the exterior façade of the existing building other than creating a 6 metre wide entrance for the proposed carpark. The external materials and colours are not proposed to change. The works would not alter the prominence of the building in the street.



age7



 The area of a facade of any new building may be permitted to exceed that of the building on an adjacent place of cultural significance where the Planning Authority is satisfied that the visual impact of the apparent disparity of scale is not significant or that historic precedent warrants the scale disparity.

Planning Response

No new building is proposed.

• The location, bulk and appearance of 'building or works' must not adversely affect the heritage values of any adjacent or nearby place of cultural significance.

Planning Response

The proposed change of use to a carpark would retain the existing building fabric and the heritage values of the adjacent place of cultural significance would not be impacted.

• 'Building or works' must complement and contribute to the specific character and appearance of adjacent places of cultural significance and the historic character of the Cove generally.

Planning Response

The external appearance of 6 Montpelier Retreat would be altered via the installation of a 6 metre wide roller door which would be designed to match with the existing external appearance of the building.

8 Montpelier Retreat would be unaltered in terms of its external appearance.

Excavation underneath 6 and 8 Montpelier is required to provided for the necessary headroom for the proposed carpark.





 'Building or works' must not reduce the heritage value of any adjacent places of cultural significance by mimicking historic forms.

Planning Response

No new buildings or external works are proposed.

If you have any further queries, please do not hesitate to contact me on 0438 376 840 or email evan@e3planning.com.au.

Regards

Evan Boardman Grad Dip URP, B ScEnv, B Econ MPIA



2103 **6-8 MONTPELIER RETREAT**

DESIGNER

Circa Morris-Nunn Architects Certified Architect - Robert Morris Nunn CC451P (Delete one) Address: 27 Hunter Street, Hobart, TAS, 7000

LOCATION

PROJECT NO:	2103
TITLE REFERENCE:	234896/1
SITE AREA:	755 m ²
PROPOSED FOOTPRINT:	500 m ²
SITE COVERAGE:	100%
CAR PARKING SPACES:	14

SITE DETAILS

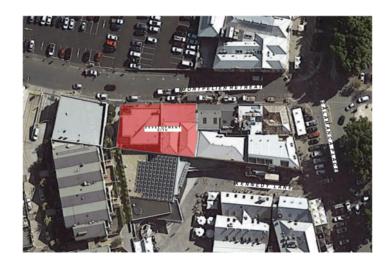
CLIMATE ZONE: 7 WIND SPEED N/A SOIL CLASS: N/A BAL: N/A CORROSION: N/A ALPINE AREA: N/A27

Drawings List

2103 - DA00 LOCATION PLAN

- 2103 DA01 SITE PLAN 2103 - DA02 EXISTING PLAN
- 2103 DA03 DEMOLITION PLAN
- 2103 DA04 PROPOSED PARKING PLAN 2103 DA05 DETAILED PLAN

2103 - DA06 ELEVATION





rev	IC.	n	ne

FOR PLANNING APPROVAL ONLY

original drawing size

	6-8 MONTPELIER R	ETREATcirca morris-nunn architects	
A 3	PV + DM Behrakis	Contact	
	GPO Box 67 Hobert TAS, 7001	ixi atrium 27 hunter st. hobart. tas. 7000 03.6236.9544 info@circamorrienum.com.au	

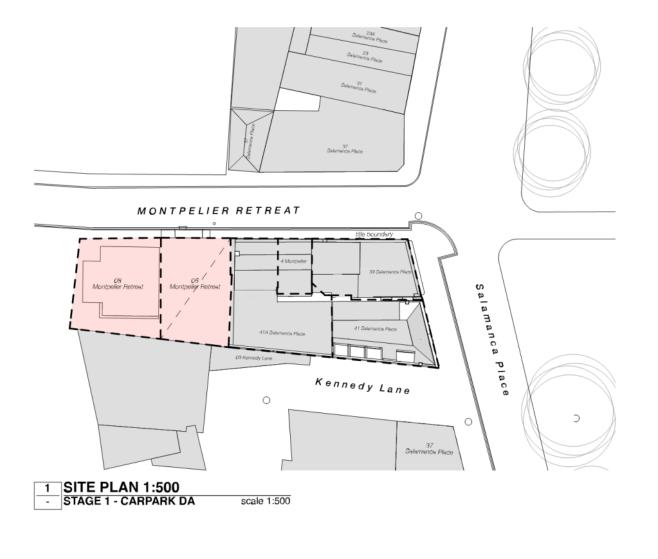
These designs, plans and specifications and the copyright therein are the property of Cirise Monite-Num Architects and insut not be used, reproduced or copied wholly or in part without the written permission of Cirica Monite-Num Pty Ltd

These drawings show design intent and are suitable as a guide only. The builder shall shock and welfy all dramations and welfy all encode oreissions to the Architect. Do not back of the drawings. Drawings are not to be used for construction purposes unificational by the Architect for construction.

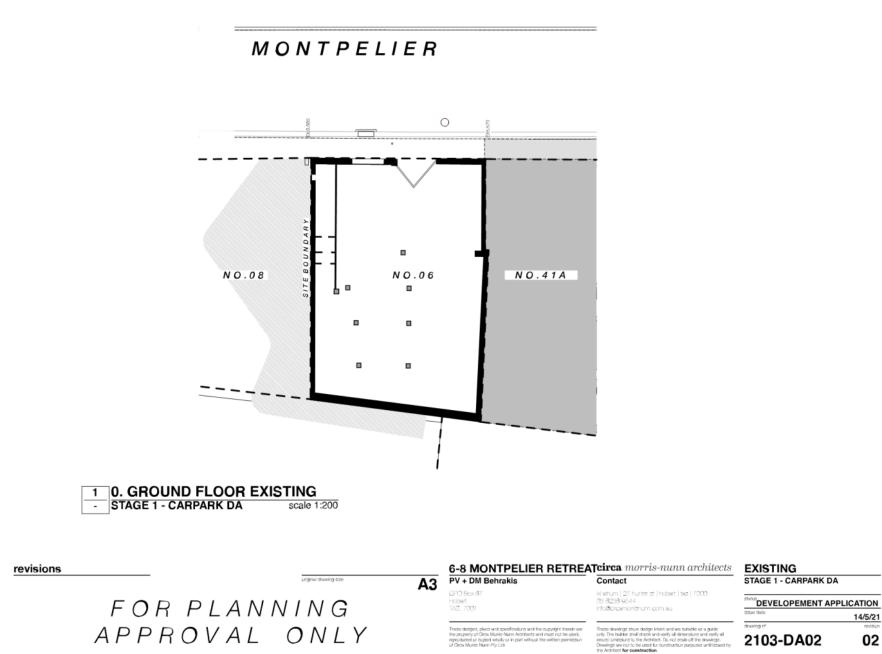
LOCATION PLAN			
STAGE 1 - CARPARK DA			
DEVELOPEMENT APPLICATION			

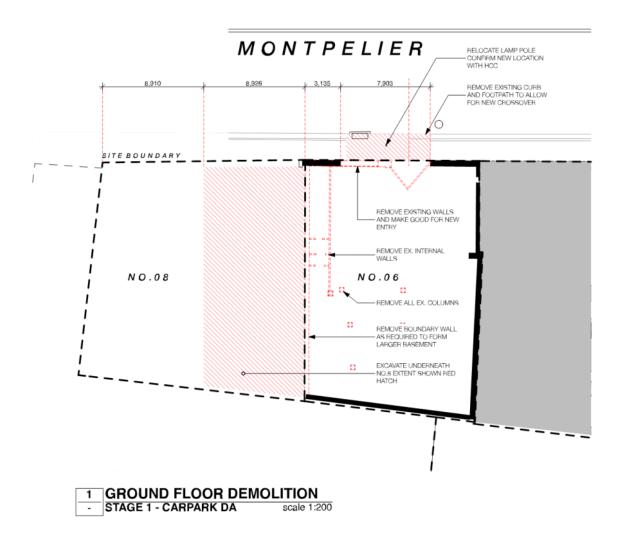
2103-

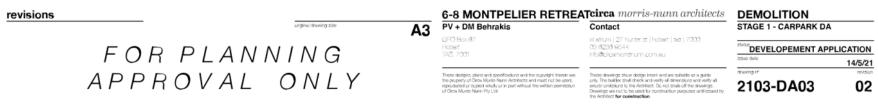
	14/5/21
	revision
DA00	02

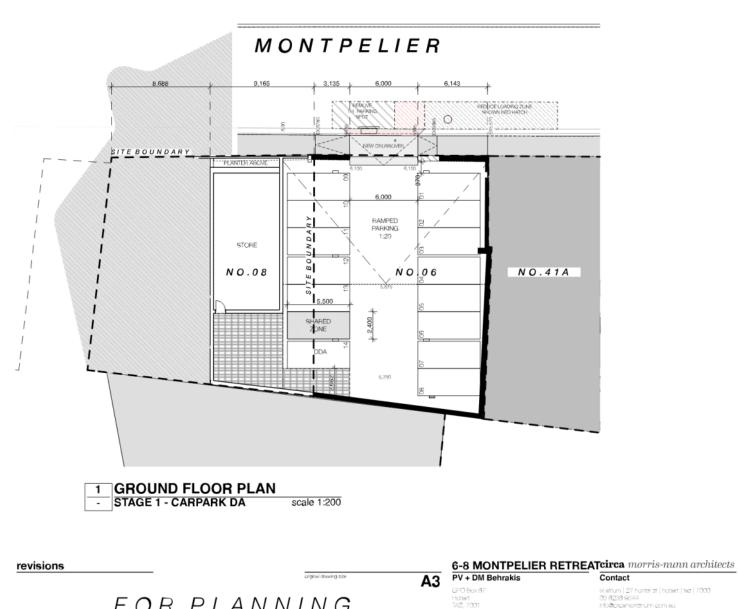


6-8 MONTPELIER RETREATCITCA morris-nunn architects revisions SITE PLAN original drawing size PV + DM Behrakis STAGE 1 - CARPARK DA **A**3 Contact GPO Box 67 ixi atrium | 27 hunter st | hobart | tas | 7000 03 6236 9544 Hobart TAS, 7001 DEVELOPEMENT APPLICATION FOR PLANNING info@circamorrienunn.com.au ocue date APPROVAL ONLY These drawings show design intent and we suitable as a guide only. The builter shall heads and verify all dramations and verify all entrol or instance to the Architect. Do not bask of the drawings. Drawings are not to be used for construction purpose until issued by the Architect for construction. drawing r These designs, plans and specifications and the copyright therein are the property of Grav Moviet-Nam Architects and must not be used, reproduced or copied wholly or in part without the written permission of Grav Moviet-Nam Pty Ltd. 2103-DA01









STAGE 1 - CARPARK DA DEVELOPEMENT APPLICATION oteb succ These drawings show design intent and we suitable as a guide only. The builder shall henck and welfy all drimensions and welfy all encode ornisistics to the Architect. Do not seek of the drawings, Drawings we not to be used for construction purposes untillizated by the Architect for construction.

info@circamorrienunn.com.au

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2103-DA04 02

14/5/21

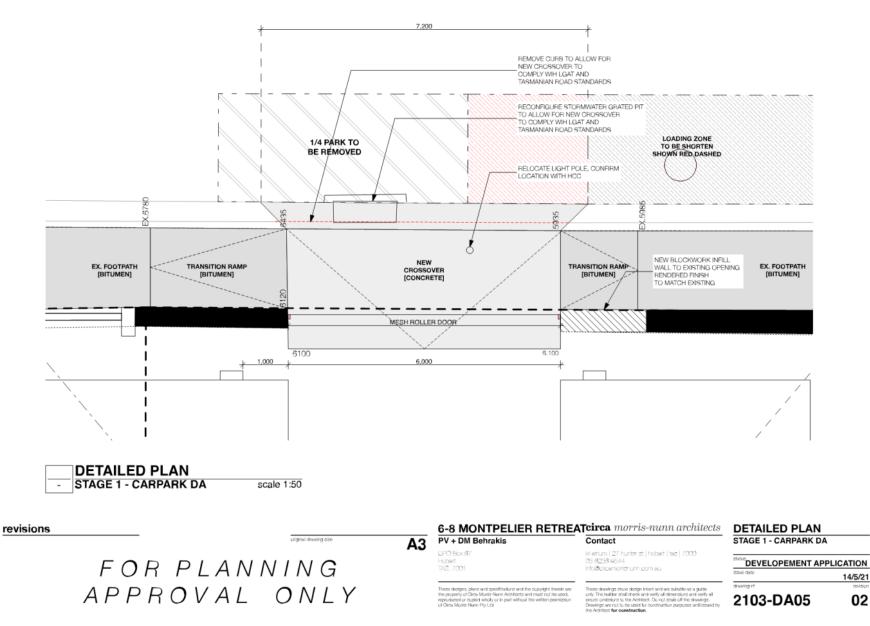
PROPOSED PLAN

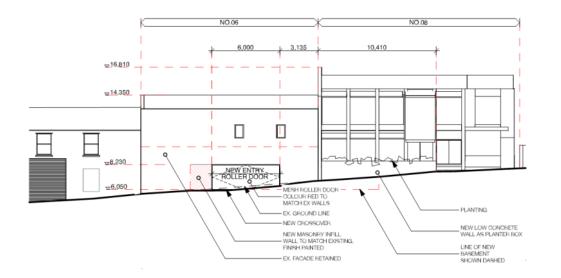
FOR PLANNING APPROVAL ONLY

14/5/21

02

MONTPELIER





E03	MONTPELIER RETREAT	
-	STAGE 1 - CARPARK DA	scale 1:200

revisions	original drawing aize	Δ3	6-8 MONTPELIER RETREA	Tcirca morris-nunn architects Contact	ELEVATION STAGE 1 - CARPARK DA	
FOR PLAN	NING		GPO Box 87 Hobart TAS, 7001	ki atrium 27 hunter at hobert tas 7000 03 6238 9644 info%cicemonforum.com.eu	DEVELOPEMENT AP	PLICATION 17/5/21
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E3 Planning

Environment • Sustainable Development • Economics

08 February 2022

Cameron Sheriff Hobart City Council GPO Box 503 HOBART TAS 7001

RE: 6 MONTPELIER RETREAT & 8 MONTPELIER RETREAT, BATTERY POINT & ADJACENT ROAD RESERVE PARTIAL DEMOLITION, ALTERATIONS, PARTIAL CHANGE OF USE TO CAR PARKING, AND ASSOCIATED WORKS APPLICATION NO. PLN21455

Please find attached and following a response to Council's request for further information.

HER 1 Detailed drawings of the proposed low concrete planter wall outside no. 8 Montpelier Retreat showing its location, height and materials, colours and finishes.

Response

Amended details drawings showing the proposed appearance of the low concrete planter are attached to this correspondence. The planter box would have a light grey concrete appearance to match with the existing wall behind. The maximum height would be 1.5m and the planter would improve the appearance of the space which is currently plan bitumen.

PA1 To make adequate provisions for vehicular access it is to be demonstrated that

sufficient headroom complies with Section 5.3 of Australian Standard AS/NZS 2890.1:2004. Please submitted amended drawings that clearly show the minimum vertical clearance for vehicles accessing the site, particularly at both sides of the vehicle access roller door. To satisfy AS/NZS 2890.1:2004 Section 5.3 a minimum vertical clearance of 2.2m is to be provided.



age2



Response

An amended plan showing the details to the top of the carparking access.

Sw 1 To satisfy the Sullivans Cove Planning Scheme 1997 (and its associated Environment Management & Pollution Control Act 1994), particularly Part E Schedule 8 Environmental Management, please provide best practice treatment of stormwater within the proposed basement carpark. This scheme does not provide specific treatment targets however below is the industry accepted standard as per the interim planning schemes*.

Please provide details of the stormwater connection for this lot including an inspection opening within the lot for the stormwater connection to join to, and including how the stormwater quality treatment device will connect.

This requirement is as per 29.4 (e) so as to ensure use of the site is managed to minimise environmental harm, and also to meet the section 29.5 environmental objective for water quality - best practice environmental management for water ... water use and disposal must be managed to minimise off site disposal protect and improve ambient water quality. Principles include pre-treatment of water prior to disposal.

* Table E7.1 Acceptable Stormwater Quality and Quantity Targets
 80% reduction in the average annual load of total suspended solids (TSS) based on
 typical urban stormwater TSS concentrations.

45% reduction in the average annual load of total phosphorus (TP) based on typical urban stormwater TP concentrations.

45% reduction in the average annual load of total nitrogen (TN) based on typical urban stormwater TN concentrations.

Response

The fall of the carpark toward the road means that it would be extremely unlikely that any stormwater would be able to enter the carpark. Water would need to run uphill or all of Salamanca would need to be in flood.

Given the carpark is fully undercover and below existing roof and no new or additional runoff would be created by the proposal, providing a mechanical stormwater treatment device would therefore be pointless.



Page3



E3 Planning

Environment • Sustainable Development • Economics

The only time that any runoff from the carpark would be generated would be via infrequent hose down or during an emergency.

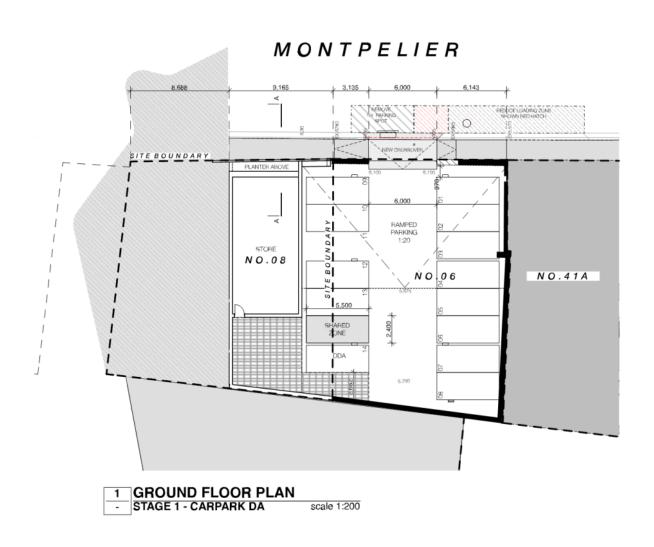
The Montpelier Street side of the property connects to the existing street pit, there are also two kerb outlets. Three stormwater outlets will be provided within the carpark, connected to a pump that will deliver flow back up to the Montpelier connection in there is any needs for a water release within the carpark, fire, washdown etc. These stormwater outlets will be designed as part of detailed engineering plans including drainage routes, access, council plans.

I trust that this information now fully satisfies Council's request for further information. If you have any further queries, please do not hesitate to contact me on 0438 376 840 or email evan@e3planning.com.au.

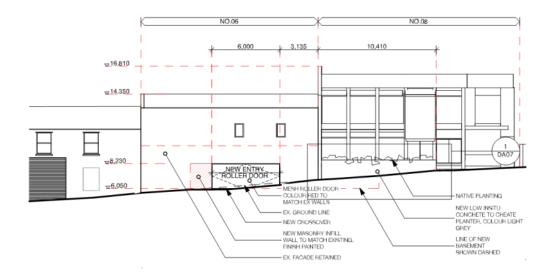
Regards

Evan Boardman Grad Dip URP, B ScEnv, B Econ





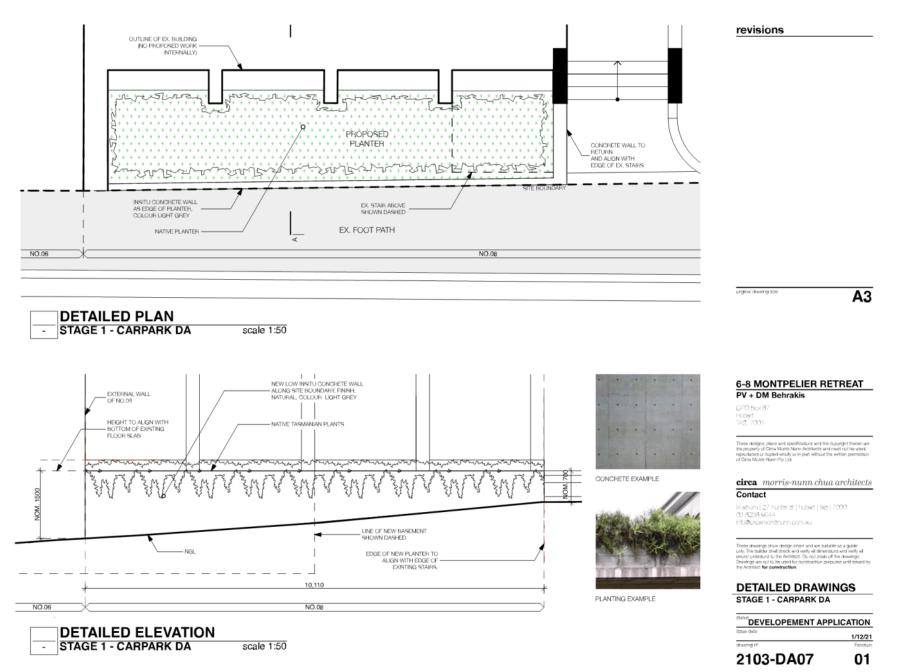
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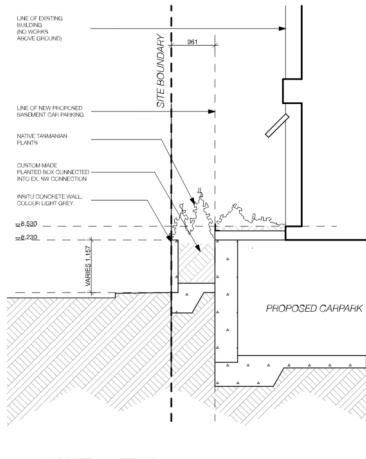


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-	STAGE 1 - CARPARK DA	scale 1:200			

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E3 Planning

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06 March 2022

Hobart City Council Via email

RE: 6 MONTPELIER RETREAT & 8 MONTPELIER RETREAT, BATTERY POINT & ADJACENT ROAD RESERVE PARTIAL DEMOLITION, ALTERATIONS, PARTIAL CHANGE OF USE TO CAR PARKING, AND ASSOCIATED WORKS APPLICATION NO. PLN-21-455

Please find attached an amended plan which provides details of the stormwater connection for this lot including an inspection opening within the lot for the stormwater connection to join to, and including how the stormwater quality treatment device will connect.

It is not proposed to connect the planter box to Council's stormwater infrastructure, but rather provide detention at the base of the planter box for water and a filtered outlet to ensure that during heavy rainfall events no soil or other material escapes onto the footpath.

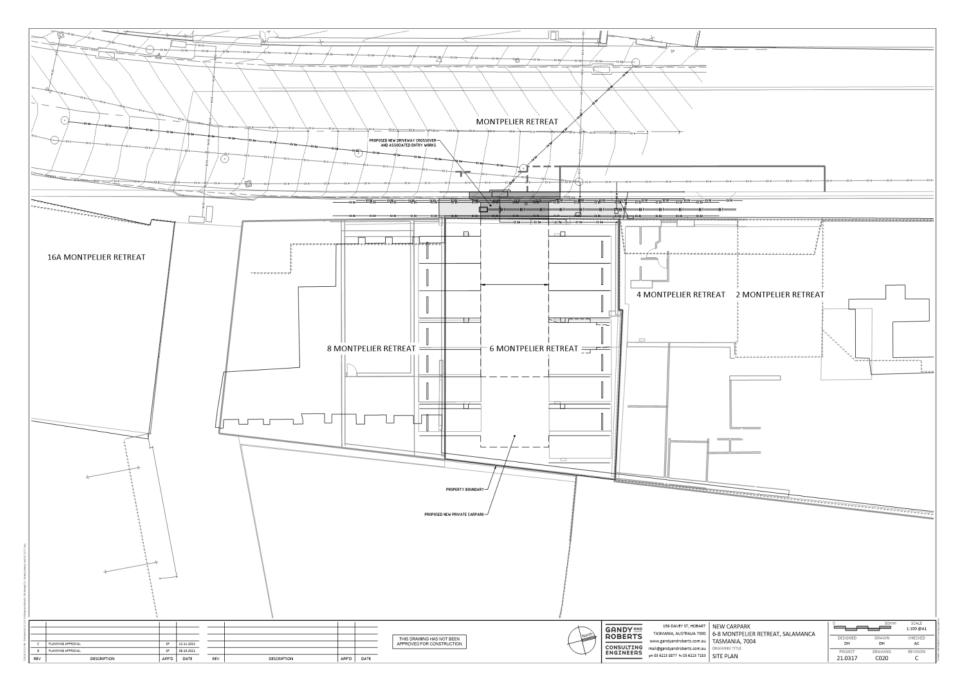
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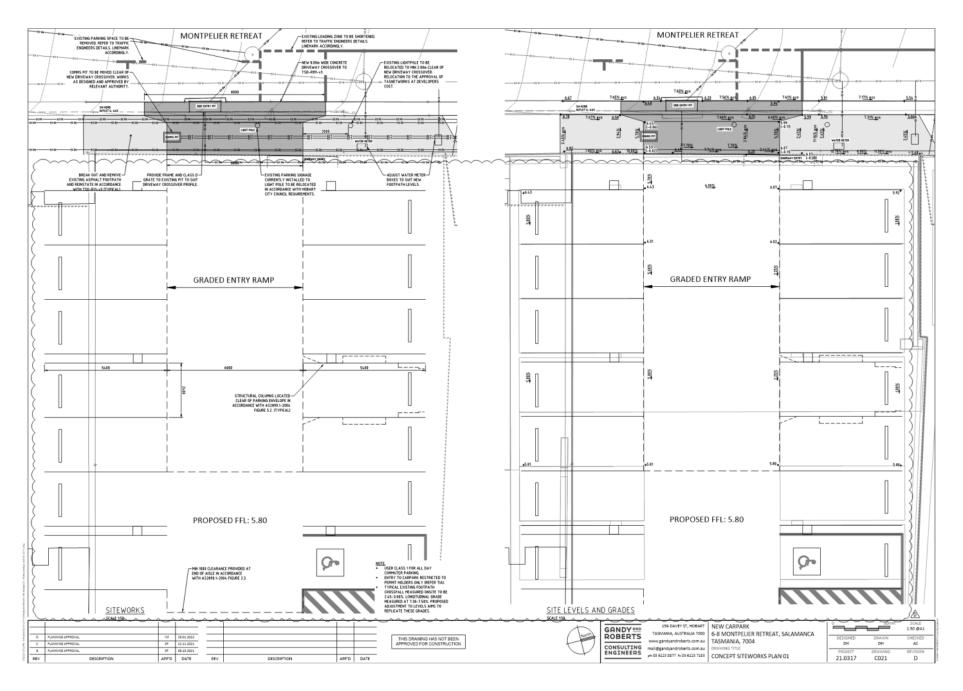
Regards

Evan Boardman Grad Dip URP, B ScEnv, B Econ

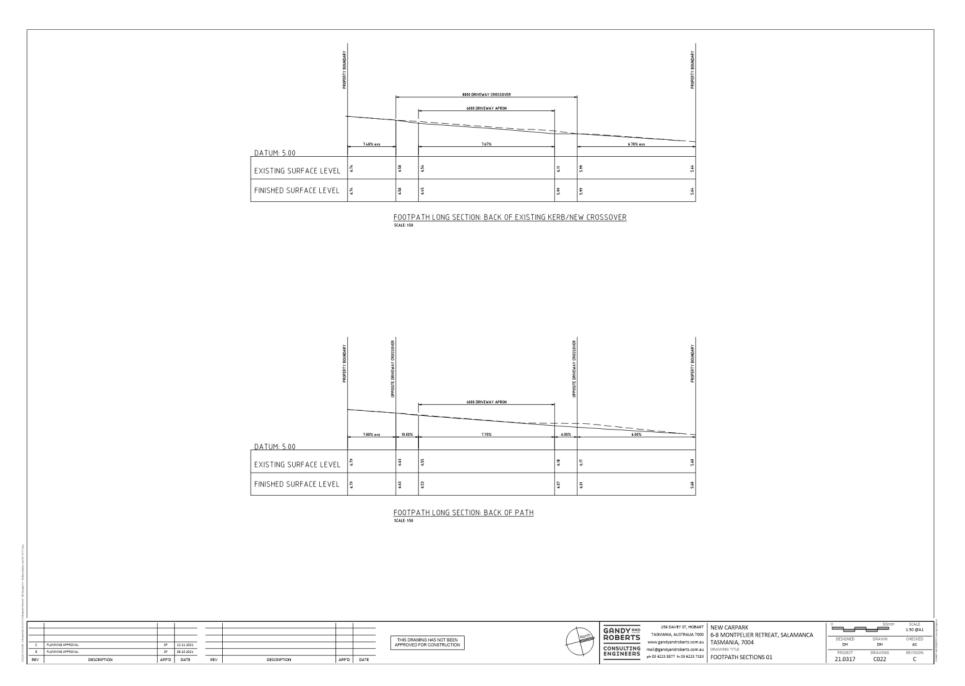


PO Box 58 SOUTH HOBART, Tasmania 7004 0438376840 <u>evan@e3planning.com.au</u>

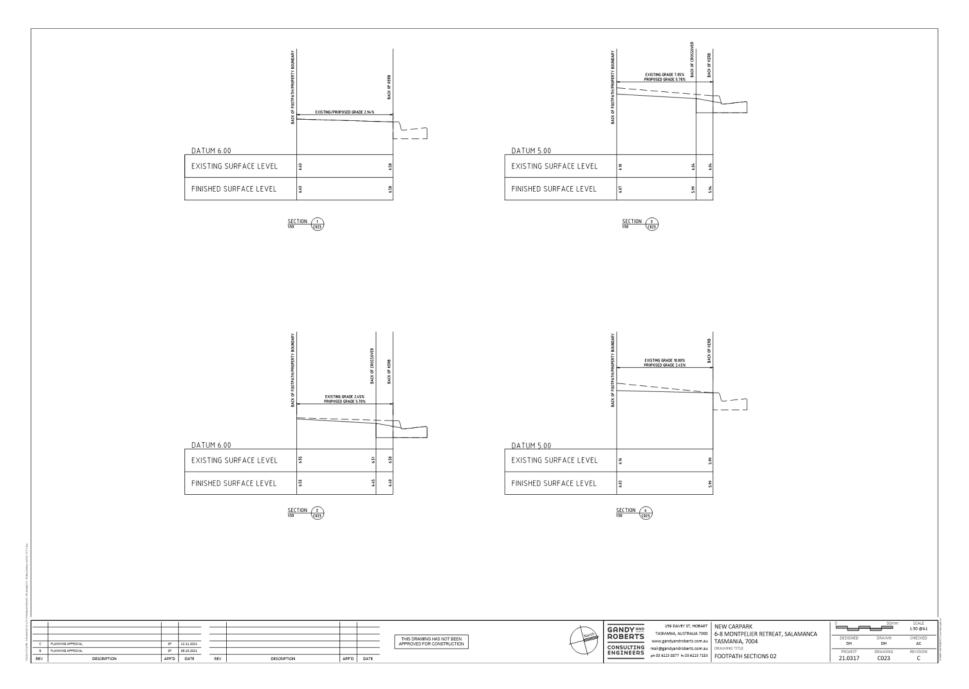


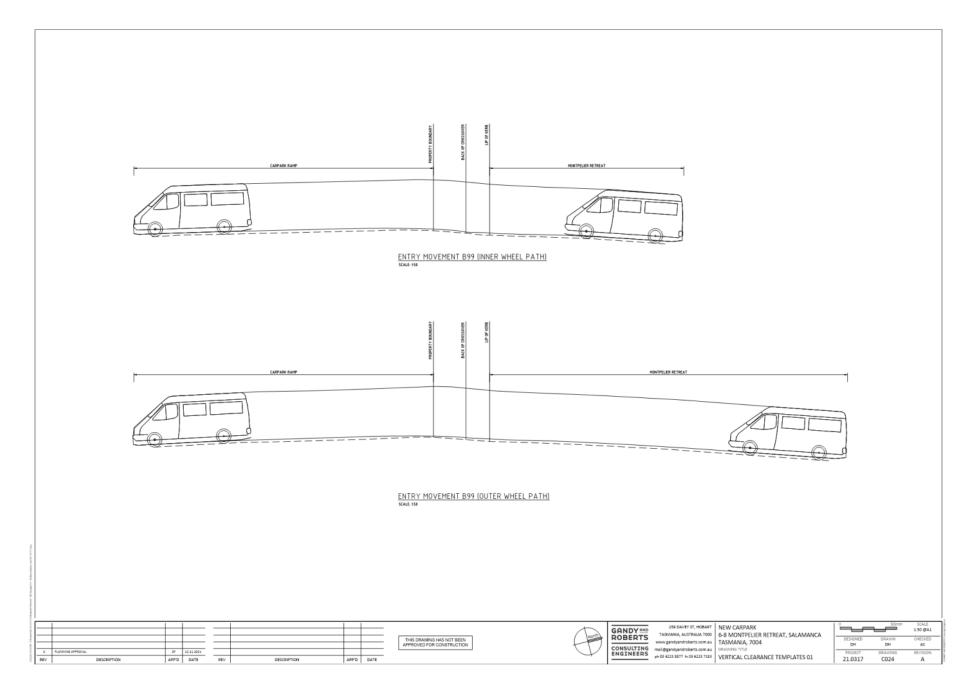


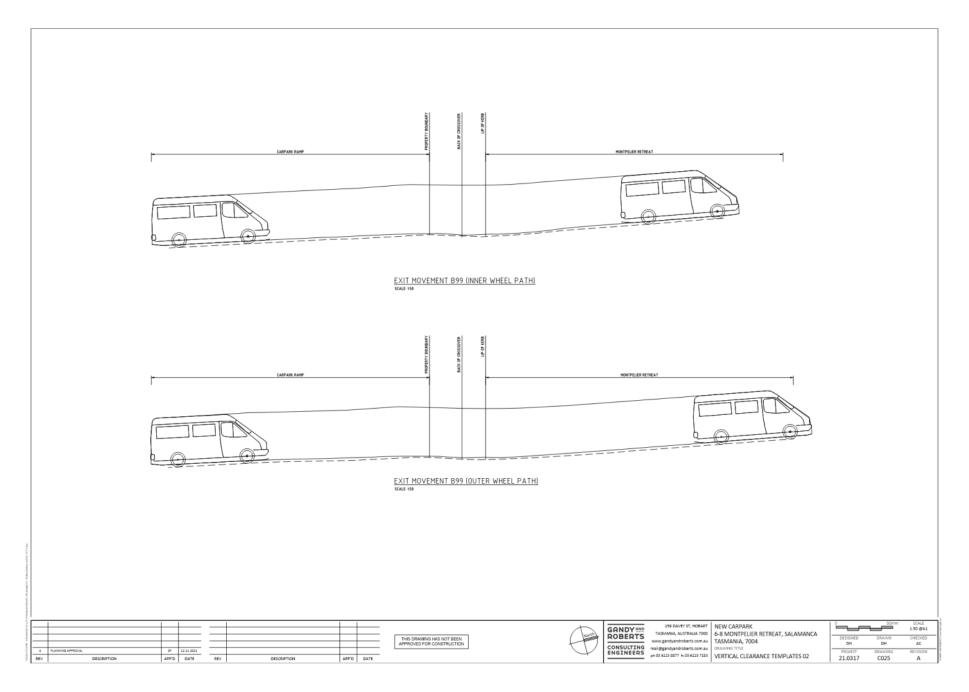
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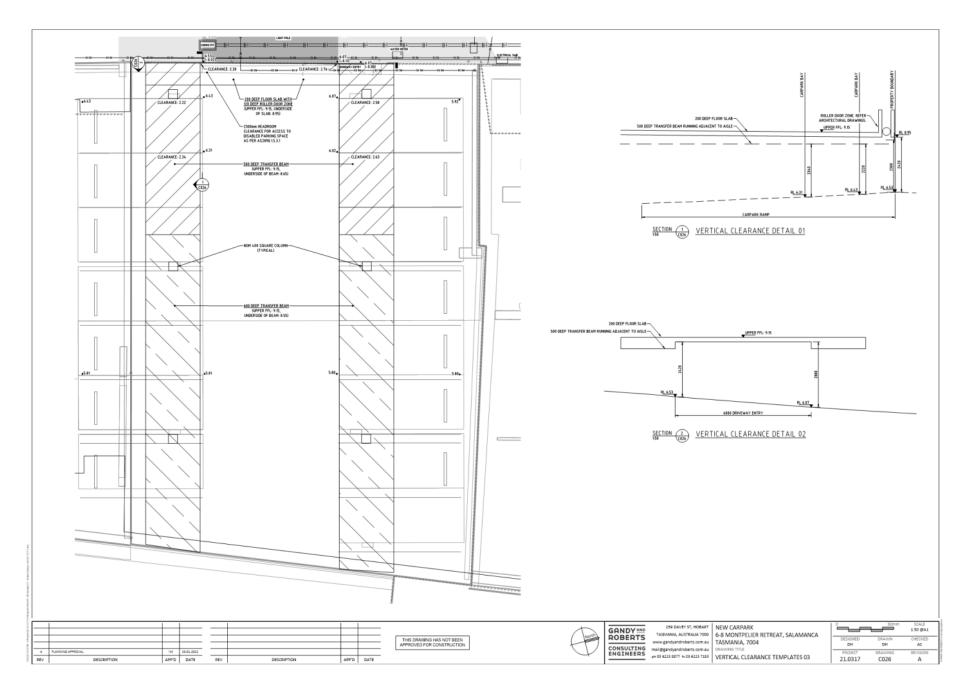
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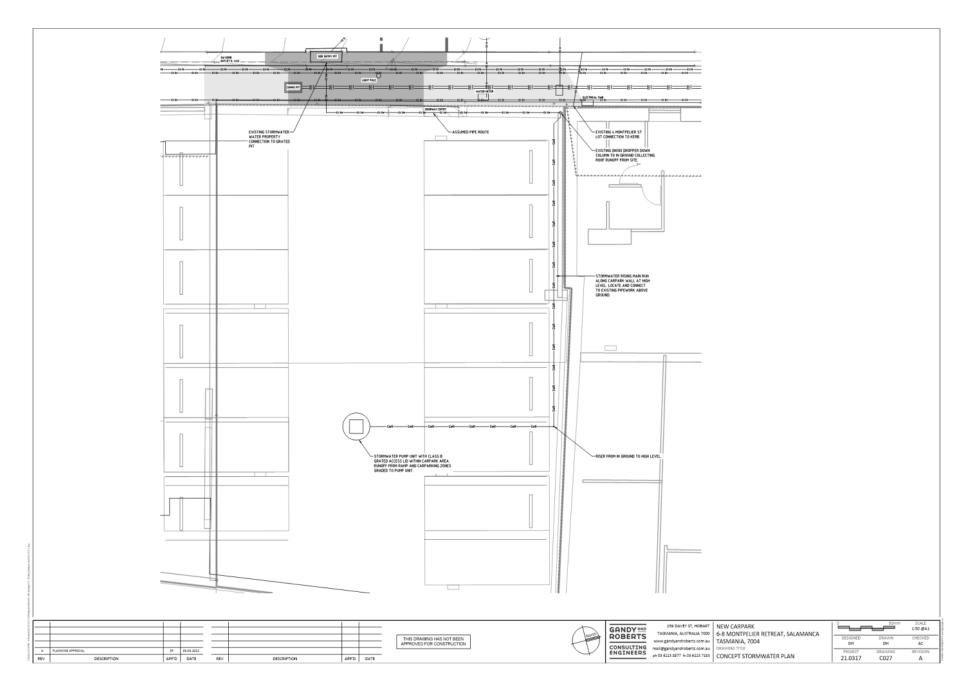




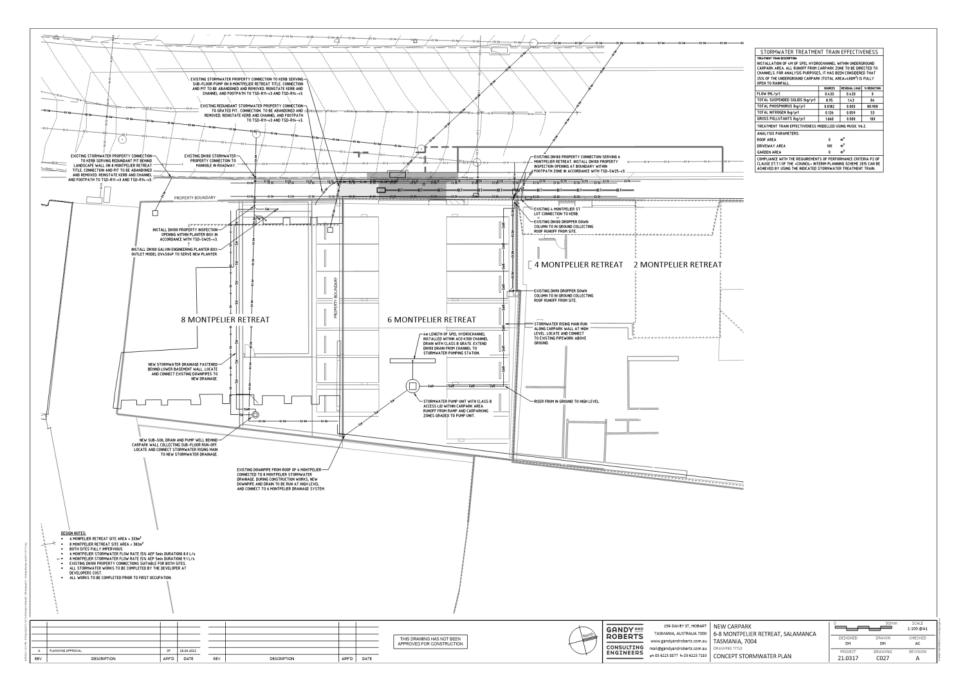
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Circa Morris-Nunn Architects

6-8 Montpelier Retreat Traffic Impact Assessment

June 2021





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1. Introduction

1.1 Background

Midson Traffic were engaged by Circa Morris-Nunn Architects to prepare a traffic impact assessment for a proposed car park development at 6-8 Montpelier Retreat, Battery Point.

1.2 Traffic Impact Assessment (TIA)

A traffic impact assessment (TIA) is a process of compiling and analysing information on the impacts that a specific development proposal is likely to have on the operation of roads and transport networks. A TIA should not only include general impacts relating to traffic management, but should also consider specific impacts on all road users, including on-road public transport, pedestrians, cyclists and heavy vehicles.

This TIA has been prepared in accordance with the Department of State Growth (DSG) publication, *Traffic Impact Assessment Guidelines*, August 2020. This TIA has also been prepared with reference to the Austroads publication, *Guide to Traffic Management*, Part 12: *Traffic Impacts of Developments*, 2019.

Land use developments generate traffic movements as people move to, from and within a development. Without a clear understanding of the type of traffic movements (including cars, pedestrians, trucks, etc), the scale of their movements, timing, duration and location, there is a risk that this traffic movement may contribute to safety issues, unforeseen congestion or other problems where the development connects to the road system or elsewhere on the road network. A TIA attempts to forecast these movements and their impact on the surrounding transport network.

A TIA is not a promotional exercise undertaken on behalf of a developer; a TIA must provide an impartial and objective description of the impacts and traffic effects of a proposed development. A full and detailed assessment of how vehicle and person movements to and from a development site might affect existing road and pedestrian networks is required. An objective consideration of the traffic impact of a proposal is vital to enable planning decisions to be based upon the principles of sustainable development.

This TIA also addresses the relevant clauses in the Sullivans Cove Planning Scheme 1997.

1.3 Statement of Qualification and Experience

This TIA has been prepared by an experienced and qualified traffic engineer in accordance with the requirements of Council's Planning Scheme and The Department of State Growth's, *Traffic Impact Assessment Guidelines*, August 2020, as well as Council's requirements.

The TIA was prepared by Keith Midson. Keith's experience and qualifications are briefly outlined as follows:

- 25 years professional experience in traffic engineering and transport planning.
- Master of Transport, Monash University, 2006
- Master of Traffic, Monash University, 2004
- Bachelor of Civil Engineering, University of Tasmania, 1995
 - 6-8 Montpelier Retreat Traffic Impact Assessment



 Engineers Australia: Fellow (FIEAust); Chartered Professional Engineer (CPEng); Engineering Executive (EngExec); National Engineers Register (NER)

1.4 Project Scope

The project scope of this TIA is outlined as follows:

- Review of the existing road environment in the vicinity of the site and the traffic conditions on the road network.
- Provision of information on the proposed development with regards to traffic movements and activity.
- Identification of the traffic generation potential of the proposal with respect to the surrounding road network in terms of road network capacity.
- Review of the parking requirements of the proposed development. Assessment of this parking supply with Planning Scheme requirements.
- Traffic implications of the proposal with respect to the external road network in terms of traffic
 efficiency and road safety.

1.5 Subject Site

The subject site is located at 6-8 Montpelier Retreat, Battery Point. The site is currently a commercial premises (retail).

The subject site and surrounding road network is shown in Figure 1.



Subject Site & Surrounding Road Network Figure 1

Image Source: LIST Map, DPIPWE

1.6 **Reference Resources**

The following references were used in the preparation of this TIA:

- . Sullivans Cove Planning Scheme, 1997 (Planning Scheme)
- Austroads, Guide to Traffic Management, Part 12: Traffic Impacts of Developments, 2019 •
- Austroads, Guide to Road Design, Part 4A: Unsignalised and Signalised Intersections, 2017
- Department of State Growth, Traffic Impact Assessment Guidelines, 2020
- Roads and Maritime Services NSW, Guide to Traffic Generating Developments, 2002 (RMS Guide) .
- Roads and Maritime Services NSW, Updated Traffic Surveys, 2013 (Updated RMS Guide)
- Australian Standards, AS2890.1, Off-Street Parking, 2004 (AS2890.1:2004)





2. Existing Conditions

2.1 Transport Network

For the purposes of this report, the transport network consists of Montpelier Retreat, Salamanca Place and Kirksway Place.

2.1.1 Montpelier Retreat

Montpelier Retreat connects between Salamanca Place and Hampden Road. It provides connection to Knopwood Street and Kirksway Place via two intersections that form a 'staggered T' configuration.

Montpelier Retreat is a local street connecting between Castray Esplanade and Hampden Road, running in a predominantly north-south direction. It is a two-lane, two-way road with an average pavement width of approximately 11.5 metres.

Montpelier Retreat provides a large amount of time-limited parking on both sides of the road, with the exception of standing restrictions directly adjacent to the subject site. There are pedestrian footpaths provided on both sides of Montpelier Retreat.

Montpelier Retreat carries in the order of 3,800 vehicles per day with a morning peak of 350 vehicles per hour and an evening peak of 390 vehicles per hour (based on short duration traffic surveys). Traffic volumes reduce dramatically on Montpelier Retreat during the operation of the Salamanca Market due to the associated road closures. The section of Montpelier Retreat between Kirksway Place and Hampden Road carries a significantly lower volume, in the order of 1,000 vehicles per day.

Montpelier Retreat adjacent to the subject site is shown in Figure 2

Figure 2 Montpelier Retreat





2.1.2 Kirksway Place

Kirksway Place is a minor collector road connecting between Montpelier Retreat and Gladstone Street, running in a predominantly east-west direction. It is a two-lane, two-way road with an average pavement width of approximately 14 metres.

Kirksway Place provides time-limited on-street parking and pedestrian footpaths on both sides of the road along its length.

Kirksway Place carries in the order of 3,000 vehicles per day with a morning peak of 240 vehicles per hour and an evening peak of 325 vehicles per hour (based on short duration traffic surveys).

2.2 Road Safety Performance

Crash data can provide valuable information on the road safety performance of a road network. Existing road safety deficiencies can be highlighted through the examination of crash data, which can assist in determining whether traffic generation from the proposed development may exacerbate any identified issues.

Crash data was obtained from the Department of State Growth for a 5+ year period between 1st January 2016 and 31st May 2021 for the full length of Montpelier Retreat.

The findings of the crash data is summarised as follows:

- A total of 13 crashes were reported during this time.
- <u>Severity</u>. No injury crashes were reported all crashes involved property damage only.
- <u>Day of week</u>. 4 crashes were reported on Mondays; 2 crashes were reported on Wednesdays, Thursdays; Fridays and Saturdays; 1 crash was reported on a Tuesday; no crashes were reported on Sundays.
- <u>Time of day</u>. The majority of crashes were reported between 7:00am and 7:00pm (9 crashes). Two crashes were reported prior to 7:00am and 3 crashes were reported after 7:00pm.
- <u>Crash types</u>. There were a range of crash types reported. 3 crashes involved 'parking-vehiclesonly'; 3 crashes involved 'other-manoeuvring'; 3 crashes involved 'cross-traffic'.
- <u>Crash locations</u>. The reported crashes were disbursed in Montpelier Retreat. 5 crashes were reported at the Salamanca Place intersection. The crash locations are shown in Figure 3.
- <u>Vulnerable road users</u>. 3 crashes involved a bicycle. No crashes were reported that involved a
 pedestrian or motorcyclist.

The crash data is reasonably typical of a busy collector road network through a commercial area and does not indicate that there are any specific road safety deficiencies that might be exacerbated by traffic generated by the development proposal.



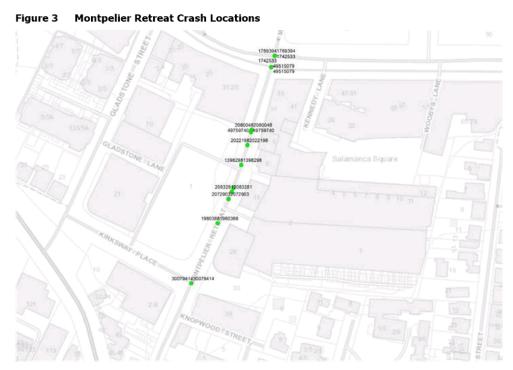


Image Source: Department of State Growth

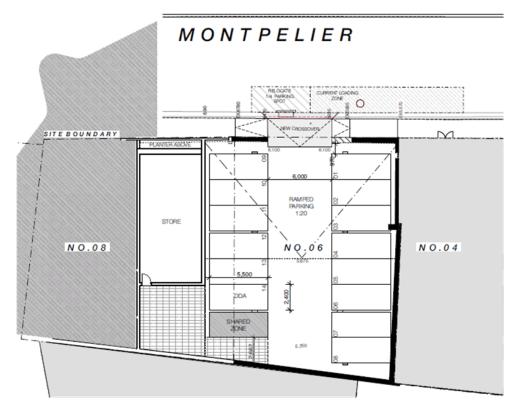


3. Proposed Development

3.1 Development Proposal

The proposed development involves the conversion of the retail shop to a car park with 14 spaces. The proposed development is shown in Figure 4.

Figure 4 Proposed Development Plans





4. Traffic Impacts

4.1 Trip Generation

The car park will be used by permit holders who are likely to utilise the car parking for commuter use.

Trip generation was estimated using first principles, as follows:

- 80% of the spaces will fill during the AM peak period. 10% of trips will be outward.
- The permit holder spaces have an average turnover of 1.2 times per day (ie. most spaces will be fully occupied all day, however some spaces will turnover when permit holders leave and return during the day).
- 80% of the spaces will exit during the PM peak period. 10% of trips will be inward.

This results in the following traffic generation:

- Daily traffic generation 34 vehicles per day
- AM peak generation 12 vehicles per hour
- PM peak generation 12 vehicles per hour

4.2 Trip Assignment

Based on the connectivity of the surrounding road network, it is likely that there will be a relatively even proportion of traffic from/ to Salamanca Place and Kirksway Place.

4.3 Traffic Capacity Analysis

Montpelier Retreat has an AM peak volume of 350 vehicles per hour and a PM peak of 390 vehicles per hour. The addition of 12 vehicles per hour during peak periods will not have any significant adverse impact on the capacity of Montpelier Retreat or the surrounding road network.

4.4 Access Impacts

Clause 26.4.1 of the Planning Scheme states "Where a development (including subdivision) is approved that involves the provision of on site car parking, servicing or emergency access facilities that will result in a material increase in the volume of vehicular traffic entering or leaving a public road, then provision shall be made to accommodate such additional vehicles and their movement to the satisfaction of the Planning Authority, having regard to traffic safety or amenity as appropriate. Similar provision shall be made for pedestrians".



The proposed development will have a traffic generation of approximately 34 vehicles per day with a peak of 12 vehicles per hour. Based on the existing traffic volumes on Montpelier Retreat, the traffic generated by the development will not have any significant adverse impacts on traffic efficiency of the network.

The access design is in accordance with AS2890.1 requirements (as documented in following sections of this TIA). The traffic generation utilising the access therefore complies with the requirements of Clause 26.4.1 of the Planning Scheme.

4.5 Access Requirements

Clause 26.4.2 of the Planning Scheme requires the maximum vehicular access widths and minimum footway widths to be provided in accordance with Table 1.

The development provides 14 car parking spaces an access width of 6.0 metres. Table 1 requires a 1.0 metre pedestrian path and an access width less than 5.0 metres (through the access driveway). The total requirement is 6.0 metres, therefore the access complies with the requirements of Clause 26.4.2 of the Planning Scheme.

Table 1 Planning Scheme Access and Footway Widths

Number of Parking Spaces Provided on Site	Maximum Allowable Vehicular Access width	Minimum Number and Width of Footways
1-5 Inclusive	One 3.0m lane	One 0.6m
6-20 Inclusive	Two 2.5m lanes	One 1.0m
21 and over	Two 3.0m lanes	Two 1.5m

4.6 Sight Distance

Access to the proposed development is located in Montpelier Retreat. The requirements for sight distance at a car park access are contained in Australian Standard, AS2890.1. These requirements are reproduced in Figure 5. For a frontage road speed of 40-km/h, the requirement is 55 metres (desirable sight distance), with a minimum requirements of 35 metres.

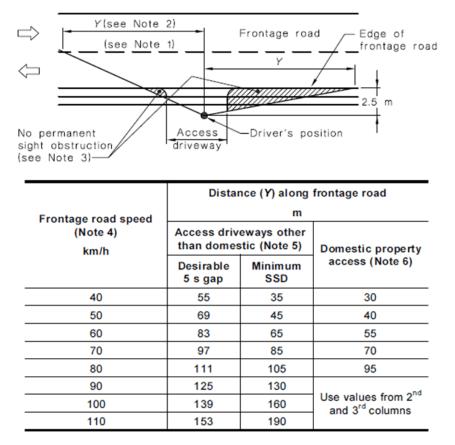
Unrestricted sight distance is available in accordance with AS2890.1 requirements noting that 2.5 metres back from the kerb places the driver's position a short distance within the building structure (the footpath width is approximately 1.8 metres wide adjacent to the site).

On-street car parking can have an impact on the available sight distance from accesses and intersections in an urban environment. Typically, parked cars partly obscure available sight distance however vision is often available between or through parked cars. It would be impractical and economically unviable to remove on-street car parking near every access in an urban environment to meet the sight distance requirements. In a practical sense, whilst on-street car parking should be a consideration, the sight



distance requirements relate more to the vertical and horizontal alignment of the road as well as other physical (and permanent) obstructions in the road environment.

Figure 5 AS2890.1 Sight Distance Requirements



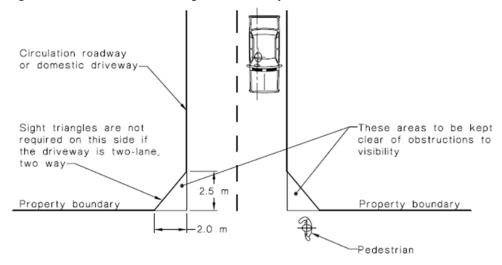
4.7 Pedestrian Sight Distance Requirements

The pedestrian sight distance requirements are provided in AS2890.1. With the 1.0 metre footpath provision located on the southern side of the access (adjacent to the exit lane of the car park), then the footpath sight line provision are almost met. This can be seen in Figure 7.

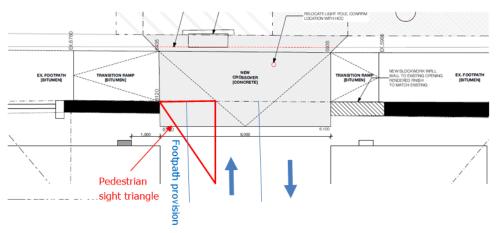
This is considered acceptable on the basis that vehicles will be exiting the site at very low speed and sight distance will be available from the driver's position within the pedestrian sight triangle requirements on the approach to the footpath.



Figure 6 AS2890.1 Pedestrian Sight Distance Requirements









4.8 Road Safety Impacts

No significant road safety impacts are foreseen for the proposed development. This is based on the following:

- The surrounding road transport network is capable of absorbing the estimated traffic generation
 of the fully developed subdivision (noting a relatively low peak of 12 vehicles per hour).
- The access is considered to be relatively similar to other accesses in Montpelier Retreat. The
 movement of vehicles into and out of the site will therefore not be seen as 'unusual' for motorists
 utilising Montpelier Retreat.
- The crash history of the surrounding road network near the subject site does not indicate that there are any specific road safety issues that are likely to be exacerbated by the proposed development. Specifically there is not an existing crash rate involving pedestrians or property access.



5. Parking Assessment

5.1 Parking Provision

The existing site does not have any provision for on-site car parking.

The proposed development provides a total of 14 on-site car parking spaces. These are arranged in two rows (with 6 spaces and 8 spaces in each row). A turning area is provided at the end of the aisle on the southern row of spaces.

5.2 Planning Scheme Requirements

Section 26.4.4 of the Planning Scheme states:

"The Planning Authority may require the parking spaces approved as part of any development to be of a particular size, type, proportion and location to be suited to the likely nature of demand including turnover of use, type of use and user or visitor vehicles to be accommodated, and servicing needs. This will be determined by the Planning Authority after taking into consideration matters such as:

- Location of the site;
- The nature of the site;
- The nature of the surrounding area;
- Existing traffic and parking patterns;
- The nature of the operation and future growth plans or opportunities;
- Existing on street restrictions;
- Future on street or off street public parking proposals.

The Planning Authority may require specific parking spaces to be reserved for exclusive use by visitors to the development or for people with disabilities. Any car parking spaces sought to be provided on site will only be approved if located in a manner appropriate to the character and appearance of development in the vicinity and/or with the Principles of this Schedule and the parking and other Objectives for the relevant Activity Area. The siting of parking spaces between the building line and the street boundary line shall generally not be 'permitted'''.

In this case the development is exclusively a car park with no associated land use. The car parking will generally support users of nearby land use (staff, commuter car parking, etc).

5.3 Car Parking Layout

Schedule 26.4.3 of the Planning Scheme states: "*The number of parking spaces which can be accommodated in a car parking area and the aisle widths within it, shall comply with the relevant Australian*



Standard, unless otherwise determined by the Planning Authority having regard to the impact on the site and its environs".

In this case, the car park was assessed against the requirements of AS2890.1. The typical car parking dimensions are as follows:

- Space width 2.4 metres
- Space length 5.5 metres
- Aisle width 6.0 metres

These dimensions comply with AS2890.1 requirements for User Class 1A (residential, domestic and employee parking).

The parking dimensions therefore meet the requirements of Schedule 26.4.3 of the Planning Scheme.

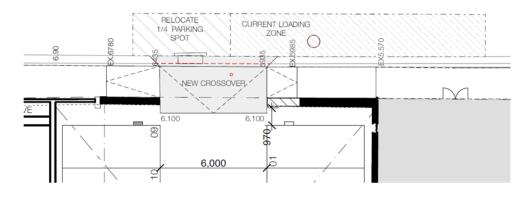
5.4 On Street Car Parking

The construction of a new access to service the site will require the removal or relocation of existing onstreet car parking in the form of:

- 1 x ¼P car parking space
- Loading zone

This is shown in Figure 8.

Figure 8 Required On-Street Car Parking Modifications





The on-street parking modifications can be achieved by reconfiguring spaces to the north of the access, noting that the loading zone requirements are reduced through the removal of the existing retail premises (previous use was a pharmacy with frequent loading requirements).



6. Conclusions

This traffic impact assessment (TIA) investigated the traffic and parking impacts of a proposed car park development at 6-8 Montpelier Retreat, Battery Point.

The key findings of the TIA are summarised as follows:

- The proposed development will remove the existing retail use and convert the site to car parking with a total of 14 spaces.
- The traffic generation is likely to be 34 vehicles per day with a peak of 12 vehicles per hour.
- The development provides a new access on Montpelier Retreat. The access complies with the requirements of Clause 26.4.2 of the Planning Scheme.
- The available sight distance at the development's access on Montpelier Retreat is deemed to be acceptable.
- The layout and dimensions of the car parking meets the requirements of Schedule 26.4.3 of the Planning Scheme.
- The construction of the new access requires the removal or relocation of one on-street car parking space and a loading zone. It is noted that the loading zone requirements for the area will be reduced through the removal of the existing retail premises on the development site.

Based on the findings of this report and subject to the recommendations above, the proposed development is supported on traffic grounds.



Midson Traffic Pty Ltd ABN: 26 133 583 025

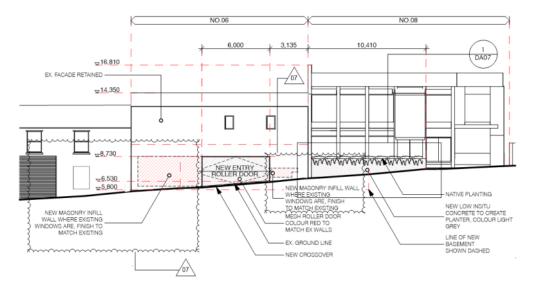
28 Seaview Avenue Taroona TAS 7053 T: 0437 366 040 E: <u>admin@midsontraffic.com.au</u> W: <u>www.midsontraffic.com.au</u>

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Document Status

Revision	Author	Review	Date
0	Keith Midson	Zara Kacic-Midson	10 June 2021



E03	MONTPELIER RETREAT	
-	STAGE 1 - CARPARK DA	scale 1:200

revisions			6-8 MONTPELIER RETREAT	circa morris-nunn chua architects	ELEVATION	
		original drawing size A.3	PV + DM Behrakis	Contact	STAGE 1 - CARPARK DA	
	FOR PLANN	ING	GPO Box 67 Hobert TAS, 7001	ki atrium 27 hunter st. hotert. tas. 7000 03 6236 9544 info@circemorishunn.com.au		ATION 15/6/22
	APPROVAL C	DNLY	These designs, plans and specifications and the copyright theeln are the property of Circla Monit-Num Architects and must not be used, reproduced or copeled which yor in plant without the written permission of Circla Monit-Num Pty Ltd	These drawings show design intent and are substee as a guide only. The builder shall nerve, and verify all dimensions and verify all endror's moscings to the Antenaci. Do not scale of the drawings. Drawings are not to be used for conditivation purposes until idsued by the Antihist for constitution.	aawing nº 2103-DA06	Revision

Application Referral Cultural Heritage - Response

From:	Sarah Waight
Recommendation:	Proposal is acceptable subject to conditions.
Date Completed:	
Address:	6 MONTPELIER RETREAT, BATTERY POINT 8 MONTPELIER RETREAT, BATTERY POINT ADJACENT ROAD RESERVE
Proposal:	Partial Demolition, Alterations, Partial Change of Use to Car Parking, and Associated Works
Application No:	PLN-21-455
Assessment Officer:	Cameron Sherriff,

Referral Officer comments:

This proposal is adjacent to a place heritage listed in Table 1: Place of Cultural Significance in the *Sullivans Cove Planning Scheme 1997*. That place is 2-4 Montpelier St. (ref 63 and 64) and the warehouses on the opposite side of the road.

The proposal is to convert a masonry building (previously used as a chemist) to a carpark and includes the widening of the existing entry, new cross over and ramping internally as well as demolition.



Adjacent existing heritage listed building. Source: Council image

The submitted drawings do not accurately represent the existing facade as there are two windows either side of the central door that are not shown. A new drawing was submitted to demonstrate that the existing windows are proposed to be removed and filled in, the facade rendered to paint as existing.

The proposed works to widen the existing doorway into a roller door and car entry as well as a new planter and wall. This work must be assessed against Clause 22.5.4 'Permitted' 'Building

or Works' which states:

'Building or works' on other land within the planning area is 'permitted' in respect to this Schedule where it can be demonstrated that the following 'deemed to comply' standards can be met:

For 'building or works' on sites adjacent (as defined in clause 22.3) to a place of cultural significance:

• The height of 'building or works' adjacent to places of cultural significance must not exceed that of any building on the place, at a distance of less than 10 (horizontal) metres from the building; and

• The area of the facade of any new 'building or works' must not exceed that of the facade of an adjacent place of cultural significance by a factor of 2.

In this case, there is no additional height and the area of the facade is not changed. In this instance the proposal satisfies clause 22.5.4.

Schedule 7 - Demolition also applies. While the building is not heritage listed in Schedule 1, Table 1. the revised drawing shows that the elevation will be blank and lacking the features of facades within Sullivans Cove of solid to void, ground floor apertures and features that represent and respect the historic character of the Cove, respecting the scale of the Cove and to enhance the pedestrian experience in the Cove. As such the resultant demolition will result in the loss of an element that contributes to the scale, pedestrian experience of the Cove, by removing apertures that provide scale and pedestrian interest. While it is not expected that the proposed use - a carpark - should retain windows the guiding principles of the Scheme requires consideration of the above factors. As such it is considered a condition be imposed to reduce the apparent harshness of the blank facade with apertures, that are solid and offer no visibility into the building, but create relief and an appearance of the reduction in scale and visual interest. On this basis the demolition is considered appropriate.

It is considered that the conversion of a building within Sullivans Cove to a shell containing carparking is not the preferred outcome for the future for buildings in the Cove. Unfortunately, the strategic and statutory framework within Schedule 1 does not offer adequate principles to guard against this.

The proposal satisfies the above provisions of the Scheme. A condition of permit is necessary for revision of drawings to be submitted to reflect a requirement for visual interest and reduction in scale of the facade.

Sarah Waight Senior Cultural Heritage Officer 17 June 2022

7.2 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

7.2.1 2/816 SANDY BAY ROAD, SANDY BAY AND COMMON LAND OF PARENT TITLE - CHANGE OF USE TO VISITOR ACCOMMODATION PLN-21-569 - FILE REF: F22/63404

Address:	2/816 Sandy Bay Road, and Common Land of Parent Title
Proposal:	Change of Use to Visitor Accommodation
Expiry Date:	27 July 2022
Extension of Time:	Not applicable
Author:	Cameron Sherriff

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for change of use to visitor accommodation, at 2/816 Sandy Bay Road 7005 and common land of parent title, for the reasons outlined in the officer's report 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-21-569 - 2/816 SANDY BAY ROAD SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 18

Prior to the commencement of the approved use, a management plan for the operation of the visitor accommodation must be submitted and approved as a Condition Endorsement, to the satisfaction of the Council's Director City Life. The management plan must include measures to limit, manage and mitigate unreasonable impacts upon the amenity of long term residents. These measures must include, but are not limited to, the following requirements:

- 1. To limit, manage, and mitigate noise generated as a result of the visitor accommodation.
- 2. To limit, manage, and mitigate behaviour issues caused as a result of the visitor accommodation.
- To maintain the security of the building where the visitor accommodation would be located, including managing and/or limiting access to shared areas and facilities.
- 4. To specify the maximum permitted occupancy of the visitor accommodation.
- 5. To specify that guests must utilise the site for the parking of vehicles, that the maximum number of vehicles to be parked on the site (2), and detail where the parking spaces are located and how the spaces are to be accessed. Additionally, at the booking stage, guests should be discouraged from bringing more than 2 vehicles and the parking of any additional vehicles in nearby streets should also be discouraged.
- To provide a name and contact phone number of a person who will respond to any complaints regarding behaviour of guests. If the property is sold the Visitor Accommodation Management Plan (VAMP) must be updated with new contact details.

Once approved, the management plan must be implemented prior to the commencement of the approved use and must be maintained for as long as the visitor accommodation is in operation. The VAMP must be provided to adjacent property owners and occupiers within 14 days of being approved. If the property is sold, the updated VAMP (in accordance with 6. above) must be provided to adjacent property owners and occupiers within 10 business days of settlement.

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 visitor accommodation does not cause an unreasonable loss of residential amenity.

ENG sw1

Prior to first occupation or commencement of use (whichever occurs first), 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.

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 2b

Detailed designs for physical controls required must be submitted and approved via a Condition Endorsement, prior to the issue of any approval under the *Building Act 2016* or commencement of work (whichever occurs first).

The detailed designs submitted must;

- 1. be prepared and certified by a suitably qualified engineer,
- 2. be in general accordance with the Australian Standard AS/NZS 1170.1:2002, and AS/NZS 2890.1:2004, and
- show typical structural details and dimensions, and any other details as Council deem necessary to satisfy the above requirement.

Prior to first occupation or commencement of use (whichever occurs first), vehicular barriers (compliant with the Australian Standard AS/NZS 1170.1:2002) must be installed to prevent vehicles running off the edge of the parking area where the drop from the edge of the trafficable area to a lower level is 600mm or greater, wheel stops must be installed for drops between 150mm and 600mm, and kerbs for drops less than 150mm. Physical controls installed must be in accordance with the approved detailed designs.

Advice:

Designers are advised to consult the National Construction Code 2016 to determine if pedestrian handrails or safety barriers compliant with the Code are also required in the parking area, as it may be considered a path of access to a building.

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the standard.

ENG 2c

Prior to first occupation or commencement of use (whichever occurs first), a suitably qualified engineer must certify that physical controls (including vehicle barriers) have been installed in accordance with the detailed designs approved by Condition ENG 2b.

Advice:

An example certificate is available on our website.

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the relevant standards.

ENG 5

Prior to first occupation or commencement of use (whichever occurs first), the Two (2) car parking spaces approved by this permit, must be delineated by means of white or yellow pavement markers in accordance with the Australian Standard AS/NZS 2890.1:2004.

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.

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.

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.

RIGHT OF WAY

The private right of way must not be reduced, restricted or impeded in any way, and all beneficiaries must have complete and unrestricted access at all times.

You should inform yourself as to your rights and responsibilities in respect to the private right of way particularly reducing, restricting or impeding the right during and after construction.

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.

VISITOR ACCOMMODATION

More information on visitor accommodation, including when building approval is required, can be found here.

In all cases, check with your insurance company that you have adequate cover.

If you are in a bushfire prone area there may be a need to create/review the Bushfire Management Hazard Plan for your property.

If you have a spa or a pool at your property then you are required to test for microbiological quality and chemical parameters on a monthly basis, under the *Public Health Act 1997*. If you have any questions about this then please call our Environmental Health team on 6238 2711.

If you are providing food for consumption on the property, you may require a food business registration in accordance with the *Food Act 2003*. Click here for more information, or call our Environmental Health team on 6238 2711.

Visitor accommodation is also considered to be a commercial use and also not eligible to residential parking permits. Under the current policy for the issuing of residential parking permits, the proposed change of use to visitor accommodation would not entitle the property to a residential parking permit, or a transferable "bed and breakfast" parking permit.

Attachment A:	PLN-21-569 - 2/816 SANDY BAY ROAD SANDY BAY TAS 7005 - Planning Committee or Delegated Report I T
Attachment B:	PLN-21-569 - 2/816 SANDY BAY ROAD SANDY BAY TAS 7005 - CPC Agenda Documents I 🛱
Attachment C:	PLN-21-569 - 2/816 SANDY BAY ROAD SANDY BAY TAS 7005 - Draft Visitor Accommodation Management Plan I



APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

City of HOBART	
Type of Report:	Committee
Council:	11 July 2022
Expiry Date:	27 July 2022
Application No:	PLN-21-569
Address:	2 / 816 SANDY BAY ROAD , SANDY BAY COMMON LAND OF PARENT TITLE
Applicant:	Shane Farmer 2/816 Sandy Bay Road
Proposal:	Change of Use to Visitor Accommodation
Representations:	Seven (7)
Performance criteria:	Planning Directive No. 6 - Exemption and Standards for Visitor Accommodation in Planning Schemes; Landslide Code; Parking and Access Code

1. Executive Summary

- 1.1 Planning approval is sought for Change of Use to Visitor Accommodation, at 2/816 Sandy Bay Road and Common Land of Parent Title, Sandy Bay.
- 1.2 More specifically the proposal includes:
 - Change of use from permanent, four bedroom, 235m² single residential dwelling to short term visitor accommodation.
 - Two existing on-site parking spaces are allocated to the use.
 - No signage is proposed.
 - No physical works are proposed.
 - An existing garage on the site is not included in the proposed use, and is intended as storage.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Planning Directive No. 6 Exemption and Standards for Visitor Accommodation in Planning Schemes
 - 1.3.2 Landslide Code Vulnerable Use

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- 1.3.3 Parking and Access Code Number of Car Parking Spaces; Layout of Parking Areas
- 1.4 Seven (7) representations objecting to the proposal were received within the statutory advertising period between 20/05 to 03/06/2022.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the Council, because the planning application received more than five objections and in any case is of a category that has been called in by an Elected Member.

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2. Site Detail



Figure 1: Aerial view of the subject property and surrounds (Source: Council ArcGIS).

2.1 2/816 Sandy Bay Road, Sandy Bay is a 1058m² 'internal' residential property with frontage to the shore of the River Derwent and accessed via a common land driveway adjacent to 1/816 Sandy Bay Road. The site is part of a two-lot strata property. The site slopes moderately downwards to the east, and is occupied centrally by a four bedroom dwelling with decks and a swimming pool to its eastern, seaward side. An external parking and manouevring area and a double garage are located to the west of the dwelling. The site is adjoined on both sides by residential properties, with the northern adjacent title a predominantly garden lot associated with the dwelling on the next title to the north.

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Figure 2: A 3D aerial approximation of the site (outlined in yellow) as viewed from the River Derwent (Source: Microsoft Maps).



Plate 1: Interior view of the rear of the dwelling from the access driveway (Source: Planner's photo).

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Plate 2: The existing external parking area to the western side of the dwelling (left), with southern neighbouring dwelling in the background (Source: Planner's photo).

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Plate 3: Looking to the west/southwest back towards Sandy Bay Road from the southern side boundary of the property, with neighbouring properties to the centre and left, and the existing garage on the subject site to the right (Source: Planner's photo).

3. Proposal

- 3.1 Planning approval is sought for Change of Use to Visitor Accommodation, at 2/816 Sandy Bay Road and Common Land of Parent Title, Sandy Bay.
- 3.2 More specifically the proposal is for:
 - Change of use from permanent, four bedroom, 235m² single residential dwelling to short term visitor accommodation.
 - Two existing, external on-site parking spaces allocated to the use.
 - No signage is proposed.
 - No physical works proposed.
 - An existing garage on the site is not included in the proposed use, and is intended as storage.
- 4. Background

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- 4.1 The past eighteen months have seen several applications submitted for the overall site. For 2/816 (the subject property), an application for Partial Demolition, Alterations, Ancillary Dwelling, Carport and Garage was withdrawn prior to being determined. A subsequent proposal for Partial Demolition, Alterations and Ancillary Dwelling was deemed No Permit Required at the planning stage. This development has since received a Plumbing Permit but no application has been made for building consent. For 1/816 Sandy Bay Road (in the same ownership), an application for Change of Use to Visitor Accommodation was approved in 2021, and then more recently an application for Partial Demolition, Alterations and Extension was also approved. Building consent has not yet been sought for these works.
- 4.2 A recent Council enforcement has been raised for 2/816 Sandy Bay Road, regarding its use in breach of the Planning Scheme for Visitor Accommodation. This has come about as a result of a Section 63B notice being filed to Council by complainants Solicitors. Evidence has been submitted with this notice showing the property advertised for bookings on the AirBnB website, with the current, albeit not yet determined, planning application number noted as being used on the site as the Policy/Licence number for the premises. Prior to this, a separate enforcement was raised regarding the use of 1/816 Sandy Bay Road for failing to submit for approval a management plan for the operation of the visitor accommodation prior to commencement of the use. These enforcement matters are ongoing.

5. Concerns raised by representors

- 5.1 Seven (7) representations objecting to the proposal were received within the statutory advertising period between 20 May and 03 June 2022.
- 5.2 The following table outlines the concerns raised in the representations received. Those concerns which relate to a discretion invoked by the proposal are addressed in Section 6 of this report.

Detailed concerns regarding the ongoing use of the property for Visitor Accommodation and the negative impact this is having on surrounding residential properties and the amenity of residents. Numerous incidents over the past two years have been cited alleging mismanagement/lack of management and improper use of the site involving the property owner, guests, accommodation booking companies/managers and the Police. All of this is evidence that the proposed use cannot meet planning standards.

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The accommodation is geared towards larger groups and even events, generating a greater degree of impact upon surrounding residential amenity.

Non-compliance and inability to comply (based on documented incidents) with the provisions of Planning Directive No. 6 regarding:

Privacy of adjoining properties - overlooking into adjoining residences in close proximity, intrusive use of drones;

Increased noise to adjoining properties - ongoing and over and above residential levels from at times excessive numbers of vehicles and their movements and the larger groups using the accommodation and making the most of the site for parties, loud music and the associated use of the pool. The site has been used for functions etc with additional guests beyond those being accommodated using the site;

The scale of the use and its compatibility with the surrounding character and uses within the area - combined with the premises at 1/816 Sandy Bay in the same ownership, the commercial nature of the site is amplified and given ongoing problems already being experienced, there is mounting evidence that the overall site is not compatible with the character of the surrounding area;

Retaining the primary residential function of an area - negative impacts on surrounding residential amenity, the impact of additional traffic on Sandy Bay Road, and also the failure of various management measures and models to ensure the operation of the accommodation and behaviour of guests can be effectively managed to ensure reasonable standards are met and impacts upon neighbours are reduced - An HCC imposed Visitor Management Plan would not be effective as Council would not be able to enforce it; and

Impact on the safety and efficiency of the local road network - high numbers attending the site generates a regular increased volume of traffic including those not familiar with the site and access conditions. Additional vehicles are left on the street within bike lanes. The access point is on a bend with poor visibility. The access driveway is narrow and parking arrangement does not cater for the number of vehicles visiting the property.

The proposal fails to meet the standards of the parking and access code of the Hobart Interim Planning Scheme 2015.

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The proposed development and use conflict with the purpose statements of the Low Density Residential Zone, being the provision of non-residential uses that are compatible with residential amenity; residential development that respects the neighbourhood character; and to provide a high standard of residential amenity. The application provides an insufficient level of information for it to be adequately assessed, There is no evidence that the application has had any regard to the objectives of Planning Directive No. 6, or the high-quality of amenity and character expected in the Low Density Residential Zone. Concern about the impact upon the resale value of adjacent properties. 2/816 can only be described as a commercial venture which is being developed to capacity in a manner in conflict with the residential nature of the area. With proposals for extensions to 1/816 approved, the entire block will be visitor accommodation with inadequate supervision/support provided by the owner of the property. Over the last 5 years rents in Hobart LGA have increased by 27% from \$470.00 per week to \$600.00 per week. Core logic reports the median rents in Hobart are more expensive than Adelaide, Brisbane Perth, and Melbourne, whilst Tasmanians have the lowest median income of any State or Territory in Australia.

According to the Department of Communities Tasmania the vacancy rate in Hobart in February 2021 was 0.6 percent and is currently 0.3 per cent.

Skyrocketing rents and lack of affordable rental properties is likely to have played a role in Hobartians being forced to move further away from their workplaces, extended families and friends and essential services located in the Hobart City Council Municipality. The Australian Bureau of Statistics recently reported that the Hobart City Council municipality lost 971 residents in 2020-21 whilst Clarence gained 533 residents, Brighton gained 486 residents and the Huon Valley gained 281 residents.

There are currently 481 investment properties being used as visitor accommodation within the Hobart City Council municipality, including a 9 per cent increas between 1 July 2021 - 31 December 2021. All 481 properties are investment properties because properties that are "used by the owner or occupier as their main place of residence, and only let while the owner or occupier is on vacation or temporarily

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absent" are not included in the data.

In December 2020 the Australian Housing and Urban Research Institute released a report entitled 'Marginal housing during COVID-19' which analysed the impact of COVID-19 on the private rental market. The report found that the return of an estimated 113 Airbnb properties to the private rental market in the Hobart City Council municipality during COVID-19 had resulted in a nine per cent reduction in rents and concluded "it is clear that relatively small changes in the availability of dwellings can have very significant impacts on rents".

In 2018 the Tasmanian Planning Commission acknowledged that "the conversion of housing stock to short term visitor accommodation is impacting the availability and affordability" of long-term rentals.

The findings from Hobart are not an outlier with the short stay accommodation market around the world increasing rents and reducing rental supply. In the words of Emeritus Professor Peter Phibbs: There's been a lot of academic research on short term rentals, literally hundreds of studies and those studies have concluded there's a relationship between increases in short term activity and increases in housing rents.

In summary, short stay accommodation has had a negative impact on the Hobart rental market by reducing supply and increasing prices.

We strongly recommend that the application for the proposed 'change of use to visitor accommodation' of premises at 2/816 Sandy Bay Rd, Sandy Bay is refused. In our opinion, the application does not comply with clause 3.1(e) of Planning Directive No. 6 of the Hobart Interim Planning Scheme 2015 (Tas) because the proposal is not compatible with the character and use of the area and it would cause an unreasonable loss of residential amenity.

The property is located in Sandy Bay which already has 129 whole investment properties being used as visitor accommodation. Many of these properties would, only a few years ago, have housed young professionals, families and students who would have contributed to the vibrancy of their local communities, sending their children to the local primary school, participating in local sporting teams and supporting local businesses.

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Sandy Bay should remain a suburb which prioritises long-term residents. The proliferation of short-term accommodation diminishes the "retaining of the primary residential function of the area" as set out in Performance Criteria (d) of clause 3.1(e) of the Planning Directive No. 6 of the Hobart Interim Planning Scheme 2015 (Tas). Further growth in short-term accommodation within the Hobart City Council municipality will also result in reduced supply and increasing prices.

For all these reasons, we recommend that the application is refused. I wish to object to the proposed partial change of use to visitor accommodation at 2/ 816 Sandy Bay Road. I do this on the basis that Tasmania, and Hobart more specifically, is undergoing an acute housing crisis particularly for renters. Any loss of rental amenity needs to be avoided and I am of the belief that the council has a duty of care to the people who live here to take active steps to prevent the loss of current residential homes to the short stay market. The time for turning homes into hotels has long past, and the consequences of past decision making are clear: approving the change of use for 2/816 Sandy Bay Road contributes to housing stress and homelessness.

At the root of the problem is that housing is seen to be a form of financial investment, and the council needs to take action to halt the continued financialization of essential needs like shelter. You can do so by rejecting the proposed change of use at 2/816 Sandy Bay Road.

6. Assessment

- 6.1 The Hobart Interim Planning Scheme 2015 is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located within the Low Density Residential Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is Residential (Single Dwelling). The proposed use is Visitor Accommodation. The existing use is a No Permit Required use in the zone. The proposed use is a Permitted use in the zone.

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- 6.4 The proposal has been assessed against:
 - 6.4.1 Part D 12 Low Density Residential Zone
 - 6.4.2 Planning Directive No. 6 Exemption and Standards for Visitor Accommodation in Planning Schemes
 - 6.4.3 E3.0 Landslide Hazard Code
 - 6.4.4 E6.0 Parking and Access Code
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
 - 6.5.1 Planning Directive No. 6 Exemption and Standards for Visitor Accommodation in Planning Schemes:

Visitor Accommodation (Gross Floor Area) - 3.1(e) P1

6.5.2 Landslide Hazard Code:

Vulnerable Use - E3.6.2 P2

6.5.3 Parking and Access Code:

Number of Car Parking Spaces - E6.6.1 P1 Layout of Parking Areas - E6.7.5 P1

- 6.6 Each performance criterion is assessed below.
- 6.7 Visitor Accommodation 3.1(e) P1
 - 6.7.1 The acceptable solution A1(b) at clause 3.1(e) requires visitor accommodation to have a gross floor area of not more than 200m² per lot.
 - 6.7.2 The proposal includes use of the existing dwelling for visitor accommodation which has a gross floor area of 235m².
 - 6.7.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
 - 6.7.4 The performance criterion P1 at clause 3.1(e) provides as follows:

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Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:

(a) the privacy of adjoining properties;
(b) any likely increase in noise to adjoining properties;
(c) the scale of the use and its compatibility with the surrounding character and uses within the area;
(d) retaining the primary residential function of an area;
(e) the impact on the safety and efficiency of the local road network; and
(f) any impact on the owners and users rights of way.

6.7.5 In terms of the impact on amenity of adjoining properties that this property may have if converted to visitor accommodation, it is noted that on the one hand this property is a relatively large four bedroom dwelling, and as such it does have the potential to accommodate larger numbers of people in the order of at least six to eight people based on the reasonable consideration of two people per bedroom. It is also noted that there is an outdoor pool on the eastern (Derwent) side of the subject dwelling, as well as generous surrounding decks and outdoor spaces within the rear yard area accessing the shoreline that have a high degree of amenity and so are likely to be well used, and a deck on the north-western (front) side of the dwelling . On the other hand the building stands alone from its neighbours, that is, it is not physically connected to any other dwellings, and there is reasonable separation between neighbouring dwellings that is quite typical of a lower density residential area such as this. It is considered that if well managed, there is no reason that a dwelling such as this should have any greater impact on neighbours if in residential use or as a visitor accommodation use.

As such, it is considered that with an appropriate condition requiring the implementation of a visitor management plan, the proposal will not unreasonably impact on the amenity, in particular in terms of privacy or noise, of adjoining properties. Refer to Attachment C for a draft visitor management plan.

In terms of the impact of this proposal on the character and residential functioning of the area, Council records indicate that, aside from for the building within the same strata at 1/816 Sandy Bay Road, there has been only one recent approval (4 Mitah Crescent) for visitor accommodation elsewhere in the immediate vicinity (approximately 200m in either direction) on both sides of Sandy Bay Road. At this rate, it is not considered that allowing this dwelling to be utilised for visitor

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accommodation would compromise the primarily residential character or function of the area.

The proposal provides more car parking than the scheme requires for this use, and provides the same amount of car parking as required for a residential dwelling of this size. The proposal is not considered to unreasonably impact on the safety and efficiency of the local road network, and no rights of way will be impinged upon. In any case, car parking is a matter to be dealt with/provided for in the visitor management plan.

- 6.7.6 The proposal complies with the performance criterion.
- 6.8 Landslide Code E3.6.2 P2
 - 6.8.1 There is no acceptable solution for Visitor Accommodation, classified as a Vulnerable Use, upon land mapped as a landslide hazard area.
 - 6.8.2 Part of the subject site is mapped for low landslide hazard.
 - 6.8.3 There is no acceptable solution; therefore assessment against the performance criterion is relied on.
 - 6.8.4 The performance criterion P2 at clause E3.6.2 provides as follows:

Vulnerable use must satisfy all of the following:

(a) No part of the vulnerable use is in a High Landslide Hazard Area;

(b) Landslide risk to occupants, staff, visitors and emergency personnel associated with the vulnerable use is either:(i) acceptable risk; or

(ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.

(c) Landslide risk to occupants, staff and visitors takes into consideration their specific circumstances including their ability to:
(i) protect themselves and defend property from landslide;
(ii) evacuate in an emergency;
(iii) understand and respond to instructions in the event of a landslide;

whilst minimising risk to emergency personnel.

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6.8.5 The Council's Environmental Development Planner has assessed this aspect of the proposal, stating the following:

The Code applies because 'vulnerable use' is proposed within a Landslide Hazard Area ('Low Landslide Hazard Area'). A small sliver of land adjacent the southern boundary of the lot has been modelled as being susceptible to debris flow (runout area).



Image 1: Landslide Hazard Area overlay

No Code exemptions apply.

The relevant standards are under clause E3.6.2. The application complies with acceptable solution A1 as the vulnerable use is visitor accommodation.

There is no acceptable solution for A2. Performance criterion P2 states the following:

Vulnerable use must satisfy all of the following:

(a) No part of the vulnerable use is in a High Landslide Hazard Area;

(b) Landslide risk to occupants, staff, visitors and emergency personnel associated with the vulnerable use is either:
(i) acceptable risk; or

(ii) capable of feasible and effective treatment through hazard

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Page 169 ATTACHMENT A

management measures, so as to be tolerable risk.

(c) Landslide risk to occupants, staff and visitors takes into consideration their specific circumstances including their ability to:
(i) protect themselves and defend property from landslide;
(ii) evacuate in an emergency;
(iii) understand and respond to instructions in the event of a landslide;

whilst minimising risk to emergency personnel.

No part of the land is within a High Landslide Hazard Area in conformity with P2(a).

With regard to P1(b) and (c), 'acceptable risk' is defined as 'a risk society is prepared to accept as it is. That is; without management or treatment.'

The vast majority of the lot is outside the LHA, including the accommodation building and outdoor living spaces. Examination of the contour data for the area suggests that any debris flow would travel slightly further south than suggested by the overlay (refer to Image 2 below).



Image 2: Contour data

Council's in-house debris flow modelling, which is considered to be more sophisticated than the debris flow modelling relied upon to create the overlay, does not identify a debris flow risk down this

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gully.

The proposed visitor accommodation is currently a single home, so there are unlikely to be many people occupying the premises at one time, or any staff. There is nothing to suggest that guests would be any less able to defend themselves or evacuate in an emergency than permanent residents.

Base don the above considerations, in my opinion a reasonable person would accept the landslide risk without risk mitigation measures being employed.

The exercise of discretion is recommended with regard to E3.6.2 P2.

- 6.8.6 The proposal complies with the performance criterion.
- 6.9 Number of Car Parking Spaces E6.6.1 P1
 - 6.9.1 The acceptable solution A1 at clause E6.6.1 requires the number of onsite car parking spaces to be provided at a rate no less and no more than that specified for the use in Table E6.1 of the Parking and Access Code. For a single Visitor Accommodation unit, there is a requirement for one on-site car parking space.
 - 6.9.2 The proposal includes the provision of two existing car parking spaces for the proposed visitor accommodation use.
 - 6.9.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
 - 6.9.4 The performance criterion P1 at clause E6.6.1 provides as follows:

The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:

(a) car parking demand;

(b) the availability of on-street and public car parking in the locality;
 (c) the availability and frequency of public transport within a 400m walking distance of the site;

(d) the availability and likely use of other modes of transport;
 (e) the availability and suitability of alternative arrangements for car parking provision;

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(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;

(g) any car parking deficiency or surplus associated with the existing use of the land;

(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;

(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;

(j) any verified prior payment of a financial contribution in lieu of parking for the land;

(k) any relevant parking plan for the area adopted by Council; (l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;

(*m*) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.

6.9.5 The proposal provides two car parking spaces, which is one more than required, and is discretionary on that basis. The surplus of car parking is considered to be appropriate given the scale of the visitor accommodation proposed. It is noted that two car parking spaces meets the planning scheme car parking requirement for a four bedroom dwelling.

The Council's Development Engineer has also commented that the provision of one additional on-site car parking space will likely provide an increased level of service with respect to the likely demands associated with the proposed use class.

- 6.9.6 The proposal complies with the performance criterion.
- 6.10 Layout of Parking Areas E6.7.5 P1
 - 6.10.1 The acceptable solution A1 at clause E6.7.5 requires the layout of car parking spaces, access aisles, circulation roadways and ramps to be designed and constructed to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard,

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to ensure that parking areas for cars (including assessable parking spaces), motorcycles and bicycles are located, designed and constructed to enable safe, easy and efficient use.

- 6.10.2 The proposal includes the use of two existing, albeit non-compliant parking spaces on the site. The non-compliance stems from the lack of vehicle barriers across the back of the parking spaces, beyond which there is a significant drop between the spaces and the existing dwelling.
- 6.10.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.10.4 The performance criterion P1 at clause E6.7.5 provides as follows:

The layout of car parking spaces, access aisles, circulation roadways and ramps must be safe and must ensure ease of access, egress and manoeuvring on-site.

- 6.10.5 The Council's Development Engineer has assessed this aspect of the proposal. Although no new works are proposed in the application, the safety risk associated with the lack of existing vehicle barriers, combined with the proposed use which would introduce users with less familiarity with site conditions, amount to the conclusion that the installation of such additional safety measures should be required by condition.
- 6.10.6 With the inclusion of a condition requiring vehicle safety barriers to be installed, the proposal can comply with the performance criterion.

7. Discussion

7.1 Planning approval is sought for Change of Use to Visitor Accommodation, at 2/816 Sandy Bay Road and Common Land of Parent Title, Sandy Bay.

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- 7.2 The application was advertised and received seven (7) representations. The representations raised concerns including that:
 - Visitor accommodation use is not consistent with the character of the street or area.
 - The scale of the use is geared towards larger groups with a greater likelihood of impact.
 - The use, based on an alleged two-year history of occurring without approvals and with many associated problems, incidents and impacts, is incapable of being appropriately managed so as to not have an unreasonable impact upon surrounding residential amenity.
 - The use is incapable of compliance with the standards of Planning Directive No. 6 and the Parking and Access Code of the Hobart Interim Planning Scheme 2015.
 - A Visitor Accommodation Management Plan would not be an effective way to control the use of the site and Council would be unable to enforce this.
 - The overall site, including 1/816 Sandy Bay Road, would become a larger commercial venture, conflicting with the residential nature of the area.
 - Dwellings should not be converted to visitor accommodation, but should be used for long term residential use instead.

In response it is noted that:

- While sympathetic to the issue of housing availability and affordability, this is not a matter that is dealt with by the planning scheme, and the Council has no ability to refuse an application for visitor accommodation because on this basis.
- This proposal is for a single visitor accommodation use on Sandy Bay Road, where Council records indicate there are very few approvals for visitor accommodation in the immediate area. As such, it is not considered that this proposal will compromise the residential character of the immediate area. More broadly, the suggestion in one representation that the character of Sandy Bay as a residential suburb is already being undermined by the existing 129 visitor accommodation uses, is hard to support given there are in excess of 5000 dwellings in this suburb (according to 2016 ABS data). A use that occupies in the order of 3% of the available dwelling stock cannot be said to be undermining the residential character of the suburb. (It should be noted that this is a separate issue to housing availability, where the return of 129 dwellings to the rental market would clearly make a difference to the current vacancy rate, albeit that this is not an issue that is dealt with by the planning scheme.)
- Concerns regarding traffic, parking and amenity impacts, are considered to be adequately addressed by the imposition of a condition requiring a visitor accommodation management plan. A draft management plan is provided at Attachment C. This plan requires information to be set out providing:

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- That a manager will be appointed, including detailing name and phone number, and that they are contactable 24hrs.
- What the maximum number of guests to be on site at any one time.
- What the maximum number of vehicles that can be accommodated on site at any one time, and that guests are requested to use on-site parking.
- That the property is to be used in a way that is respectful of the surrounding long term residents. This includes keeping noise to a minimum and not having parties.
- A waste management protocol.
- That the management plan will be circulated to all neighbouring properties at a minimum.
- Council's Development Engineer has also reviewed the concerns raised in representations regarding the safety of the access and traffic impacts, particularly with regard to the Parking and Access Code, advising:

The parking and access concerns identified have been given due consideration, noting the development has been appropriately assessed with respect to the applicable codes and clauses of the *Hobart Interim Planning Scheme 2015*. The majority of the clauses under Code E5 & E6 have been deemed as not applicable due to 'existing' nature of the provisions and a 'change of use' application being far from a typical civil & structural development, hence narrowing Development Engineering's assessment scope considerably. Principally, a safe & efficient operation was considered thoroughly and has been conditioned for accordingly.

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It is acknowledged that there appears to be a history of the site being used without a permit, and in a manner that has been alleged to have caused detriment to the amenity of surrounding residents, and that Council has commenced enforcement action against the property owner for operating without a permit. Primarily this appears to be a matter of poor or lack of management by the owner, notwithstanding the fact that they have been using the site for visitor accommodation without a permit.

It is a fair assumption to consider that if the site had not been subject to its recent history, this application would not have drawn anywhere near the level of interest as it has in the circumstances. The applicant has not helped themselves in anyway by operating in the alleged manner without a permit. The recent history of the site however cannot be used as grounds to determine an application and should not influence the final planning decision.

If properly managed, the site itself could easily integrate with the surrounding area, its character and uses, and used for visitor accommodation could quite easily generate similar levels of impact, including that of privacy and noise, as that of a dwelling occupied for residential occupation in a residential area. As visitor accommodation of the size proposed and in the waterside location of the subject site, there naturally may be the perception of there being more chance of visitors perhaps being less respectful of adjoining neighbours, however this is a typical observation for any location. Strict management guidelines that are enforceable are considered essential.

With a permit in place, conditions as discussed above could at least be enforceable by Council, and would to some extent provide structure around how the property should operate and be managed for visitor accommodation. If permit conditions were to be breached on any ongoing basis, additional avenues would be available to Council to take further action. Whilst representors claim that Council's regular means of management - a Visitor Accommodation Management Plan, would not be an effective method of control for the use of the site, the fact of the matter is that the owner has not been afforded the chance to operate legally, within the confines of a use permit with conditions.

- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to be supportable.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer and Environmental Development Planner. The officers have raised no objection to the proposal, subject to conditions.
- 7.5 The proposal is recommended for approval.

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8. Conclusion

8.1 The proposed Change of Use to Visitor Accommodation, at 2/816 Sandy Bay Road and Common Land of Parent Title, Sandy Bay satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

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9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Change of Use to Visitor Accommodation, at 2/816 Sandy Bay Road and Common Land of Parent Title, Sandy Bay for the reasons outlined in the officer's report 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-21-569 - 2/816 SANDY BAY ROAD SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 18

Prior to the commencement of the approved use, a management plan for the operation of the visitor accommodation must be submitted and approved as a Condition Endorsement, to the satisfaction of the Council's Director City Life. The management plan must include measures to limit, manage and mitigate unreasonable impacts upon the amenity of long term residents. These measures must include, but are not limited to, the following requirements:

- 1. To limit, manage, and mitigate noise generated as a result of the visitor accommodation.
- 2. To limit, manage, and mitigate behaviour issues caused as a result of the visitor accommodation.
- 3. To maintain the security of the building where the visitor accommodation would be located, including managing and/or limiting access to shared areas and facilities.
- 4. To specify the maximum permitted occupancy of the visitor accommodation.
- 5. To specify that guests must utilise the site for the parking of vehicles, that the maximum number of vehicles to be parked on the site (2), and detail where the parking spaces are located and how the spaces are to be accessed. Additionally, at the booking stage, guests should be discouraged from bringing more than 2 vehicles and the parking of any additional vehicles in nearby streets should also be discouraged.

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6. To provide a name and contact phone number of a person who will respond to any complaints regarding behaviour of guests. If the property is sold the Visitor Accommodation Management Plan (VAMP) must be updated with new contact details.

Once approved, the management plan must be implemented prior to the commencement of the approved use and must be maintained for as long as the visitor accommodation is in operation. The VAMP must be provided to adjacent property owners and occupiers within 14 days of being approved. If the property is sold, the updated VAMP (in accordance with 6. above) must be provided to adjacent property owners and occupiers within 10 business days of settlement.

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 visitor accommodation does not cause an unreasonable loss of residential amenity.

ENG sw1

Prior to first occupation or commencement of use (whichever occurs first), 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.

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 2b

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Detailed designs for physical controls required must be submitted and approved via a Condition Endorsement, prior to the issue of any approval under the *Building Act 2016* or commencement of work (whichever occurs first).

The detailed designs submitted must;

- 1. be prepared and certified by a suitably qualified engineer,
- 2. be in general accordance with the Australian Standard AS/NZS 1170.1:2002, and AS/NZS 2890.1:2004, and
- 3. show typical structural details & dimensions, and any other details as Council deem necessary to satisfy the above requirement.

Prior to first occupation or commencement of use (whichever occurs first), vehicular barriers (compliant with the Australian Standard AS/NZS 1170.1:2002) must be installed to prevent vehicles running off the edge of the parking area where the drop from the edge of the trafficable area to a lower level is 600mm or greater, wheel stops must be installed for drops between 150mm and 600mm, and kerbs for drops less than 150mm. Physical controls installed must be in accordance with the approved detailed designs.

Advice:

Designers are advised to consult the National Construction Code 2016 to determine if pedestrian handrails or safety barriers compliant with the Code are also required in the parking area, as it may be considered a path of access to a building.

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the standard.

ENG 2c

Prior to first occupation or commencement of use (whichever occurs first), a suitably qualified engineer must certify that physical controls (including vehicle barriers) have been installed in accordance with the detailed designs approved by Condition ENG 2b.

Advice:

An example certificate is available on our website.

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Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the relevant standards.

ENG 5

Prior to first occupation or commencement of use (whichever occurs first), the Two (2) car parking spaces approved by this permit, must be delineated by means of white or yellow pavement markers in accordance with the Australian Standard AS/NZS 2890.1:2004.

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.

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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

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

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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.

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.

RIGHT OF WAY

The private right of way must not be reduced, restricted or impeded in any way, and all beneficiaries must have complete and unrestricted access at all times.

You should inform yourself as to your rights and responsibilities in respect to the private right of way particularly reducing, restricting or impeding the right during and after construction.

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

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website.

FEES AND CHARGES

Click here for information on the Council's fees and charges.

VISITOR ACCOMMODATION

More information on visitor accommodation, including when building approval is required, can be found here.

In all cases, check with your insurance company that you have adequate cover.

If you are in a bushfire prone area there may be a need to create/review the Bushfire Management Hazard Plan for your property.

If you have a spa or a pool at your property then you are required to test for microbiological quality and chemical parameters on a monthly basis, under the *Public Health Act 1997*. If you have any questions about this then please call our Environmental Health team on 6238 2711.

If you are providing food for consumption on the property, you may require a food business registration in accordance with the *Food Act 2003*. Click here for more information, or call our Environmental Health team on 6238 2711.

Visitor accommodation is also considered to be a commercial use and also not eligible to residential parking permits. Under the current policy for the issuing of residential parking permits, the proposed change of use to visitor accommodation would not entitle the property to a residential parking permit, or a transferable "bed and breakfast" parking permit.

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Item No. 7.2.1

(Cameron Sherriff) Development Appraisal Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

(Ben Ikin) Senior Statutory Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Date of Report: 22 June 2022

Attachment(s):

Attachment B - CPC Agenda Documents

Attachment C - Draft Visitor Accommodation Management Plan

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Planning: #239786

Property

2/816 SANDY BAY ROAD SANDY BAY TAS 7005

People

Applicant *	
Shane Farmer	
2/816 Sandy Bay Road	
SANDY BAY TAS 7005	
0477 517 922	
srfguru@gmail.com	
Owner	
*	
Shane Farmer	
2/816 Sandy Bay Road	
SANDY BAY TAS 7005	
0477517922	
srfguru@gmail.com	
Entered By	
SHANE RONALD FARMER	
0477 517 922	
srfguru@gmail.com	

Use

Visitor accomodation

Details

Have you obtained pre application advice?

• No

If YES please provide the pre application advice number eg PAE-17-xx

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. If you are not the owner of the property you MUST include signed confirmation from the owner that they are aware of this application.

• Yes

Is the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the number of signs under Other Details below.

• _ No				
• 110				
If this application is relate	ed to an enforcement action ple	ase enter Er	nforcement Numb	per
Details				
What is the current appro	oved use of the land / building(s)?		
Residential Dwelling				
Please provide a full des swimming pool and gara *	cription of the proposed use or ige)	developmer	nt (i.e. demolition	and new dwelling,
visitor accommodation				
Estimated cost of develo	pment			
0.00				
Existing floor area (m2)				
235.00	Proposed floor are	a (m2)	Site area (n	n2)
Carparking on Site	9			
		N/A		
Total parking spaces	Existing parking spaces	Other (1	no selection	
4	4	chosen)		
Other Details				
Does the application incl	lude signage?			
No				
How many signs, please	enter 0 if there are none			
involved in this applicatio	on?			
0				
0				
Tasmania Heritage I	Register			
Is this property on the Ta	ismanian Heritage			
Register?	•			
Documents				
De suize d'De suize a	4			
Required Documen				
Title (Folio text and Plan an *	id Schedule of Easements)			
Folio Plan - 2 816 Sandy B	Bay Road.pdf			
Plans (proposed, existing)				
* 816 Sandy Bay Road.pdf				
Title Search				
2 816 Sandy Bay Road - T	itle Search.pdf			





RESULT OF SEARCH

RECORDER OF TITLES Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 104885	FOLIO 2
EDITION	DATE OF ISSUE
8	27-Sep-2017

SEARCH DATE : 17-Feb-2021 SEARCH TIME : 01.53 PM

DESCRIPTION OF LAND

City of HOBART Lot 2 on Strata Plan 104885 and a general unit entitlement operating for all purposes of the Strata Scheme being a 1 undivided 1/2 interest Derived from Strata Plan 104885 Derivation : Part of 72a 3r 34ps Gtd to Vernon William Hookey

SCHEDULE 1

M653687 TRANSFER to SHANE RONALD FARMER Registered 27-Sep-2017 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property Folio of the Register volume 104885 folio 0 B658785 BURDENING EASEMENT: Wayleave Easement for the Hydro Electric Commission over the HEC Wayleave Easement on Diagram No 104884 Registered 25-May-1993 at noon E107361 MORTGAGE to First Mortgage Company Home Loans Pty Ltd Registered 27-Sep-2017 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Page 188 ATTACHMENT B



RESULT OF SEARCH

RECORDER OF TITLES Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 104885	FOLIO 0
EDITION 2	DATE OF ISSUE 13-Apr-2006

SEARCH DATE : 24-Jun-2021 SEARCH TIME : 09.37 AM

DESCRIPTION OF LAND

City of HOBART The Common Property for Strata Scheme 104885 Derivation : Part of 72a 3r 34ps Gtd to Vernon William Hookey Prior CT 4794/27

SCHEDULE 1

STRATA CORPORATION NUMBER 104885, 816 SANDY BAY ROAD, HOBART

SCHEDULE 2

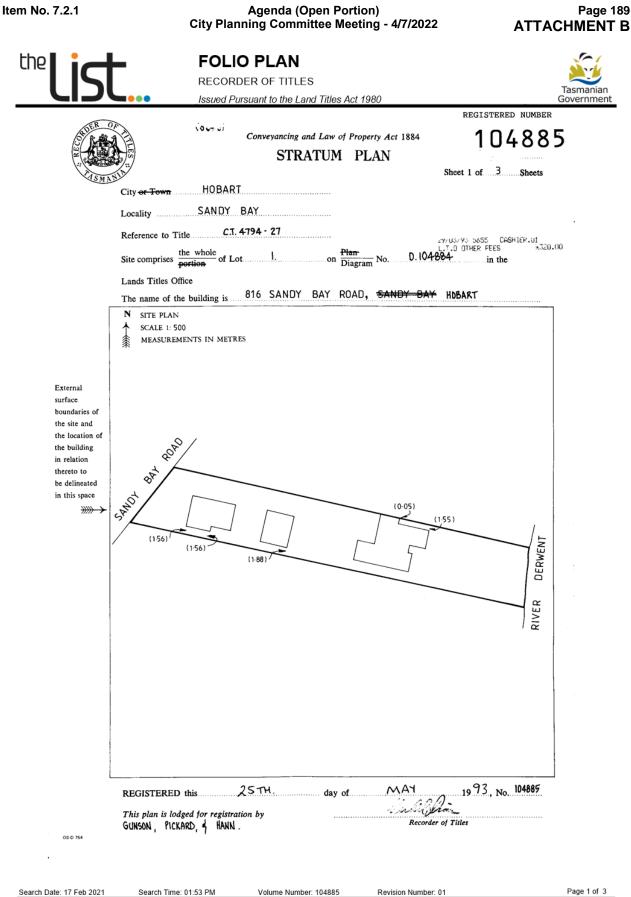
Reservations and conditions in the Crown Grant if any B658785 BURDENING EASEMENT: Wayleave Easement for the Hydro Electric Commission over the HEC Wayleave Easement on Diagram No 104884 Registered 25-May-1993 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

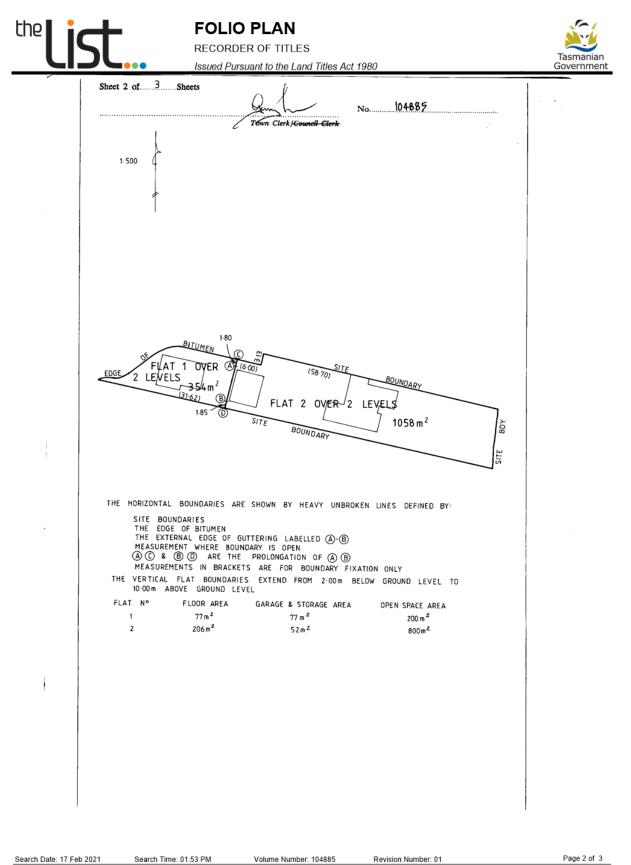
Department of Primary Industries, Parks, Water and Environment

Page 1 of 1 www.thelist.tas.gov.au



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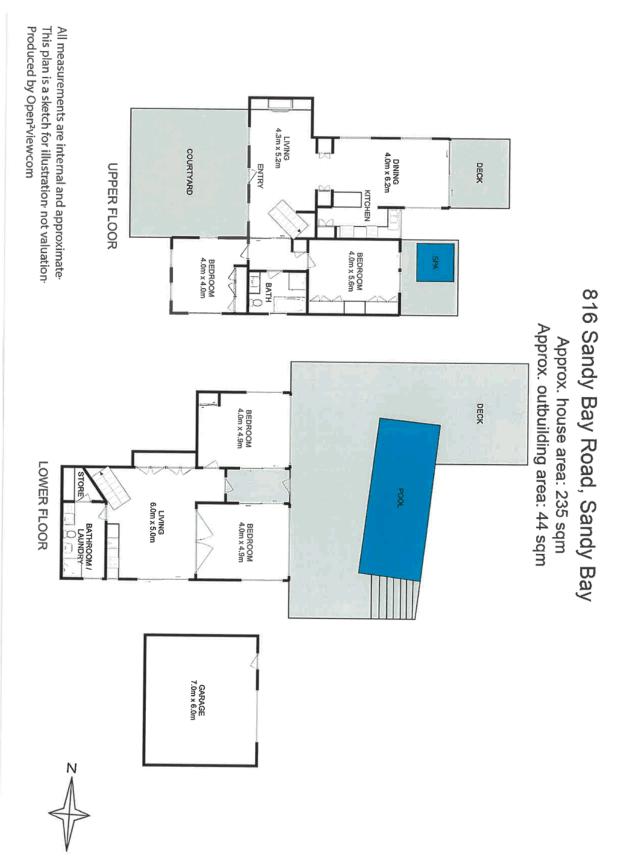
Agenda (Open Portion) City Planning Committee Meeting - 4/7/2022

the	ict		FOLIO PLAN		
l			RECORDER OF TITLE		Tasmanian
			_Issued Pursuant to the La	and Titles Act 1980	Government
	Sheet 2	of 3 She	ets	No. 104885	
		Т	own Clerk/ Council-Clerk		
	The		rvice of notices on the	SURVEYOR'S CERTIFICATE	
		ly 13.—		I, CANG BRADIET ROLGROOM	
	81	6 SANDY E Sandy Bay	3AY ROAD, 7, 7005	of HOWMH a surveyor registered under the Land Surveyor's Act 1909, hereby certify that the building erected on the site described and delineated on sheet 1 of this plan is within the external boun-	
		UNIT ENI	TITLEMENTS	daries of the title stated on sheet 1.	
	Flat	Unit Entitlement	FOR OFFICE USE ONLY	Dated this 1 20 day of NUMERADER 1992	
	1	.1		Registered Surveyor	
	2	1		COUNCIL CLERK'S CERTIFICATE	
•				I certify that the subdivision shown in this plan	
				has been approved by the	
				HOBART CITY Council	
		4		Dated this day of 1993	
				Town Clerk/Council Clerk	
				For Office Use Only	
1					

	TOTAL	2		····	
	L			· · · · · ·	

 Search Date: 17 Feb 2021
 Search Time: 01:53 PM
 Volume Number: 104885
 Revision Number: 01
 Page 3 of 3

 Department of Primary Industries, Parks, Water and Environment
 www.thelist.tas.gov.au



design.EAST

STUDIO 153 153A DAVEY STREET HOBART TASMANIA 7000 Phone: +61 3 6223 6740 Email: admin@designeast.com.au ABN 55 106 867 805

Building design and interior architecture

05 May 2022

HOBART CITY COUNCIL GPO Box 503 Hobart Tasmania 7001

Att: Mr C Sherriff

Re: Unit 2 – 816 Sandy Bay Road – Lower Sandy Bay Visitor Accommodation PLN-21-569

Dear Cameron,

Please find attached a revised site plan for the present application for Visitor Accommodation at 2/816 Sandy Bay Road.

The site plan has been made specific to this application.

We have considered advice in your letter of the 26 April 2022 and have altered the car parking layout. Although 1 car space fulfils the planning scheme requirements set out in Table E.6.1 we are providing 2 spaces for the visitor accommodation use..

The attached site plan indicates the revised parking layout with dimensions and turning templates.

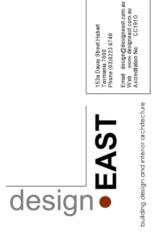
If you have any questions please call me on 🕿 (03) 6223 6740

Yours Faithfully

Monty East Director Design East Pty Ltd

design.EAST registered trading name for Design East Pty Ltd 1 | P a g e

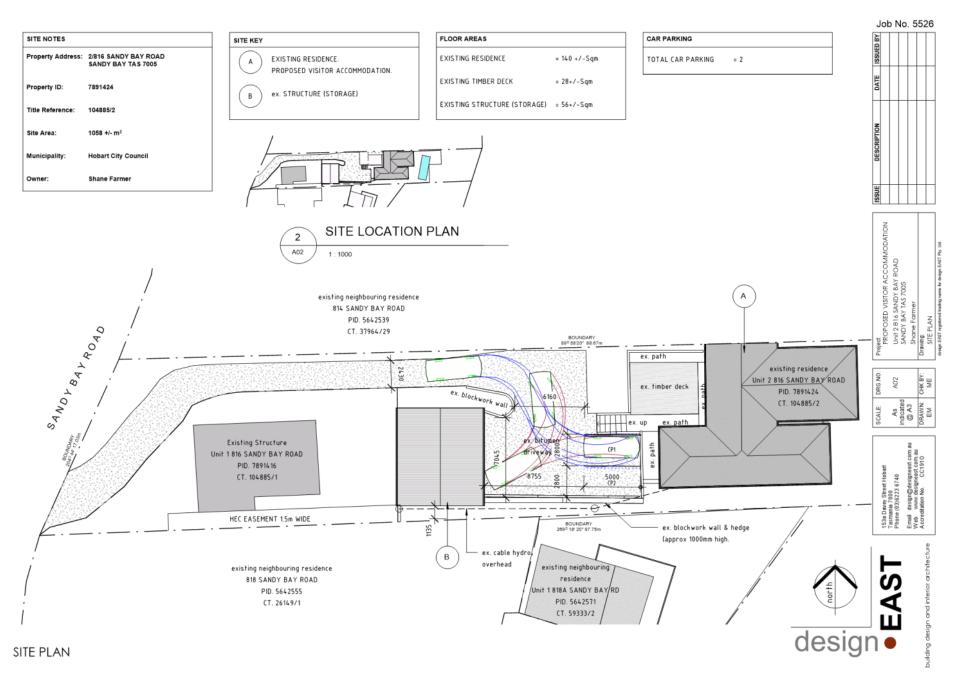
at Uni SAND for Sh					E JOB # 5526
DWG. No.		DRAWING NAME	D	ATE	REVISION
A01	COVER PAGE SITE PLAN			4/2022 4/2022	



TIE

COVER PAGE

Page 195 ATTACHMENT B



VISITOR MANAGEMENT PLAN

PROPERTY ADDRESS: PLANNING PERMIT REF.: CONDITION NO.: CURRENT MANAGER'S NAME: CURRENT MANAGER'S NO.:

This visitor management plan sets out the requirements which must be met while the visitor accommodation use operates at this property in order to limit, manage and mitigate unreasonable impacts upon the amenity of surrounding properties.

It is a mandatory requirement that this visitor management plan is complied with and if it is breached then this will constitute a breach of the planning permit, which may give rise to enforcement action by the Hobart City Council.

The operators of the visitor accommodation at the property must comply with the following requirements:

1. Appoint a Manager who will actively manage the property.

The Manager who is specified above is the initial Manager. If the Manager and/or their phone number changes, the new name and/or phone number must be provided within 24 hours to:

- the City Planning Division of the City of Hobart by emailing planning@hobartcity.com.au; and
- (b) each neighbouring property, including those properties which are next to the property, over the road and behind the property.

The Manager must take steps to ensure that all bookings and use of the property comply with this visitor management plan.

2. The maximum number of guests allowed to use the property is [x]

All online booking platforms listing the visitor accommodation and all guest check in notices will state the following:

- (a) The maximum number of guests who are permitted to use the property is **[x]**.
- (b) If you are planning to have more than **[x]** visitors at the property during your stay, please discuss your plans with us right now.

2

The guest numbers of all bookings must be monitored by the Manager of the visitor accommodation.

 The maximum number of vehicles to be associated with guests is [x] standard vehicles that are all capable of being driven onto the site.

All online booking platforms listing the visitor accommodation and all guest check in notices will state the following:

- (a) The maximum number of vehicles which may be associated with any booking is **[x]** standard vehicles that are all capable of being driven onto the site.
- (b) Guests are requested to use on-site parking.

4. The property must be used in a way which is respectful of the residential setting of the property.

All online booking platforms listing the visitor accommodation and all guest check in notices will state the following:

- (a) We expect all guests treat our house with respect.
- (b) Guests are advised to be respectful of the residential setting of the visitor accommodation at all times, and to keep noise to a minimum, especially when using any outdoor areas of the property including the property's decks and balconies.
- (c) The property is not to be used for parties or functions.
- (d) The Manager of the visitor accommodation will monitor the behaviour of all guests. If any neighbours make any complaint to the Manager of the visitor accommodation, the Manager of the visitor accommodation will immediately visit the site to address that complaint.
- (e) If the Manager's directions are not complied with then the booking may be terminated immediately and/or your security deposit may be retained.

A security deposit of **[x]** must be obtained for each booking and must only be returned to guests if there are no complaints from neighbours to the Manager regarding noise or inappropriate behaviour.

5. An appropriate waste management protocol must be implemented.

The Manager must ensure that bins, including recycling, are placed for Council collection each week, unless the property has not been used 3

during that week, and return the bins to the property within 24 hours of Council collection.

6. Circulation of this visitor management plan

This visitor management plan must be provided to each neighbouring property, including those properties which are next to the property, over the road and behind the property prior to the commencement of the visitor accommodation use.

Approved by the Hobart City Council

7.2.2 18 GROSVENOR STREET, SANDY BAY AND COMMON LAND OF PARENT TITLE - CHANGE OF USE TO VISITOR ACCOMMODATION PLN-22-328 - FILE REF: F22/63412

Address:	18 Grosvenor Street, Sandy Bay and Common Land of Parent Title
Proposal:	Change of Use to Visitor Accommodation
Expiry Date:	11 July 2022
Extension of Time:	No applicable
Author:	Adam Smee

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a change of use to visitor accommodation at 18 Grosvenor Street, Sandy Bay 7005 and the common land of the parent title for this property, for the reasons outlined in the officer's report 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-22-328 - 18 GROSVENOR STREET SANDY BAY TAS 7005 - Final Planning Documents.

Reason for condition

To clarify the scope of the permit.

PLN 18

Prior to the commencement of the approved use, a management plan for the operation of the visitor accommodation must be submitted and approved as a Condition Endorsement, to the satisfaction of the Council's Director City Life. The management plan must include measures to limit, manage and mitigate unreasonable impacts upon the amenity of long term residents. These measures must include, but are not limited to, the following requirements:

1. To limit, manage, and mitigate noise generated as a result of the

visitor accommodation.

- 2. To limit, manage, and mitigate behaviour issues caused as a result of the visitor accommodation.
- To maintain the security of the building where the visitor accommodation would be located, including managing and/or limiting access to shared areas and facilities.
- 4. To specify the maximum permitted occupancy of the visitor accommodation.
- To provide a name and contact phone number of a person who will respond to any complaints regarding behaviour of guests. If the property is sold the Visitor Accommodation Management Plan (VAMP) must be updated with new contact details.

Once approved, the management plan must be implemented prior to the commencement of the approved use and must be maintained for as long as the visitor accommodation is in operation. The VAMP must be provided to adjacent property owners and occupiers within 14 days of being approved. If the property is sold, the updated VAMP (in accordance with 5. above) must be provided to adjacent property owners and occupiers within 10 business days of settlement.

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 visitor accommodation does not cause an unreasonable loss of residential amenity.

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.

VISITOR ACCOMMODATION

More information on visitor accommodation, including when building approval is required, can be found here.

In all cases, check with your insurance company that you have adequate cover. If you have a spa or a pool at your property then you are required to test for microbiological quality and chemical parameters on a monthly basis, under the *Public Health Act 1997*. If you have any questions about this then please call our Environmental Health team on 6238 2711.

If you are providing food for consumption on the property, you may require a food business registration in accordance with the *Food Act 2003*. Click here for more information, or call our Environmental Health team on 6238 2711.

Visitor accommodation is also considered to be a commercial use and also not eligible to residential parking permits. Under the current policy for the issuing of residential parking permits, the proposed change of use to visitor accommodation would not entitle the property to a residential parking permit, or a transferable "bed and breakfast" parking permit.

Attachment A:	PLN-22-328 - 18 GROSVENOR STREET SANDY BAY TAS 7005 - Planning Committee or Delegated Report I T
Attachment B:	PLN-22-328 - 18 GROSVENOR STREET SANDY BAY TAS 7005 - CPC Agenda Documents I 🛱



1. Executive Summary

- 1.1 Planning approval is sought for a change of use to visitor accommodation at 18 Grosvenor Street, Sandy Bay and the common land of the parent title for this property.
- 1.2 More specifically the proposal includes a change of use of one of the multiple dwellings on the site to allow it to be used for visitor accommodation. The proposed visitor accommodation use would have a floor area of 77m². A 17m² courtyard would also be available for the use. No on-site car parking would be provided for the proposed use.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Planning Directive No. 6 Exemption and Standards for Visitor Accommodation in Planning Schemes
 - 1.3.2 E6.0 Parking and Access Code E6.6 Use Standards
- 1.4 No representations were received during the statutory advertising period between 6 and 21 June 20212.

Page: 1 of 12

- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the Council because it is a category of application that has been called in by an Elected Member.

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2. Site Detail

2.1 The site is one of four conjoined multiple dwellings on the subject property. The dwellings are contained within a heritage listed building and each have direct pedestrian access to Grosvenor Street which is on the property's eastern boundary. There is a driveway at the southern end of the property which provides access to the southernmost dwelling only. The building is two storey, although the upper level is limited to a single room within the attic space of each dwelling. The site is generally surrounded by established residential use and development, although the Stonemans Garden Centre is nearby and to the north-west. The shopping area along Sandy Bay Road is approximately 130m to the east of the site.



Figure 1: aerial view of site (outlined in blue) and surrounding area.

3. Proposal

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- 3.1 Planning approval is sought for a change of use to visitor accommodation at 18 Grosvenor Street, Sandy Bay and the common land of the parent title for this property.
- 3.2 More specifically the proposal includes a change of use of one of the multiple dwellings on the site to allow it to be used for visitor accommodation. The proposed visitor accommodation use would have a floor area of 77m². A 17m² courtyard would also be available for the use. No on-site car parking would be provided for the proposed use.

4. Background

4.1 There is no relevant background for this application.

5. Concerns raised by representors

5.1 No representations were received during the statutory advertising period.

6. Assessment

- 6.1 The Hobart Interim Planning Scheme 2015 is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located within the Inner Residential Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is a multiple dwelling within the planning scheme's residential use class. The proposed use is visitor accommodation. The existing use is a permitted use in the above zone. The proposed use is also a permitted use in the zone.
- 6.4 The proposal has been assessed against:
 - 6.4.1 Planning Directive No. 6 Exemption and Standards for Visitor Accommodation in Planning Schemes

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- 6.4.2 E6.0 Parking and Access Code
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
 - 6.5.1 Planning Directive No. 6 Exemption and Standards for Visitor Accommodation in Planning Schemes

Visitor Accommodation P2

6.5.2 E6.6 Use Standards

E6.6.1 Number of Car Parking Spaces

- 6.6 Each relevant performance criterion is assessed below.
- 6.7 3.1.(e) Visitor Accommodation P2
 - 6.7.1 The acceptable solution A2 at clause *3.1.(e)* of the Planning Directive requires visitor accommodation to not be for a lot that is part of a strata scheme where another lot within that scheme is used for a residential use.
 - 6.7.2 The proposal includes visitor accommodation for a lot that is part of a strata scheme where another lot within that scheme is used for a residential use.
 - 6.7.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.
 - 6.7.4 The performance criterion P2 at clause 3.1.(e) provides as follows:

Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other lots within the strata scheme, having regard to: (a) the privacy of residents;

- (b) any likely increase in noise;
- (c) the residential function of the strata scheme;
- (d) the location and layout of the lots;
- (e) the extent and nature of any other non-residential uses; and
- (f) any impact on shared access and common property.
- 6.7.5 The applicant suggests that the proposed visitor accommodation would

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not impact upon adjoining residents because the proposed use would be provided with separate access from Grosvenor Street - i.e. the proposed use would not rely upon a shared access. The application includes a draft Visitor Management Plan which establishes a maximum occupancy for the proposed visitor accommodation (two adults). The draft management plan also outlines expectations for guests staying on the site, including a prohibition upon parties or functions and advice that the manager of the facility will monitor guest behaviour. Given these measures the proposal is considered unlikely to result in a significant increase in noise beyond that associated with the existing residential use of the site. A condition of approval should be that prior to commencement of the proposed visitor accommodation use, the operator must submit to Council a final version of the visitor management plan. The condition should require the plan to be implemented and maintained throughout the operation of visitor accommodation use. The condition should also require a copy of the plan to be provided to the residents within the strata scheme on the property.

- 6.7.6 It is noted that the location and layout of lots within the strata scheme on the site allows for direct access to the site frontage and that there are only limited common areas on the subject property that may be impacted by the proposal. There are no non-residential use on the property.
- 6.7.7 The proposal complies with the above performance criterion.
- 6.8 E6.6.1 Number of Car Parking Spaces
 - 6.8.1 The acceptable solution at clause *E6.6.1* requires the number of on-site car parking spaces to be no less than the number specified in Table E6.1.
 - 6.8.2 The proposal includes less than the number of on-site car parking spaces specified in Table E6.1. One on-site car parking spaces is required but no on-site car parking would be provided for the proposed use.
 - 6.8.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.
 - 6.8.4 The performance criterion at clause *E6.6.1* provides as follows:

The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:

Page: 6 of 12

(a) car parking demand;

(b) the availability of on-street and public car parking in the locality;
(c) the availability and frequency of public transport within a 400m walking distance of the site;

(d) the availability and likely use of other modes of transport;(e) the availability and suitability of alternative arrangements for car parking provision;

(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;

(g) any car parking deficiency or surplus associated with the existing use of the land;

(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;

(*i*) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;

(j) any verified prior payment of a financial contribution in lieu of parking for the land;

 (k) any relevant parking plan for the area adopted by Council;
 (l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;

(m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.

- 6.8.5 The proposal may result in reduced car parking demand as visitor accommodation guests are more likely to not have a vehicle compared with permanent residents and are more likely to use alternative means of transport. There is likely to be limited availability of on-street and public parking in the locality due to the proximity of the site to a shopping area and the University of Tasmania's Sandy Bay Campus. However, the site is also close to (i.e. within 400m walking distance) high frequency public transport, which is available along both Sandy Bay Road to the east and Regent Street to the west. The site is also considered to be close enough to the Hobart CBD and other significant areas to ensure that guests use alternative modes of transport such as walking or ride sharing services.
- 6.8.6 It is recognised that there is an existing car parking deficiency on the site, i.e. there is no car parking provided for the existing residential use of the

Page: 7 of 12

site. However, the proposal would not exacerbate the existing lack of car parking on the site - i.e. the planning scheme's car parking requirements for the existing use of the site are the same as those for the proposed use.

- 6.8.7 A financial contribution in lieu of parking towards the cost of parking facilities is not considered appropriate given that there is no parking plan for the area that has been adopted by Council. It is also noted that providing on-site car parking in this situation is likely to have a detrimental impact upon the historic cultural heritage values of the site.
- 6.8.8 The proposal complies with the above performance criterion.

7. Discussion

- 7.1 Planning approval is sought for a change of use to visitor accommodation at 18 Grosvenor Street, Sandy Bay and the common land of the parent title for this property.
- 7.2 The application was advertised and no representations were received.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to comply.
- 7.4 The proposal is recommended for approval.

8. Conclusion

8.1 The proposed a change of use to visitor accommodation at 18 Grosvenor Street, Sandy Bay and the common land of the parent title for this property, satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015* and is recommended for approval.

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9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a change of use to visitor accommodation at 18 Grosvenor Street, Sandy Bay and the common land of the parent title for this property, for the reasons outlined in the officer's report 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-22-328 - 18 GROSVENOR STREET SANDY BAY TAS 7005 - Final Planning Documents.

Reason for condition

To clarify the scope of the permit.

PLN 18

Prior to the commencement of the approved use, a management plan for the operation of the visitor accommodation must be submitted and approved as a Condition Endorsement, to the satisfaction of the Council's Director City Life. The management plan must include measures to limit, manage and mitigate unreasonable impacts upon the amenity of long term residents. These measures must include, but are not limited to, the following requirements:

- 1. To limit, manage, and mitigate noise generated as a result of the visitor accommodation.
- 2. To limit, manage, and mitigate behaviour issues caused as a result of the visitor accommodation.
- 3. To maintain the security of the building where the visitor accommodation would be located, including managing and/or limiting access to shared areas and facilities.
- 4. To specify the maximum permitted occupancy of the visitor accommodation.
- 5. To provide a name and contact phone number of a person who will respond to any complaints regarding behaviour of guests. If the property is sold the Visitor Accommodation Management Plan (VAMP) must be updated with new contact details.

Once approved, the management plan must be implemented prior to the

Page: 9 of 12

commencement of the approved use and must be maintained for as long as the visitor accommodation is in operation. The VAMP must be provided to adjacent property owners and occupiers within 14 days of being approved. If the property is sold, the updated VAMP (in accordance with 5. above) must be provided to adjacent property owners and occupiers within 10 business days of settlement.

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 visitor accommodation does not cause an unreasonable loss of residential amenity.

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.

VISITOR ACCOMMODATION

More information on visitor accommodation, including when building approval is required, can be found here.

In all cases, check with your insurance company that you have adequate cover.

If you have a spa or a pool at your property then you are required to test for microbiological quality and chemical parameters on a monthly basis, under the *Public Health Act 1997*. If you have any questions about this then please call our Environmental Health team on 6238 2711.

If you are providing food for consumption on the property, you may require a food business registration in accordance with the *Food Act 2003*. Click here for more information, or call our Environmental Health team on 6238 2711.

Visitor accommodation is also considered to be a commercial use and also not eligible to residential parking permits. Under the current policy for the issuing of

Page: 10 of 12

residential parking permits, the proposed change of use to visitor accommodation would not entitle the property to a residential parking permit, or a transferable "bed and breakfast" parking permit.

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Adam fr

(Adam Smee) Development Appraisal Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

(Ben Ikin) Senior Statutory Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Date of Report: 27 June 2022

Attachment(s):

Attachment B - CPC Agenda Documents

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🛞 PLN-22-328 - 18 GF		PLN-22-328 - COMMON LAND OF PARENT	TITLE
Application Ir	ofrmation		
Application Details	Submitted on: 24/05/20 Accepted as Valid on: 3 Target Time Frame: 42	24/05/2022	2022
Have you obtained j	pre application advice?	?	
 Yes 			
If YES please provid	le the pre application a	dvice number eg PAE-17-xx	
no number provid	ed		
	for definition. If you are	ommodation as defined by the State Govern e not the owner of the property you MUST in	
 Yes 			
ls the application fo Other Details below		es, please enter \$0 in the cost of developme	nt, and you must enter the ı
⊙ No			
If this application is	related to an enforcem	nent action please enter Enforcement Numbe	er
Details			
What is the current	approved use of the la	nd / building(s)? *	
residential accom	modation		
Please provide a ful and garage) *	I description of the pro	oposed use or development (i.e. demolition a	nd new dwelling, swimminţ
Visitor accommod	lation		
Estimated cost of de	evelopment *		
0.00			
Existing floor area (m2)	Proposed floor area (m2)	Site area (m2)
58.00		58.00	58

	Existing parking spaces	N/A
0	0	i in the constant of the cons
Other Details		
Does the application includ	le signage? *	⊙ No
	le signage? * hter 0 if there are none involved in	⊙ No
How many signs, please er		⊙ No
How many signs, please er this application? *	nter 0 if there are none involved in	⊙ No

To whom it may concern.

I live in this community and am committed to supporting my community in the residential setting as well as our local businesses.

Background

- 18 Grosvenor Street is a one-bedroom property which has a very steep narrow stair case leading up to the attic bedroom which means it is not ideal for families /children or elderly people.
- This property as a rental does not fall into affordable housing category
- It was built in the 1800's and as a result, does not have off street parking as Cars were not a
 consideration at that time. There is all day parking in close proximity to the property on
 Regent street, and on some of the surrounding streets.
- Access to 18 Grosvenor street does not impact on privacy of other residents as this property has its own front and rear access with yard. (It is not a shared access)
- The property is one of four residential properties in a block of four conjoined properties (16, 18, 20 and 22)
- There is unlikely to be any increase in noise from this property being Airbnb as opposed to it being rented, in fact there is likely to be a reduction in noise with gaps in bookings.
- This property is minutes walk to bus routes/ bus stops (including skybus)
- The property is central and walking distance to our local businesses on Sandy Bay road shopping, cafes, restaurants and a 10 minute walk to Salamanca for access to all amenities.

It is in my interest that guests staying at this property are respectful to my neighbours and the property itself.

I have attached a draft management plan for this application.





RESULT OF SEARCH

RECORDER OF TITLES Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 58202	FOLIO 18
EDITION 8	DATE OF ISSUE 18-Jan-2016

SEARCH DATE : 03-Oct-2019 SEARCH TIME : 09.55 AM

DESCRIPTION OF LAND

City of HOBART Lot 18 on Strata Plan 58202 (formerly being STR1865) and a general unit entitlement operating for all purposes of the Strata Scheme being a 1 undivided 1/4 interest Derived from Strata Plan 58202 Derivation : Part of 10A-OR-OPs. Gtd. to E. Dumaresq Prior CT 4209/59

SCHEDULE 1

E9846 TRANSFER to STUART CHARLES LAMOND, ELIZABETH ANN LAMOND and CHRISTOPHER ROSS LAMOND Registered 18-Jan-2016 at 12.01 PM

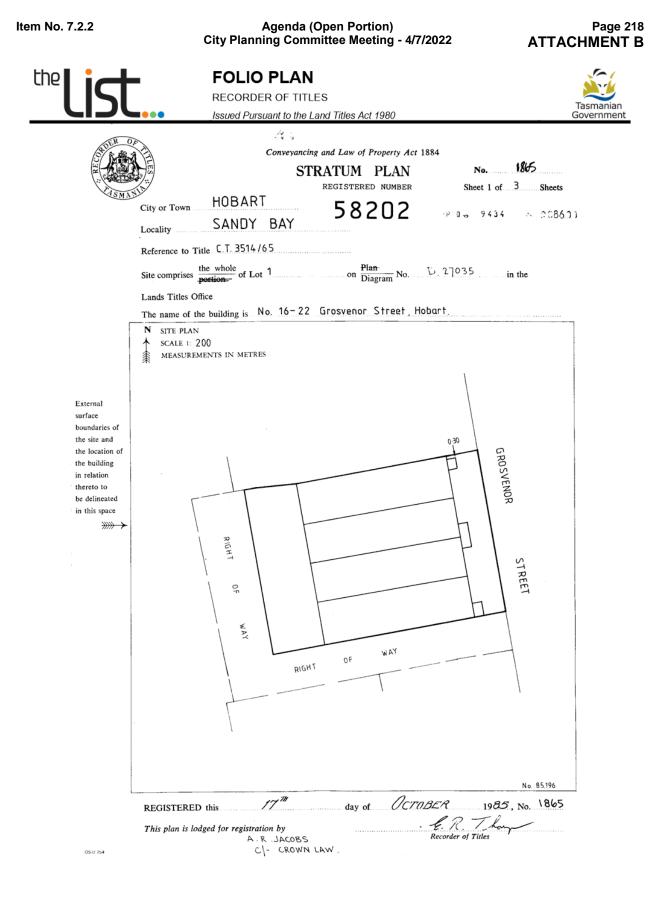
SCHEDULE 2

Reservations and conditions in the Crown Grant if any The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property Folio of the Register volume 58202 folio 0 BENEFITING EASEMENT: a right of way for all purposes over the Right of Way shown on D27035

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

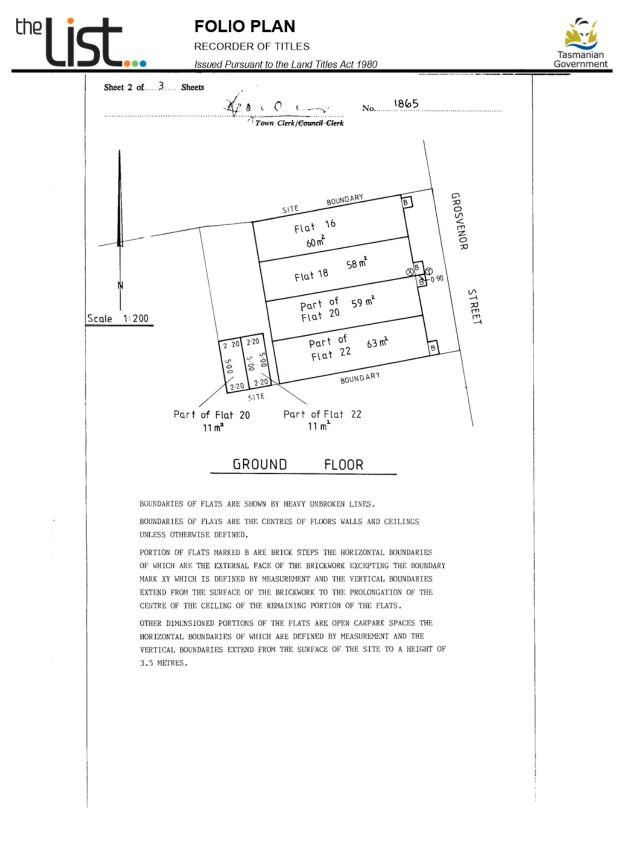
Page 1 of 1 www.thelist.tas.gov.au



 Search Date: 03 Oct 2019
 Search Time: 09:55 AM
 Volume Number: 58202
 Revision Number: 01
 Page 1 of 3

 Department of Primary Industries, Parks, Water and Environment
 www.thelist.tas.gov.au





Revision Number: 01

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	01	R	R

FOLIO PLAN

RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980



Sheets Sheet 3 of Town Clefk [Council Clerk 1865 No. The address for service of notices on the company is:---SURVEYOR'S CERTIFICATE I, John Brian Medbury _{of} Cambridge 16 - 22 GROSVENOR STREET HOBART. 7000 a surveyor registered under the Land Surveyor's Act 1909, hereby certify that the building erected on the site described and delineated on sheet 1 of this plan is within the external boun-UNIT ENTITLEMENTS daries of the title stated on sheet 1. Dated this First Unit Entitlement FOR OFFICE USE ONLY Flat day of July 1985 4209 58 16 1 Registered Surveyor 59 18 1 COUNCIL CLERK'S CERTIFICATE 60 20 1 61 I certify that the subdivision shown in this plan 22 1 has been approved by the All Bear I Gal Council Dated this and day of 19 Anne Town Clerk/Council Clerk FOR OFFICE USE ONLY TOTAL 4

 Search Date: 03 Oct 2019
 Search Time: 09:55 AM
 Volume Number: 58202
 Revision Number: 01
 Page 3 of 3

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RESULT OF SEARCH

RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
58202	0
EDITION	DATE OF ISSUE
3	22-Aug-2001

SEARCH DATE : 03-Oct-2019 SEARCH TIME : 09.55 AM

DESCRIPTION OF LAND

City of HOBART The Common Property for Strata Scheme 58202 (formerly being STR1865) Derivation : Part of 10A-0R-0Ps. Gtd. to E. Dumaresq Prior CT 3514/65

SCHEDULE 1

STRATA CORPORATION NO 58202, 16-22 GROSVENOR STREET, HOBART.

SCHEDULE 2

Reservations and conditions in the Crown Grant if any BENEFITING EASEMENT: a right of way for all purposes over the Right of Way shown on D27035

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Department of Primary Industries, Parks, Water and Environment

Page 1 of 1 www.thelist.tas.gov.au

VISITOR MANAGEMENT PLAN

PROPERTY ADDRESS:18 Grosvenor Street, Sandy Bay

PLANNING PERMIT REF.:

CONDITION NO .:

CURRENT MANAGER'S NAME: Stuart Lamond

CURRENT MANAGER'S NO.:0419 131 469

It is in the interest of the manager of this property that Guests are respectful of the residential setting of the visitor accommodation at all times, and to keep noise to a minimum, especially when using any outdoor areas of the property. It is also in the interest of the manager that guest treat this property with respect and that it is not used for parties or functions.

1. The Manager who actively manages this property.

The Manager who is specified above is the Manager.

The Manager will take steps to ensure that all bookings and use of the property comply with this visitor management plan.

2. The maximum number of guests allowed to use the property is 2 Adults.

All online booking platforms listing the visitor accommodation and all guest check in notices will state the following:

(a) The maximum number of guests who are permitted to use the property is **2**.

3. There is no on site parking for this property.

- (a) Free parking can be found on Regent street a few minutes walk from the property.
- (b) The property is a three minute walk to Sandy Bay where escooters are readily available.
- (c) The property is a three minute walk to bus stops which will take you to the city
- (d) Uber rides are readily available from the Sandy Bay precint
- 4. The property to be used in a way which is respectful of the residential setting of the property.

2

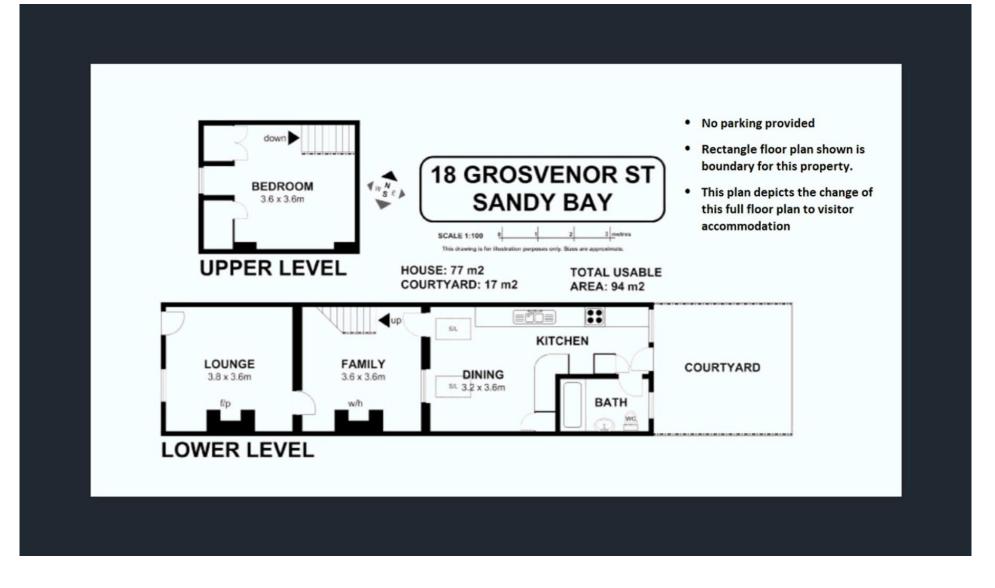
All online booking platforms listing the visitor accommodation and all guest check in notices will state the following:

- (a) We expect all guests treat our house with respect.
- (b) Guests are advised to be respectful of the residential setting of the visitor accommodation at all times, and to keep noise to a minimum, especially when using any outdoor areas of the property..
- (c) The property is not to be used for parties or functions.
- (d) The Manager of the visitor accommodation will monitor the behaviour of all guests. If any neighbours make any complaint to the Manager of the visitor accommodation, the Manager of the visitor accommodation will immediately visit the site to address that complaint.
- (e) If the Manager's directions are not complied with then the booking may be terminated immediately and/or your security deposit may be retained.

5. Waste Management

The Manager will ensure that bins, including recycling, are placed for Council collection each week, unless the property has not been used during that week, and return the bins to the property within 24 hours of Council collection.

Page 224 ATTACHMENT B



7.2.3 110 REGENT STREET, SANDY BAY AND ADJACENT ROAD RESERVE - PARTIAL DEMOLITION,CARPORT, FRONT FENCING AND WORK IN ROAD RESERVE PLN-21-881 - FILE REF: F22/62923

Address:	110 Regent Street, Sandy Bay and Adjacent Road Reserve
Proposal:	Partial Demolition, Carport, Front Fencing and Work in Road Reserve
Expiry Date:	11 July 2022
Extension of Time:	Not applicable
Author:	Tristan Widdowson

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, carport, front fencing and work in the road reserve at 110 Regent Street, Sandy Bay 7005 for the reasons outlined in the officer's report 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-21-881 - 110 REGENT STREET 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, 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.

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SW 7

Prior to occupancy or the commencement of the use (whichever occurs first), any new or altered stormwater connection required must be constructed and existing redundant connection(s) be abandoned and sealed at the owner's expense. No decrease in service to third-party properties may occur.

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 as a Condition Endorsement. The detailed engineering drawings must include:

- 1. the location of the proposed connections and all existing connections;
- the size and design of the connection such that it is appropriate to safely service the development;
- **3.** clearances from any nearby obstacles (eg services, crossovers, trees, poles, walls)
- long-sections of the proposed connection clearly showing cover, size, grade, material and delineation of public and private infrastructure;
- 5. connections which are free-flowing gravity driven.
- 6. be in general accordance with Council's departures from the LGAT Tasmanian Standard Drawings, available from here

All work required by this condition must be undertaken in accordance with the approved detailed engineering drawings.

Advice:

Upgraded or new connections can be approved separate from the CEP process, via the Application for New Connection form available from here. The approved stormwater connection documents must be included in your plumbing permit application document set and listed in accompanying forms. The affected connection for the neighbouring property must be of adequate size and level to maintain the level of service currently provided. Any works within the third-party land, or to their private infrastructure, must be clearly identified, and their permission sought in writing.

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

SW 9

Prior to occupancy or the commencement of the approved use (whichever occurs first), stormwater detention for stormwater discharges from the development 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:
 - detention tank sizing such that there is no increase in flows from the developed site up to 5% AEP event and no worsening of flooding;
 - 2. the layout, the inlet and outlet (including long section), outlet 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 parking area must be constructed in accordance with the following documentation which forms part of this permit: Preston Lane documentation received by the Council on 17 May 2022.

Any departure from that documentation and any works which are not detailed in the documentation must be either:

- a) approved by the Director City Life, via a condition endorsement application; or
- b) designed and constructed in accordance with Australian Standard AS/NZ 2890.1:2004.

The works required by this condition must be completed prior to first occupation.

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 r3

Prior to the commencement of use, the proposed driveway crossover on the Alexander Street highway reservation must be designed and constructed in general accordance with:

 Urban - TSD-R09-v3 – Urban Roads Driveways and TSD R14-v3 Type KC vehicular crossing;

Design drawings must be submitted and approved as a Condition Endorsement prior to any approval under the *Building Act 2016*. The design drawings must:

- 1. Show the cross and long section of the driveway crossover within the highway reservation and onto the property;
- 2. Detail any services or infrastructure (ie light poles, pits, awnings) at or near the proposed driveway crossover;
- 3. Show that vehicular and pedestrian sight lines are met as per AS/NZS 2890.1 2004.
- 4. Be prepared and certified by a suitable qualified person, to satisfy the above requirements.

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

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.

Please note that your proposal does not include adjustment of footpath levels. Any adjustment to footpath levels necessary to suit the design of proposed floor, parking module or driveway levels will require separate agreement from Council's Program Leader Road Services and may require further planning approvals. It is advised to place a note to this affect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are made aware of this requirement.

Reason for condition

To ensure that works will comply with the Council's standard requirements.

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

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 to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click here for more information.

NEW SERVICE CONNECTION

Please contact the Hobart City Council's City Life Division to initiate the application process for your new stormwater connection.

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.

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.

Attachment A:	PLN-21-881 - 110 REGENT STREET SANDY BAY
	TAS 7005 - Planning Committee or Delegated
	Report 🖟 🖫
Attachment B:	PLN-21-881 - 110 REGENT STREET SANDY BAY
	TAS 7005 - CPC Agenda Documents 🎚 🛣

Attachment C:	PLN-21-881 - 110 REGENT STREET SANDY BAY
	TAS 7005 - Planning Referral Officer Cultural Heritage Report I
Attachment D:	PLN-21-881 - 110 REGENT STREET SANDY BAY
	TAS 7005 - Planning Referral Officer Development
	Engineering Report 🖟 🛣



1. Executive Summary

- 1.1 Planning approval is sought for Partial Demolition, Carport, Front Fencing and Work in Road Reserve at 110 Regent Street, Sandy Bay.
- 1.2 More specifically the proposal includes:
 - The proposal is for demolition of the existing double garage on the southern corner of the Alexander Street frontage of the property to be replaced with a new partially enclosed 55 m2 carport. The flat roof carport will utilise the existing boundary wall and house two vehicles. It will also include storage and entrance stairs to the property with a battened wall extending the length of the structure. The existing vehicle crossover was required to be widened and modified to facilitate the carport.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Parking and Access Code Design of vehicle accesses
 - 1.3.2 Inner Residential Zone Development Standards Front Fencing
 - 1.3.3 Historic Heritage Code Heritage Precinct

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- No representations were received during the statutory advertising period between 31 May and 15 June 2022.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the City Planning Committee, because proposal includes works within Council's Road Reservation.

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2. Site Detail

2.1 The subject 805m2 site (CT 55178/224) is located on the corner of Regent Street and Alexander Street. The land slopes upwards from the frontages of the site and contains an existing Inter-War Californian Bungalow fronting Regent Street. The lot forms part of the original Golf Links Estate subdivision and is in close proximity to the University of Tasmania.



Figure 1: GIS Map Image 1:2000

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2.3



Figure 2: Alexander Street frontage

3. Proposal

- 3.1 Planning approval is sought for Partial Demolition, Carport, Front Fencing and Work in Road Reserve at 110 Regent Street, Sandy Bay.
- 3.2 More specifically the proposal is for:
 - The proposal is for demolition of the existing double garage on the southern corner of the Alexander Street frontage of the property to be replaced with a new partially enclosed 55 m2 carport. The flat roof carport will utilise the existing boundary wall and house two vehicles. It will also include storage and entrance stairs to the property with a battened wall extending the length of the structure. The existing vehicle crossover was required to be widened and modified to facilitate the carport.

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3.3

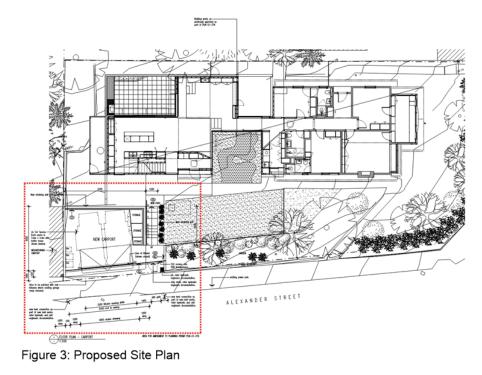


Figure 4: Proposed Elevation

4. Background

3.4

- 4.1 Planning approval (PLN-21-374) for Partial Demolition, Alterations and Extension to the rear of the existing dwelling on the site was recently approved, and works are currently underway on site.
- 4.2 General Manager Consent for the works in the road reserve was provided on 22 December 2021.

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5. Concerns raised by representors

5.1 No representations were received during the statutory advertising period between 31 May and 15 June 2022.

6. Assessment

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located within the Inner Residential Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is a Single Dwelling which is a No Permit Required use in the zone.
- 6.4 The proposal has been assessed against:
 - 6.4.1 Part D 11 Inner Residential Zone
 - 6.4.2 E6.0 Parking and Access Code
 - 6.4.3 E7.0 Stormwater Management Code
 - 6.4.4 E13.0 Historic Heritage Code
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
 - 6.5.1 Inner Residential Zone:

Front Fencing - 11.4.7 P1

6.5.2 Parking and Access Code:

Design of vehicle accesses - E6.7.2 P1

6.5.3 Historic Heritage Code:

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Heritage Precincts - Demolition E13.8.1 P1 Heritage Precincts - Building and Works other than demolition E13.8.1 P1 & P4

- 6.6 Each performance criterion is assessed below.
- 6.7 Parking and Access Code Design of vehicle accesses E6.7.2 P1
 - 6.7.1 The proposal is discretionary in respect of the *Design of vehicle* accesses *E*6.7.2 *A*1.
 - 6.7.2 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
 - 6.7.3 The performance criterion at clause *E6.7.2 P1* provides as follows:

Ρ1

Design of vehicle access points must be safe, efficient and convenient, having regard to all of the following:

(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;

(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;

(c) suitability for the type and volume of traffic likely to be generated by the use or development;

(d) ease of accessibility and recognition for users.

- 6.7.4 The Council's Development Engineer is satisfied that the sight lines may be accepted under Performance Criteria P1:E6.7.2 of the Planning Scheme. Given the location of the access and driveway, and the low volume of traffic on the road from which the property gains access.
- 6.7.5 The proposal complies with the performance criterion.
- 6.8 Historic Heritage Code- Heritage Precincts Demolition E13.8.1 P1 and Building and Works other than demolition E13.8.1 P1 & P4
 - 6.8.1 The subject site is located within a Heritage Precinct therefore the Council's Cultural Heritage Officer has provided the following assessment:

110 Regent Street is located within the Sandy Bay 6 Heritage Precinct.

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The proposed garage and fencing works must be assessed against E13.8 Development Standards for Heritage Precinct in HIPS 2015. The works are additional to the already approved PLN-21-374.

Proposal

- Demolition of existing garage
- Double garage plus storage space
- New fencing to replace existing

Assessment:

E13.8 Development Standards for Heritage Precincts

E13.8.1 Demolition

Objective:

To ensure that demolition in whole or in part of buildings or works within a heritage precinct does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.

Performance Criteria 1

Demolition must not result in the loss of any of the following: (a) buildings or works that contribute to the historic cultural heritage significance of the precinct;

(b) fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct; unless all of the following apply;
(i) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;

(ii) there are no prudent or feasible alternatives;

(iii) opportunity is created for a replacement building that will be more complementary to the heritage values of the precinct.

The proposed garage demolition is considered acceptable in relation to the demolition provisions. The besser block two bay structure with a gabled roof is not considered to be significant heritage fabric and does not contribute to the character of the heritage precinct. Performance Criteria 1 of E13.8.1 is considered satisfied.

E13.8.2 Buildings and Works other than Demolition

Performance Criteria 1

Design and siting of buildings and works must not result in detriment to

Page: 8 of 20

the historic cultural heritage significance of the precinct, as listed in Table E13.2.

The proposed development of a new garage with a flat roof in the same approximate location as the existing is considered acceptable and will not result in detriment to the historic cultural heritage significance of the precinct. The proposal complies with Performance Criteria 1 of E13.8.2.

Performance Criteria 4

New front fences and gates must be sympathetic in design, (including height, form, scale and materials), and setback to the style, period and characteristics of the precinct.

The proposed fencing is considered acceptable in terms of height and scale giving the surrounding context, and the existing fence of a similar height. The proposed fencing development is deemed to meet Performance 4 of E13.8.2.

In conclusion the proposed works are considered to satisfy the relevant provisions of E13.0 the Historic Heritage Code of HIPS 2015.

- 6.8.2 The proposal complies with the performance criterion.
- 6.9 Front Fencing 11.4.7 P1
 - 6.9.1 There is no acceptable solution for front fences. Front fences that are less than 1.8m in height with a 30% transparency are planning exempt.
 - 6.9.2 The proposal includes a front fence that is between 2/1m and 3.1m height, on the site's Alexander Street frontage, on either side of the tiltadoor for the carport.
 - 6.9.3 There is no acceptable solution; therefore assessment against the performance criterion is relied on.
 - 6.9.4 The performance criterion at clause 11.4.7 P1 provides as follows:

A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:

(a) provide for security and privacy while allowing for passive surveillance of the road; and

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(b) be compatible with the height and transparency of fences in the street, having regard to:

(i) the topography of the site; and

(ii) traffic volumes on the adjoining road.

- 6.9.5 The front fencing proposed is only a small portion (less than 5m) of this frontage, on either side of the car port. The remainder of this frontage remains either open, or fenced with a lower, already approved (PLN-21-734), front fence set back in the order of 2.5m from the frontage. It is noted that the proposed fencing has a transparency that meets the exemption requirement (30%). It is also noted that the assessing Cultural Heritage Officer has indicated support for the front fencing. It is considered that the proposed fencing will allow for passive surveillance of the road, while still allowing for the privacy of residents using the car parking area. It is also considered that the fencing will be compatible with the height and transparency of front fences in the street, of which there is an eclectic variety.
- 6.9.6 The proposal complies with the performance criterion.

7. Discussion

- 7.1 Planning approval is sought for Partial Demolition and Alterations and 103 Campbell Street, Hobart.
- 7.2 The application was advertised and no representations were received.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to satisfy the performance criteria in respect of its discretions under the Inner Residential Zone, Parking and Access Code and the Historic Heritage Code.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer, Cultural Heritage Officer, Environmental Engineering and Road Engineers. The officers have raised no objection to the proposal, subject to conditions.
- 7.5 The proposal is recommended for approval.

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8. Conclusion

8.1 The proposed Partial Demolition and Alterations and 103 Campbell Street, Hobart satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

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9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Partial Demolition and Alterations at 103 Campbell Street, Hobart for the reasons outlined in the officer's report 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-21-881 - 110 REGENT STREET 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, 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 or altered stormwater connection required must be constructed and existing redundant connection(s) be abandoned and sealed at the owner's expense. No decrease in service to third-party properties may occur.

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 as a Condition Endorsement. The detailed engineering drawings must include:

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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;

3. clearances from any nearby obstacles (eg services, crossovers, trees, poles, walls)

4. long-sections of the proposed connection clearly showing cover, size, grade, material and delineation of public and private infrastructure;

5. connections which are free-flowing gravity driven.

6. be in general accordance with Council's departures from the LGAT Tasmanian Standard Drawings, available from here

All work required by this condition must be undertaken in accordance with the approved detailed engineering drawings.

Advice:

- Upgraded or new connections can be approved separate from the CEP process, via the Application for New Connection form available from here. The approved stormwater connection documents must be included in your plumbing permit application document set and listed in accompanying forms.
- The affected connection for the neighbouring property must be of adequate size and level to maintain the level of service currently provided. Any works within the third-party land, or to their private infrastructure, must be clearly identified, and their permission sought in writing.
- This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

SW 9

Prior to occupancy or the commencement of the approved use (whichever occurs first), stormwater detention for stormwater discharges from the development 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

Page: 13 of 20

the developed site up to 5% AEP event and no worsening of flooding;

- 2. the layout, the inlet and outlet (including long section), outlet 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 parking area must be constructed in accordance with the following documentation which forms part of this permit: Preston Lane documentation received by the Council on 17 May 2022.

Any departure from that documentation and any works which are not detailed in the documentation must be either:

(a) approved by the Director City Life, via a condition endorsement application; or(b) designed and constructed in accordance with Australian Standard AS/NZ 2890.1:2004.

The works required by this condition must be completed prior to first occupation.

Reason for condition

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

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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 r3

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Prior to the commencement of use, the proposed driveway crossover on the Alexander Street highway reservation must be designed and constructed in general accordance with:

• Urban - TSD-R09-v3 – Urban Roads Driveways and TSD R14-v3 Type KC vehicular crossing;

Design drawings must be submitted and approved as a Condition Endorsement prior to any approval under the Building Act 2016. The design drawings must:

- 1. Show the cross and long section of the driveway crossover within the highway reservation and onto the property;
- 2. Detail any services or infrastructure (ie light poles, pits, awnings) at or near the proposed driveway crossover;
- 3. Show that vehicular and pedestrian sight lines are met as per AS/NZS 2890.1 2004.
- 4. Be prepared and certified by a suitable qualified person, to satisfy the above requirements.

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

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.

Please note that your proposal does not include adjustment of footpath levels. Any adjustment to footpath levels necessary to suit the design of proposed floor, parking module or driveway levels will require separate agreement from Council's Program Leader Road Services and may require further planning approvals. It is advised to place a note to this affect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are made aware of this requirement.

Reason for condition

To ensure that works will comply with the Council's standard requirements.

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

Page: 16 of 20

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

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

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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.

NEW SERVICE CONNECTION

Please contact the Hobart City Council's City Life Division to initiate the application process for your new stormwater connection.

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.

FEES AND CHARGES

Click here for information on the Council's fees and charges.

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DIAL BEFORE YOU DIG

Click here for dial before you dig information.

Page: 19 of 20

Item No. 7.2.3

uddone

(Tristan Widdowson) Development Appraisal Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

(Ben Ikin) Senior Statutory Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Date of Report: 17 June 2022

Attachment(s):

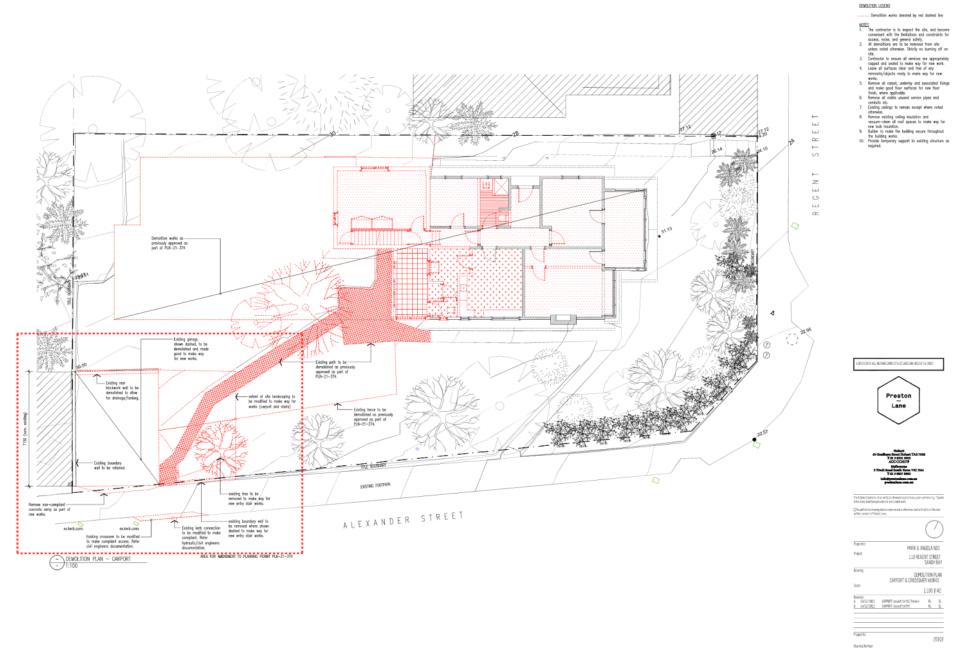
Attachment B - CPC Agenda Documents

Attachment C - Planning Referral Officer Cultural Heritage Report

Attachment D - Planning Referral Officer Development Engineering Report

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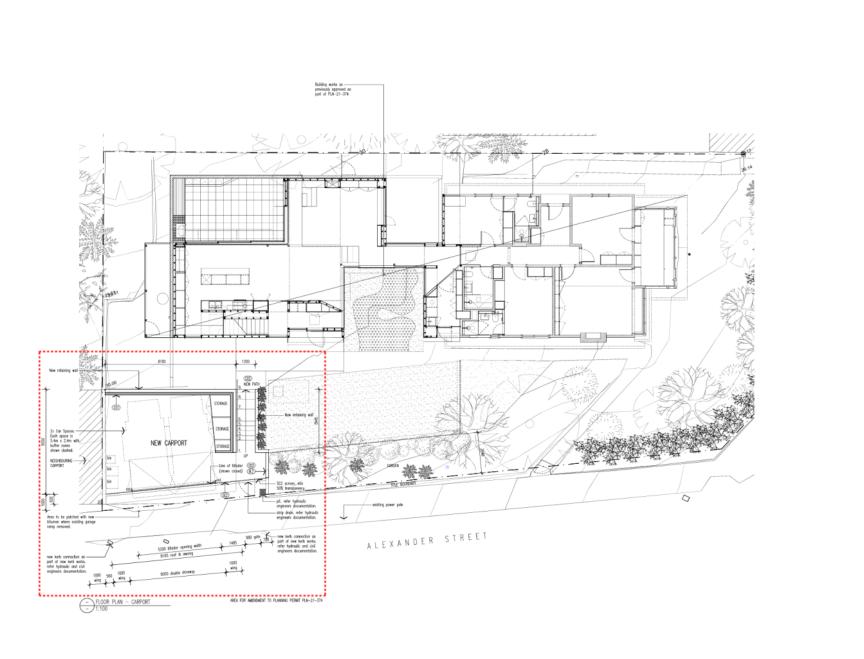
Page 254 ATTACHMENT B



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Page 255 ATTACHMENT B

DTERM. WILL FINSHES All finishes and products to be strictly installed in



œ 8 1 Ð œ a 33mm design pine botten reen/fence on timber frame or fites at nominal 70mm centres transparency in compliance with inish, colour to be white, refer schedule. WAT COLDURS & FINISHES NOTES e Datax "Snowy Wountains Hat". Ferrelio No3 MO Epoxy in Notur EXTERNAL FLOOR FIN sealer. seposed aggregate finish. 14 ggregate, confirm colour with 68 Ð (M) ofe dependive while public Allow Aco Dr to full width ed 3, host RELAYING INVI. Provide tasking and subsoil drainage to of retaining wafs is accordance with NCC regulations. Typical U.N.O. Refer constantiation for drainage plans. CATCH OF ALL NEISHBOURNS STRUCTURES ARE IND CATHE DRUP Preston Lane



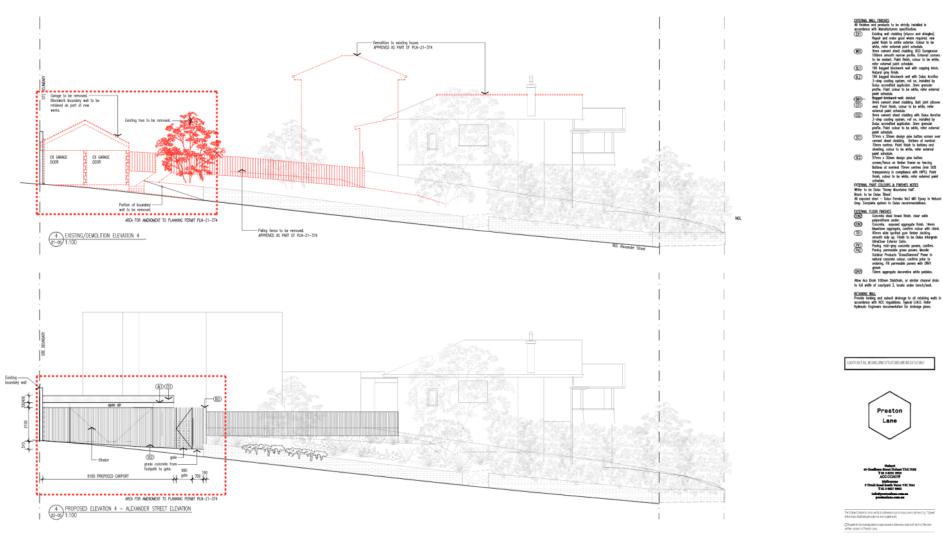
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Page 256 ATTACHMENT B

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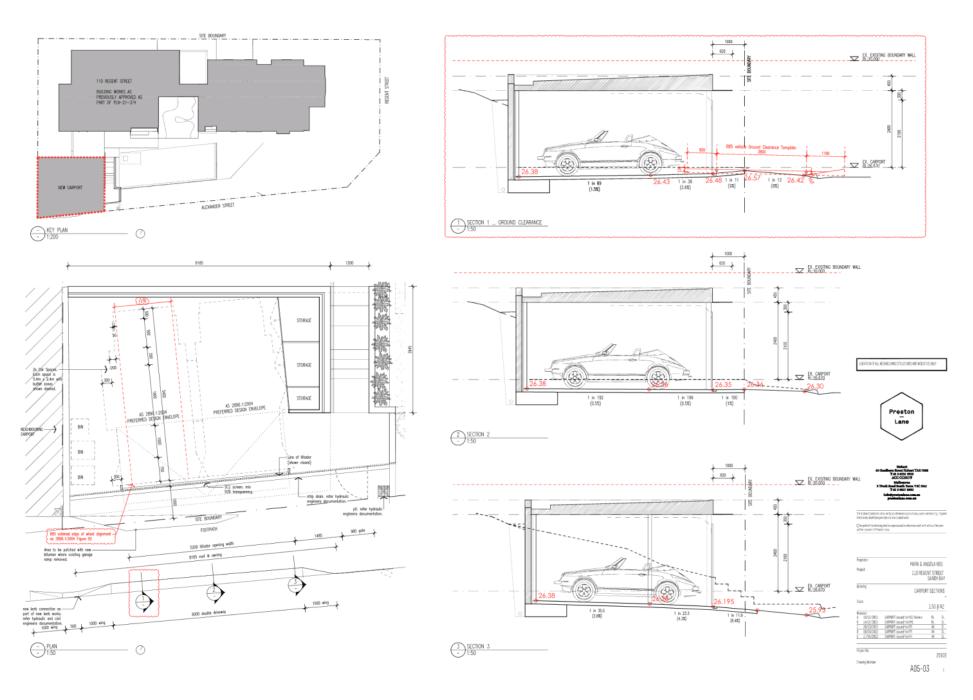
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HYDRAULIC SERVICES DRAWINGS MARK & ANGELA NEO 110 REGENT STREET SANDY BAY TAS 7005

H0.01	HYDRAULIC INDEX	1	04/03/2022
H0.02	HYDRAULIC NOTES & LEGEND	1	04/03/2022
H0.03	WORKPLACE HEALTH AND SAFETY NOTES	1	04/03/2022
H1.01	PRE DEVELOPMENT STORMWATER CATCHMENT	1	04/03/2022
H1.02	POST DEVELOPMENT STORMWATER CATCHMENT	1	04/03/2022
H2.01	DRAINAGE & WATER SERVICES PLAN - GROUND FLOOR	1	04/03/2022
H2.02	DRAINAGE SERVICES PLAN - FIRST FLOOR	1	04/03/2022
H3.01	ROOF DRAINAGE PLAN	1	04/03/2022
H4.01	DETAIL SHEET	1	04/03/2022

			A		MARK & ANGELA NEO	HYDRAULIC INDEX	SL	DESIGNED: SL	VERIFIED TW	04/03/2022
			ALDANMARK	Lower Ground 199 Macquarie Street	ADDRESS:	PROJECT: ALTERATIONS AND ADDITIONS	SCALE:		SUTE: A2	TOTAL SHEETS: 9
1	BUILDING APPROVAL	04/03/2022	CONSULTING ENGINEERS	199 Macquarie Siteet Hobert TAS 7000 03 6234 8666	110 REGENT STREET SANDY BAY TAS 7005	ALTERATIONS AND ADDITIONS	PROJECT No.		SHEET No.	REV No.
0 REV.	BUILDING APPROVAL DESCRIPTION	06/09/2021 DATE		mail@aldanmark.com.au www.aldanmark.com.au		DEVELOPMENT APPROVAL	21E	68-8	H0.01	1

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DRAINAGE SCHEDULE

SEWER LINE DN100 SN6 DWV AT MIN. 1.65% U.N.O. SEWER LINE - EXISTING STORMWATER LINE DN100 SN6 DWV AT MIN. 1.0% U.N.O. STORMWATER LINE - EXISTING

-RMO-RANATER CHARGED LINE (DN10 DWV SN6) -RNO-RANATER CHARGED LINE (DN10 DWV SN6) -RANATER CHARGED LINE -EXISTING -TW-TRADE WASTE DN100 HDPE AT MIN 1.55%, U.N.O -EXTV-TRADE WASTE -EXISTING

AG DRAIN (DN90 SLOTTED PVC) U.N.O AG DRAIN - EXISTING AIR ADMITTANCE VALVE DN100 SEWER STACK/DROPPER SEWER FIXTURE

(DN80) STORMWATER DOWNPIPE U.N.O
 VENT (DN50) U.N.O

BASIN (DN40) FLOOR WASTE GULLY (DN50-DN100)

INSPECTION OPENING OVERFLOW RELIEF GULLY (DN100)

W COLD WATER DN25 (ID) PE-X SDR11 U.N.O

WATER SERVICES SCHEDULE

FIRE SERVICE DN100 GLAV RCLL GRODVE U.N.O
 TEMPERED HOT WATER (NOMINAL SIZE) PE-X SDR-11 U.N.O
 HOT WATER FEED DN25 (D) PE-X SDR 11 U.N.O

HOT WATER RETURN DN20 (JD) PE-X SDR 11 U.N.O COLD WATER RISER (PE-X SDR11 U.N.O)

WATER CLOSET DN15 (ID) HOSE BIBCOCK TO BE PROVIDED

NOTE-WATER PIPES ASSOCIATED DIRECTLY WITH PLANT EQUIPMENT SHALL

BE INSULATED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS FOR A TYPICAL INSTALLATION

TYPE - SIZE RANGE - INSULATION CIRCULATING LINE 25mm ROCKWOOL WITH FOIL WRAP

BRANCH LINE 20-25 19mm FR BRADFLEX OFFTAKE 18 13mm FR BRADFLEX

OLD WATER PIPES EXPOSE

TYPE - SIZE RANGE - INSULATION ALL >20 19mm ZERO-4 OTHER COLD WATER PIPES

TYPE - SIZE RANGE - INSULATION ALL NOT REQUIRED

BRANCH OFF TAKES MIN. DN20

MAX OFF TAKE LENGTH 6m DN18 MAX OFF TAKE LENGTH 3m DN15

MAX OFF TAKE LENGTH 1m DN10

RAINAGE MUST COMPLY WITH

SL

HOT AND COLD WATER NOMINAL DIAMETERS

OPPER PIPES TO AS1432 (HOT AND COLD)

INSTALL INSPECTION OPENINGS AT ALL MAJOR BENDS FOR STORWWATER AND ALL LOW POINTS OF DOWNPIPES

LL PIPEWORK SIZING SHOWN ON PLAN TO BE INTERNAL AMETER UNLESS OTHERWISE SPECIFIED

ALL PLUMBING AND DRAINAGE TO BE IN ACCORDANCE WITH COUNCIL

REQUIREMENTS ALL LOCATION OF EXISTING PIPES AND INVERTS TO BE DETERMINED

BEFORE PERFORMING WORKS ON SITE PAVED AND CONCRETE AREAS TO FALL TOWARDS PITS AT MIN 1%

NCC 2019 VOL 3 (PCA), AS N2S 3500, BCA VOLUME 2 PARTS 3.1.2 AND 3.5.2 (DEEMED TO SATISFY PROVISIONS)

TW

A2 TUTAL SHEETS

H0.02

04/03/2022

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1

WIVEL AND EXPANSION JOINTS TO BE USED WHEN ISTALLING DRAINS IN HIGH REACTIVE SOILS.

1:100

21E68-8

PE-X PIPES TO AS2492 (HOT AND COLD)

HDPE PIPES TO AS/NZS4130 (COLD ONLY

HOT WATER RISER (PE-X SDR11 U.N.O) TEMPERING VALVE RMC Heat Guard (MIX 20) (50 deg) or approved eq.

MV BALANCING VALVE - Aquastern VT or approved eq. STOP VALVE (NONINAL SIZE BALL VALVE) THERMOSTATIC MONO VALVE Calefi 5213 TM(45deg) or approved eq.

TUNDISH BATH (DN40)

SHOWER (DN50)

TROUGH (DN50

WATER METER

SHOWER SINK

TROUGH

INSULATION SCHEDULE

HEATED WATER PIPES

SLOP HOPPER (DNS)

WATER CLOSET (DN100)

HYDRAULIC NOTES

- NERAL NOTES: THESE DRAWING ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS, PROJECT CONTRACT AND SPECIFICATIONS. STANDARDS REFERENCES ARE THE MOST RECENT VERSION. SEWER, STORMWATER AND WATER SERVICES SHALL BE IN ACCORDANCE WITH THE NCC VOL 3 (PCA), AS3500, WSAA CODES, TASWATER
- 3.
- SEVER, STORWATTER AND YNTER SERVICES SHULL BE N ACCORDINCE MIT THE NOC YOL J POL, ASSIM YMAA COEST, TANKTER AND YOLCOLL, ANDRYTY MHTOU. OT THE STATUTION YMHTOU. OTHER STATUTION VAIHOUTER TO SIFFLY ROUA ACCESS, WATER AND YMAER AS REQUIRED BY THE DESIGN. AND THERE IS ADEQUATE INFRANCIULE OR RINNOWSTAL CANCOTT VERENCE THAT DESIGN AND THERE OF HAND ESIGN. AND THERE IS ADEQUATE INFRANCIULE OR RINNOWSTAL CANCOTT VERENCE THAT DESIGN AND THE ADAL THE ADAL THE ADAL THE ADAL THE ADAL ASSUMPTION ARE DESCRIBED THE FOLLOWING SECTIONS.
- CONFIRMED ON SITE. 5 FOLLOWING AGREEMENT WITH THE SUPERINTENDENT, TERMINATE AND ABANDON REDUNDANT EXISTING SERVICES DISCOVERED DURING
- CONSTRUCTION AND MAKE A NOTE ON AS-CONSTRUCTED DRAWING. LOCATE ALL EXISTING GAS, ELECTRICAL TELECOMMUNICATIONS, WATER MAINS, SEWER MAINS AND STORMWATER MAINS ETC. PRIOR TO 6. THE COMMENCEMENT OF CONSTRUCTION AND ADVISE THE SUPERINTENDENT OF ANYTHING THAT APPEARS NOT BE HAVE BEEN
- CONSIDERED IN THE DESIGN
- CONSIDERED IN THE DESIME PRIOR TO THE COMMENCIATION OF WORKS. WORKAULC LAVOUT TO BE CORENNATED WITH OTHER SERVICES. HYDRAULC LAVOUT AS SHOWN IS NOTIONAL, LAVOUT TO BE CORF RELED ON STRE THE CONTRACTOR IS RESPONSIBLE FOR ENGLANIS THAT A VALID BULDING MAD PLANIN PERMIT AND START WORKS NOTICE IS IN PLACE FOR THE WORK NO THAT THE BULDING SURVIVOR IS NOTIFIED OF ALL STER INSPECTION REQUESTS. THE CONTRACTOR IS RESPONSIBLE. FOR ENGLAND WINY YOR IS NOTIFIED OF ALL STER INSPECTION REQUESTS. 9.
- 10 REINSTATED IMMEDIATELY. ON COMPLETION OF WORKS PROVIDE THREE SETS OF AS CONSTRUCTED DRAWINGS AND SERVICE MANUALS ALONG WITH ELECTRONIC 11
- DRAWING FILES IN POF AND DWG FORMATS SUITABLE FOR READING WITH A RECENT VERSION OF ADOBE/AUTOCAD TO THE SUPERINTENDENT. THE CONTRACTOR IS RESPONSIBLE FOR ORGANIZING ALL SITE INSPECTIONS AND ORSERVING ALL HOLD POINTS NOMINATED WITHIN THE 12
- THE CONTRACTOR IS BESINGLE FOR COMMUNICAL SUITE DEVICTION AND OBSERVING ALL RULE POWERTING THE RESINGUE TO RESINGUE THE RESINGUE THE RESINGUE THE RESINGUE THE RESINGUE THE RESINGUE THE RESINGUE AND RESINGUE THE RESINGUE AND RE
- TRENCHING FOR FLEXIBLE PIPEWORK SHALL BE IN ACCORDANCE WITH AS256 AND AS3500. ALL PIPEWORK UNDER TRAFFICABLE AREAS, SLABS OR PAVEMENTS IS TO BE FULLY BACKFILLED WITH COMPACTED FOR

- RMNATER NOTES. STORMMATER PIPE INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY A 20 YEAR ANNUAL EXCEEDANCE POSSIBILITY (5% AEP) AT

- PROVIDE INSPECTION OPENINGS TO ALL DRAINAGE PIPEWORK IN ACCORDANCE WITH AS3500 REQUIREMENTS EVEN IF NOT SHOWN
- IN DRAWINGS. PIPE AND CHANNEL INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY 20 YEAR ANNUAL EXCEEDANCE POSSIBILITY (5% AEP) STORMS, WITH OVERLAND FLOW PATHS PROVIDED FOR 1% AEP STORMS. IT IS ASSUMED THAT WATER FLOWING ONTO THE DEVELOPMENT SITE IS CONTAINED WITHIN LOCAL AUTHORITY INFRASTRUCTURE FOR 5% AEP STORMS AND THE RDAD RESERVE
- Devicit/ORENT STELLS ONTANGED WITHIN LCCAL AUTHORITY IMPROSTBUTUTE FOR SY ARE STONES AND THE ROAD RESERVE FOR 1% ARE STONES AND WORKMANNER SHALL BE IN ACCOMPANIE WITH THE LCCAL AUTHORITY'S BY LAWS AND ASACRESSING ALL MATTERNES, AND WORKMANNER SHALL BE IN ACCOMPANIE WITH THE LCCAL AUTHORITY'S BY LAWS AND ASACRESSING INSTRULTION HELDREIMST FOR TYPE HIS SUPPORT. BELOW GROUP DEVICEMENT AND FITTINGS TO BE DWN SHALL BE OF SOLVENT CEMENT TYPE OR FLEXIBLE JOINTS MADE WITH APPROVED RUBBERINGS. MEDICING GROUP CHECKING AND AT THE GROUPS SHOWN.
- 10.
- MINIMUM GRADE OF PIPEWORK SHALL BE 1 IN 100 UNLESS NOTED OTHERWISE (U.N.O.).
- MINIMUM SIGNE OF PREVIOUS SHALL BE DATION SURFACE WATER DRAINS, CATO-IPTIS (GRATED PTIS, AND JUNCTION BOXES SHALL BE CONSTRUCTED AS DETAILED OR AS SPECIFICE DIF HE MANUFACTURER.
- 15. ALL MANHOLES TO BE LOCATED CLEAR OF FUTURE FENCELINES.

- SERVER UNCES 1. ALL INTERNAS AND WORK IS TO BE CARRED OUT IN ACCORDANCE WITH ASSIO, NCC VOL. 3 (PCA), TASMAHAN APPENDIX OF THE NCC VOL 3) (PCA), COLINEL STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COLINELS TO EVEL OPHENT E NUMERES C. COPIER THE INCLOTTONIAN DUERE OF THE MOMENTED OUTEF PROFILE TO EVEN TO EVEN LAWING OF ANY TORANS. ASSERTIAN FROM TASWARE ALL INCESSARY CONNECTION REQUIREMENTS AND INSTALL ALL WORK FOR CONNECTION IN CONTRACT ON THE VIEW SERVICE ON TASKING AND AND AND THE AND INSTALL ALL WORK FOR CONNECTION IN CONTRACT ON TASKING AND AND ADDRESSED
- ACCORDANCE WITH THESE REQUIREMENTS. SEWER TRENCHES, PIPE BEDDING AND BACK FILLING TO COMPLY WITH AS2566 & AS3500.2
- ALL PIPEWORK SHALL BE ADEQUATELY SUPPORTED TO AS3500. PIPEWORK SHALL BE CONSTRUCTED OF DWV SN6, U.N.O. PIPEWORK RECEIVING HOT DISCHARGES SHALL BE CONSTRUCTED OF HIGH DENSITY POLYETHYLENE (HOPE) OR CORPER TYPE '8'

- LENSITY FOLVETHICHERE HORE: OR COPRET TYPE 18: PPPRVDRS HULL BE FRESSLESS SING HULESS NON NUMBERD OTHERWISE ON PLANS. PPRVDRS HULL BE FRESSLESS SING HULESS NON NULESS NOT HULESS NOTED OTHERWISE. ALL PPPVVDRS HULL BE CORCELED IN NULLS VOID SPACE DUCTS UNLESS NOTED OTHERWISE. MINAMU SEC OF PPENDONS HULL BE LING FOR IMPACIES AND I IN 60 FOR RANGE UNLESS NOTED OTHERWISE. MINAMU STATE OF APPLICIONER AND MUNILS VOID SPACE SINL BE GRANCESS AND I IN 60 FOR RANGE DOTHERWISE. MINAMU STATE OF APPLICIONER AND MUNILS VOID SPACE SINL BE GRANCESS THE OTHER OTHERWISE. MINAMU STATE OF APPLICIONER AND MUNILS AND FOR AND SINL BE GRANCESS THE OTHER OTHERWISE. MINAMU STATE OF APPLICIONER AND MUNILS AND FOR AND SINL BE GRANCESS THE OTHER OTHER MUNICES MINAMU STATE OF ADALTRY FINITERS BENER AND APPROVENTIONE FOR AN OCOMPACE WITH ASSON REQUIREMENTS. ALL PTITUDES TO BE BOALTED FOR AN APPROVENTIONE FROM TO CONCECTION TO THE SEVER LINE. ALL ATTITUDES TO BE BOALTED FOR AN APPROVENTIONE AND CONCENCING THA ASSON REQUIREMENTS.

- INSPECTION OPENINGS SHALL BE PROVIDED IN ACCORDANCE WITH AS350. ONE OVERFLOW RELIEF GULLY SHALL BE PROVIDED FOR THE SITE WHICH SHALL BE PRIMED BY AN EXTERNAL WATER SOURCE.
- UNE DE EXPECTIONE DEL CALLE SUL EL EXPECTIÓN DE LE DEL SUL EL FARILLE PARAL EL PARAL DE LA MARCHART SOLUCI. EN EL CALLE DEL CALLES SUL EL EXPECTIÓN DE LA DEL SUL EL PARAL DE LA MARCHART SOLUCI. S'ENCL'A FASTAL DE LA DEL CALLES SUL EL CALLES SUL EL CALLES SUL EL ENTATUEL DA LA DEL DE BATTALE DA LA DEL DE S'ENCL'A FASTAL DE LA DEL CALLES SUL EL CALLES SUL EL CALLES SUL EL CALLES SUL EL DEL CALLES DEL CALLES DE SUL EL CALLES DE LA DEL CALLES SUL EL 17

ALL TASWATER TRADE WASTE INSTALLATIONS FOR COMMERCIAL KITCHENS SHALL HAVE NON BYPASSABLE DRY BASKET

BUILDING APPROVAL

BUILDING APPROVA

DESCRIPTION

ALL TARVITEN TRUE (WATE NOTALLINGS FOR COMMERCIAL INTO-INS SHALL INVE IN NI SPHASSHELE DRY BARKET ANDESTOCIE ITTED TO ALL SING & TOO MARTIEL. ANDESTOCIE ITTED TO ALL SING & TOO MARTIEL. ANDESTOCIE ITTED TO ALL SING & FLOOR WATES ALL SING IN GENERAL LEARNING CLASSROOMS SHALL BE RITTED WITH NON TRY ASSAULE DRY BARKET ANDESTORIE. ALL TRUE WATE MARTE ANDESTORIE. 2

04/03/2022

06/09/2021

DATE

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- UNG HYDRAULICS: ALL MATERIALS AND WORKMANSHIP TO BE DONE IN ACCORDANCE WITH AS3660, NCC VOL 3 (PCA), TASMANIAN APPENDIX OF THE NCC VIG. 1 (PA) AND LOCAL ALTROPHY RECURRENTS. "CHARGE IN TRADUCTION OF US OF THE INC. ALL DRAWNER OPENNEST HALL ESCURRENTS." ALL DRAWNER OPENNEST HALL ESCURRENTS." DURING CONSTRUCTION TRANSPORT SHALL ESCURRENTS." DURING CONSTRUCTION TRANSPORTS. ALL OPEN ENDS OF PIPES AND VALVES TO PREVENT ENTRY OF FOREIGN MATTER, DO NOT USE FANGE, PAREF OR WOODEN FULS.

- USE INSIS INVENCION WOODEN FUUS. SUPPY NAN INSTALL FUTURES: VALVES. TAPINARE AND SUNDRY ITEMS AS SCHEDULED WITHIN THE SPECIFICATION PROVIDE FIRE STOPS AS REQUIRED. CONTINCT DRIVINGING RED MOZIMINET, MAD AS SUCH SHON THE INTERF OF DESIGN, INSTALLATION TO BE AS PER ASINGSSISSI. ALLOW FOR ALL BENDS, OF SETS AND OTHER MEASURES AS NECESSARY TO AVIOD INTERFERENCE WITH THE STRUCTURE AND/OR OTHER BUILDING SERVICES. REFER TO ARCHITECTS DEMOLITION PLAN FOR REMOVAL OF EXISTING FIXTURES AND FITTINGS. THE REMOVAL OF EXISTING PLUMBING
- FIXTURES SHALL INCLIDE ALL ASSOCIATED WASTE AND VENT PIPES, FLOOR DRAINS, WATER SERVICE PIPEWORK BRACKETS, SUPPORTS, ETC AND SEAL OFF EXISTING SERVICES. SEAL OFF AND MAKE GOOD ALL FLOOR, WALL AND ROOF PENETRATIONS.
- SUPPORTS ETC MID SEAL OFF EXISTING SERVICES SEAL OFF AND IMAE GOOD ALL FOOR, WILL AND ROOF PREITATIONS. THE LOCATION OF EXISTING SERVICES WILL SEAL OWNER AND AND ALL OR COMPARED AND THE INTERPOSTELE. DETERMINE LOCATION OF EXISTING POWER TELETING, MATERIA AD GRAINAGE SERVICES PRORT TO COMMENCIAN REW WORK. ALL PREITATIONS BHILD DESISTING POWER TELETING, MATERIA AD GRAINAGE SERVICES PRORT TO COMMENCIAN REW WORK. ALL PREITATIONS BHILD DESISTING POWER TELETING, MATERIA AD GRAINAGE SERVICES PRORT TO COMMENCIAN REW WORK. ALL PREITATIONS BHILD DESISTING POWER TELETING, MATERIA AD GRAINAGE OF ELETING SERVICES PRORT TO SERVICE PRORT TO SERVICES PRORT TO SERVICES
- PROOFING. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF FIRE AND SMOKE STOP WALLS. ALL PIPE PENETRATIONS SHALL BE SEALED
- WITH TWO HOUR FIRE STOP SEALANT. INSTALL FIRE STOP COLLARS TO PVC-U OR DWV PIPEWORK PASSING THROUGH FLOO WALLS IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS. PROVIDE SERVICE IDENTIFICATION AND DIRECTION OF FLOW MARKERS TO PPEWORK IN ACCORDANCE WITH AS1345.
- MAKE GOOD ALL DISTURBED SURFACES TO MATCH EXISTING.
- MAINTAIN SERVICES TO EXISTING FIXTURES AT ALL TIMES. WHERE CHANGEOVER IS REQUIRED, LIAISE WITH THE ARCHITECT PRIOR TO THE SHUTTING DOWN OF ANY SERVICE. INCOMPTING DURING OF ANY 3EXYSTE ADDRIVES ADDRIVES CEDTIFICATES WADDANTIES FOR BOARS, ETC. JEON COMPLETION OF
- Control-Low to Provide ad Localizetta, APPROVAS, Centrificates, Warkens, Lob Bollis, Eric, UPRI Campa Campa Can Works To The Anomifect at Lees and Despections to Be includes and Anewales by the Contractor Re-REFER TO THE ANOMIFECT BRANKING FOR SWITTANE AND TAP SELECTIONS. SUPPLY AND FIX ACCESSIONES NECESSARY FOR THE CONFECT INSTALLATION OF THE PRIVILES AND EXOPENDENT.

- WATER NOTES: 1. WATER SERVICES TO BE CONSTRUCTED IN ACCORDANCE WITH AS3500 PARTS 1 AND 4 AND TO THE SATISFACTION OF COUNCILS (OR TAS WATER FOR EXTERNAL) DEVELOPMENT ENGINEER APPROVED PRESSURE DURING VALVES SHALL BE USED TO ENSURE PRESSURE DOES NOT EXCEED SOKPA TO ANY FIXTURE WITHIN A BUILDING, APPROVED PRESSURE LIMITING VALVES SHALL BE LOCATED AS CLOSE AS FRACTICAL TO A BUILDING TO
- ENSURE FRICTIONAL LOSSES WITHIN PIPEWORK ARE MINIMIZED.
- ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY TASWATER AT CONTRACTORS COST UNLESS NOMINATED OTHERWISE ON PLANS. GENERAL MATERIALS. INSTALLATION & TESTING SHALL COMPLY WITH AS3500 PARTS 1 AND 4

- GREIERU, MATERIALS, MSTALLIOTIA I TESTING JHLL COMPY WITH ASSOO PARTS 1 AND 4 La COMPEN PRIVATION SHALL BE HAD ONNIT IBBING THE* COMPONING TO SA 1450, ON TO USE THE VEGA PROMPLESS SYSTEM WITH INTLALTONE NA ACCORDANCE WITH INVARIANCE INSERTING AND SPECTATION. ALL PREVING SHALL BE LADO CHARLE AND THE REVERSE INSTRUCTIONE AND SPECTATION. ALL PREVING SHALL BE CONCALLED UP HAREFORSIBLE INVERSITY PREVIOUS IS DEPOSITION TO ALMOST THE AND ALL INVERSE PREVIOUS SHALL BE LADO CHARLED AND ALL PREVIOUS SHALL AND ALMOST THE METAL COMPOSITION INVERSE PREVIOUS SHALL BE LADO CHARLED AND ALL PREVIOUS SHALL BE INSULATED ANALYSIS INVERSE OF ANAL MARLEN COVERT TO TEORY INCOME THAT ALL PREVIOUS SHALL BE INSULATED ANALYSIS INVERSE OF ANALYSIS INVERSE PREVIOUS SHALL BE HAD DE TOOM INCOME THE PREVIOUS IS DEPOSITION IN ELEVINE THE UNIT ATTACHMENT AND ALMOST TO HAD ANALYSIS INVERSE OF ANALYSIS INVERSE PREVIOUS SHALL BE AND ALL PREVIOUS INFORMATION IN ELEVINE THE UNIT ATTACHMENT AND ALMOST TO HAD AND ALL PREVIOUS INFORMATION OF ANALYSIS INVERSE PREVIOUS SHALL BE AND ALL PREVIOUS INFORMATION IN ELEVINE THE UNIT ATTACHMENT AND ALMOST TO HAD AND ALMOST TO HAD AND ALMOST TO HAD AND AND ALMOST TO HAD AND ALMOST TO HAD AND ALMOST TO HAD AND ALMOST AND ALMOST TO HAD AND ALMOST TO HAD AND ALMOST AND ALMOST TO HAD AND ALMOST AND ALMOST

- PROVIDE STOP VALVES AT ALL BRANCH OFFTAKES. ALL TRENCHES UNDER TRAFFICABLE AREAS, INCLUDING DRIVEWAYS, TO BE BACKFILLED WITH COMPACTED FCR. ELECTROMAGNETIC TRACKING TAPE TO BE PLACED OVER ALL TRENCHES CONTAINING WATER PIPES 50(2) OR GREATER ABOVE

- HUID-IND. ALL BOLTON VIA, VEB SHALL BE POSITIONED IN APPROVED ACCESSBLE LOCATIONS. VIA VES LOCATED IN DUCTS OF WALLS SHALL BE POSITIONED BEIND APPROVED TYPE ACCESS COVERS. ALL DORVED TOLE VIAITS SHALL HAVE UNDON COUPLINGS AND BE ACCESSBLE. GROUP VIAI VES INFEREVER POSSBLE ALL DORVED THE PREVING SHALL BE HAVD DRAWN TUBING TYPE 'E CONFORMING TO AS 1422. ALL DIVIET INFERENCES SHALL BE HAVD DRAWN TUBING TYPE 'E CONFORMING TO AS 1422. THRUIT BLOCKS SHALL BE HAVD DRAWN TUBING TYPE 'E CONFORMING TO AS 1422. THRUIT BLOCKS SHALL BE NATO CHAIN TO HAVE THE DRAWN TO AS ALCO THRUIT BLOCKS SHALL BE NATO CHAIN TO WINT BLOWFROM DROVE ROTAL BETO IL UNIT CUTLET TEMPERATURE TO, SVC TO HOT MARKET TO BE STORDEJ AT IMMANN TO VIAIT TEMPERATURE DOL KINT CUTLET TEMPERATURE TO, SVC TO HOT MARKET TO BE STORDEJ AT IMMANN TO VIAIT BLOWFROM DROVER ROTAL BOT INT CUTLET TEMPERATURE TO, SVC TO ABULTION AREAS, 60°C TO KITCHEN SINK CLEANERS SINK AND LAUNDRY TROUGH AND TEMPERED TO 45°C IN DISABLED, CHILL CARE AND AGED CARE FACILITIES
- CARE AND AGE CARE FACILITIES COLIVINATE, TRAVERED AND HOT WATER PIPEWORK AND VALVES SHALL BE LAGGED AS PER ASIAZS 1004 42018 SECTION & FOR CLIMATE REGISTICA, HOT WATER CIRCULATINO LINE TO BE LAGGED WITH SECTIONAL ROCKWOOL WITH FOR. DUTER COVER STETRINL LAGORIS TO BE UV RODECTED AND LAGORA DE PODECTO MOSTURE HESTO TO HE MICHAE MORTECTER. SOLAN FLORI AND RETURN, LAGORIS BALLA DE ARTED FOR TEURERATIRES UF TO INTO: CHIER LAGORA NATED TO INTO: ALL LAGORIS GIOLO DE FILI ROTECTER COLUMNESTICATION FOR LAGORA TO TO INTO: ALL LAGORIS GIOLO DE FILIR FOR ENGINEENTS. FOR REQUERINTE, MORTE LAGORE DATO TO INTO: ALL LAGORIS GIOLO DE FILIR FOR ENGINEENTS. FOR REQUERINTE MORTE LAGORE DATO TO INTO: ALL LAGORIS GIOLO DE FILIR FOR ENGINEENTS. FOR REQUERINTE, MORTE DE INFORMATION LOVA CAFLE 10
- ORGANIC COMPOUNDS. ONE PRESSURE RELIEF VALVE SET TO 500 KPA SHALL BE PROVIDED TO ALL WATER PIPES AT THE POINT OF ENTRY INTO A 20 BUILDING
- HOSE BIB COCKS SHALL BE 600mm ABOVE FINISHED SURFACE LEVEL AND SHALL BE 20mm IN SIZE, U.N.O., AND FITTED WITH 21 APPROVED VACUUM BREAKERS THE PLUMBER SHALL ARRANGE FOR ALL INSPECTIONS AND TESTING OF SERVICES REQUIRED BY THE LOCAL AUTHORITY PRIOR TO CONCEALMENT. PRESSURE TEST HOT AND COLD WATER SERVICES TO 1.5 TIMES NORMAL NORKING PRESSURE AND FIRE SERVICES TO 1700 KPA MINIMUM PRESSURE PRIOR TO CONNECTION TO EXISTING SERVICES. PUMP EQUIPMENT SHALL BE REMOVED WHILST TESTING IS CARRIED OUT.
- ELAMPIENT SPRLE EN REINVED VIRLST LESTING IS GARDELLOUT. LIL TEMPENNE AUD THEMMOSTATIC MONDE VALUES SMALL BE ASILY LOCATED FOR SAFE OHAS ACCESS. FOLLOWING COMPLETION OF THE WORKS, RUISH AL, PPING SYSTEMS AND LEAVE FREE OF FOREION MATTER, CLEAN OUT AERATORS, STRANERS, FLETERS, ECT, FLOW AND PRESSURE TEST ALL HORDANTS AND HORS RELS.

- FIRE NOTES: 1. INSTALLATION OF FIRE SERVICE WATER SUPPLY INCLUDING HYDRANTS, BOOSTER CONNECTIONS, FIRE HOSE REELS AND 1. INSTALLATION OF FIRE SERVICE WATER SUPPLY INCLUDING HYDRANTS, BOOSTER CONNECTIONS, FIRE HOSE REELS AND 1. INSTALLATION OF FIRE SERVICE WATER SUPPLY INCLUDING HYDRANTS, BOOSTER CONNECTIONS, FIRE HOSE REELS AND 1. INSTALLATION OF FIRE SERVICE WATER SUPPLY INCLUDING HYDRANTS, BOOSTER CONNECTIONS, FIRE HOSE REELS AND 1. INSTALLATION OF FIRE SERVICE WATER SUPPLY INCLUDING HYDRANTS, BOOSTER CONNECTIONS, FIRE HOSE REELS AND 1. INSTALLATION OF FIRE SERVICE WATER SUPPLY INCLUDING HYDRANTS, BOOSTER CONNECTIONS, FIRE HOSE REELS AND 1. INSTALLATION OF FIRE SERVICE WATER SUPPLY INCLUDING HYDRANTS, BOOSTER CONNECTIONS, FIRE HOSE REELS AND 1. INSTALLATION OF FIRE SERVICE WATER SUPPLY INCLUDING HYDRANTS, BOOSTER CONNECTIONS, FIRE HOSE REELS AND 1. INSTALLATION OF FIRE SERVICE WATER SUPPLY INCLUDING HYDRANTS, BOOSTER CONNECTIONS, FIRE HOSE REELS AND 1. INSTALLATION OF FIRE SERVICE WATER SUPPLY INCLUDING HYDRANTS, BOOSTER CONNECTIONS, FIRE HOSE REELS AND 1. INSTALLATION OF FIRE SERVICE WATER SERVICE SERVICE WATER SERVICE WATER SERVICE WATER SERVICE WATER SERVICE SER COMMISSIONING SHALL BE TO THE REQUIREMENTS AND APPROVAL OF THE BUILDING SURVEYOR, TASMANIAN FIRE SERVICE, NCC 2019, AS 2419.1. AS 1221, AS2441 AND TASWATER.
- AS 2415. AS 121. AS 141 HOLDER TO LEARNER. HER HODE RELES AND LE RETAILLEE NOT LACED IN WORKING ORDER AS SOCIA SE BUILDING WORKS PERMITS. ALL BELOW GROUND FIRE SERVICE PHENORS HALL BE HAND DHAININ COPPER TUBE TYPE YE UKLESS NOTED OTHERWISE. ALL ABOVE GROUND FIRE SERVICE PHENORS HALL BE BELORING WITH HOMPED LIGK WARDS THE TUBE THE BUILDING HOM HOMPED BELONATIONE SERVICE PHENORS HALL BE BELORING WITH HOMPED LIGK WARDS THE TUBE THE BUILDING HIM HOMPED ALL PREI SOLATION VALVES SHALL BE SECURED IN THE OPRIN DORTING IN A PARLOCEED GALV BETAL BRANCH HOMPEN HALL FOR PAULOBER IN THE OPPI NOSTING 'LIGK BELL PHENORY AND 'LIGK BERLES HALL BE SERVICES INGLAND VALVET. TO BE PAULOBER IN THE OPPI NOSTING' LIGK BELL PHENORY AND 'LIGK BERLES HALL BE SERVICES INGLAND MALLET TO BE PAULOBER IN THE OPPI NOSTING' LIGK BELL PHENORY AT THE DIRATION CONCENTION THE PRAVARY STEED HALL BE SECURIED IN THE OPPI NOSTING IN THE DIRATION OF CONCENTION TOTER HALL BE SECURIED IN THE OPPI NOSTING IN THE DIRATION OF CONCENTION TOTER HALL BE TO DIRATION TOTER HALL BE SECURIED IN THE OPPI NOSTING IN THE DIRATION OF CONCENTION TO THE HALL PHENORY OF CONCENTION TOTER HALL BE SECURIED IN THE OPPI NOSTING IN THE DIRATION OF CONCENTION TO THE HALL BE SECURIED IN THE OPPI NOSTING IN THE DIRATION OF CONCENTRICITY OF THE SECURIES INCLUNGTONES THE HALL BE SECURIES INCLUNGTONES THE HALL BE SECURIES INCLUNGTONES THE INFORMATION TO THE HALL BE SECURIES INCLUNGTONES THE HALL BE SECURIES I
- ACCORDANCE WITH THE NCC (NATIONAL CONSTRUCTION CODE) CONCRETE ANCHOR BLOCKS OR ENGINEERED MECHANICAL RESTRAINTS SHALL BE PROVIDED AT ALL SUDDEN CHANGES OF DIRECTION. 6.

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MARK & ANGELA NEO

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SANDY BAY TAS 7005

ALDANMARK

- VATER NOTES: ALL WORKS OUTSIDE OF THE PROPERTY BOUNDARY WILL BECOME TASWATER ASSETS.
- ENSURE ALL WORKS ARE INSTALLED IN ACCORDANCE WITH THE APPROVED DRAWINGS AND SPECIFICATIONS NOTED WITHIN THE DRAWINGS AND ISSUED PERMITS ALL OW TO OPCANIES ALL ADDI ICATIONS TO INDEDTAKE TASWATED WORKS AS NOTED.
- I THE APPROVAL DOCUMENTS AND UNDERTAKE ALL REQUIRED INSPECTIONS DURIN
- IN THE APPROVAL DOCUMENTS AND UNDER TARE ALL RECAMPED REPECTIONS DURING CONSTRUCTION CONSTRUCTION WITH PUBLIC WATER IS TO BE CARRED OUT IN ACCORDANCE WITH THE WITHE SUPPLY CODE CANSTRUL WAS 105 2011-31 VERSION 3.1 MRWA EDITION V2.0 AND TASWATER'S SUPPLEMENTS TO THESE CODES AND TO THE
- SATISFACTION OF TASWATER. ALL WORKS ASSOCIATED WITH PUBLIC SEWER IS TO BE CARRIED OUT IN ACCORDANCE. WITH THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02-2014-3.1 MRWA VERSION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES
- AND TO THE SATISFACTION OF TASWATER ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY THE REGULATING AUTHORITY AT COST TO BUILDER UNLESS APPROVED OTHER

GENERAL NOTES: 1. THESE DRAWING ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS, PROJECT CONTRACT AND SPECIFICATIONS. STANDARDS REFERENCES ARE THE MOST RECENT

AS2441 AND TASWATER

OF LINES

ROOFING.

INC KITCHEN).

MANUFACTURER'S SPECIFICATIONS

HYDRAULIC NOTES & LEGEND

ALTERATIONS AND ADDITIONS

DEVELOPMENT APPROVAL

- VERSION THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING ALL SITE INSPECTIONS AND OBSERVING ALL HOLD POINTS MOMINATED WITHIN THE CONTRACT. BY THE BULDING SURVEYOR OR FULMIBING SURVEYOR MOMINAL DIAMETERS FOR PIPES (DN) REFER TO THE INSIDE DIAMETER
- (ID BORE CONCEAL ALL PIPEWORK IN CEILING SPACE, DUCTS, CAVITIES, WALL
- CHASES, CUPBOARDS ETC. UNLESS OTHERWISE APPROVED. ALL PIPEWORK SHALL BE ADEQUATELY SUPPORTED TO AS3500.
- PROVIDE AIR ADMITTANCE VALVES AND ATMOSPHERIC VENTS IN ACCORDANCE WITH ASSS00 REQUIREMENTS.

ADCORDANCE WITH AS3930 REQUIREMENTS. NO SEWER CONNECTIONS SHALL BE MADE WITHIN RESTRICTED ZONES OF STACKS AS PER AS350. INISTALL LONG RADIUS BENDS AT THE BASE OF ALL STACKS AS PER AS3500 AND INCLUDE ALL BRACKETS AND SUPPORTS.

CONFORMING TO AS 1432. ALL TEMPERING AND THERMOSTATIC MIXING VALVES SHALL BE EASILY

LOCATED FOR SAFE OH&S ACCESS. 10. INSTALLATION OF FIRE SERVICE WATER SUPPLY INCLUDING HYDRANTS.

SHALL BE TO THE REQUIREMENTS AND APPROVAL OF THE BUILDING.

SURVEYOR, TASMANIAN FIRE SERVICE, NCC2019, AS 2419.1, AS 1221

A S2441 AND TASYATER. I. ALL BELOW GROUP FIRE BRIVE PIPEWORK SHALL BE HARD DRAWN COPPER TIME TYPE IF UNLESS NOTED OTHERMISE. ALL ABOVE OROLON FIRE SERVICE FIRE/OROL SHALL BE HEDINUUT HOT DOPED OLI VANISED STEEL TUBE WITH 60 MINUTES FIRE RATED SUPPORTS, UNLESS NOTED OTHERWISE. 12. CONCRETE ANKNOR BLOOKS OR ENVELOREERED HECHNICAL, or 13. CONCRETE ANKNOR BLOOKS OR ENVELOREERED HECHNICAL, or 14. CONCRETE ANKNOR BLOOKS OR ENVELOREERED HECHNICAL, OR 15. CONCRETE ANKNOR BLOOKS OR ENVELOREERED HECHNICAL, OR 14. CONCRETE ANKNOR BLOOKS OR ENVELOREERED HECHNICAL, OR 15. CONCRETE ANKNOR BLOOKS OR ENVELOREERED HECHNICAL, OR 15. CONCRETE ANKNOR BLOOKS OR ENVELOREERED HECHNICAL, OR 15. CONCRETE ANKNOR BLOOKS OR ENVELOREERED HECHNICAL, OR 16. CONCRETE ANKNOR BLOOKS OR ENVELOREERED HECHNICAL BLOOKS 16. CONCRETE ANKNOR BLOOKS OR ENVELOREERED HECHNICAL BLOOKS 16. CONCRETE ANKNOR BLOOKS OR ENVELOREERED HECHNICAL BLOOKS 16. CONCRETE ANKNOR BLOOKS 16. CONCRETE ANKNOR BLOOKS 16. CONCRETE ANK

DIRECTION, BOTH VERTICALLY AND HORIZONTALLY AT TEES AND END

AVCID INTERPERENCE WITH THE STRUCTURE AND/ON OTHER BUILDS SERVICES. ALL PENETRATIONS THROUGH EXISTING SUSPENDED FLOOR SLABS SHALL BE ORHLED TO LOCATIONS APPROVED BY THE STRUCTURAL ENGINEER. DRILL PILOT HOLE PRIOR TO CORE DRILLING TO ENSURE

LEARANCE OF BEAMS AND OTHER SERVICES IN SLAB. ALL

PENETRATIONS SHALL BE CORE DRILLED TO SUIT PIPE SIZE

ALLOWANCE FOR 10 MM CLEARANCES SHALL BE MADE FOR FIRE

16. PROVIDE SERVICE IDENTIFICATION AND DIRECTION OF FLOW MARKERS

PRODUCE SERVICE IDENTIFICATION AND DRECTION OF FLOW IMMERSES TO PEPCINEN NA ACCENTED STUTING STORE SMUTTLER AND THP SELECTORS SUPPCY AND FLOK ACCESSORE SHOE CRESSARY FOR THE CORRECT INSTALLATION OF THE FIXTURES AND EQUIPMENT.
 SOURD BIOLATION TO BE PROVIDED TO ACCEMENTACE WITH INCO FSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE DEPCINIANCE OFFER AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND LEET PEPCINIANCE OFFER AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND LEET PEPCINIANCE AND LOCACEMENT AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND LEET PEPCINIANCE ACTION AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT AND ACT PSS TO LEET PEPCINIANCE OFFER AND LOCACEMENT ACT PSS TO LEET PEPCINIANCE OFFER AND LOCAC

(INC KITCHEN). 19. FIRE COLLARS TO BE PROVIDED AT ALL SLAB AND FIRE RATED WALL

PENETRATIONS (REFER ARCHITECTS PLANS) AND INSTALLED AS PER

BEWARE OF UNDERGROUND SERVICES THE LOCATION OF UNDER GROUND SERVICES ARE POXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE

PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN

RESTRAINTS SHALL BE PROVIDED AT ALL SUDDEN CHANGES OF

 OF LINES
 FIRE COLLARS TO BE PROVIDED AT ALL SLAB PENETRATIONS PRE-DOLLING IN DE PHONDEU AL ALL SUB-PEREINAL DAD CONTRACT DRAINING ARE DIAGRAMMATIC AND ÀS SUCH SHOW THE INTERT OF DESIGN. INSTALLATION TO BE AS PER ASARCSSSO. ALLOW FOR ALL BENDS, OFFSETS AND OTHER MEASURES AS NECESSARY TO AVIDI INTERFERENCE WITH THE STRUCTURE AND/OR OTHER BULCHIG

BOOSTER CONNECTIONS, FIRE HOSE REELS AND COMMISSIONING

SUPPORTS. ALL COPPER PIPEWORK SHALL BE HARD DRAWN TUBING TYPE 181

Page 260 ATTACHMENT B

ISETOS: THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: HOW TO MANAGE AND CONTROL, ASBESTOS IN THE WORKPLACE' (CP11) AND HOW TO SAFELY REMOVE ASBESTOS' (CP115) STANDARD CONTROLS. FOR ALTERATIONS TO OR DEBUCITION OF A BUILDING CONSTRUCTED PRIOR TO 1990, IF THE

1990 - IT MAY CONTAIN ASBESTOS; 1986 - IT IS LIKELY TO CONTAIN ASBESTOS; EITHER IN CLADDING MATERIAL OR IN FIRE-RETARDANT

INSULATION MATERIAL. IN EITHER CASE, THE BUILDER SHOULD INSPECT AND, IF NECESSARY, HAVE ANY ASBESTOS REMOVED BY A SLITABLE QUALIFIED PERSON BEFORE DEMOLISHING, CUTTING,

PRIOR TO ANY WORKS COMMENCING AN APPROPRIATE METHOD OF PAINT REMOVAL AND DISPOSAL

Рябок То Ант Works Commencing An APPGORIALE METHOD OF PMAIT REMOVAL AND DISPOSAL IS TO BE CETERINADE PARTICILARY ON HISTORIC STULUTURES COATINAD COAT TAR EPOCKES, BITLMEN AND ASHNALTS, ZNC CHROMATE AND LEAD ANCHO CHESS PRESENT A HALTH RISK ACQUIET SCREENING TO SCREPHONED TO THE FURLIL CAN THE SURPOLIADING ENVIRONMENT DURINO PAINT REMOVILA, AND CLEANING CHEATING ENVIRONMENTALLY PARPOPERIATE HERD CONTROL AND CLEANING CHEATING ENVIRONMENTALLY APROPERIATE HERD CONTROL AND CLEANING CHEATING ENVIRONMENTALLY APROPERIATE HERD CONTROL AND CLEANING CHEATING ENVIRONMENTALLY

WANAGING RISKS OF HAZARDOUS CHEMICALS IN THE WORKPLACE" (CP120) STANDARD CONTROL

ILLENEU WHITERNILS: MANY MATERNILS USED IN CONSTRUCTION CAN CAUSE HARM IF INHALED IN POWDERED FORM PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENA OR DEMOLITION SHOULD ENSURE GOOD VENTLATION AND WEAR PERSONAL PROTECTIVE ENDEMOLITION SHOULD ENSURE GOOD VENTLATION AND WEAR PERSONAL PROTECTIVE

THE DESIGN OF THE BUILDING MAY INCLUDE PROVISION FOR INCLUSION OF TREATED TIMBER. THE DEBICITO'S THE BLILDING LWAY INCLUDE HIGH YOUND HOW INCLUDENCE IN HIGH TEST TRADEH WORKING GOO HE THE BLILDING LWAY INCLUDE HIGH YOUND HOW INCLUDENCE IN HIGH YOUND HOW INCLUDENCE OF DEMALTION HOULD ENSINE GOOD VENTILATION HOW DEAR PERSIONAL MATTERNAL FOR AUCURING PROFESSION ANALIST HAN HANN YOUNT HAT MAY CAUSE HAVRING MATTERNAL TO BE RELEASED, DO NOT UNIN TRAVET DIMERER.

MANY TYPES OF GLUES, SOLVENTS, SPRAY PACKS, PAINTS, VARNISHES AND SOME CLEANING MATERIALS AND DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED

SHOULD BE KEPT WELL VENTILATED WHILE THE MATERIAL IS BEING USED AND FOR A PERIOD AFTER NOTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REDURED. THE MANUFACTURERS RECOMMENDATIONS FOR USE MAST BE CAREFULLY FOLLOWED AT ALL TIMES.

SYNTHETIC MINERAL FIBRE: 1. GLASS FIBRE, ROCK WOOL, CERAINC AND OTHER MATERIAL USED FOR THERWAL OR ACOUSTIC INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFLI. IF INIALED, OR IF IT COMES INTO CONTACT WITH THE SKIN, EYES OR OTHER SENSITIVE PARTS OF THE BODY, PERSONAL

PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL.

SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION MATERIAL

THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF

PRACTICE: "CONFINED SPACES" (OP103) AND AS 2865 STANDARD CONTROLS. ENCLOSED SPACES WITHIN THE BULDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, MAINTERNANCE OR AWY OTHER PURPOSE. WHERE WIGHNERS ARE

REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT SHALL BE PROVIDED. ONLY TRAINED PERSONNEL ARE TO ENTER A CONFINED SPACE AND THE CONTRACTOR IS TO PREPARE A WORK METHOD

STATEMENT ADDRESSING MITIGATION OF RISKS FOR ANY SUCH WORKS. ADEQUATE

SIGNAGE IS TO BE PROVIDED TO ALL TEMPORARY AND PERMANENT CONFINED SPACES IN

THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "WANAGING NOISE AND PREVENTING HEARING LOSS AT WIDRY" (CP118) STANDARD CONTROL

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NEAN INE DOLLDINGS. THIS BUILDING HAS BEEN DESIGNATED AS A RESIDENTIAL BUILDING, IF THE BUILDING, AT A LATER DATE, IS: USED OR INTERVIED FOR USE AS A NORKFLACE. THE PROVISIONS OF THE WORK HEALTH AND SAFETY ACT 2011 OR SUBSECUENT REPLACEMENT LEGISLATION SHOLD BE APPLIED TO THE

τw

A2 TOTAL SHEETS:

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04/03/2022

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EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING, CUTTING OR OTHERWISE DISTURBING OR CREATING POWDERED

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE:

SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.

BUILDING WAS CONSTRUCTED PRIOR TO:

HAZARDOUS SUBSTANCES

MATERIAL

VOLATILE ORGANIC COMPOUNDS:

TREATED TIMBER

CONFINED SPACES

ACCORDANCE WITH AS 2865

OPERATIONAL USE OF BUILDING

NEW USE.

WORKPLACE HEALTH AND SAFETY NOTES.

ALTERATIONS AND ADDITIONS

DEVELOPMENT APPROVAL

WORKPLACE HEALTH AND SAFETY NOTES

- THE FOLLOWING RISK MITIGATION NOTES HAVE REEN PREPARED TO ADVISE THE 'PERSON CONDUCTING A THE FOLLAMENTS FILSE IN THAT INTER THE BERN PREVATED TO AUTISE THE PERSON CONDUCTS BUSINESS OF UNDERTAINING (OSU), OT HE HEALTH AND SAFETY ASPECTS OF THE DESIGN IN ACCORD WITH THE WORK HEALTH AND SAFETY ACT 2011 AND ARE PERTINENT TO ANY TIME WHEN THE BUILDING PERATES AS A WORKPLACE
- THESE NOTES MAY NOT NECESSARILY ACCOUNT FOR ALL CONSTRUCTION, OPERATION, MAINTENANCE AND DEMOLITION PRACTICES AND SAFETY RISKS. INCLUSION OR EXCLUSION OF ANY ITEM DOES NOT ABSOLVE THE OWNER, CONTRACTOR, USER, MAINTAINER OR DEMOLISHER OF THEIR OBLIGATIONS TO UNDERTAKE APPROPRIATE RISK MANAGEMENT ACTIVITIES AND IT IS NOT AN ADMISSION THAT ANY ITEM BELOW IS THE RESPONSIBILITY OF ALDANMARK.
- ADDITIONAL GUIDANCE ON WORKPLACE HEALTH AND SAFETY IS PROVIDED IN THE FOLLOWING CODES OF PRACTICE, WHICH THE CONTRACTOR IS TO COMPLY WITH AS APPLICABLE:

- PRACTICE, WHICH THE CONTINUENCE TO COMPLY WITH AS APPLICABLE: CONSTRUCTION WORK (PDM), HOW TO MANAGE MODIN FALL THAND SAFETY RISES' (PDH); SAFE DEGINA OF STRUCTURES' (PDH); SAFE DEGINA WWW.SAFEWORKAUSTRALIA.GOV.AU AND SHOULD BE CONSULTED PRIOR TO WORKS COMMENCING ONSITE
- 6 WHERE APPLICABLE, THE SPECIFIC RISKS ASSOCIATED WITH THIS PROJECT HAVE BEEN ASSESSED AND ARE SUMMARISED IN THE ATTACHED RISK ASSESSMENT / HAZARD IDENTIFICATION REPORT.
- SUMMARSED IN THE ATTACHED TRIK ASSESSMENT INAZARO DEMITICATION REPORT. ITS THE CONTRACTORS REPORTINGUENT TO DEMITIF ALL ASSOCIATED RISS OF THE CONSTRUCTION PROCESS AND TO REPARE ADDILATE ARTE WORK MICHING STATEMENTS AND JOS SAFET ANALYSIS. TEMPORANT STULTURES AND CONTRACTOR EXECTION PROCEDERS ARE CONTRACTOR UNALTED ESSENTAL TO THE DESCUTION OF THE DESIGN AS INTERED IN THE DOCUMENTS PROVIDED, DETALED PROCEDINGS UNAL DESCUTION OF THE DESIGN AS INTERED IN THE DOCUMENTS PROVIDED, DETALED PROCEDINGS UNAL DESCUTION OF THE DESIGN AS INTERED IN THE DOCUMENTS PROVIDED, DETALED PROCEDINGS UNAL DESCUTION OF THE DESIGN AS INTERED IN THE DOCUMENTS PROVIDED, DETALED AND OFFICIENT ERECTION OF THE ORDER OFFICIAL DESCUTION OF THE ADDILATED THE PROVIDED AS INTERVIDED AND OFFICIENT ERECTION OF THE ORDER OFFICIAL DESCUTION OF THE ADDILATED THE DESCUTION OFFICIAL ADD OFFICIENT ERECTION OF THE ORDER OFFICIAL DESCUTION OFFICIAL STOLED ADD OFFICIENT ERECTION OF THE ORDER OFFICIAL DESCUTION OFFICIAL STOLED ADD OFFICIENT ERECTION OF THE ORDER OFFICIAL DESCUTION OFFICIAL DESCUTION OFFICIAL DESCUTION OFFICIAL DESCUTION OFFICIAL DESCUTION OFFICIAL ADD OFFICIENT ERECTION OF THE ORDER OFFICIAL DESCUTION 6

SITE

RUPTURE OF SERVICES DURING EXCAVATION FOR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RUPTURE OF SERVICES DURING EXCANTOR FOR OPERACTIVIT OPERATES AVAILET OF BRISS INCLUMN RELAGED OF HAZDROUGH METERIL, EDITING BENOTES MAY ELECOTED ON OF ADJUDIO THE BULGOS BITE WHERE KNOM, THE'EL ARE IDENTIFIED ON THE BUNNINGS HOVEVER THE EXACT LOCATION AN EXTENT OF SERVICES MAY HAVE FRAM THE INCLATIOL SERVICES AVAILES SHOLD BULGOST TO BUNNING APPROPRIATE EERVICE. APPROPRIATE EXCANTON FRACTICE SHOLD BE LUED AND, WHERE RECESSARY, SPECULIST CONTRACTORS SHOLD BE LUED AND, WHERE RECESSARY,

SITE ACCESS / TRAFFIC MANAGEMENT

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: 'TRAFFIC MANAGEMENT IN WORKPLACES' STANDARD CONTROL. ESPECIALLY FOR BUILDINGS ON A MAJOR, NARROW, OR STEEPLY INCLINED ROAD: PARKING OF VEHICLES OR 2
- ESPECIALLY FOR BILLIONES ON A MUDE, WARKOW, OR STEERY MICLINE DRADE PARKING OF VEHICLES OR LIODARIS (URLACING) OF VEHICLES ON THE ROUMANY MAY CAUSE A TARFET HAANDON DURING CORSTRUCTION, MAINTERNACE OR CERNICIDOS OF THE BULLIONE, DESIGNATED PARKING FOR WORKERS AND LONDAN AREAS SHOLD BE PROVIDENT FOR ALL BULLIONS, STARFET CHAMAGENERT PAR SUBJECTES DE TRANSIE DE MUDEL DE CESSEE FOR ALL BULLIONS, STARFET CHAMAGENERT PAR SUBJECTES DE TRANSIE DE MULLI ACCESSE TO ALCI DE INFLUENTED CRI THE WORK SITE. PULLIL ACCESSE TO CONSTRUCTION ON EDUCITION STEE SAN TO TARÉS MUDEL DE MUSE TO WORKERS AND THE FURLE, VIARAMINA SUDIA NO SELDIE BARRENST DI MUTICAREDA ALCESS INCLI DE PONDED, MERGE DE LECTRICA, INFLUENTION, EDAVITATION, RAVIO ON LODE MERLALS AND FRESHIT, THE "SMOLD DE SECUREDO MUREINIST TAL'S MORTINIST.
- 4
- ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT. TO ENSURE THAT SURFACES HAVE NOT MOVED OF CRACKED SUCH THAT THEY BEOME UNEVEN AND PRESENT A TRIP HAZARD. SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SUP OR TRIP HAZARD SHOLD BE CLEANED OR REMOVED FROM ACCESS WAYS.
- LEAVED OR REMOVED FROM AGCESS WAYS CONTRACTORS BYOLD ELER EDUCATED TO MAINTAIN AT THY INCIDENT CONTRACTORS BYOLD AND A THE MAINTAIN AND AND ALL REPORTS TO MAINTAIN AT THY INCIDENT CONTRACTORS BYOLD AND A THE MAINTENANCE BYOLD BE STORED TO RESOLUTE AND A REAS AWAY FROM ACCESS WAYS AND YORK KREAS CONTRACTORS BYOLD BE STORED TO RESOLUTE AND A REAS AWAY FROM ACCESS WAYS AND YORK KREAS CONTRACTORS BY OLD RELEASED WITH AND RECESSANT TO ANTERNA TO CONTRALTE TO CARE ACCESS TO THE BULKING, SUCH AS THADRALS SCAFFLIDING, ACCESS STARS F YALL ARREST SYSTEMS ETC, MAINT THAF FLACE PRIOR TO PROGRESSING WITH ANY OTHER WORKS FOR WHICH THORE LEAVED THE LE REQUIREL.

- IF THE BUILDING SITE IS ADJACENT TO ANY BODY OF WATER ADEQUATE PROTECTION AND ACCESS PREVENTION
- P Intellicitiona site la cubicate i loveri poli ne writer cubicate cubic previote i lovere policitis de la cubicate a lovere policitis de la cubicate de la cubicateri de la

FIRE AND EMERGENC'

E AND DEWRENCY. ADECULTE STEEDEDFC FRE ECUPRENT AND EMERGENCY EVACUATION PROCEDURES ARE TO BE PROVIDED AND MUNTANED BY THE CONTRACTOR DURING WORKS ONSITE ACCORDING TO A SAFE WORK METHOD STATEMENT TO BE PREPARED BY THE CONTRACTOR PRIOR TO WORKS COMMENCING ONSITE. PRIOR TO THE COMMISSIONNO OF THE SULDING, INMU, IRRE PROTECTION EQUIPMENT SHULL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.C.C.A.

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: WORKING IN THE
- 3. OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DAVGEN OF THIS OCCUPANTION, POWER LINES SHOLD BE, WHERE PRACTICAL, DISCONNECTED OR RELOCATED. WHERE THIS IS NOT PRACTICAL, LISEN Y UNLESS HOLD BE, SHOL APPROACH DISTANCES SHALL BE ESTABLISHED AND MAINTAINED

HAZARDOUS MANUAL TASKS

THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: 'HAZARDOUS MANUAL

BUILDING APPROVAL

BUILDING APPROVAL

DESCRIPTION

TASKS" (CP110) STANDARD CONTROL. COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25 KG SHOULD BE LIFTED BY TWO OR MORE 2.

WORKERS OR BY A MECHANICAL LIFTING DEVICE. ALL MATERIAL PACKAGING, BUILDING AND MAINTENIANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES AND WHERE PRACTICAL ALL ITEMS SHOLD BE STORED ON STEIN A WAY THAT MININGES BENDING BEFORE LIFTING. ADVICE SHOLD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR.

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "EXCAVATION WORK" (CP10) STANDARD CONTROL. CONSTRUCTION OF THE BUILDONG AND SOME MAINTENANCE ON THE BUILDING MAY REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN THE EXCAVATION, WHERE PRACTICAL.
- INSTALLATION SHOULD BE CARRED OUT USING METHODS THAT DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION, WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED
- ENTER THE EXXAVATION WHER THIS IS NOT PRACTICAL, ADDUATE SUPPORT FOR THE EXXAVATE MERG SHALL BEYONDOID TO PRIVENT CULARSE, WANNING SHAN DA BRAVERS TO PREVINT ACCORDANT, OR UNUTHICHES ACCESS TO ALL EXXIVATIONS SHALL BE PROVIDED. WA UNUDING ACCORDING SHALL SHARES OF TALLING MONO COPEN DORES. ALL EXCESS THEREFORE, ARE TO BE CONDETE FILLED AS SCON AN POSSIBLE. IN THE INSATILIA, ADDUATE DIFFECTION AND AND EXCESS PREVENTION SHALL BE PROVIDED. THE CONTINUOUS IN THE CASE OF AN ALERS MERTING THE STC BEFORE CONDUCTING AND EXCANLING WANDERS. IN THE INVESTIGATION REPORTS ETC. BEFORE CONDUCTING AND EXCANLING WANDERS. IN THE INVESTIGATION REPORTS AT HUMB THE CONTINUOUS IN THE CASE OF AN AREAS MERTING INTERFORM AND ADDUATED AND EXCANLING WANDERS. IN THE INVESTIGATION REPORTS AT HUMB GOUND CONTINUATION PRESENT, ADJUATED DEFONL ST CONDUCTING THAT ALL BE ENGAGED TO PROVIDE REMEMAN, WANDE SCIENCE AND ADDUATIONS STRUCTURES.

CONSTRUCTION

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE "FORMWORK AND FALSEWORK" STANDARD CONTROL. ALL FORMWORK AND SUPPORTING SCAFFOLD STRUCTURES MUST BE DEIGNED TO CARRY THE
- CONSTRUCTION LOADING SPECIFIED WITH THIS SET OF DOCUMENTATION. INSITU FORMWORK EG. BONDEK / CONDECK MJST BE INSTALLED TO MANUFACTURES INSTRUCTIONS
- AND SUPPORTED DURING CONSTRUCTION AS RECOMMENDED. TEMPORARY SUPPORTS ARE NOT PROVIDED AS PART OF THIS DOCUMENTATION.
- PROVIDED AS FARIT OF THIS DOCUMENTATION. SLABS THAT SUPPORT CONTINUE TIMENOPARY STRUCTURE MUST BE BACK PROPPED, BACK PROPPIDA MUST BE CHECKED AND APPROVE PROINT ON ANY ADDITIONAL CONSTRUCTION LOADING. WALLS, COLUMIN AND OTHER VERTICAL FORMATORS MUST BE CHECKED AND DESIGNED FOR POTENTIAL HYDROSTATIC LOADING DURING CONCRETE PLACEMENT.

- PRECAST PANEL ERECTION: 1. THE CONTRACTORIS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "PRECAST TUT-UP AND CONCRETE ELEMENTS IN BUILDING CONSTRUCTION" AND AS 3569 STANDARD CONTROLS.
- CONTROLS. CONTRACTOR IS TO ENSURE THAT CRANE SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR CAMAGET BEFORE PARELS ARE ERECTED. THIS IT TO INCLUE BUT IS NOT LIMITED TO CARAE SUPPORT BEARING, LOCATION OF UNDERGROUND SERVICES, OVERTURNING, LIFTING CAPACITY OVERHEARD GOSTRUCTIONS AND TRAFFIC HAZARDS.

- OVERHEARD GESTILLCTING NAD TRAFFIC HAZARDS. CHAIN AND SUBSET UP BOR PARES TO BE CHECKED RAINST APPROVED PANEL LIFTING PAINT, WHER APPROVINGT IN APPROVED PIRAL ADDRESS AND TO BE UNDER. BESTINCTED DURING LIFTING. PARES REAVING AND LOCATING FLATES AND DOWNES ARE TO BE CHECKED FOR FINAL LOCATION. PARES REAVING AND LOCATING FLATES AND DOWNES ARE TO BE CHECKED FOR FINAL DOCATION. PARES REAVING AND LOCATING FLATES AND DOWNES ARE TO BE CHECKED FOR FINAL DOCATION. PARES REAVING AND LOCATING FLATES AND DOWNES ARE TO BE CHECKED FOR FINAL DOCATION. APPROFINETE CHECKS AND DESIGNE FOR CRAVACTINI, MARREE AND CONTURATION OF FINDED IS TO BE CONDUCTED PROFILE TO RECORDER STRUCTURE STRUCTURE DOWNES FOR THE TO BE CHECKED FOR FINAL DOCATION. CONSTRUCTION IS NOT PROVIDED AS PART OF THESE DESIGN DOCUMENTS AND MUST BE OBTAINED PRIOR TO ERECTION

STRUCTURAL STEEL ERECTION

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: 'WELDING PROCESSES" (CP134), "ABRASIVE BLASTING" (CP101) AND "SPRAY PAINTING AND POWDER COATING" (CP131 STANDARD CONTROLS. CONTRACTOR IS TO ENSURE THAT CRANE SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR
- CONTRACTOR IS TO BEILURE THAT CRAME SEE MOI DCATTORI IS AREQUITELY ASSESSED FOR CARACTY BEFORE THE FRAME SEE BEFORE THIS IT TO NUCLING BUT IS NOT UNTED TO CRAME SUPPORT BEARING, LOCATION OF UNDERNICIDAD BERINDER, OVERTURING, LETING CAPACITY, CHAN AND, LING SEE THE FOR FRAMMA DEVERSION STO DE CENCED, ANART SPROVED (LITING POINTS, WHERE APRIOPHILT IM APPROVED SPRACER BEMI IS TO BULGED, PAIRWAYS OF CORFRECT DIVISION FRAMING IMMERSE AND TO ECCEVED ANART SPROVED UTING DOWNS, MARKER APROPRIATE IM APPROVED SPRACER BEMI IS TO BULGED. TO MESS RESTRICTED OWNERAL LITING. LINDFORM FOR MONOMING UNDER STO DE FORMANCE STORE STALLITY OF THE FRAMES DURING DIRING AND FORMAN UNDER LITING.
- 5.
- ALL STEEL FRAMES ARE TO BE TEMPORARY BRACED, UNTIL STRUCTURE IS FULLY ERECTED AND ALL
- CONVECTIONS BOLTED OR WELDED TOGETHER AS REQUIRED. TEMPORARY SUPPORTING STRUCTURE DURING CONSTRUCTION IS NOT PROVIDED AS PART OF THESE DESIGN DOCUMENTS AND MUST OBTAINED PRIOR TO ERECTION. SITE BASED TREATMENTS OF STEEL FRAMING MEMBERS (EG. CUTTING, WELDING, GRIT BLASTING,
- STE BASED TREATMENTS OF STELL FRAMMIG MEMBERS (EG. CUTINA; WILDING, GMT BASTINA; SMRAY PANTINA CC; IS TO BE MINAROBI WHEREVER POSSILE = STE BASED TREATMENT IS UNWOODBLE, ADEQUATE POTOTCTON, SCHEENING AND VENTLATION TO MININGE HAZANOS TO PRESIONEL, ISTO EMPROYED. AVOID STE BASE HOT WORKS WHERE POSSILE, IF UNWODBLE, STE SPECIFIC PROCEDURES FOR HOT WORKS PERMIS TECT, ARE TO BE FOLLOWED.

6.

04/03/2022

06/09/2021

DATE

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "MANAGING THERISK OF FALLS AT WORKPLACES" (CP122), "PREVENTING FALLS IN HOUSING CONSTRUCTION" (CP127), "SCAFFOLDS AND SCAFFOLDING WORK" AND AS 1657 STANDARD CONTROLS.
- SCAFFOLDING MUST BE SECURED AND BRACED TO RESIST OVERTURNING. SINGLE PROPS MUST NOT BE USED UNLESS A DESIGN CHECK ON STABILITY IS MADE AND THEY ARE FIXED TO A STABLE BASE AT
- BE COSE MIDPOINTS. CONTRACTOR IS TO USE PASSIVE FALL PREVENTION DEVICE IF POSSIBLE (IE. FIXED PLATFORM.

- CONCRETE STRESSING: 1. CONTRACTOR IS TO ENSURE THAT CONCRETE STRENGTH MEETS REQUIRED CAPACITY AT TIME OF STRESSING. STRESSING. RESTRICTED STRESSING AREAS ARE TO BE PROVIDED TO ALL AREAS WHERE STRESSING IS TAKING.
- PLACE BOTH AT LIVE AND DEAD ENDS OF STRESSING DUCTS.
- PLACE DOTI AL LIVE AND DEAD ENDS OF 3 THESSING DUCTS. CONTRACTOR MUST ENSURE THAT ALL TIMES DURING STRESSING ONLY GUALIFIED AND APPROVED PERSONNEL INVE ACCESS TO DESIGNATED ETRESSING APEAS. SLASS THAT SUPPORT CONTINUED TEMPORARY STRUCTURE MUST BE BACK PROPPED, BACK PROPPING MUS BE DIECKED AND APPROVED PROK TO ANY ADDITIONAL CONSTRUCTION LOADING.

ALDANMARK

- CAMES AND OTHER INCOMPACE PUMIT. In the contractions in to conduct mores in accordance with the codes of Practice. "Cames" managing the fixed of Pumit in the WorkPLACE" (PH23). Industrial LIFT TRUDGY and as 3500 STAMARD CONTROLS. MICHAEL LIFTING OF MALTIPELS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE ON DEPAOLTION PRESENSE ARE OF FALLURG CAST. CONTRACTORS INCLU DEBUGE THAT APROPHARE LIFTING DEPAOL TO DEPAOLTING OF TALLURG CAST. CONTRACTORS INCLU DEBUGE THAT APROPHARE LIFTING DEPAOLTION.
- ARE USED, THAT LOADS ARE PROPERLY SECURED, AND THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.
- CONTRACTOR IS TO ENSURE THAT CRANE SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR CAPACITY BEFORE ANY LIFT. THIS IT TO INCLUDE BUT IS NOT LIMITED TO CRANE SUPPORT BEARING, LOCATION OF UNDERGROUND SERVICES, OVERTURNING, LIFTING CAPACITY, OVERHEARD OBSTRUCTIONS AND TRAFFIC

- STRUCTURAL STEEL ERECTION: 1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: WELDING PROCESSES" (CHID), VERASIVE BLASTING" (CP101) AND "SPRAY PAINING AND POWDER COATING" (C STANDARD CONTROLS.
- S (ARUNAD CONTINUES) CONTRACTOR IS TO ENSURE THAT GRAVE SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR CAPACITY BEFORE THE FRAVE IS REPORTED THIS IT TO INCLUDING BUT IS NOT LIMITED TO GRAVES SUPPORT BEARING, LOCATION OF UNDERGROUND SERVICES, OVERTHINING, LETING CAPACITY, OVERHARD DESTRUCTIONS AND TRAFFIC HAZARDS
- CHAIN AND SLING SETUP FOR FRAMING MEMBERS IS TO BE CHECKED AGAINST APPROVED LIFTING POINTS.
- UNKI MAN SUMD SC UNTERTINUM SECRETS IS TO BE UNCLUMATING ANTIVIDUE OF THIS PAINTS. WHERE APPROPRIATE AN APPROVED SPREADER BEANT TO BE USED. PATHAWYS OF OXFRIEAD TRAVEL OF FRAMING MEMBERS ARE TO BE CLEARLY MARKED AND ACCESS TO THESE RESTRICTED DURING LIFTING. TEMPORARY PROPINS WORK IS TO BE PROVIDED TO ENSURE STABILITY OF THE FRAMES DURING ERECTION.
- NESTRUCTION DRIVEN LT HIM. TEMPORARY PROVING VIOL IS TO BE PROVIDED TO ENSURE STABILITY OF THE FRAMES DURING ERECTION. ALL STEEL FRAMES ARE TO BE TEMPORARY BRACED. UNTIL STRUCTURE IS FLLLY ERECTED AND ALL CONSECTIONS BUT TO DRIVELEDE TOGETHER AS RECOUNDE TEMPORARY SUPPORTING STRUCTURE DURING CONSTRUCTION IS NOT PROVIDED AS PART OF THESE DESIGN DOCUMENTS AND MUST OBTAINED PROVI TO THE DESIGN OF THE DESIGN OF THE DESIGN DOCUMENTS AND MUST OBTAINED PROVIDED AND PROVIDED AS ERECTION.
- SITE BASED TREATMENTS OF STEEL FRAMING MEMBERS (EG. CUTTING, WELDING, GRIT BLASTING, SPRAY PAINTING, ETC.) IS TO BE MINIMISED WHEREVER POSSIBLE. IF SITE BASED TREATMENT IS UNAVOIDABLE, ADEQUATE PROTECTION, SCREENING AND VENTILATION TO MINIMISE HAZARDS TO PERSONNEL IS TO BE POWDED
- AVOID SITE BASE HOT WORKS WHERE POSSIBLE. IF UNAVOIDABLE, SITE SPECIFIC PROCEDURES FOR HOT WORKS PERMITS ETC. ARE TO BE FOLLOWED.

- IRRING AT HEIGHTS: THE CORTINGTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "MANAGING THEREISK OF FALLS AT WORK FACES ("CPT22), "REVENTING FALLS IN HOUSING CONSTRUCTION" (CPT27), "SCAFFCLDS AND SCAFFCLDBW WORK AND AS HER STANDARD CONTINUES." SCAFFCLDBW WORK AND AS HER STANDARD CONTINUES OVERTURING, SINCLE PROPS MUST NOT BE USED
- UNLESS A DESIGN CHECK ON STABILITY IS MADE AND THEY ARE FIXED TO A STABLE BASE AT MIDPOINTS. 3. CONTRACTOR IS TO USE PASSIVE FALL PREVENTION DEVICE IF POSSIBLE (IE. FIXED PLATFORM, CHERRY PICKERS,

CONCRETE STRESSING

- ANCHE'S TRIESSING. CONTRACTOR IST DENSING THAT CONCRETE STRENDTH MET'S REQUIRED CAPACITY AT THE OF STRESSING. RESTRETES STRESSING AREAS ARE TO BE PHONDED TO ALL AREAS MIREES STRESSING IS TANON PLACE BOTH AT LUE MOL DEAD OF STRESSING AUCKS. CONTRACTOR HUST ENSINE THAT AT ALL THESE DURING STRESSING ONLY QUALIFIED AND APPROVED PERSONALE, HUNG ACCESS TO DEGISIONED TO TESSING AREA. SLARS THAT SUPPORT CONTINUED TERMORARY STRECTURE MUST BE BACK PROPED. BACK PROPING MUS BE OPECIDED AND PROVED PRORT ON AN ADDITIONAL OF MUST BE BACK PROPENDE AND APPROVED PROFILED STRESSING AREA.

CRANES AND OTHER NECHANICAL PLANT

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE 'CRANES', 'MANAGING THE RISKS OF PLANT IN THE WORKPLACE' (CP123), 'INDUSTRIAL LIFT TRUCKS' AND AS 2550 STANDARD CONTROLS
- MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS, CONTINUETORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED, THAT LODGS ARE PROPERLY SECURED, AND THAT ACCESS TO AREAS BELOW THE LODG IS
- PREVENTED OR RESTRICTED. CONTRACTOR IS TO ENSURE THAT CRAME SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR CAPACITY BEFORE ANY IFT. THIS IT TO INCLUDE UT IS NOT LIMET TO CRAME SUPPORT EARING, LOCATION OF UNDERGROUND SERVICES, OVERTURNING, UFTING CAPACITY, OVERHEARD OBSTRUCTIONS AND TRAFFIC HAZARDS

EXISTING BUILDINGS

ENGINEER

MARK & ANGELA NEO

110 REGENT STREET

SANDY BAY TAS 7005

199 Macquarie Siteel Hobert TAS 7000 03 6234 8665

mail@aldanmark.com

- DEMOLITION 1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "DEMOLITION WORK" (DYING STAMAND CONTROL. 2. LOCATIONS OF EXISTING EVERDED LIVE SERVICES ARE TO BE ACCURATELY ESTABLISHED PROR TO ANY PREVENTION OF EXISTING TRUCTURE. 3. DO NOT CUT OR REMOVE ANY STRUCTURE. MEMBER PROR TO INSPECTION BY A SUITABLY QUAL IFO EXISTING EVALUATE.

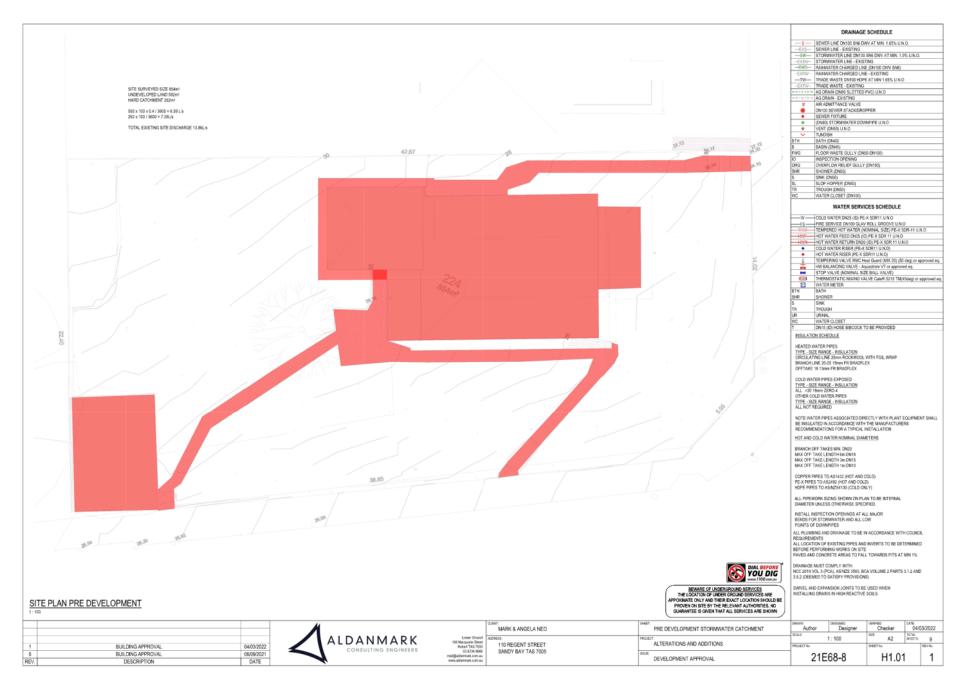
- SERVICE FROM A SUITARLY CLIMIFIED STRUCTURAL ENGINEER PRIOR TO CORING, CHASING, CUTTING OR
- SEEK ADVICE FROM A SUITABLY CALLIFED STRUCTIONL ENGINEER PRIOR TO CORING, OHASING, CUTTING OR REMOVAL OF EXISTIC CONCRETE ADVICE DISFOCIENCES EXISTING STRUCTIONAL ELEMENTS ARE DAMAGED OR EXHIBIT SIGNFICANT SECTION LOSS, A SUITABLY CALLIFED STRUCTIONAL ELEMENTS ARE DAMAGED TO EXHIBIT SIGNFICANT SECTION LOSS, A SUITABLY CALLIFED STRUCTIONAL ELEMENTS ARE DAMAGED TO EXHIBIT SIGNFICANT SECTION LOSS, A SUITABLY CALLIFED STRUCTIONAL ELEMENTS ARE DAMAGED TO EXHIBIT SIGNFICANT SECTION LOSS, A SUITABLY CALLIFED STRUCTIONE, SUCH THAT AL MOOK AREAS MILL DE RADQUETS (2) SAFE FOR BULLON KOWSS TO COMBINER, ANY SIGNFICANT SECTION LOSS OF CONFIDION OF DISTING THANE, ELEMENTS SHALL EN REPORTED TO THE RUMEER PRIOR DOVICEDING INTO MONSE IN CONFIDENCES DE REPORTED TO THE RUMEER PRIOR DAVID DAVID SECTION LOSS OF CONFIDINO F DISTING THANE LEMENTS SHALL EN ATTRUCTIONE DAVID RECOVERED DAVID DAVID SECTION DAVID SECTION DAVID SECTION LOSS OF CONFIDINA SECTION LOSS OF CONFIDINAL ELEMENTS SHALL EN ATTRUCTIONE DAVID RECOVERED DAVID SECTION OF AVERAGED DAVID SECTION DAVID ATTRUCTIONE DAVID RECOVERED TO DAVID SECTION DAVID

REGARD TO ANY EXCAVATION, THE OPERATION OF HEAVY SURFACE PLANT AND EQUIPMENT, OR STOCKPILING MATERIAL ADJACENT TO EXISTING RETAINING STRUCTURES.

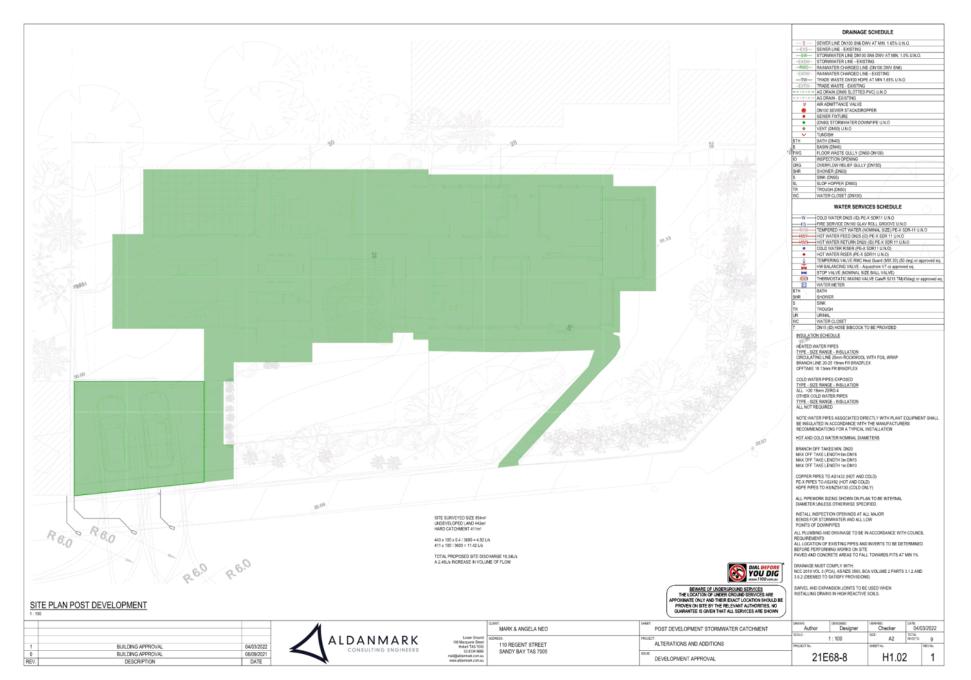
MATERIAL ADJACENT TO EXISTING RETAINING STRUCTURES. NO EXCAVATION SHALL BE PERFORMED ADJACENT TO ANY EXISTING STRUCTURE. ESPECIALLY BELOW THE 45"

LINE FROM THE UNDERSIDE OF AN EXISTING FOOTING WITHOUT THE EXPRESS PERMISSION OF THE STRUCTURAL

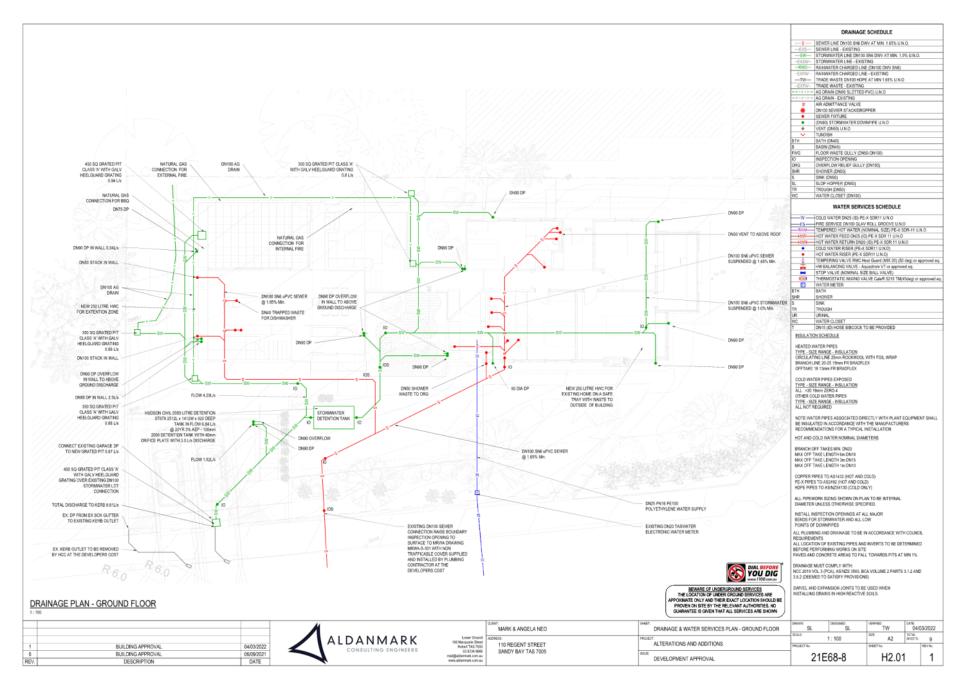
Page 261 ATTACHMENT B



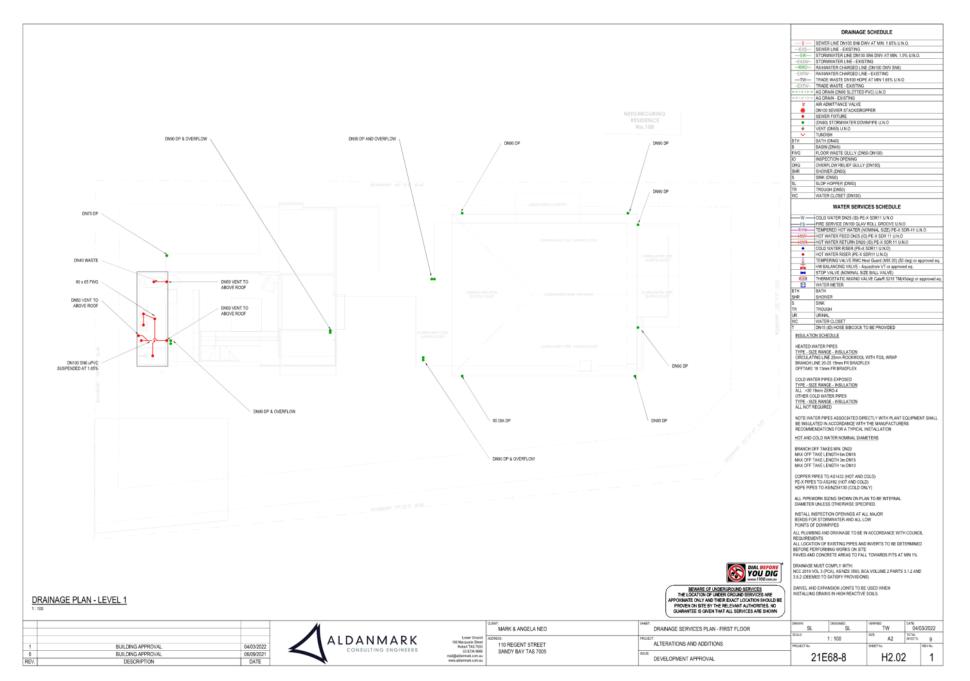
Page 262 ATTACHMENT B



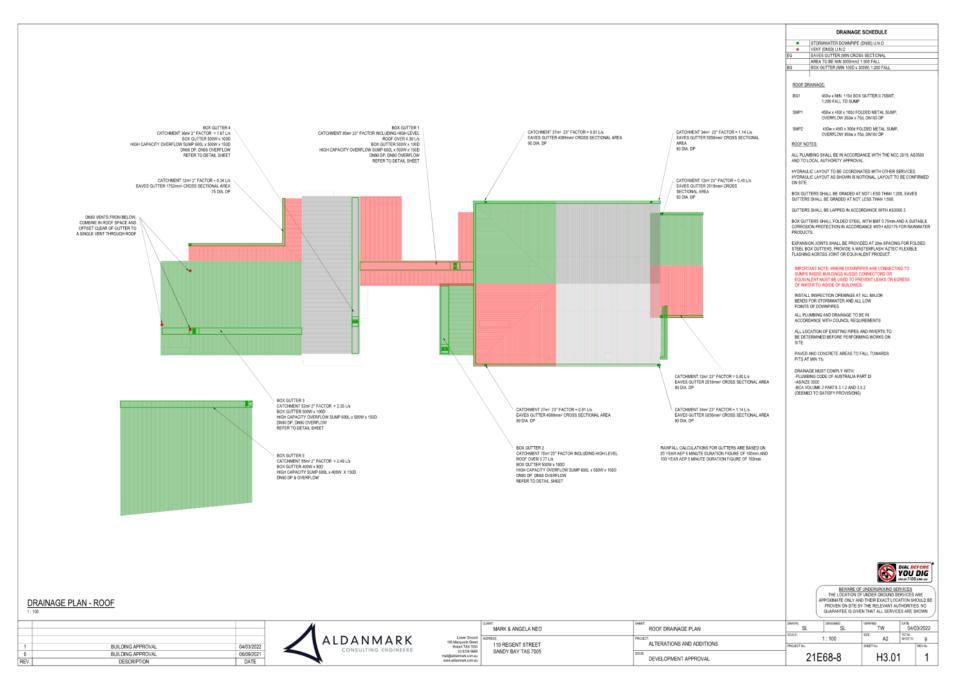
Page 263 ATTACHMENT B



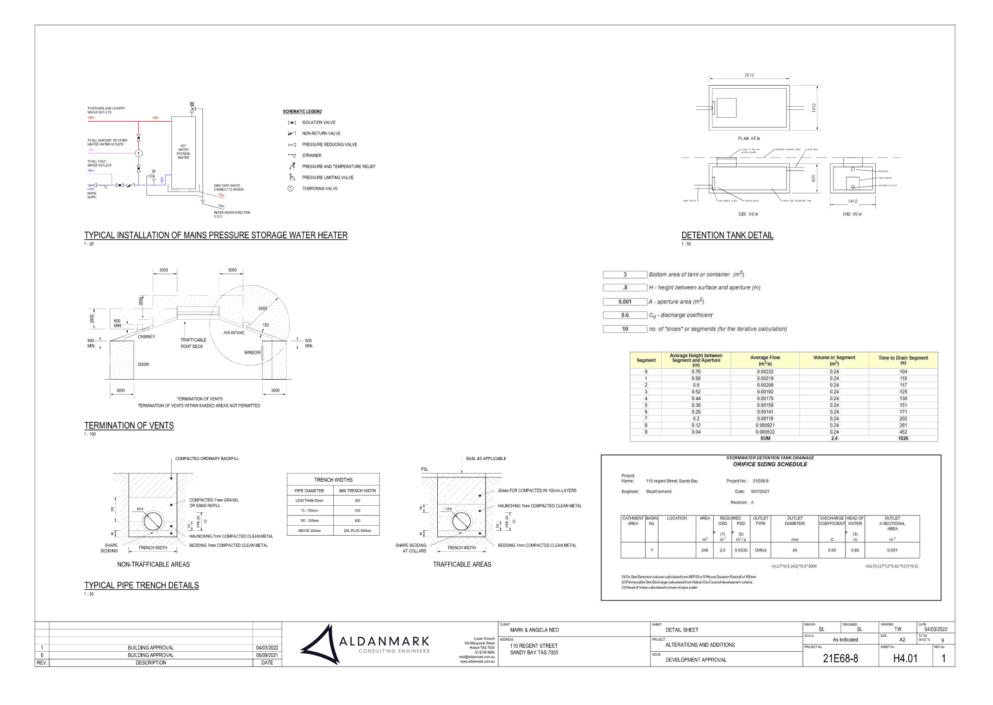
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Attn: Ben Ikin Acting senior statutory planner city planning

May 17st, 2022

Reference: PLN-21-881 Request of information

Dear Ben,

l am writing this letter in response to the City of Hobarts request for additional information dated 14th April 2022 regarding the adjacent road reserve partial demolition, carport, front fencing and work in road reserve application at 110 Regent Street, Sandy Bay.

In response to the items raised within the request for additional information, please see below:

- See attached drawing A05-03 Rev E for response to items PA5.1. Section 1 with B85 vehicle ground clearance template appendix C of AS/NZS 2890.1:2004 demonstrates it has sufficient ground clearance and will not scrape at any point when accessing the garage.
- 2. The information provided for items SW1 & SW6 has been confirmed by the council to be adequate
- 3. We note the footpath is existing hence no proposed cross fall is shown.

I trust that the information contained within this letter and the attached documents answer your queries however please do not hesitate to call me should you have any questions or concerns.

Yours Sincerely

Daniel Lane Director

prestonlane.com.au

Stormwater and On Site Detention Maintenance Schedule						
110 Regent Street, Sandy Bay						
Maintenance Action	Frequency	Responsibility	Procedure			
Detention Tank						
Inspect and remove any blockage of orifice	Six Monthly	Property Owner	Remove grate and screen to inspect orifice. See attached Site Stormwater plan for location of Detention Tank.			
Check attachment of orifice plate to wall of pit (ensure no gaps exist)	Annually	Maintenance Contractor	Remove grate and screen. Ensure orifice plate is mounted securely, tighten fixings if required and seal any gaps which are present.			
Check orifice diameter correct and retains sharp edge.	Five Yearly	Maintenance Contractor	Compare orifice diameter to approved design (see Works as Executed Drawing) and ensure edge of orifice is not pitted or damaged.			
Inspect trash screens and clean	Six Monthly	Property Owner	Remove grate and screen if required to clean it.			
Check attachment of screen to wall of pit	Annually	Maintenance Contractor	Remove grate and screen. Ensure screen fixings secure. Repair as required.			
Check trash screen for corrosion	Annually	Maintenance Contractor	Remove grate and examine screen for rust or corrosion, especially at corners or welds.			
Inspect overflow and remove any blockage	Six Monthly	Maintenance Contractor	Remove grate and open cover to ventilate underground storage if present. Ensure overflow is clear of blockages.			
Inspect outlet pipe and remove any blockage	Six Monthly	Maintenance Contractor	Remove grate and screen. Ventilate underground storage. Check orifice and remove any blockages in outlet pipe. Flush outlet pipe to confirm it drains freely. Check for sludge/debris on upstream side of return line.			
Inspect and remove any debris/litter/mulch etc blocking grates of return pit	Six Monthly	Owner	Remove blockages from grate and check if pit blocked.			

Stormwater and On Site Detention Maintenance Schedule 110 Regent Street, Sandy Bay						
Inspect storage areas and remove debris/litter/mulch etc likely to block screens/grates	Six Monthly	Owner	Remove debris and floatable material, ie pine bark mulch, likely to be carried to grates.			
Compare storage volume to volume approved. (Rectify if loss of volume greater than 5%)	Five Yearly	Maintenance Contractor	Compare actual storage available with work as executed plans. If volume loss is greater than 5%, arrange for necessary works to be undertaken to replace lost storage volume. Contact Engineering consultant if necessary. Council to be notified of proposed works.			
Inspect storages for subsidence near pits	Annually	Maintenance Contractor	Check along drainage lines and at pits for subsidence likely to indicate leakages			
Inspect OSD Warning Signage	Annually	Maintenance Contractor	Check OSD Warning signage and ensure that it is fixed securely to wall, not faded, deteriorated or missing and is clearly visible. Replace as necessary or reposition to a clearly visible location if vegetation growth has obscured.			
General						
Inspect gutters of building and remove any debris/sludge	Annually	Maintenance Contractor	Remove any leaves or debris and sludge from gutters of building and flush downpipes of building to remove any blockages. Pits downstream of downpipes to be cleaned of flushed debris.			
Inspect pits and trench drains on site and remove debris/litter/sludge	Six Monthly	Maintenance Contractor	Remove grate. Remove any debris/litter/sludge from within pits.			



Attn: Liz Wilson Acting senior statutory planner city planning

April 1st, 2022

Reference: PLN-21-881

Dear Liz,

I am writing this letter in response to the City of Hobarts request for additional information dated 11th January 2022 regarding the adjacent road reserve partial demolition, carport, front fencing and work in road reserve application at 110 Regent Street, Sandy Bay.

Please note the western elevation of the garage is not provided since no part of the carport exceeds the height of the existing boundary wall. On each section within drawing A05-03 the height of the existing boundary wall is marked to demonstrate that no part exceeds the height of the existing boundary wall.

In response to the items raised within the request for additional information, please see below:

1. See attached drawing A05-03 Rev C for response to items PA5.1

2. See attached email from Glenn King (Operation manager at B&D door) dated 11th February 2022 addressing item ENGr Fi 2, tiltadoor projection during the pivot operation will be within 1000mm of the boundary. This email confirms tiltadoor does not encroach over the Regent Street road reservation in any position.

3. See attached items listed below from Aldanmark Engineering -

- Hydraulic services drawings dated 4th March 2022
 Stormwater and on site detention maintenance schedule
- Email from Stuart Lamond of Aldanmark Engineering addressing item Sw1 & Sw6 dated 25th March 2022
- Form 35 dated 25th March 2022

I trust that the information contained within this letter and the attached documents answers your queries however please do not hesitate to call me should you have any questions or concerns.

Yours Sincerely

Daniel Lane Director

prestonlane.com.au

 From:
 Glenn

 To:
 Amber Kim

 Subject:
 RE: (20102) Neo Extension _ Carport Tiltador

 Date:
 Friday, 11 February 2022 10:41:57 AM

 Attachments:
 image003.nng image003.png

Amber

According to B&D the door will come out between 750-988mm during the pivot operations

Regards



 Phone:
 (03) 6229 1650

 Email:
 sales@tommooretas.com.au

 Web:
 www.tommooretas.com.au







Enquiries to: City Planning Phone: (03) 6238 2711 Email: coh@hobartcity.com.au

22 December 2021

Mark Neo 110 Regent Street SANDY BAY TAS 7005 mailto: mark.neo@interflour.com

Dear Sir/Madam

110 REGENT STREET, SANDY BAY & ADJACENT ROAD RESERVE WORKS IN ROAD RESERVE NOTICE OF LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION - GMC-21-88

Site Address:

110 Regent Street, Sandy Bay

Description of Proposal:

Works in Road Reserve

Applicant Name:

Mark Neo

PLN (if applicable):

n/a

I write to advise that pursuant to Section 52 of the *Land Use Planning and Approvals Act* 1993, I grant my consent on behalf of the Hobart City Council as the owner/administrator of the above land for you to make application to the City for a planning permit for the development described above and as per the attached documents. I granted consent pursuant to delegation, a copy of which is enclosed.

Please note that the granting of the consent is only for the making of the application and in no way should such consent be seen as prejudicing any decision the Council is required to make as the statutory planning authority.

 Hobert Town Hall
 Hobert Council Centre
 City of Hobert
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f CityofHobartOfficial ABN 39 055 343 428 Hobart City Council This consent does not constitute an approval to undertake any works and does not authorise the owner, developer or their agents any right to enter or conduct works on any Council managed land whether subject to this consent or not.

If planning approval is granted by the planning authority, you will be required to seek approvals and permits from the City as both landlord, land manager, or under other statutory powers (such as other legislation or City By-Laws) that are not granted with the issue of a planning permit under a planning scheme. This includes the requirement for you to reapply for a permit to occupy a public space under the City's Public Spaces By-law if the proposal relates to such an area.

Accordingly, I encourage you to continue to engage with the City about these potential requirements.

Yours faithfully

-

(John Fisher) ACTING DIRECTOR CITY AMENITY

Relevant documents/plans:

Plans by Preston Lane A01-00 Rev B, A02-00 Rev B and A04-02 Rev B

Hobart Town Hall 50 Macquarie Street Hobart TAS 7000 Hobart Council Centre 16 Elizabeth Street Hobart TAS 7000 City of Hobart T 03 6238 2711 GPO Box 503 F 03 6234 7109 Hobart TAS 7001 E coh@hobartcity.com W hobartcity.com.au f CityofHobartOfficial ABN 39 055 343 428 Hobart City Council



City of Hobart

INSTRUMENT OF DELEGATION

General Delegation

Director City Amenity

- I, Kelly Grigsby, Chief Executive Officer, being the General Manager of the Hobart City Council as appointed by Council pursuant to section 61 of the *Local Government Act* 1993 ("the Act") hereby delegate pursuant to Section 64 of the Act, the following powers and functions to the **Director City Amenity**, or to such persons who may be acting in that position:
 - 1. to sign an application; and
 - 2. to provide written permission to make an application;

pursuant to section 52(1B) of the Land Use Planning and Approvals Act 1993, EXCEPT where an application is recommended for refusal.

Dated this 20 day of August 2021

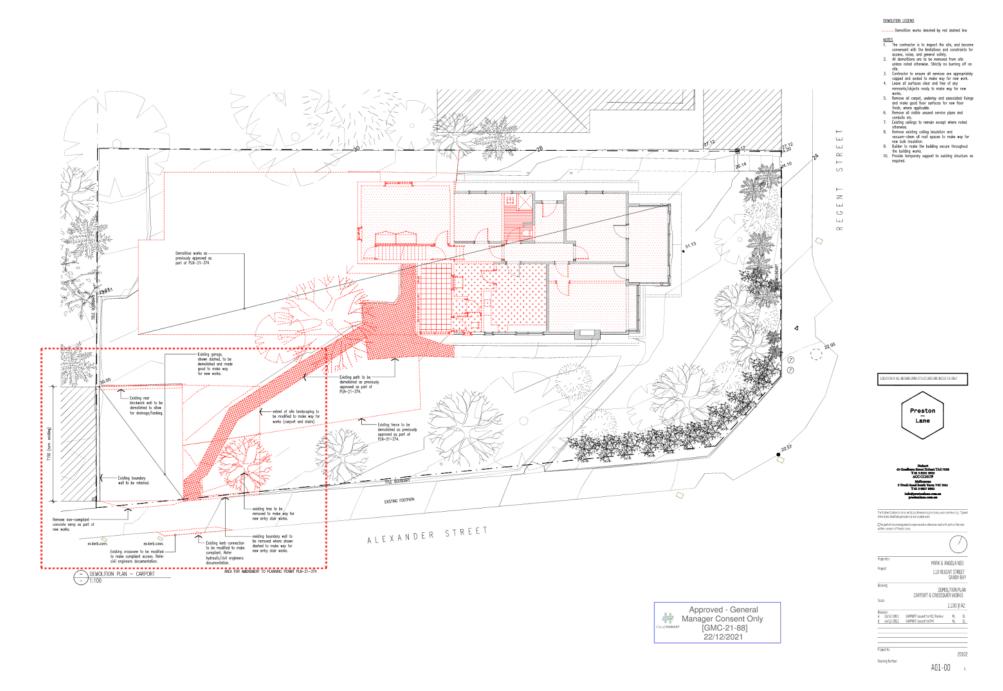
(Kelly Grigsby) CHIEF EXECUTIVE OFFICER

Being the General Manager as appointed by the Council pursuant to Section 61 of the Local Government Act 1993 (tas)

www.hobartcity.com.au



Page 275 ATTACHMENT B



Page 276 ATTACHMENT B

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MARK & ANGELA NEO

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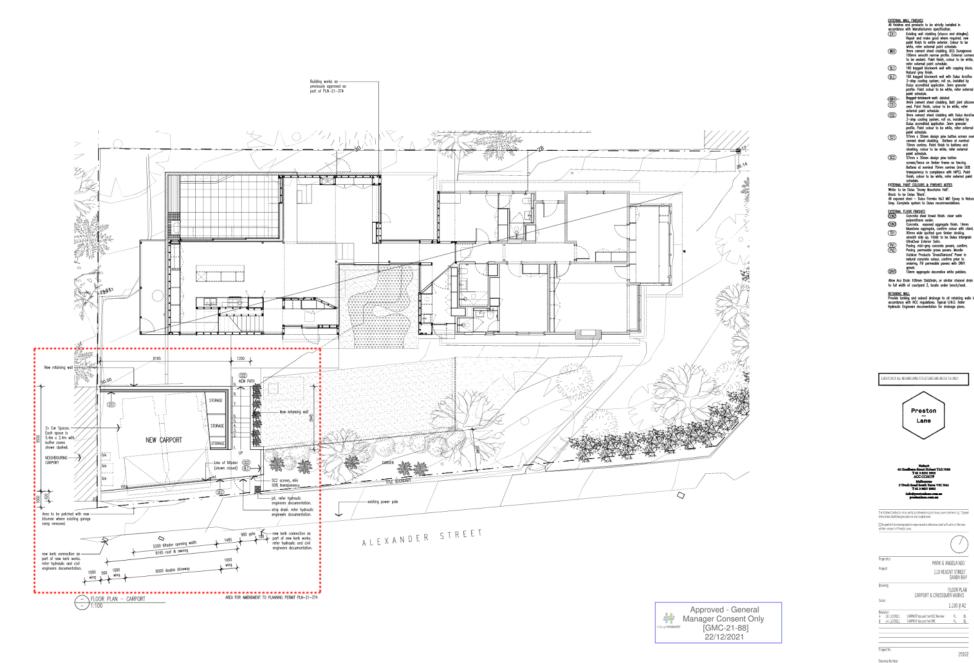
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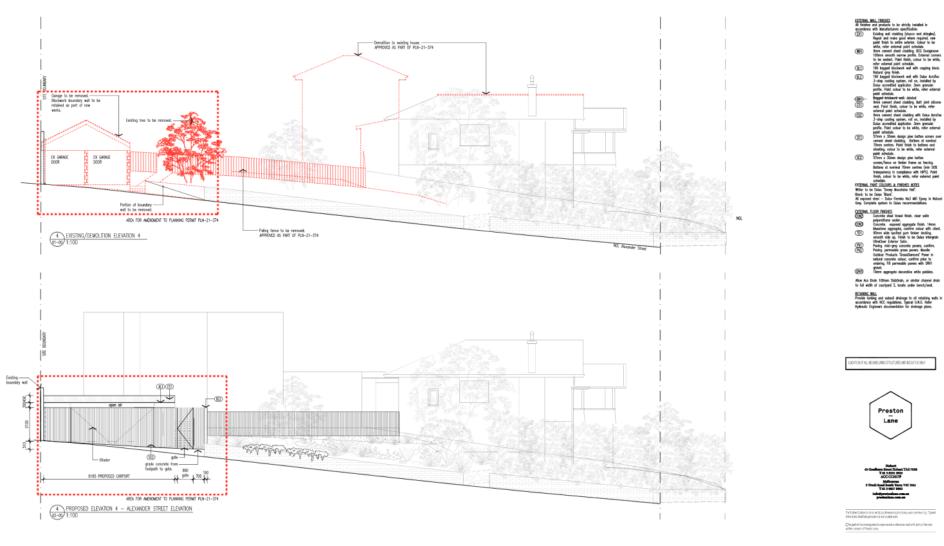
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FLOOR PLAN CARPORT & CROSSOVER WORKS

CARPORT Issued for HCC Review RL BL CARPORT Issued for EMC RL BL



Page 277 ATTACHMENT B



Approved - General Manager Consent Only [GMC-21-88] 22/12/2021

A04-02 +

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MARK & ANGELA NEO

110 REGENT STREET SAMBY BAY

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Attn: Ben Ikin Acting senior statutory planner city planning

May 17st, 2022

Reference: PLN-21-881 Request of information

Dear Ben,

I am writing this letter in response to the City of Hobarts request for additional information dated 14th April 2022 regarding the adjacent road reserve partial demolition, carport, front fencing and work in road reserve application at 110 Regent Street, Sandy Bay.

In response to the items raised within the request for additional information, please see below:

- 1. See attached drawing A05-03 Rev E for response to items PA5.1. Section 1 with B85 vehicle ground clearance template appendix C of AS/NZS 2890.1:2004 demonstrates it has sufficient ground clearance and will not scrape at any point when accessing the garage.
- 2. The information provided for items SW1 & SW6 has been confirmed by the council to be adequate
- 3. We note the footpath is existing hence no proposed cross fall is shown.

I trust that the information contained within this letter and the attached documents answer your queries however please do not hesitate to call me should you have any questions or concerns.

Yours Sincerely

Daniel Lane Director

prestonlane.com.au

Stormwater and On Site Detention Maintenance Schedule							
110 Regent Street, Sandy Bay							
Maintenance Action	Frequency	Responsibility	Procedure				
Detention Tank							
Inspect and remove any blockage of orifice	Six Monthly	Property Owner	Remove grate and screen to inspect orifice. See attached Site Stormwater plan for location of Detention Tank.				
Check attachment of orifice plate to wall of pit (ensure no gaps exist)	Annually	Maintenance Contractor	Remove grate and screen. Ensure orifice plate is mounted securely, tighten fixings if required and seal any gaps which are present.				
Check orifice diameter correct and retains sharp edge.	Five Yearly	Maintenance Contractor	Compare orifice diameter to approved design (see Works as Executed Drawing) and ensure edge of orifice is not pitted or damaged.				
Inspect trash screens and clean	Six Monthly	Property Owner	Remove grate and screen if required to clean it.				
Check attachment of screen to wall of pit	Annually	Maintenance Contractor	Remove grate and screen. Ensure screen fixings secure. Repair as required.				
Check trash screen for corrosion	Annually	Maintenance Contractor	Remove grate and examine screen for rust or corrosion, especially at corners or welds.				
Inspect overflow and remove any blockage	Six Monthly	Maintenance Contractor	Remove grate and open cover to ventilate underground storage if present. Ensure overflow is clear of blockages.				
Inspect outlet pipe and remove any blockage	Six Monthly	Maintenance Contractor	Remove grate and screen. Ventilate underground storage. Check orifice and remove any blockages in outlet pipe. Flush outlet pipe to confirm it drains freely. Check for sludge/debris on upstream side of return line.				
Inspect and remove any debris/litter/mulch etc blocking grates of return pit	Six Monthly	Owner	Remove blockages from grate and check if pit blocked.				

Stormwater and On Site Detention Maintenance Schedule 110 Regent Street, Sandy Bay					
Inspect storage areas and remove debris/litter/mulch etc likely to block screens/grates	Six Monthly	Owner	Remove debris and floatable material, ie pine bark mulch, likely to be carried to grates.		
Compare storage volume to volume approved. (Rectify if loss of volume greater than 5%)	Five Yearly	Maintenance Contractor	Compare actual storage available with work as executed plans. If volume loss is greater than 5%, arrange for necessary works to be undertaken to replace lost storage volume. Contact Engineering consultant if necessary. Council to be notified of proposed works.		
Inspect storages for subsidence near pits	Annually	Maintenance Contractor	Check along drainage lines and at pits for subsidence likely to indicate leakages		
Inspect OSD Warning Signage	Annually	Maintenance Contractor	Check OSD Warning signage and ensure that it is fixed securely to wall, not faded, deteriorated or missing and is clearly visible. Replace as necessary or reposition to a clearly visible location if vegetation growth has obscured.		
General					
Inspect gutters of building and remove any debris/sludge	Annually	Maintenance Contractor	Remove any leaves or debris and sludge from gutters of building and flush downpipes of building to remove any blockages. Pits downstream of downpipes to be cleaned of flushed debris.		
Inspect pits and trench drains on site and remove debris/litter/sludge	Six Monthly	Maintenance Contractor	Remove grate. Remove any debris/litter/sludge from within pits.		



Attn: Liz Wilson Acting senior statutory planner city planning

April 1st, 2022

Reference: PLN-21-881

Dear Liz,

I am writing this letter in response to the City of Hobarts request for additional information dated 11th January 2022 regarding the adjacent road reserve partial demolition, carport, front fencing and work in road reserve application at 110 Regent Street, Sandy Bay.

Please note the western elevation of the garage is not provided since no part of the carport exceeds the height of the existing boundary wall. On each section within drawing A05-03 the height of the existing boundary wall is marked to demonstrate that no part exceeds the height of the existing boundary wall.

In response to the items raised within the request for additional information, please see below:

- 1. See attached drawing A05-03 Rev C for response to items PA5.1
- See attached email from Glenn King (Operation manager at B&D door) dated 11th February 2022 addressing item ENGr Fi 2, tiltadoor projection during the pivot operation will be within 1000mm of the boundary. This email confirms tiltadoor does not encroach over the Regent Street road reservation in any position.

3. See attached items listed below from Aldanmark Engineering -

- Hydraulic services drawings dated 4th March 2022
- Stormwater and on site detention maintenance schedule
- Email from Stuart Lamond of Aldanmark Engineering addressing item Sw1 & Sw6 dated 25th March 2022
- Form 35 dated 25th March 2022

I trust that the information contained within this letter and the attached documents answers your queries however please do not hesitate to call me should you have any questions or concerns.

Yours Sincerely

Daniel Lane Director

prestonlane.com.au

 From:
 Glenn

 To:
 Amber Kim

 Subject:
 RE: (20102) Neo Extension _ Carport Tiltador

 Date:
 Friday, 11 February 2022 10:41:57 AM

 Attachments:
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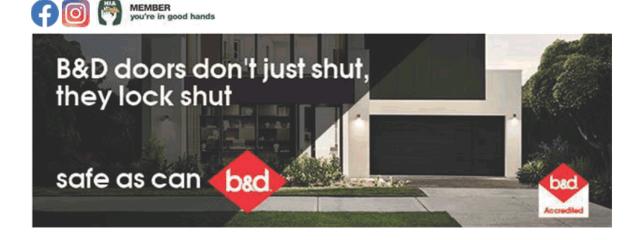
Amber

According to B&D the door will come out between 750-988mm during the pivot operations

Regards



Phone:(03) 6229 1650Email:sales@tommooretas.com.auWeb:www.tommooretas.com.au





Enquiries to: City Planning Phone: (03) 6238 2711 Email: coh@hobartcity.com.au

22 December 2021

Mark Neo 110 Regent Street SANDY BAY TAS 7005 mailto: mark.neo@interflour.com

Dear Sir/Madam

110 REGENT STREET, SANDY BAY & ADJACENT ROAD RESERVE WORKS IN ROAD RESERVE NOTICE OF LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION - GMC-21-88

Site Address:

110 Regent Street, Sandy Bay

Description of Proposal:

Works in Road Reserve

Applicant Name:

Mark Neo

PLN (if applicable):

n/a

I write to advise that pursuant to Section 52 of the *Land Use Planning and Approvals Act 1993*, I grant my consent on behalf of the Hobart City Council as the owner/administrator of the above land for you to make application to the City for a planning permit for the development described above and as per the attached documents. I granted consent pursuant to delegation, a copy of which is enclosed.

Please note that the granting of the consent is only for the making of the application and in no way should such consent be seen as prejudicing any decision the Council is required to make as the statutory planning authority.

Hobart Town Hall 50 Macquarie Street Hobart TAS 7000 Hobart Council Centre 16 Elizabeth Street Hobart TAS 7000 City of Hobart GPO Box 503 Hobart TAS 7001 T 03 6238 2711 F 03 6234 7109 E coh@hobartcity.com.au W hobartcity.com.au **f** CityofHobartOfficial

ABN 39 055 343 428 Hobart City Council This consent does not constitute an approval to undertake any works and does not authorise the owner, developer or their agents any right to enter or conduct works on any Council managed land whether subject to this consent or not.

If planning approval is granted by the planning authority, you will be required to seek approvals and permits from the City as both landlord, land manager, or under other statutory powers (such as other legislation or City By-Laws) that are not granted with the issue of a planning permit under a planning scheme. This includes the requirement for you to reapply for a permit to occupy a public space under the City's Public Spaces By-law if the proposal relates to such an area.

Accordingly, I encourage you to continue to engage with the City about these potential requirements.

Yours faithfully

_____;

(John Fisher) ACTING DIRECTOR CITY AMENITY

Relevant documents/plans:

Plans by Preston Lane A01-00 Rev B, A02-00 Rev B and A04-02 Rev B

Hobart Town Hall 50 Macquarie Street Hobart TAS 7000 Hobart Council Centre 16 Elizabeth Street Hobart TAS 7000 City of Hobart GPO Box 503 Hobart TAS 7001 T 03 6238 2711 F 03 6234 7109 E coh@hobartcity.com.au W hobartcity.com.au **f** CityofHobartOfficial

ABN 39 055 343 428 Hobart City Council

City of Hobart

INSTRUMENT OF DELEGATION

General Delegation

Director City Amenity

- I, Kelly Grigsby, Chief Executive Officer, being the General Manager of the Hobart City Council as appointed by Council pursuant to section 61 of the *Local Government Act* 1993 ("the Act") hereby delegate pursuant to Section 64 of the Act, the following powers and functions to the **Director City Amenity**, or to such persons who may be acting in that position:
 - 1. to sign an application; and
 - 2. to provide written permission to make an application;

pursuant to section 52(1B) of the *Land Use Planning and Approvals Act* 1993, EXCEPT where an application is recommended for refusal.

Dated this 20 day of August 2021

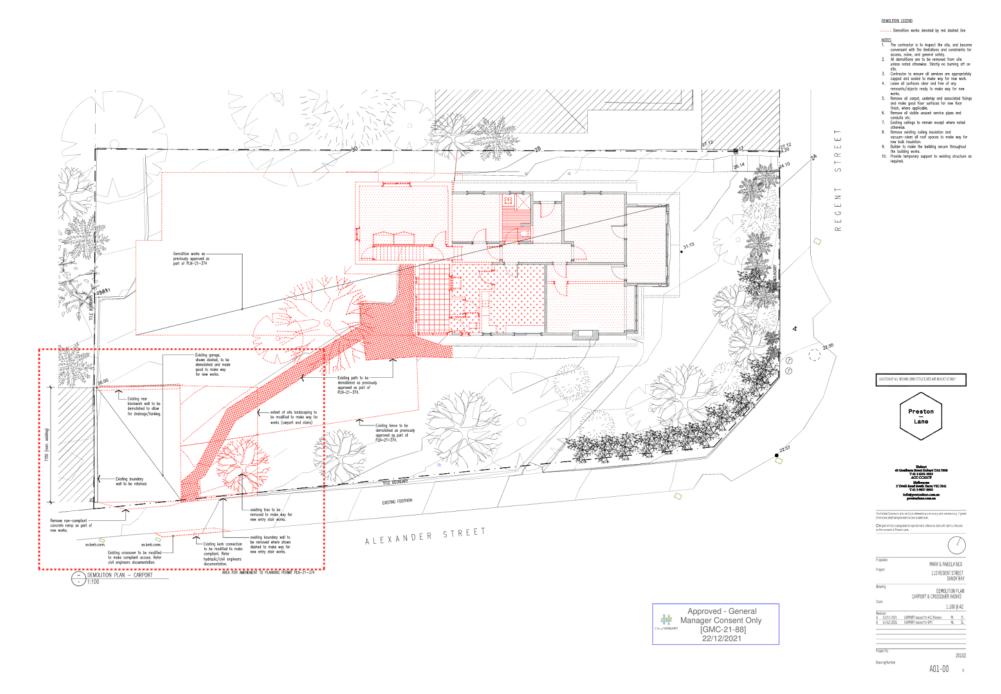
(Kelly Grigsby) CHIEF EXECUTIVE OFFICER

Being the General Manager as appointed by the Council pursuant to Section 61 of the Local Government Act 1993 (tas)



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Page 286 ATTACHMENT B



Page 287 ATTACHMENT B

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MARK & ANGELA NEO

110 REGENT STREET SANDY BAY

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FLOOR PLAN CARPORT & CROSSINER WORKS

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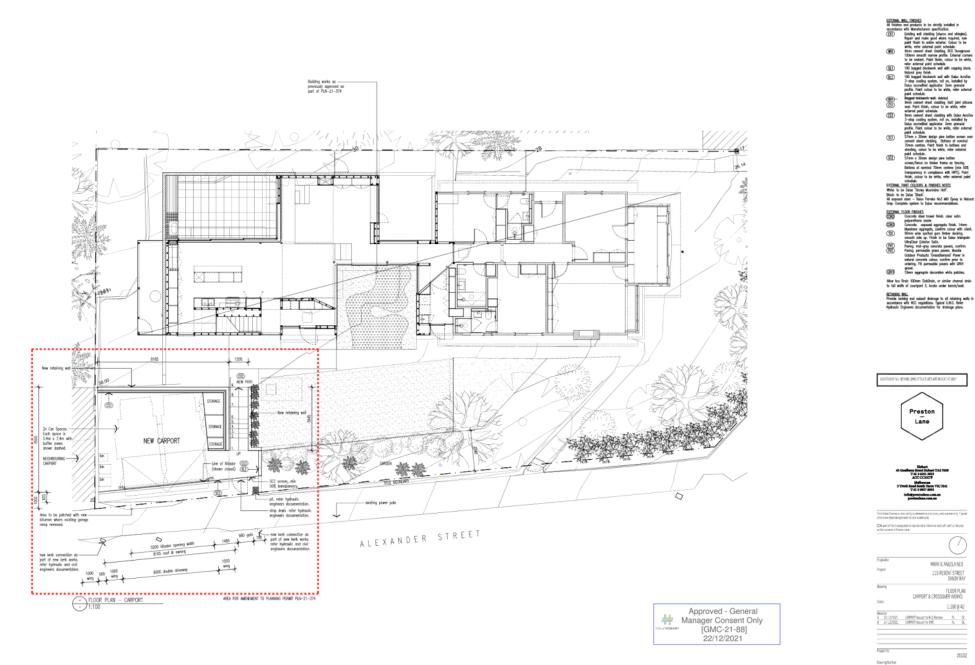
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Page 288 ATTACHMENT B

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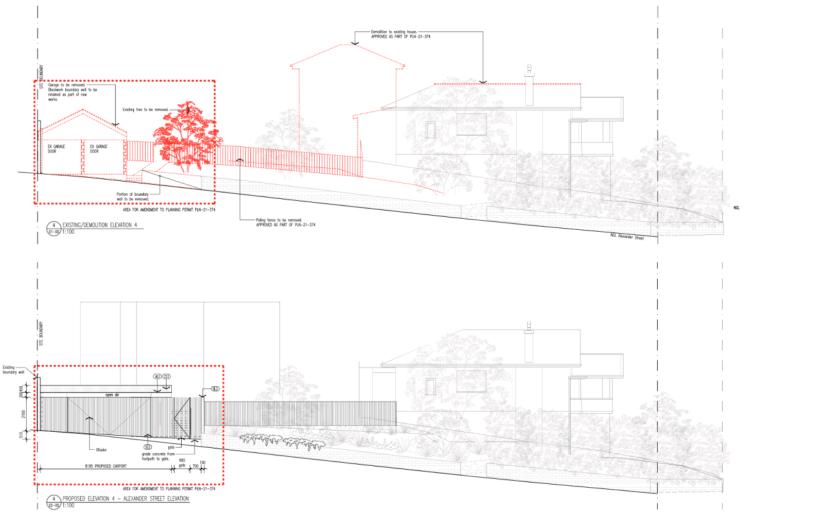
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HOBART	Approved - General Manager Consent Only [GMC-21-88] 22/12/2021	
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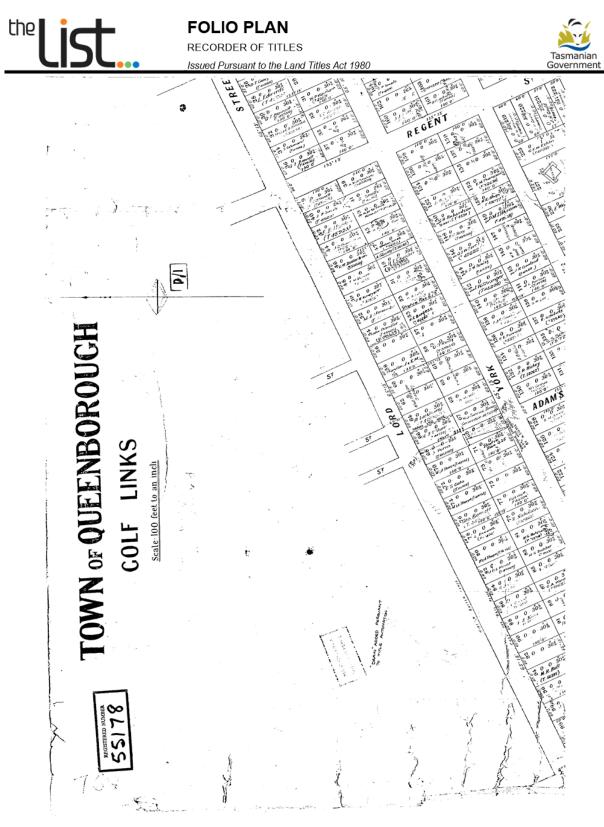
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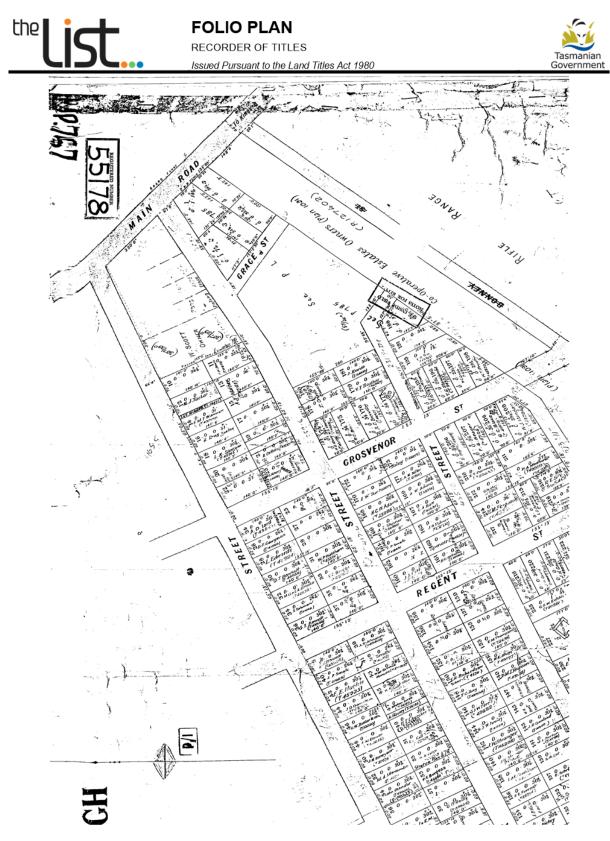
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	Page 1 of 1	
	I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions.	
MARNAR	estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.	A)(1+1)(
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 Revision Number: 13
 Page 1 of 4

 Department of Primary Industries, Parks, Water and Environment
 www.thelist.tas.gov.au



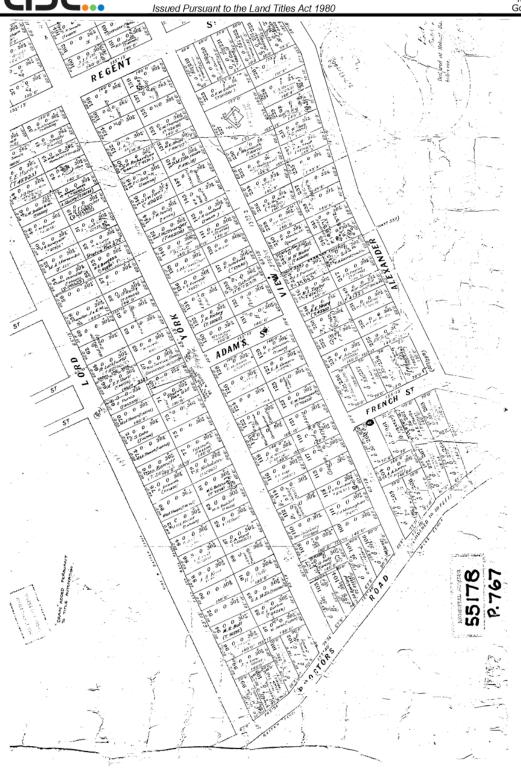
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 Page 2 of 4

 Department of Primary Industries, Parks, Water and Environment
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FOLIO PLAN RECORDER OF TITLES





 Search Date: 30 Apr 2021
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 Volume Number: 55178
 Revision Number: 13
 Page 3 of 4

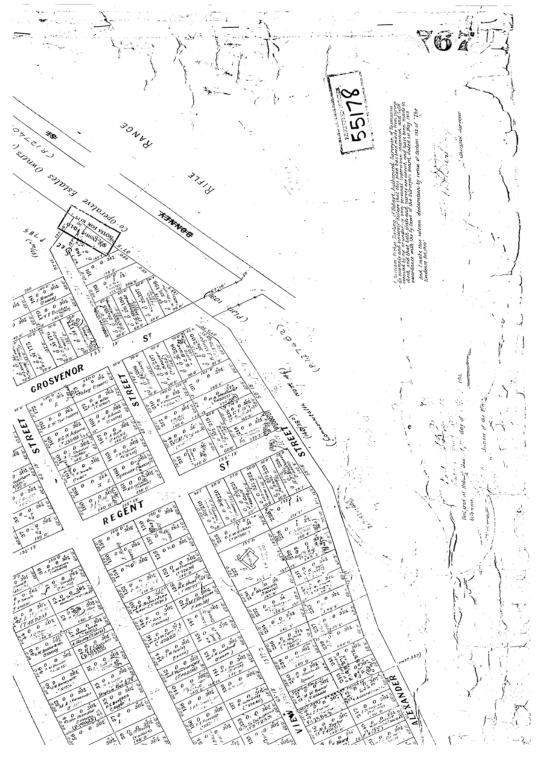
 Department of Primary Industries, Parks, Water and Environment
 www.thelist.tas.gov.au

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Agenda (Open Portion) City Planning Committee Meeting - 4/7/2022

FOLIO PLAN RECORDER OF TITLES Issued Pursuant to the Land Titles Act 1980





 Search Date: 30 Apr 2021
 Search Time: 12:38 PM
 Volume Number: 55178
 Revision Number: 13
 Page 4 of 4

 Department of Primary Industries, Parks, Water and Environment
 www.thelist.tas.gov.au

Planning: #248512

Property

10 REGENT STREET SANDY BAY TAS 7005			

People

Applicant	
*	
Mark Neo	
C/- 60 Barrack Street	
60 Barrack Street	
HOBART TAS 7000	
0407 556 048	
daniel@prestonlane.com.au	
Owner	
*	
Mark Neo	
C/- 60 Barrack Street	
HOBART TAS 7000	
0407 556 048	
mark.neo@interflour.com	
0	
Entered By	
DANIEL LANE	
45 GOULBURN STREET	
HOBART TAS 7000	
03 6231 2923	
info@prestonlane.com.au	

Use

Single dwelling

Details

Have you obtained pre application advice?

• ... No

If YES please provide the pre application advice number eg PAE-17-xx

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. If you are not the owner of the property you MUST include signed confirmation from the owner that they are aware of this application.

• ...No

• No			
f this application is related	I to an enforcement action ple	ease enter Enforcemen	t Number
Details			
What is the current approv	ed use of the land / building(s	s)?	
Residential			
Please provide a full descr wimming pool and garage	ription of the proposed use or e)	r development (i.e. den	nolition and new dwelling,
Demolition of Existing Gar	rage, New Carport and crosso	ver	
Estimated cost of develop	ment		
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Carparking on Site			
		N/A	
Total parking spaces	Existing parking spaces	Other (no selection	n
2	2	chosen)	
No No How many signs, please envolved in this application 0 Tasmania Heritage Re s this property on the Tasm Register? Documents	nter 0 if there are none ? egister		
Required Documents	7		
Required Documents			
Title (Folio text and Plan and *			
•			
Title (Folio text and Plan and * Title.pdf Plans (proposed, existing) *	Schedule of Easements)		
Title (Folio text and Plan and * Title.pdf Plans (proposed, existing) * 20102 211214 Carport and G GM or Crown consent	Schedule of Easements) Crossover Works ISSUED FOR		vner Consent to Lodge a Planning

Application Referral Cultural Heritage - Response

From:	Allie Costin
Recommendation:	
Date Completed:	
Address:	110 REGENT STREET, SANDY BAY ADJACENT ROAD RESERVE
Proposal:	Partial Demolition, Carport, Front Fencing and Work in Road Reserve
Application No:	PLN-21-881
Assessment Officer:	Tristan Widdowson,

Referral Officer comments:

110 Regent Street is located within the Sandy Bay 6 Heritage Precinct. The proposed garage and fencing works must be assessed against E13.8 Development Standards for Heritage Precinct in HIPS 2015. The works are additional to the already approved PLN-21-374.

Proposal

- Demolition of existing garage
- Double garage plus storage space
- New fencing to replace existing

Assessment:

E13.8 Development Standards for Heritage Precincts

E13.8.1 Demolition

Objective:

To ensure that demolition in whole or in part of buildings or works within a heritage precinct does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.

Performance Criteria 1

Demolition must not result in the loss of any of the following:

(a) buildings or works that contribute to the historic cultural heritage significance of the precinct;

(b) fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct; unless all of the following apply;

(i) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;

(ii) there are no prudent or feasible alternatives;

(iii) opportunity is created for a replacement building that will be more complementary to the heritage values of the precinct.

The proposed garage demolition is considered acceptable in relation to the demolition provisions. The Besser block two bay structure with a gabled roof is not considered to be significant heritage fabric and does not contribute to the character of the heritage precinct. Performance Criteria 1 of E13.8.1 is considered satisfied.

E13.8.2 Buildings and Works other than Demolition

Performance Criteria 1

Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.

The proposed development of a new garage with a flat roof in the same approximate location as the existing is considered acceptable and will not result in detriment to the historic cultural heritage significance of the precinct. The proposal complies with Performance Criteria 1 of E13.8.2.

Performance Criteria 4

New front fences and gates must be sympathetic in design, (including height, form, scale and materials), and setback to the style, period and characteristics of the precinct.

The proposed fencing is considered acceptable in terms of height and scale giving the surrounding context, and the existing fence of a similar height. The proposed fencing development is deemed to meet Performance 4 of E13.8.2.

In conclusion the proposed works are considered to satisfy the relevant provisions of E13.0 the Historic Heritage Code of HIPS 2015.

Allie Costin Cultural Heritage Officer 15th of June 2022

Reviewed Sarah Waight SCHO 17 June 2022

Application Referral Development Engineering -Response

From:	Ken Denman
Recommendation:	Proposal is acceptable subject to conditions.
Date Completed:	
Address:	110 REGENT STREET, SANDY BAY ADJACENT ROAD RESERVE
Proposal:	Partial Demolition, Carport, Front Fencing and Work in Road Reserve
Application No:	PLN-21-881
Assessment Officer:	Tristan Widdowson,

Referral Officer comments:

ASSESSMENT SUMMARY:

• E5.0 Road and railway access code - DOES NOT APPLY / DOES APPLY

- Clause E5.5.1 Existing road accesses and junctions Not Applicable
- Clause E5.5.2: Existing level crossings Not Applicable
- Clause E5.6.1: Development adjacent to roads and railways Not Applicable
- Clause E5.6.2: Road accesses and junctions Not Applicable
- Clause E5.6.3: New level crossings Not Applicable
- Clause E5.6.4: Sight distance at accesses, junctions and level crossings Not Applicable

• E6.0 Parking and Access Code - DOES NOT APPLY / DOES APPLY

- Clause(s) E6.6's: Are all to do with parking number assessment Not Applicable
- Clause E6.7.1: Number of vehicle accesses Acceptable Solution

- Clause E6.7.2: Design of vehicle accesses - Performance Criteria : Documentation submitted to date does not satisfy the Acceptable Solution for clause E6.7.2 (a) [sight distance: 2m x 2.5m sight triangles - These areas to be kept clear of obstructions to visibility] and as such, shall be assessed under Performance Criteria.

Submitted plans indicate 2m x 2.5m sight triangle areas abutting the driveway are not kept clear of obstructions to visibility due to proposed screen with 50% transparency. Obstructions with 50% transparency above 1.2m above ground level, within the sight triangle is acceptable under performance criteria

- Clause E6.7.3: Vehicle passing area along an access Not Applicable
- Clause E6.7.4: On-site turning Not Applicable
- Clause E6.7.5: Layout of parking areas Acceptable Solution
- Clause E6.7.6: Surface treatment of parking areas Acceptable Solution
- Clause E6.7.7: Lighting of parking areas -
- Clause E6.7.8: Landscaping of parking areas -
- Clause E6.7.9: Design of motorcycle parking areas Not Applicable
- Clause E6.7.10: Design of bicycle parking areas Not Applicable

- Clause E6.7.11: Bicycle end trip facilities (Planner assessment) -
- Clause E6.7.12: Siting of car parking (Planner assessment based on DE no.'s) -
- Clause E6.7.13: Facilities for commercial vehicles Not Applicable
- Clause E6.7.14: Access to a road -Acceptable Solution
- Clause E6.7.15: Access to Niree Lane Sandy Bay Not Applicable

• E7.0 Stormwater - DOES NOT APPLY / DOES APPLY

To be assessed by EEU

COMMENTS:

In a council related engineering context, the proposal can be supported in principal subject to the following conditions and advice.

GENERAL CONDITIONS:

ENG1: Pay Costs ENG 3a: The parking area must be constructed in accordance with the following documentation which forms part of this permit: Preston Lane documentation received by the Council on the 17 May 2022 ENG 4: Surface treatment ENG sw1: Stormwater ENV1: SWMP

ADVICE:

- Dial before you dig
- Fees and charges
- Building Permit
- Plumbing Permit
- Occupation of the Public Highway
- Driveway surfacing over highway reservation

- Condition endorsement engineering
- Work in the highway reservation
- New Service Connection
- Stormwater

REPRESENTATIONS:

Nil

DETAILED ASSESSMENT:

E5.0 Road and railway access code

E5.1 Purpose		E5.1.1
		The purpose of this provision is to:
		(a) protect the safety and efficiency of the road and railway networks; and
		(b) reduce conflicts between sensitive uses and major roads and the rail network.
E5.2 Application of this Code	NO	
		This Code applies to use or development of land:
	No	(a) that will require a new vehicle crossing, junction or level crossing; or
		(b) that intensifies the use of an existing access; or
	No	(c) that involves a sensitive use, a building, works or subdivision within 50m metres of a Utilities zone that is part of:
		(i) a rail network;
	No	(ii) a category 1 - Trunk Road or a category 2 - Regional Freight Road, that is subject to a speed limit of more than 60km/h kilometres per hour.
Clause for Assessment		Comments / Discussion (in bold)
Clause E5.5.1: Existing road accesses and iunctions		Documentation submitted to date appears not to invoke clause E5.5.1.
NOT APPLICABLE		No intensification of existing road accesses and/or junctions proposed.
Clause E5.5.2: Existing level crossings		Documentation submitted to date appears not to invoke clause E5.5.2.
NOT APPLICABLE		No intensification of an existing level crossings proposed.
Clause E5.6.1:		Documentation submitted to date appears not to
Development adjacent to roads and railways		invoke clause E5.6.1.
NOT APPLICABLE		No development adjacent to category 1 or category 2 road proposed.
Clause E5.6.2: Road		Documentation submitted to date appears not to
accesses and junctions		invoke clause E5.6.2.
,		

Clause E5.6.3: New level crossings	Documentation submitted to date appears not to invoke clause E5.6.3.
NOT APPLICABLE	No new level crossings proposed.
Clause E5.6.4: Sight distance at accesses, junctions and level	Documentation submitted to date appears not to invoke clause E5.6.4.
crossings	No new accesses (road) and/or junctions proposed.
NOT APPLICABLE	

E 6.0 Parking and Access Code

E6.1 Purpose			E6.1.1
			The purpose of this provision is to:
	Yes		(a) ensure safe and efficient access to the road network for all users, including drivers, passengers, pedestrians and cyclists;
		N/A	(b) ensure enough parking is provided for a use or development to meet the reasonable requirements of users, including people with disabilities;
		N/A	(c) ensure sufficient parking is provided on site to minimise on-street parking and maximise the efficiency of the road network;
	Yes		(d) ensure parking areas are designed and located in conformity with recognised standards to enable safe, easy and efficient use and contribute to the creation of vibrant and liveable places;
	Yes		(e) ensure access and parking areas are designed and located to be safe for users by minimising the potential for conflicts involving pedestrians, cyclists and vehicles; and by reducing opportunities for crime or anti-social behaviour;
	Yes		(f) ensure that vehicle access and parking areas do not adversely impact on amenity, site characteristics or hazards;
		N/A	(g) recognise the complementary use and benefit of public transport and non-motorised modes of transport such as bicycles and walking;
		N/A	(h) provide for safe servicing of use or development by commercial vehicles.
E6.2 Application of this Code	YES	-	This code applies to all use and development.
Clause for Assessment			Comments / Discussion (in bold)

Clause(s) 6.6's are all to do with parking number assessment. These will be assessed by planner based on DE assessment of the following relevant clauses. NOT APPLICABLE	The design of the vehicle access must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). Documentation submitted to date appears not to invoke clause E6.6's. Submitted documentation appears to indicate no car parking requirements.
Clause E6.7.1: Number of vehicle accesses ACCEPTABLE SOLUTION	The number of vehicle accesses must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). Documentation submitted to date appears to be able to satisfy the Acceptable Solution for clause E6.7.1. Acceptable solution: - COMPLIANT The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater. One (1x) crossover (Alexander Street frontage) - Existing, no additional crossover(s) proposed.
Clause E6.7.2: Design of vehicle accesses PERFORMANCE CRITERIA	The design of the vehicle access must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015).Documentation submitted to date does not satisfy the Acceptable Solution for clause E6.7.2 (a) [sight distance: 2m x 2.5m sight triangles - These areas to be kept clear of obstructions to visibility] and as such, shall be assessed under Performance Criteria.Submitted plans indicate 2m x 2.5m sight triangle areas abutting the driveway are not kept clear of obstructions to visibility due to proposed screen with 50% transparency. Obstructions with 50% transparency above 1.2m above ground level, within the sight triangle is acceptable under performance criteriaAcceptable Solution - A1: - NON COMPLIANT Design of vehicle access points must comply with all of the following: (a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – "Access Facilities to Off-street Parking

Areas and Queuing Areas" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking.
Performance Criteria - P1: Design of vehicle access points must be safe, efficient and convenient, having regard to all of the following:
 (a) avoidance of conflicts between users including vehicles, cyclists and pedestrians; Acceptable, submitted documentation appears to satisfy this requirement
(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads; - Acceptable, submitted documentation appears to satisfy this requirement
(c) suitability for the type and volume of traffic likely to be generated by the use or development; and - Acceptable, submitted documentation appears to satisfy this requirement
(d) ease of accessibility and recognition for users. - Acceptable, submitted documentation appears to satisfy this requirement
Based on the above assessment and given the submitted documentation, sight lines that may be accepted under <i>Performance Criteria P1:E6.7.2</i> of the Planning Scheme. Given the location of the access and driveway, and the low volume of traffic on the road from which the property gains access.

Clause E6.7.3: Vehicle	Vehicle passing must satisfy either Acceptable Solutions
passing area along an	or Performance Criteria for each clause of the Hobart
access	Interim Planning Scheme 2015 (HIPS 2015). Documentation submitted to date appears not to
NOT APPLICABLE	invoke clause E6.7.4.
	Submitted documentation appears to indicate no facility / requirement for vehicle passing. <u>Acceptable solution - A1:</u> Vehicular passing areas must:
	(a) be provided if any of the following applies to an access:
	(i) it serves more than 5 car parking spaces; - <u>No</u> (ii) is more than 30 m long; - <u>No</u>
	(iii) it meets a road serving more than 6000 vehicles per day; - <u>No</u>
	(b) be 6 m long, 5.5 m wide, and taper to the width of the driveway; - <u>N/A</u>
	(c) have the first passing area constructed at the kerb; - N/A
	(d) be at intervals of no more than 30 m along the access <u>N/A</u>
Clause E6.7.4: On-site turning	On-site turning must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart
	Interim Planning Scheme 2015 (HIPS 2015). Documentation submitted to date appears not to invoke clause E6.7.4.
	Acceptable solution - A1: On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following: (a) it serves no more than two dwelling units; - COMPLIES (b) it meets a road carrying less than 6000 vehicles per day COMPLIES
	Submitted documentation appears to indicate no facility / requirement for on-site turning.
Clause E6.7.5: Layout of	The layout of the parking area must satisfy either
parking areas ACCEPTABLE SOLUTION	Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). Documentation submitted to date appears
	to satisfy the Acceptable Solution for clause 6.7.5.
	Acceptable Solution A1: - COMPLIANT The layout of car parking spaces, access aisles,
	circulation roadways and ramps must be designed and

constructed to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard.

• Car Parking Space Dimensions (AS2890.1 Fig 2.2 = 2.4x5.4m Class 1A):

- Submitted documentation appears to satisfy this requirement

• Car Parking Space Design Envelope (AS2890.1 Fig 5.2 300mm clearance on side):

- Submitted documentation appears to satisfy this requirement

Headroom: (AS2890.1 Fig 5.3 = 2.2m clearance):
 Submitted documentation appears to satisfy this requirement

• Parking Space Gradient (5%):

- Submitted documentation appears to satisfy this requirement

Aisle Width (AS2890.1 Fig 2.2 = 5.8m Class 1A):
 Submitted documentation appears to satisfy this requirement

Garage Door Width & Apron (AS2890.1 Fig 5.4 = 2.4m wide => 7m wide apron):
 Submitted documentation appears to satisfy this requirement

 Parking Module Gradient (manoeuvring area 5% Acceptable Soln, 10% Performance):
 Submitted documentation appears to satisfy this requirement

• Driveway Gradient & Width (AS2890.1 Section 2.6 = 25% and 3m):

- Submitted documentation appears to satisfy this requirement

• Transitions (AS2890.1 Section 2.5.3 = 12.5% summit, 15% sag => 2m transition):

- Submitted documentation appears to satisfy this requirement

 Vehicular Barriers (AS2890.1 Section 2.4.5.3 = 600mm drop, 1:4 slope):
 Submitted documentation appears to satisfy this requirement

• Blind Aisle End Widening (AS2890.1 Fig 2.3 = 1m extra):

- <u>N/A</u>

			 "Jockey Parking" (Performance Assessment): <u>Not indicated</u>
Clause E6.7.6: Surface treatment of parking areas ACCEPTABLE SOLUTION			The surface treatment must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). Documentation submitted to date does satisfy the Acceptable Solution for clause E6.7.6. Acceptable Solution - A1: - COMPLIANT Parking spaces and vehicle circulation roadways must be in accordance with all of the following; (a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway; and (b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed. Submitted plans indicate a concrete surface treatment. Condition on Planning Permit to ratify timing.
Clause E6.7.7: Lighting of parking areas <i>(Planner and health unit to assess)</i>	—	—	Planner to assess
Clause E6.7.8: Landscaping of parking areas <i>(Planner to assess)</i>	_	_	Planner to assess
Clause E6.7.9: Design of motorcycle parking areas NOT APPLICABLE			The motor bike parking must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). Documentation submitted to date appears not to invoke clause E6.7.9. Acceptable Solution A1 (E6.6.3): The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced. NO REQUIREMENT (<19 car parking spaces).

Clause E6.7.10: Design of bicycle parking areas	The bicycle parking must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015).
NOT APPLICABLE	Documentation submitted to date appears not to invoke clause E6.7.10.
	Acceptable Solution A1: The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2
	Acceptable Solution A2: The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 "Design of Parking Facilities" and clause 3.1 "Security" and 3.3 "Ease of Use" of the same Standard.
	User Class: Residential
	Table E6.2 sets out the number of bicycle parking spaces required. The requirement for spaces for a use or development listed in the first column of the table is set out in the second and forth columns of the table with the corresponding class set out in the third and fifth columns. If the result is not a whole number, the required number of (spaces) is the nearest whole number. If the fraction is one-half, the requirement is the next whole number.
	NO REQUIREMENT
Clause E6.7.11: Bicycle end trip facilities (<i>Planner to assess</i>)	 Planner to assess
Clause 6.7.12: Siting of car parking (Planner to assess based on DE assessment of Clause 6.7.5 layout of parking area)	 Planner to assess
Clause E6.7.13: Facilities for commercial vehicles NOT APPLICABLE	The facilities for commercial vehicles must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). Documentation submitted to date appears not to
	invoke clause E6.7.13.
	Submitted documentation appears to indicate no commercial vehicles loading, unloading or

Clause E6.7.14: Access to a road	The access to a road must satisfy the Acceptable Solutions of the Hobart Interim Planning Scheme 2015 (HIPS 2015).
ACCEPTABLE SOLUTION	Documentation submitted to date does appear to satisfy the Acceptable Solution for clause E6.7.14.
	Acceptable Solution A1: - COMPLIANT Access to a road must be in accordance with the requirements of the road authority.
	Performance Criteria - P1: No Performance Criteria
	Referred to the Roads and Capital Works Unit for determination and conditioning.
Clause E6.7.15: Access	The access to Niree Lane must satisfy either Acceptabl
to Niree Lane Sandy Bay	Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). Documentation submitted to date appears not to invoke clause E6.7.15.
	No development proposed within Niree Lane.

E 7.0 Stormwater

To be assessed by EEU

PROTECTION OF COUNCIL INFRASTRUCTURE

Council infrastructure at risk	Why?
Stormwater pipes	Not required
Council road network	Yes - During construction

8. **REPORTS**

8.1 Submissions Received Public Notification Period for the Certified Amendment for Short Stay Visitor Accommodation File Ref: F22/40681; PSA-22-1

Report of the Strategic Planner City Futures, Manager City Futures and the Director City Life of 27 June 2022 and attachments.

Delegation: Council

REPORT TITLE: SUBMISSIONS RECEIVED PUBLIC NOTIFICATION PERIOD FOR THE CERTIFIED AMENDMENT FOR SHORT STAY VISITOR ACCOMMODATION

REPORT PROVIDED BY: Strategic Planner City Futures Manager City Futures Director City Life

1. Report Purpose and Community Benefit

- 1.1. This report has been prepared to inform Council about the representations received during the public notification period for the certified amendment to the Hobart Interim Planning Scheme 2015 to add a specific qualification for Visitor Accommodation in the Use Table in each of the General Residential Zone, the Inner Residential Zone and the Low Density Residential Zone to restrict Visitor Accommodation use if the use is wholly within a single dwelling or dwelling (excluding for 'ancillary dwellings').
- 1.2. The report had been prepared in accordance with section 39 of the former provisions of the *Land Use Planning and Approvals Act* 1993 (*LUPAA*).
- 1.3. The report provides a community benefit by providing a summary analysis of the key themes in the representations and includes all the representations in **Attachment A**.

2. Report Summary

- 2.1. At its meeting on 28 March 2022, Council resolved to initiate the planning scheme amendment PSA-22-1 to the *Hobart Interim Planning Scheme 2015* to the Use Table in each of the General Residential Zone, the Inner Residential Zone, and the Low Density Residential Zone for inclusion in the *Hobart Interim Planning Scheme 2015*, to restrict Visitor Accommodation use if the use is wholly within a single dwelling or dwelling (excluding for 'ancillary dwellings').
- 2.2. The certified amendment was placed on public exhibition from 2 April 2022 to 6 May 2022 (inclusive). In accordance with section 38 of the former provisions of *LUPAA*, extra days were included to allow for days on which the office of the planning authority was closed during normal business hours.
- 2.3. The representations received during the public exhibition period are provided in **Attachment A.**
- 2.4. Of the representations:
 - 2.4.1. 119 statutory representations were received during the public exhibition period with one submission later withdrawn resulting in a total of 118 submissions.

- 2.4.2. 48 statutory representations were made in support of the certified amendment.
- 2.4.3. 70 statutory representations were made that are opposing the certified amendment.
- 2.4.4. One representation from TasWater stated 'we have no formal comments for the Tasmanian Planning Commission in relation to this matter and we do not require to be notified of nor attend any subsequent hearings'.
- 2.4.5. Four non-statutory representations were received.
- The most commonly raised representations in support of the certified amendment were the need for change due to; the housing, rental and homelessness crisis in Hobart and Tasmania,the amount of short stay visitor accommodation in Hobart and the impact on available housing and the cost of rental accommodation, the adverse impact on neighbours and local residents/community (and potential for a benefit to local economy from increase in number of local residents), that the original purpose of Airbnb was home sharing - not whole house sharing, that short stay visitor accommodation should be subject to a higher rates charge than a standard residential property, and that other cities place restrictions on short stay visitor accommodation.2.4.7. The most commonly raised representations opposing the certified amendment were;
 - 2.4.7.1. opposition to a ban on Airbnb,
 - 2.4.7.2. there would be a negative impact on tourism and the economy,
 - 2.4.7.3. it is a restriction on property owner rights,
 - 2.4.7.4. regulation of short stay visitor accommodation is not a matter for the City of Hobart,
 - 2.4.7.5. families and groups use Airbnb properties to stay together, do their own cooking, etc. and this is not available in hotels,
 - 2.4.7.6. hotels are not affordable and short stay visitor accommodation is more affordable,
 - 2.4.7.7. owners would not put their property on the long term rental market,
 - 2.4.7.8. the provision of affordable housing and social housing is not the responsibility of private property owners,

- 2.4.7.9. people use their property when they visit Tasmania for holiday/visit Hobart for work or to care for relatives,
- 2.4.7.10. negative impact on owners income, and
- 2.4.7.11. the government should do more to encourage the development of housing.
- 3. Recommendation

That:

- 1. Pursuant to section 39 (2) of the former provisions of the Land Use Planning and Approvals Act (LUPAA) 1993, that Council endorse this report as the formal statement of its opinion as to the merit of the representations received during the public exhibition of the certified amendment PSA-22-1.
- 2. Pursuant to section 39 (2) of the former provisions of the Land Use Planning and Approvals Act (LUPAA) 1993, that Council recommend to the Tasmanian Planning Commission that PSA-22-1 to the Hobart Interim Planning Scheme be approved as certified.

4. Background

4.1. At its meeting on 28 March 2022, Council resolved that:

1. Council endorse the draft amendment to the Use Table in each of the General Residential Zone, the Inner Residential Zone, and the Low Density Residential Zone for inclusion in the *Hobart Interim Planning Scheme 2015* to restrict entire home Visitor Accommodation use (excluding for 'ancillary dwellings') in specified zones of the *Hobart Interim Planning Scheme 2015* as detailed in Attachment A to item 7.1.4 of the Open City Planning Committee agenda of 21 March 2022.

2. Under section 35 of the former provisions of the Land Use Planning and Approvals Act 1993, Council certify that amendment PSA-22-1 to the *Hobart Interim Planning Scheme 2015* meets the requirements of section 32 of the former provisions of the *Land Use Planning and Approvals Act 1993* and authorise the Chief Executive Officer and Lord Mayor to sign the Instrument of Certification marked as Attachment A to item 7.1.3 of the Open City Planning Committee agenda of 21 March 2022.

3. Under section 38 of the former provisions of the Land Use Planning and Approvals Act 1993, the Council place the amendment to the Hobart Interim Planning Scheme 2015 on public exhibition for a 28 day period. 4.2. At its meeting on 23 August 2021, Council resolved as follows:

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.
- 4.3. At its meeting on 9 February 2021, the Council resolved inter alia that:
 - (a) A report be prepared on the possible amendments, their merits and potential consequences, to the planning regulations to implement the following recommendations made in the UTAS Report titled: Regulating Short-Stay Accommodation in Tasmania: Issues to consider and options for reform:

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

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

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

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

4.4. At its meeting on 17 December 2020, Council resolved inter alia that:

A report be prepared on the possible amendments, and their merits, to the planning regulations to more appropriately control the number of private properties being converted to whole home short stay accommodation.

5. Proposal and Implementation

- 5.1. This report has been prepared to summarise the representations received during the public exhibition period for the certified amendment.
- 5.2. Representations, received during the public notification period, in support of the certified amendment included letters from organisations, including National Shelter, Shelter Tasmania, the Salvation Army, TasCOSS, The Tenants' Union of Tasmania, Catholic Care Tasmania, Ella Haddad MP and submissions from many residents of Hobart, including one person who stated that their 'responses are generated from a prompt from the Airbnb group'.
- 5.3. A non-statutory representation in support of the certified amendment was received from Andrew Wilkie MP.
- 5.4. Key themes emerged in support of the certified amendment and included, reference to a housing and rental crisis, high rents forcing people into homelessness, detrimental impacts on neighbours and local communities, whereby local residents felt that there was a loss of community due to the lack of local residents. Several submissions stated that the proposals should be applied to all new properties and retrospectively to existing properties and that short stay Visitor accommodation should be subject to a higher rates charge than a standard residential property.
- 5.5. Representations that opposed the certified amendment included a letter from Airbnb and representations from owners of Airbnb properties.
- 5.6. Key themes in opposition to the certified amendment included, reference to a ban on Airbnb, negative impact on tourism and the economy, restriction on property owner rights, negative impact on owners income, families and groups use Airbnb properties to stay together, hotels are not affordable, affordable housing and social housing is not the responsibility of private property owners, people use their property when they visit Tasmania for holiday/visit Hobart for work or to care for relatives, and the government should do more to encourage the development of housing.
- 5.7. Table 1 provides a summary of the matters raised in the representations. It includes extracts from some but not all representations with regard to the summary matter; these extracts are intended to evidence the summarised matter and are extracted as written.
- 5.8. Table 1 is not an exhaustive account of every single representation, the full detail of the representations, as they were submitted, is available in **Attachment A**.

Table 1

Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
Representations in sup	port of the proposal	
Reference to a housing homelessness crisis in Tasmania, was a theme representations in supp amendment. This theme submissions from orga Shelter, the Salvation A Tenants' Union of Tasm Network of Tasmania, a residents of Hobart.	Hobart and in the majority of port of the certified was common to nisations including rmy, TasCOSS, nania and the Youth	It is evident that there is a shortage of rental housing in Hobart with vacancy rates in the private rental market (the vacancy rate is the number of vacant properties as a proportion of the overall number of properties in the rental market) consistently below 0.5%; in April 2022, the vacancy rate in the private rental market in Hobart was 0.4% ¹ , which highlights how few
Comments included: 'As the cost of housing outstrips people's incomes, more and more households are left in rental stress and facing the risk of homelessness. This problem is amplified in Tasmania because the private rental market is		properties are available in the private rental market. The number of properties being used for short stay visitor accommodation does remove housing stock from the market that might otherwise be available to long term tenants. ²
shrinking.' 'There is no doubt that the 10% loss of residential rental homes to the short-stay sector has deepened housing stress and homelessness in our community.'		In May 2022, the median weekly rental rate for Hobart (all dwellings) was \$532 per week and over the previous 12 months, the change in the rent level in Hobart was an
'As you know, the Hobart area and Tasmania more experiencing a housing of being neither affordable r	e generally, is risis with housing nor available'	increase of 8.7% ³ . With real average wage growth falling due to a combination of low wage growth (in March quarter 2022 the seasonally adjusted wage price index
'There are too many peo homes, to be allowing for accommodation to be allo 'Housing is a human righ so thousands of Tasman	r any more short stay owed in Tasmania.' t, but rents are rising ians are experiencing	was 2.4% over the year ⁴) and inflation (in the 12 month to March 2022 at 5.1%) ⁵ . In addition, Tasmania has the lowest level of average weekly ordinary time earnings in Australia ⁶ .
housing financial stress, choose between a roof o paying for other essentia healthcare as well as lea	ver their heads and Is such as food and	All these factors contribute to the housing and rental crisis and the flow on effects from this, including an increase in the number of people at

¹ communities.tas.gov.au/__data/assets/pdf_file/0021/225471/Housing-Dashboard-April-2022.pdf

⁶ abs.gov.au/statistics/labour/earnings-and-working-conditions/average-weekly-earnings-australia/nov-2021

² planning.tas.gov.au/Draft-Planning-Directive-6-Report-to-Minister-14-May-2018.PDF

³ .insight.corelogic.com.au/Quarterly_Rental_Review_Report.

 $^{^{4}\} abs.gov.au/statistics/economy/price-indexes-and-inflation/wage-price-index-australia/latest-release$

⁵ abs.gov.au/statistics/economy/price-indexes-and-inflation/consumer-price-index-australia/mar-2022

Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
tenancies.'	ardahility spanshot for	risk of homelessness.
'The Anglicare Rental afformation (2022, found that on one with NOT A SINGLE rental products) LGA was deemed afford a pension.'	weekend in March, operty in the Hobart	
<i>'attempting to negotiate a market is daunting as ma priced out of the market. in our major cities exceed \$140 per week and Job Sweek.'</i>	ny young people are Median rental prices d youth allowance by	
'This year, Hobart has red vacancy rate three times national average and ren double the national avera	worse than the t increases more than	
'In Hobart's current rental prioritise the use of prope rental homes for local peo	erties for long term	
'My main areas of concer displacement of renters in housing undersupply, the prices and rentals,'	n a time of severe	
'Even households on ave including key workers suc teachers and officers in p services, are paying over of their income in rent.'	ch as nurses, olice and emergency	
Many representations referred to the amount of short stay visitor accommodation in the city and the impact of this land use on the long term rental market. Representors made reference to studies and presentations that identify a direct link between a reduction of properties on the short stay visitor accommodation market and the availability and cost of rental properties. Comments included: <i>'Dr Peter Phibbs suggests a direct relationship between a reduction of short stay</i>		As noted above, it is evident that there is a rental housing shortage in Hobart with vacancy rates in the private rental market at or below 0.5% in the last 12 months. In April 2022, the residential vacancy rate in Hobart was 0.4% ⁷ which highlights how few properties are available in the private rental market. Fewer residential properties being used for short stay Visitor Accommodation is likely to lead to an increase in the number of properties in the long term rental market, as evidenced by The
accommodation and a de presumably because the	crease in rent,	Tasmanian Planning Commission finding that (slightly edited for ease of

⁷ communities.tas.gov.au/__data/assets/pdf_file/0021/225471/Housing-Dashboard-April-2022.pdf

Agenda (Open Portion) **City Planning Committee Meeting** 4/7/2022

Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
were added to the longer adding to supply and the downward pressure on p research by the Reserve the dominant influence of vacancy rate. ⁷	reby putting rices. ^{6'} This echoes Bank of Australia that	reading): While exempt Visitor Accommodation is unlikely to impact housing affordability and availability, Visitor Accommodation in a single 'dwelling' on a lot that comprises the likes of an investment property or commercial operation or business, where the owners are permanently absent; and Guests staying in a dwelling that is part of a strata scheme that contains permanent
'I have read plenty of arti experts that clearly prove accommodation has had on availability of long terr	e that short stay a detrimental effect	
'Our previous research has provided evidence that the growth of SSA has benefited travellers, property owners, and investors in Tasmania, but has also accentuated Tasmania's significant housing access and affordability challenges.		residents but where the owners of the property (or investment property or commercial operation or business) are permanently absent does remove housing stock from the market that might otherwise be available to long
'The density of short stay Hobart is the highest of a Australia, and one of the	ny capital city in	term tenants. ⁸ Furthermore, the UTAS report Regulating Short-Stay
'There is no doubt that th residential rental homes sector has deepened hou	to the short-stay Ising stress and	Accommodation in Tasmania: Issues to consider and options for reform ⁹ states:
homelessness in our con 'Skyrocketing rents and to rental properties is likely	he lack of affordable	'Our conservative estimate (See Table 2 on page 6) is that between 2016 and 2018 SSA growth

'Skyrocketing rents and th rental properties is likely to have played a role in Hobartians being forced to move further away from their workplaces, extended families and friends and essential services located in the Hobart City Council municipality.'

'Hobart's rental market remains one of the tightest in the country, with rents above prepandemic levels (De Vries et al., 2021) (Figure 1). Private rental costs are driven in part by the low vacancy rate, measured at 0.3% in March 2022 (SQM Research, 2022) (Figure 1). Housing analysts suggest that a vacancy rate of 3% is desirable and a vacancy rate below this indicates that demand for rental housing is unlikely to be met, leaving many prospective tenants unable to secure suitable accommodation (De Vries et al., 2021).'

contributed to a loss of about 393 residential dwellings in the Hobart LGA and 667 dwellings in greater Hobart. This is about 5.6% of the Hobart LGA rental market. It suggests SSA use is having a significant impact on rental supply and housing affordability in Tasmania.'

⁸ planning.tas.gov.au/Draft-Planning-Directive-6-Report-to-Minister-14-May-2018.PDF

⁹ https://www.utas.edu.au/__data/assets/pdf_file/0020/1225334/UTAS-ISC-Insight-Eight-Regulating-Short-Stay-Accommodation.pdf

Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
<i>'…rich investors grow even loopholes in our beautiful laws, and buy up ever moonto the market.'</i>	home City's planning	
'Housing affordability and availability has significant Tasmania, especially in th Region, since 2015. SSA that has contributed to the effectively reducing house approximately 600 homes Hobart.'	ily deteriorated in he Greater Hobart is one of the factors is outcome by ing supply by	
<i>'increase of Short stay</i> accommodation (SSVA) i already diminishing long and contributing to the ris	is furthering the term rental market	
⁽ Demand for social housin over 4 000 households on Register since March 202 households registered as	n the Housing 21 (with 4 407	
'I am a renter and have so struggle to even secure a the price.'	-	
'During the lockdown in March 2019 I watched an increase of 500 homes listed on Domain.com in the Hobart area within a week of the borders closing and again within a couple of weeks the average price dropped by nearly \$100pw. This was directly related to the loss of the tourist industry and the demand, or lack of demand for short stay accommodation. The numbers don't lie (and neither do I).'		
Short stay Visitor Accor affected not just the cos properties but also mad locals to afford to buy p Comments included: 'Whole houses being let a accommodation also com problem, as the lure of his mainland and overseas in houses in Hobart in order	as short stay tributes to this gh profits draws more nvestors to buy	There are many factors that contribute to the cost of housing with supply and demand being an important contributor. As noted above, the number of properties being used for short stay accommodation in Hobart has increased in recent years. The Hobart median house price in the last 12 months is \$927,000 and the median unit price is \$651,000 ¹⁰ .

¹⁰ https://www.propertyvalue.com.au/explore/hobart-tas

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Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
demand for properties for makes it even harder and the few locals who can st	I more expensive for	
'their actions have also se Hobart soaring to sky-hig locking average Tasmani of the property market co	h levels – effectively an wage earners out	
That the original purpose of Airbnb was home sharing and that home sharing is different to owning a house to rent as short stay visitor accommodation. Comments included: 'We consider the origin of Airbnb is of crucial importance in its impact on our city, in that it is about sharing your property and the local lore. It is NOT about renting out your shack in a coastal resort or buying up housing to make money short term letting to tourists at the expense of housing for locals. So, I agree with the Council's plan to disallow whole house renting on Airbnb. They are NOT, as far as I understand it, stopping people from letting a unit or room in your house' 'AirBnB was never meant to be used for whole properties – it is for people to share either part of their home or a granny flat with visitors.'		It is important to note that people home sharing (i.e. sharing part of their home) in the Inner Residential Zone, the General Residential Zone and Low Density Residential Zones will not be affected by the proposed amendment. In addition, in these zones, the use of an ancillary dwelling for short stay Visitor Accommodation will still be possible.
'I support the concept of t and of homes being shar short stays, but I do not s being made over to short long periods of time.'	ed with visitors for upport whole homes term visitors over	
'I have absolutely nothing against people who rent out only part of their property on a short- stay platform.'		
'The present Air BnB moo the intention and spirit of		
Representors suggeste amendment should not currently proposed and suggestions for addition suggestions included; t amendment should be r applicable to existing pr ancillary dwellings, and amendment to the Sulli	be limited to what is provided nal measures. These hat the certified modified to be roperties and that there be an	Tasmanian legislation does not allow for a retrospective, forced change of use and revoking of permits. It is not considered expedient to make any changes to the certified amendment.

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Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
Scheme to restrict shor accommodation.	t stay visitor	
Comments included:		
'I believe that the regulati all properties, not just new		
'Regulation SHOULD app properties to reduce the l prevent inequities where landlords is favoured ove	housing crisis and to one group of	
'Further I would ask the c stopping short stay accor from being transferred wh apartment sells.'	nmodation permits	
'Given that the policy ratio future visitor accommoda "increase availability of de occupation by permanent unclear why the draft amo exclude ancillary dwelling have a floor area not great making them a desirable option, particularly for sim people. By also excluding the Hobart City Council w accommodation options for residents.'	tion is in part to wellings for t residents" it is endments would gs. Ancillary dwellings ater than 60m2 accommodation gle persons and older g ancillary dwellings, yould be increasing	
'This amendment should cover the Sullivans cove this amendment is too im all areas of residence thr area.'	planning scheme, as portant to not include	
'I suggest it go further so that any entire home that is currently on the short-term accommodation list that is not rented for a certain period, say two, three or four weeks, be automatically dropped off the list.'		
That the certified amene		An increase in visitors using hotels,
benefit to the local economy.		other Visitor Accommodation and restaurants is likely to result in these
Comments included: 'restricting the practice of using housing stock as visitor accommodation would also support Hobart's economy in terms of driving tourists towards hotels, restaurants, etc. as well as ensuring that the city's suburbs retain their sense of community.'		businesses generating additional income and requiring additional employees/supplies and thereby creating more local jobs, which in turn will result in more money in the year round local economy with spending benefitting local businesses.

Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
<i>'We need to consider and care for permanent Tasmanian residents who support our local economy all year round.'</i>		
'my local shops and businesses will benefit from having the steady custom of permanent residents.'		
The disruption to neigh residents and the impact community, as a result Accommodation in residents Comments included: (It is difficult to understand activities with short-stay a almost any suburban residents constant comings and go not helping family enviror (General Residential Zone Zone and Low Density Zo people live, they are not a 'A corrosive impact on loo as Glebe) by having shor residents and thereby (ho neighbourhoods; (There is just this soul-less ghosts in what is a resident This house could be lived contributing to a sense of 'All people deserve to lived safe, with continuity of re- them, and an opportunity population to thrive, not ju of tourists. We need to co permanent Tasmanian re- our local economy all yea 'while people I know strug- rent. When they leave for take their businesses, the schools, they sometimes clubs or volunteer roles a shopping herethe busin die out because they can between tourist seasons.	ct on the local of short stay Visitor dential areas. d why commercial are allowed to be in idential location. The ings of neighbours is iments.' e, Inner Residential ones are where a holiday resort.' cal communities (such t stays replace local illowing out' es in-out of the booked ential area. f in by people aneighbourhood.' e in a street that feels sidents surrounding for our local ust the passing trade onsider and care for esidents who support ar round.' ggle to find a home to outlying areas they eir kids leave local stop contributing to and they stop pesses they frequent 't be sustained in	It is clear from the zone purpose statements that a significant level of commercial use is not an intended outcome in either the General Residential Zone, the Inner Residential Zone or the Low Density Residential Zone of the <i>Hobart Interim</i> <i>Planning Scheme</i> . A significant number of properties being used for short stay Visitor Accommodation in residential neighbourhoods will result in a decline in the number of local residents, which is likely to impact community cohesion, local businesses and demand for other services (e.g. schools).
<i>AirB&B erodes community. Where once there were neighbours, now there are passing</i>		

Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response	
strangers'			
Representors suggested that higher rates/charges should apply to Airbnb properties than those rates/charges that apply to residential dwellings.		This is a matter for consideration under a different function of the City of Hobart.	
Comments included:		It is understood that a separate report will be brought to Council on this	
'Any investor who chooses to lock up their otherwise vacant property solely for profiting from high short-stay accommodation prices, should pay much higher rates and other charges for the privilege of doing so.'		matter.	
"other measures being applied to existing whole house short stay accommodation places, for example higher rates being applied to such properties, as they are operating as businesses."			
'Council could consider applying commercial rates to already-approved dwellings used entirely for this purpose.'			
'I also approve of charging extra rates to these operators, since they are essentially running a commercial operation like a hotel. If hotels are charges commercial rates then so should these AirBnB operators.'			
One representation refe short stay Visitor Accor		From July 2018 to February 2019, the Tasmanian Government Consumer, Building and Occupational Services (CBOS) undertook an audit of short	
Comments included:			
'The lack of regulation is downright dangerous and for those in the tourist industry that have done the right thing in their b&b accommodation by adhering to all the fire and safety regulations it is an unfair playing field. I read this week that after the "Childers" backpacker fire in the 90s, all accommodation businesses must have fire alarms and sprinklers fitted. How many shortstay properties have this? Has the council inspected any of these properties for safety? Is		and medium term Visitor Accommodation throughout Tasmania. The audit 'aimed to ensure safety of those visitors utilising short and medium term visitor accommodation within Tasmania.' The final audit report can be found on the CBOS website.	

Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
there even a system in place for this? Do we need to wait until lives are lost due to the inaction of the government bodies entrusted to keep us safe by regulating this industry? '		
The impact on essential workers and those without private motor vehicles due to the cost and limited availability of housing. Comments included: 'Essential workers in the city are finding it very hard and expensive to find places to live in reasonable proximity to where they work.' 'This is particularly important in accessing essential services and sustaining engagement in education, training and employment.' 'Hobartians being forced to move further away from their workplaces, extended families and friends and essential services'		It is evident that there is a rental housing shortage in Hobart with vacancy rates in the private rental market consistently below 0.5%; as noted above, in April 2022, the residential vacancy rate in Hobart was 0.4% which highlights how few properties are available in the private rental market. Fewer residential properties being used for short stay Visitor Accommodation is likely to lead to an increase in the number of properties in the long term rental market. Again, as noted above, The Hobart median house price in the last 12 months is \$927,000 and the median unit price is \$651,000.
 9.33% of the privious compared with S Melbourne's 3.82 The identification of properties curvistar visitor according to the second stay visitor according to the stay visitor according to the	in properties that or long term rental the need to manage in includes: nort stay in Hobart, which is vate rental market, bydney's 2.08% and 2% of a high proportion rently used for short mmodation that had used for long-term st that the majority of market in Hobart City	According to the City of Hobart Social Inclusion dashboards, short term rental accommodation accounts for 9.7% of dwellings in the suburb of Hobart, 7% of dwellings in Battery Point, 4.7% of dwellings in North Hobart, 4.4% of dwellings in Glebe and 2.7% of dwellings in West Hobart and 2% of dwellings in South Hobart.
Other cities place restrictions on the use of properties for short stay Visitor		Many cities around the world have measures in place to restrict the use

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Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
Accommodation. Comments included: 'Many other progressive cities across the world are also responding to the same issue that's affect their communities and economies.' 'Spain some years ago. Their government had to finally step in to restrict and curtail all AirBnB' 'Many other cities around the world have introduced various restrictions including caps on visitor nights, banning whole home listings, using zoning laws to prohibit short stay activity in certain areas, as well as taxes and fees designed to reduce short stay activity, with growing evidence that regulatory interventions are effective.' 'There is emerging evidence that carefully designed regulation – such as permits, licences, and caps - would have little impact on the visitor economy and established SSA operators, but could improve housing outcomes for low-income Tasmanians reliant on the rental market for their accommodation (Verdouw & Eccleston, 2019).' 'As more is understood about the detrimental effects of the SSA sector on local housing markets in jurisdictions around the world, local councils and governments (particularly in highly urbanized or popular vacation areas) have found it necessary to redress the imbalance, resulting in a range of tried and		of properties for short stay Visitor Accommodation including, London, New York, Barcelona, Amsterdam San Francisco and Christchurch (NZ). San Francisco has a 90 day limit on short term rentals where the owner is not present. Since 2015, short-term lets in London are capped at a total of 90 nights per year to help protect long-term rented housing. In Australia, parts of New South Wales (NSW) have a cap of 180 days on letting a property for non-hosted short term Visitor Accommodation and recently, the NSW Department of Planning approved a Gateway Determination for a planning proposal to reduce the number of days, of non- hosted short-term rental accommodation in parts of the Byron Shire, from 180 days to 90 days. The certified amendment to the Use Table in each of the General Residential Zone, and the Low Density Residential Zone of the Hobart Interim Planning Scheme 2015 will restrict Visitor Accommodation wholly with a single dwelling or dwelling (excluding for 'ancillary dwellings').
That the certified amendment is in accordance with the Land Use Planning and Approvals Act. Comment included: "It will clearly: further the objectives of LUPAA 1993, not conflict with the (pretty irrelevant) State Policies, and support the principles of STRLUS 2010-2035'		As detailed in the report recommending the initiation of the amendment, it is considered that the certified amendment complies with and meets the intent of the relevant considerations under the former provisions of LUPAA.
Submissions Opposing the proposal Reference to a ban on short stay From the detail of many of these		
accommodation or a ban on Airbnb,		representations, it appears that many

Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
featured in 25 representations.		of the responders were unaware of the detail of the amendment.
Comments included:		
'A ban on home sharing just makes the international hotel chains richer and the local community poorer.'		The certified amendment is not a ban on Airbnb in Hobart, nor is it a ban on Airbnb in Tasmania.
'A ban on short stay accommodation in Hobart will dilute the diverse offering that Tasmania provides.'		The certified amendment will restrict Visitor Accommodation wholly within a single dwelling or dwelling
'A ban on short stay accommodation will ruin the tourism industry.'		(excluding 'ancillary dwellings') in three zones of the <i>Hobart Interim</i>
An Airbnb ban will reduce availability of accommodation and will negatively impact tourism.		Planning Scheme. These zones are the Inner Residential Zone, the General Residential Zone and the Low Density Residential Zone. All other zones will be unaffected by the certified amendment.
'As per previous response. This is a ridiculous knee-jerk reaction to a problem which won't be solved as a result of the ban.'		
'A decision to overturn and change Home Sharing would be a disaster'		
'The ban would see an immediate decline in tourism and associated spending.'		
The certified amendment will have a negative impact on tourism and the economy.		Visitors to the Hobart Local Government Area (LGA) will still have the option to stay in properties, with a
Comments included:		permit for short stay Visitor Accommodation use including in
'Restricting options on visitor accomodation will hurt our tourism economy'		properties issued permits in zones other zones, and in those properties that offer home sharing. Visitors will have plenty of options for staying in a variety of hotels, other serviced
<i>this may adversely affect the level of visitation to Hobart'</i>		
'Home sharing is great fo	r Tasmanian tourism'	accommodation, B&B's, backpacker
'The ban will kill the tourism industry in Hobart.'		etc.
'Banning short stay accommodation will have a significant negative impact on Tasmanian tourism and the economy.'		It should be noted that the certified amendment applies to three residential zones in the <i>Hobart Interir</i>
'A ban on short stay acco will be to the detriment of there'		<i>Planning Scheme</i> and does not apply to the area covered by the <i>Sullivans</i> <i>Cove Planning Scheme</i> .
Responders suggested will inflate the price of p a permit for short stay	properties that have	It is not possible to forecast how the market will react to the certified amendment if approved, particularly

Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
Accommodation.		given the global financial uncertainty.
Comment included:		
'The proposed amendment artificially constrains the market and is likely to have a number of unintended consequences including inflating the prices of properties that already have permits and creating a rush on new permits.'		

Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
The certified amendment will place Hobart and Tasmania on a unequal footing Comment included: 'The proposed amendment to the Hobart Interim Planning Scheme 2015 will place Hobart and Tasmania on a vastly unequal footing and ultimately but quests local		The certified amendment will only apply to specified zones of the Hobart LGA. Many cities around the world have measures in place to restrict the use of properties for short stay Visitor Accommodation, including London,
footing and ultimately hurt guests, local businesses and communities across the city by reducing choice, availability and affordability of accommodation.'		New York, Barcelona, Amsterdam, Christchurch (NZ). San Francisco has a 90 day limit on short term rentals where the owner is not present. Since 2015, short-term lets in London are capped at a total of 90 nights per year to help protect long-term rented housing. In Australia, parts of New South Wales (NSW) have a cap of 180 days on letting a property for non-hosted short term visitor accommodation and recently the NSW Department of Planning approved a Gateway Determination for a planning proposal to reduce the number of days of non- hosted short-term rental accommodation in parts of the Byron Shire from 180 days to 90 days.
		very popular tourist destinations. Visitors will still have the option to use properties, with a permit for short stay Visitor Accommodation use, for staying in residential zones and in those properties that offer home sharing rather than whole house short stay visitor accommodation. Visitors will have plenty of options for staying in a variety of hotels, serviced accommodation, B&B's, backpackers, etc. It should be noted that the certified amendment does not apply to the area covered by the <i>Sullivans</i> <i>Cove Planning Scheme.</i>
		Prices of accommodation varies depending on the establishment, location and time of year. This is true for Airbnb properties and hotels.

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Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
		According to AirDNA, the average daily rate in Hobart (average booked nightly rate +cleaning fees for all booked days over the last year) is \$238.
Concern with the data on the City of Hobart Social Inclusion dashboards. Comment included: 'The Hobart City Council's Social Inclusion Dashboard uses short-stay data sourced from a third-party service that scrapes information from online booking platforms and paints a misleading picture of the sector. Booking platforms such as Airbnb share data with the Tasmanian Government quarterly under the current statewide regulatory framework to support common sense policy outcomes and avoid the need for reliance upon unreliable data.'		The data on the dashboard titled 'Short-term Rental Accommodation' is from a company called AllTheRooms. The AllTheRooms webpage indicates that they are 'trusted by' by a number of major organisations including visitor/tourism agencies in Los Angeles, Florida, Brussels, South Africa, and 'trusted by' Netflix. It should be noted that the most recently available Tasmanian Government Report on data collection for the Short Stay Accommodation Act 2019 (Q3 2021) includes the following wording: 'As highlighted above, reports have included data that is not required under the Act, and issues regarding data quality remain. Data quality will improve as the reporting requirements, and data collection processes become part of the platforms business processes, and reporting is refined over time.'
A restriction on property owner rights and that the certified amendment causes disadvantage to owners.		Many differing policy positions and requirements affect how land (and ultimately property) is used within the Hobart Local Government Area.
Comments included: 'The amendment seeks to penalise property owners only in the City of Hobart and only in certain Zones'		Furthermore, the Hobart Interim Planning Scheme includes the following in the Planning Scheme Purpose:
'Any consideration to ban or limit short stay rentals is a restriction of property owner rights'		[•] 2.1 Purpose 2.1.1 The purpose of this planning scheme is:
'The amendment will eliminate an existing right of owners not presently providing SSA to utilise their properties as they see fit'		(a) To further the Objectives of the Resource Management and Planning System and of the Planning Process
'It should be an owners decision of what they wish to do with their home not be dictated to as what they can and can't do.'		as set out in Parts 1 and 2 of Schedule 1 of the Act; and (b) To achieve the planning scheme objectives set out in clause 3.0 by

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Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
		regulating or prohibiting the use or development of land in the planning scheme area.'
		The certified amendment is not a ban on Airbnb in Hobart, nor is it a ban on Airbnb in Tasmania.
Some responders advised that they lease their homes whilst away. Comments included:		The existing situation will remain unchanged for these owners. Planning Directive 6 states: <i>'the following use is exempt from</i>
'It's also a way for families to help fund their occasional holidays away, for people who travel regularly for work to ensure their home isn't left empty in their absence,'		requiring a planning permit: Visitor Accommodation in a dwelling (including an ancillary dwelling) if: (i) the dwelling is used by the owner or occupier as their main place of
'I live in Hobart City however travel the mainland to work 6 time's a year. During my time away, I let my home to families and couples who are seeking a city retreat.'		residence, and only let while the owner or occupier is on vacation or temporarily absent; or (ii) the dwelling is used by the owner or occupier as their main place of residence, and visitors are accommodated in not more than 4 bedrooms.'
Hosts and guests contribute to the Tasmanian and local economy.		The amendment will not affect existing approved use of property as
Comments included:		short stay Visitor Accommodation. The certified amendment to the Use
'Our community of Hosts and guests are important contributors to the Tasmanian economy.'		Table in each of the General Residential Zone, the Inner Residential Zone, and the Low
'And the guests contribute large amounts of money to the local business owner'		Density Residential Zone of the Hobart Interim Planning Scheme 2015 will restrict Visitor
<i>guests contribute significantly to the local economy</i>		Accommodation wholly with a single dwelling or dwelling (excluding for
'We pay a cleaner, we buy fresh fruit and flowers, Tassie wine for each guest, all contributing to the local economy.'		'ancillary dwellings'). Accordingly, it should be noted that the certified amendment applies to three zones within the Hobart LGA.
'Airbnb's community cont growth of the visitor econ		People staying in other forms of
<i>pre-pandemic research shows that in one yearAirbnb guests in Hobart contributed \$113 million to the local economy and supported 900 jobs.</i>		accommodation such as hotels and bed and breakfast accommodation contribute to the local economy.
'Home sharing is fundam the tourism industry.'	ental to Hobart as is	Whilst some of the temporary causal work might be attributed to whole house dwellings, it would be
'Using my family cottage	as short stay	disingenuous to ignore the impact on more secure full time and part-time

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Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
accommodation when we are not in Hobart means also providing jobs for housekeeper, laundry, gardener etc' 'sharing has provide an economic injection into the local neighbourhood and greater Hobart via tourism dollars,' 'Our guests often shop at the Farmers Market, Salamanca and local wineries to have meals prepared in home at the bnb.'		employment that a similar worker might receive working at hotels, serviced accommodation and other businesses within the city. The Australian Taxation Office provides advice on renting out all or part of your residential house or unit via Airbnb. Advice includes: 'When you rent out all or part of your residential house or unit through a digital platform, like Airbnb, Home Away or Flipkey, you: • need to keep records of all income earned and declare it
		 in your income tax return need to keep records of expenses you can claim as deductions don't need to pay GST on amounts of residential rent you earn.'
		Income tax is collected by the Australian Government and distributed to the States. State and Territory governments receive 45 per cent of their revenue through transfers from the Australian Government, including all GST revenue ¹¹ . As noted above, Airbnb hosts do not need to pay GST on amounts of residential rent.
Responders refer to the their property. Comments included: <i>'I host an apartment down</i>	nstairs in our home	The certified amendment does not propose to restrict genuine home sharing, nor does it propose to restrict the use of an ancilliary dwelling for short stay Visitor Accommodation.
and I've provided a perso accommodation option fo 'Lumière Lodge is our onl choose to share it with ot	r travelers' ly home, but we	The certified amendment is to restrict Visitor Accommodation wholly with a single dwelling or dwelling (excluding for 'ancillary dwellings') in three of the
'Thankfully through the pa income we have been ab		zones in the <i>Hobart Interim Planning Scheme</i> .

¹¹ treasury.gov.au/review/tax-white-paper/at-a-glance.

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Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
by air b n bing our granny flat.' 'Our platform plays a crucial role in helping people remain in their homes and communities by providing them with the ability to supplement their income by turning their greatest asset – their home – into a source of revenue that assists with cost of living pressures.'		
A representation was m regulation of short stay Accommodation is not of Hobart.	Visitor	Many policy positions affect how property is used within the city. Furthermore, this is stated in the Planning Scheme Purpose:
Comments included:		2.1 Purpose
'It is my view that the amo initiated on behalf of polit views of Aldermen and se issue beyond the realm of to solve and by doing so, property owners in the Ci 'The amendment propose unreasonable to City of H owners of residential zon disadvantages them whe for the use of their proper	ical interests and eeks to address an f the planning system disadvantage ty of Hobart.' ed by Council is lobart property ed land and unfairly n it comes to options ties.'	The purpose of this planning scheme is: (a) To further the Objectives of the Resource Management and Planning System and of the Planning Process as set out in Parts 1 and 2 of Schedule 1 of the Act; and (b) To achieve the planning scheme objectives set out in clause 3.0 by regulating or prohibiting the use or development of land in the planning scheme area.'
'Council is attempting to o planning process that has implementation of the Ta- Scheme by 'going its own to make up its own regula Planning Provisions when class is otherwise No Per Permitted. Any changes of	s resulted in the smanian Planning n way' and choosing ations outside of State re a particular use rmit Required or or introductions to	As is detailed in the report to City Planning Committee on 21 March 2022, the City of Hobart received a letter from the Minister for Local Government and Planning in which, the Minister stated: '1 am advised that, it is also possible
planning policy should on back of significant and su that apply across the boa be applied consistently w process.'	bstantiated claims rd in Tasmania and to	for your Council to seek an amendment to its Interim Planning Scheme and, if supported by the Commission, a Planning Purposes Notice can be issued to 'relieve' the Scheme from the mandatory application of PD6.

Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
		This has occurred on a number of occasions in relation to other planning directives. I understand that such an amendment to the interim planning scheme would be able to be transitioned through to the draft Hobart LPS.'
		Many cities around the world have measures in place to restrict the use of properties for short stay Visitor Accommodation, including London, New York, Barcelona, San Francisco, Amsterdam, Christchurch (NZ). San Francisco has a 90 day limit on short term rentals where the owner is not present. Since 2015, short-term lets in London are capped at a total of 90 nights per year to help protect long- term rented housing. In Australia, parts of New South Wales (NSW) have a cap of 180 days on letting a property for non-hosted short term Visitor Accommodation and recently the NSW Department of Planning approved a Gateway Determination for a planning proposal to reduce the number of days of non- hosted short-term rental accommodation in parts of the Byron Shire from 180 days to 90 days.
The matter of evidence amendment is raised by Comments included:		The certified amendment was initiated following a series of reports to Council that date back to December 2020.
'Furthermore, the applicat prepared without any strat and comprises a series o claims not backed by any statistics and submits a C peppered with motherhood justify the proposed amer	tegic planning merit f assumptions and evidence, studies or Council report od statements to	These reports contained a significant amount of research and evidence. These reports are referenced in the report to Council that recommended that Council initiate the amendment, dated 28 March 2022.
Families and groups us to stay together, do the and that this is not avai	r own cooking, etc.	It should be noted that there are many apartment hotels and hotels in Hobart that offer serviced apartment style
Comments included: 'There are many guests to do not want the plain white		accommodation, which include cooking facilities and options for accommodation with more than one room per apartment or suite.

Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
 make their own meals,' 'seek this type of accommodation which is not generally available through other forms of visitor accommodation through fully furnished spacious indoor and outdoor living areas.' 'I believe it encourages more families to be able to travel and have a different type of holiday' 'Families like to cook their own food as well as eating out.' 'very popular with large family groups and wedding groups in particular. For these groups, staying in a house with all the amenities they need and be able to share a home during their stay' 		The certified amendment will not affect existing approved use of property as short stay Visitor Accommodation. The certified amendment to the Use Table in each of the General Residential Zone, the Inner Residential Zone, and the Low Density Residential Zone of the Hobart Interim Planning Scheme 2015 will restrict Visitor Accommodation wholly with a single dwelling or dwelling (excluding for 'ancillary dwellings'). Accordingly, it should be noted that the certified amendment applies to three zones within the Hobart LGA.
 stay' Some responders contend that hotels are not affordable and that short stay Visitor Accommodation is more affordable. Comments included: 'not everyone wants to, or can afford to, stay in hotels. Particularly ones (I'm thinking of places like the Grand Chancellor) that offer poor value for money.' 'people traveling in groups may be less likely to want to stay in hotels (and pay for hotels) during their time in Hobart.' '.families worldwide prefer to stay in Airbnb accommodation with children as most hotels only have a double bed option or the fees are exorbitant for a dual bedroom room.' 'most people and families I know won't travel to Tasmania anymore, as the accommodation in hotels is very, very expensive' 'There is not enough accommodation for families at a reasonable rate.' 'Hobart stands to lose affordable, family-appropriate accommodation options and this will reduce opportunities for intergenerational travel' 'Especially for families where hotel accommodation is very expensive and not ideal.' 		Prices of accommodation varies depending on the establishment, location and time of year. This is true for Airbnb properties and hotels. According to AirDNA, the average daily rate in Hobart (average booked nightly rate +cleaning fees for all booked days over the last year) is \$238.
Owners of properties who use the property		The certified amendment will not

Agenda (Open Portion) City Planning Committee Meeting 4/7/2022

	4///2022	
Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
when they visit the city property at other times.		change the existing situation for those property owners with a permit for
Comments included:		short stay Visitor Accommodation.
<i>'I love the experience of have friends and family s house while we're not us</i>	tay at our holiday	
'All of the homeowners I live interstate. They won' on the long- term market properties themselves wi	t put their properties as they use the	
'Hobart is our second home. We have a fantastic apartment that we get to use ourselves, and share it with other people that love it just as much.'		
'I host so that I can come to Hobart to see my family, to provide accommodation options to travelers'		
'My cottage in Hobart is our home away from home. My family and I love Tasmania and visit our own heritage cottage as much as we can.'		
'This is my only property as I rent in Sydney, where I have work.'		
'My husband & I bought 2 properties in Hobart, as we love the city and have intention of one day retiring down here.'		
Owners mentioned that they would not put their property on the long term rental market even if they could not let it out as short term Visitor Accommodation.		The certified amendment will not change the existing situation for those property owners with a permit for short stay Visitor Accommodation. If
Comments included:		someone decides to sell their property that is their choice.
'We would not rent it if we could not share it,'		
'my place was purpose built ; never intended as a permanent home !'		
'If a ban was to be placed on my property I believe I would seriously consider selling the property'		
'Mara than likely it would	and with yet another	

'More than likely it would end with yet another property sitting empty.'

...personally we may have to consider our investment in Hobart and look to pull out..

Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
That the purpose of the amendment is to provide affordable or social housing and that this is not the responsibility of private property owners.		The Tasmanian Government and other local organisations, including, not for profit housing providers, provide social and managed
Comments included:		affordable housing.
'The provision of available and affordable housing and social housing is not the responsibility of private property owners. It is the responsibility of government to facilitate and provide affordable housing and social housing.'		It should be noted that the people seeking long term rental accommodation include professionals who have moved to Hobart for employment reasons and need to find somewhere to live. Often a rental
'Over the last 30 years go dropped the ball and not rental opportunities.'		property is the best option, particularly in the short term. These people contribute to local communities, support local business by their
'To help alleviate housing pressures and encourage longer-term solutions, Airbnb urges the City of Hobart to consider opportunities to grow the supply of new social and affordable housing in the local area.'		productive effort and by contributing to the viability of these local businesses on a day to day basis, and contribute to the vibrancy and growth of central Hobart.
'The amendment effectively seeks to force the owners of investment properties to have no other alternatives for use of their properties other than offering these properties for private rental, thus forcing them to compensate for the government's systematic failure to provide adequate social or affordable housing.'		Many people are priced out of the property market including key workers such as, those who work for the emergency services and those who provide key municipal services. The certified amendment is one tool that can be used to influence the
<i>it is ridiculous to think that a 4 bedroom home in Sandy bay that will rent for \$1,200 a week in the rental market is affordable to those looking for welfare housing.</i>		supply of properties and as noted elsewhere, the short term Visitor Accommodation market does remove properties from the market that might
'The goverment has failed in providing social housingThis should not fall back on private owners to provide social housing.'		otherwise be available on the long term rental market.
'It is not my responsibility to provide social housing.'		
'I urge the HCC to look long term and lobby the government for social housing,'		
The amendment does not have strategic planning merit		It is noted in the report to the City Planning Committee on 21 March
Comment included:		2022, that the report was in a response to Council's resolution (in part) of 23 August 2021 that: 'Council pursue inserting one or more specific area plans into the Hobart Local Provisions Schedule that
'Furthermore, the application has been prepared without any strategic planning merit and comprises a series of assumptions and claims not backed by any evidence, studies or		

Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
statistics and submits a Council report peppered with motherhood statements to justify the proposed amendment.'		prohibit entire home short stay accommodation use (SSA) (excluding for 'secondary residences').' The report to City Planning Committee noted that: 'While Council's previous resolution referred to introducing one or more specific area plans, after further consideration of the potential mechanisms in the interim planning scheme, it is considered that adding a specific qualification for 'Visitor accommodation' to various residential zones is the most effective way to achieve the policy intent.' Furthermore, as detailed in the report that was subject to the resolution on 28 March 2022, the resolution of Council on 23 August 2021 was informed by a report to City Planning Committee in response to two separate Council resolutions on 17 December 2020 and 9 February 2021. To conclude, the justification for the certified amendment had been established prior to the report to Council that recommended certification of the amendment and as detailed in the report, the report was in response to a previous resolution.
Some responders stated that they use income to preserve heritage properties		Many people in Hobart live in and maintain, heritage properties.
Comments included: <i>'it is maintaining a heritag</i> <i>not be maintained but for</i>		
The 2nd property we bound cottage that we lovingly re- beautiful spaces full of his to Hobart. It is only becau- our business that we cound these projects.	ght was an old stone enovated. These are story and a real asset ise we have made it	
Impact on a property ov owners income. Comments included: Without that income, I wo all Bills relating to the hou live in Sydney to keep up	on't be able to afford use. I still work and	As noted above, home sharing is still possible under the certified amendment. The certified amendment will not affect existing permits for short stay Visitor Accommodation. Personal income can be generated through different means.

Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
I migrate to Tasmania In	future.'	
'home sharing provides a everyday Tasmanians in meet'		
<i>'guests contribute large amounts of money to the local business owner, far more than 6 people in a share house would ever contribute.</i>		
'We run a college and ou rely heavily on short-stay income over the breaks'		
'If I should lose my airbnl forced out of retirement.'		
<i>'i myself have had 2 periods of unemployment. The income from the bnb has enabled me to pay my rates, land tax'</i>		
People/Hosts use their property to visit for work or to care for relatives and let the property on Airbnb the rest of the time.		The certified amendment will not affect existing permits for short stay Visitor Accommodation or for those
Comments included:		that meet the requirements for exempt use and development
'I travel to Hobart on a regular basis to see him.'		because they are let out only part of the time.
'I come down to take care of my mother who is on her own'		
' I also have another unit close to the hospital that my parents uses'		
'Hosts and guests utilise this vital form of accommodation and the impacts on everyday Tasmanians. This includes, but is not limited to, accessing essential health care, education or work opportunities, to attend major events or conferences, during emergencies, and visiting friends and family from regional and remote areas of the state.'		
That UTAS was 'allowed' to buy accommodation buildings in the city.		The City of Hobart is not responsible for the property market, nor
Comments included:		investment decisions by other organisations.
'The HCC has allowed U Hobart and convert to stu		
'Also, is this because of the University of Tasmania being allowed to buy out most of Hobart and add accommodation all around		

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Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
Hobart. Because it certainly seems that way.'		
'I note with interest the go allowed UTAS to buy up building in Hobart'		
That the City of Hobart/ Government should do encouraging the develo housing	more by	The Tasmanian Government recently announced funding for more social and affordable housing across the State, and a Tasmanian Housing Strategy.
Comments included:		
'should encourage develo affordable housing'	opment of new	
'If we need more affordat land for public and private		
'By taking aim at short sta absolving the state gover responsibility to provide s	nment from their	
Alternative Suggestions rates for long term renta limits on the number of whole house can be ava sharing:	al properties and days in a year that a	Most of these suggestions are not directly relevant to the certified amendment and others are the responsibility of other levels of government.
Comments included:		The certified amendment is to restrict
'Prohibiting hosts from offering their properties on Airbnb won't solve the housing crisis. That issue requires a policy approach that targets the unfair distribution of wealth that puts more and more properties into the hands of "mum & dad" investors and out of reach for young first home buyers' <i>'If the HCC really wants to make an impact on</i> <i>affordable accommodation, they should give</i> <i>incentives to owners to rent by cutting HCC</i> <i>rates (lower landlord costs also means lower</i> <i>costs to recoup = lower rents),'</i>		Visitor Accommodation wholly with a single dwelling or dwelling (excluding for 'ancillary dwellings') in three of the zones in the <i>Hobart Interim Planning</i> <i>Scheme</i> . These zones are the Inner Residential Zone, the General Residential Zone and the Low Density Residential Zone. It is not considered expedient to make any changes to the certified amendment.
'I might suggest that maybe some Hotels with self contained facilities might also be approached to offer some of their suites for longer term accommodation to relieve the current shortage'		
'As a planner I would sug other policies that Council Government could consid housing affordability and penalising the owners of	l and the State ler to initially address shortages including	

Summary of Matter Raised (Bold)	Representor Comment(s) (Italics)	Response
housing and residential zoned land, reduced rates for rental properties, and Council owned land and vacant properties being developed for low cost housing.'		
'I am certainly open to some limit on the number of days in a year that a whole house can be available for home sharing (e.g. 6- months) but a full ban leaves no room open for the many people who do not offer their home for permanent short-Term sharing.'		
One submission raised an objection to the certified amendment but stated support for regulation of short stay Visitor Accommodation		The certified amendment is to restrict Visitor Accommodation wholly with a single dwelling or dwelling (excluding for 'ancillary dwellings') in three of the
Comment included:		zones in the <i>Hobart Interim Planning</i> Scheme. These zones are the Inner
'The level of the SSA per calculated to encourage a LTRA. A starting charge a should reflect the enhance value that a SSA property proceeds of the SSA per in addition to the normal could be applied by Cour affordable housing.'	the availability of level, as a minimum, ed annual rental y owner enjoys. The mit charges would be property rates and	Residential Zone, the General Residential Zone and the Low Density Residential Zone. Rates and charges are a responsibility of a different area of City of Hobart.

5.9. The certified amendment will not impact existing use rights, nor exempt development. Having regard to the information in this report, it is not considered necessary to make any changes to the certified amendment in response to the representations.

6. Strategic Planning and Policy Considerations

- 6.1. The proposed amendment is consistent with the objectives of the Capital City Strategy Plan 2019-29, in particular with the following outcomes:
 - 6.1.1. Hobart keeps a strong sense of place and identity, even as the city changes.
 - 6.1.2. Hobart's cityscape reflects the heritage, culture and natural environment that make it special.
 - 6.1.3. In City decision-making, we consider how different aspects of Hobart life connect and contribute to sense of place.

- 6.1.4. Hobart is a place where diversity is celebrated and everyone can belong, and where people have opportunities to learn about one another and participate in city life.
- 6.1.5. Hobart's economy is strong diverse and resilient.
- 6.1.6. Hobart has a diverse supply of housing and affordable homes.
- 6.1.7. Development enhances Hobart's unique identity, human scale and built heritage.
- 6.1.8. Community involvement and an understanding of future needs help guide changes to Hobart's built environment.
- 6.1.9. Hobart is a city of best practice, ethical governance and transparent decision-making.

7. Financial Implications

7.1. Funding Source and Impact on Current Year Operating Result

7.1.1. None

7.2. Impact on Future Years' Financial Result

7.2.1. None

7.3. Asset Related Implications

7.3.1. None

8. Legal, Risk and Legislative Considerations

- 8.1. Under the former provisions of the Land Use Planning and Approvals Act 1993 (the Act), planning scheme amendments must:
 - seek to further the objectives set out in Schedule 1 of the Act;
 - be prepared in accordance with State Policies; and
 - be consistent, as far as is practicable, with the Southern Tasmania Regional Land Use Strategy 2010-2035 (the regional strategy).
- 8.2. The Objectives of the Act require use and development to occur in a fair, orderly and sustainable manner and for the planning process to facilitate economic development in accordance with other Schedule 1 objectives.

Objectives of the Act

8.3. Part 1 of the objectives of the Act state:

The objectives of the resource management and planning system of Tasmania are –

a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and

b) To provide for the fair, orderly and sustainable use and development of air, land and water; and

c) To encourage public involvement in resource management and planning; and

d) To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and

e) To promote the sharing responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

- 8.4. It is considered that changing the Use Table would further objectives (a), (b), (c) and (e) of Schedule 1 of the Act for the following reasons:
 - 8.4.1. As evidenced previously, by providing increased availability of dwellings for occupation by permanent residents rather than sporadic occupation by visitors, ensuring more efficient use of land and resources.
 - 8.4.2. As evidenced previously, the increased availability of properties in the long-term rental market.
 - 8.4.3. An increase in visitors using hotels, other visitor accommodation and restaurants is likely to result in these businesses generating additional income and requiring additional employees/supplies and thereby creating more local jobs, which in turn will result in more money in the year round local economy.
 - 8.4.4. The certified amendment does not affect existing use rights.
 - 8.4.5. The benefits to local business and communities from having additional permanent residents in local suburbs, thereby benefiting the sustainability of local businesses and services.
 - 8.4.6. The certified amendment was initiated following concerns raised by Council, the community, and organisations such as Shelter Tasmania.

- 8.5. It is considered that the certified amendment is consistent with the State Policy on Water Quality Management 1997 and the State Coastal Policy 1996. The State Policy for the Protection of Agricultural Land 2009 is not relevant and neither are any National Environmental Protection Measures.
- 8.6. It is considered that the certified amendment is, as far as is practical, consistent with relevant strategic directions and regional policies of the Southern Tasmania Regional Land Use Strategy 2010–2035 (STRLUS), as it will facilitate the retention of dwellings for residential use, reduce the need for development of greenfield land and result in a greater proportion of the population living in proximity to services and employment opportunities.
- 8.7. In particular, the proposal is consistent with the intent of STRLUS State Policy SRD 2 'Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability'.
- 8.8. Section 32(e) of the Act requires that planning scheme amendments must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area. As the amendment does not alter the underlying zoning of land adjoining land zoned under another different planning scheme it is considered that this requirement is met.

9. Environmental Considerations

- 9.1. The certified amendment has been considered in terms of its impacts on the environmental values of the site.
- 9.2. Short stay Visitor Accommodation has an impact on the environment to the extent that it affects the location and distribution of tourism accommodation and restricts the use of dwellings by permanent residents in more sustainable locations close to employment and services. Urban renewal might be affected as fewer year round local residents result in reduced viability of local businesses and services.
- 9.3. There is evidence that the use of whole dwellings for short stay Visitor Accommodation has an effect on housing in Hobart. Long-term renters and home buyers are channelled towards housing in outlying suburbs and neighbouring Local Government areas, potentially leading to the further development of greenfield land. Accordingly, this can lead to increased levels of car use and associated traffic congestion, and increased emissions.
- 9.4. At the same time, using existing housing stock to accommodate tourists, may limit the need for hotel developments (and cause under occupancy of hotel accommodation) but consequently, simultaneously, increase the need for new housing development. All new housing development has an environmental impact.

10. Social and Customer Considerations

- 10.1. The certified amendment is not considered to have any negative impact on social inclusion and is likely to result in some positive social impacts.
- 10.2. Restricting the use of whole dwellings for short stay Visitor Accommodation is likely to result in more dwellings being available in the long-term rental market.
- 10.3. More dwellings in the long-term rental market will facilitate increased access to housing for more people in proximity to employment and services, and promote active and healthy lifestyles by reducing the need to drive to access these jobs and services.
- 10.4. It should be noted that many factors influence housing supply and affordability, not only short stay Visitor Accommodation; however, people already living in a more vulnerable situation without security of tenure (renting rather than owning) are in a more precarious position, as decreases in supply normally result in rent increases.
- 10.5. At the same time, regulating short stay Visitor Accommodation will have an impact on some prospective hosts, as (in the specified zones) they will no longer be able to purchase new properties or use a whole dwelling or single dwelling, for the sole purpose of providing short stay Visitor Accommodation.

11. Marketing and Media

11.1. There are not any marketing or branding implications as a result of the certified amendment.

12. Community and Stakeholder Engagement

- 12.1. The certified amendment was initiated following concerns raised by Council, the community, and organisations such as Shelter Tasmania.
- 12.2. The certified amendment was publicly exhibited for a period of 28 days plus additional days when the Council office was not open to the public during normal working hours. The representations received during this period are the subject of this report.
- 12.3. The Tasmanian Planning Commission must hold hearings to discuss the representations and the planning merit of the amendment.

13. Delegation

13.1. Delegation rests with Hobart City Council.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Brian Pearson STRATEGIC PLANNER CITY FUTURES MANAGER CITY FUTURES

Neil Noye **DIRECTOR CITY LIFE**

Date: File Reference: 27 June 2022 F22/40681; PSA-22-1

Hobart Interim Planning Scheme PSA-22-1 Short Stay Visitor Attachment A: Accommodation - Section 39 Representations I

Sandra Hogue

From:	Maureen Aiken <maureenaiken11@gmail.com></maureenaiken11@gmail.com>
Sent:	Saturday, 2 April 2022 2:21 PM
То:	CoH Mail
Subject:	TRIM: AirBnB

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Hobart City Council

I am delighted that you have seen fit, and have found the courage, to raise questions about allowing the current situation with AirBnB operators to continue.

Tasmanians have been plunged into a severe rental crisis over the "open slather" approach that has been allowed to continue unabated here.

Rampantly greedy investors have decimated the previously available rental housing stock. At the same time their actions have also sent property prices in Hobart to sky-high levels – effectively locking normal Tasmanian wage earners out of the property market completely. Families are now being made homeless by the astronomical rents being charged by greedy landlords. There are families who are working long hours just to keep their over-crowded, low-quality rental roofs over their heads, struggling to buy life's essentials, or to provide for their families' future needs.

This state of affairs is utterly appalling, and is ruining the quality of the lives of ordinary Tasmanians, while rich investors grow ever richer by exploiting loopholes in our beautiful home City's planning laws, and buy up ever more homes that come onto the market. The homelessness and hopelessness caused by unrestricted and unfettered exploitation by greedy investors is nothing new. There have been news organisations reporting on this very same situation in other countries, such as one investigatitive news program I saw on Spain some years ago. Their government had to finally step in to restrict and curtail all AirBnB operators, so that their citizens who were homeless on the streets could finally secure housing. Once some restrictions were put in place, the rental crisis was averted, and greedy investors were forced out of their exploitative activities. Situation normal returned, and I doubt that any AirBnB operator there became homeless themselves, or suffered any devastating economic disadvantage as a result!

Any investor who chooses to lock up their otherwise vacant property solely for profiting from high short-stay accommodation prices, should pay much higher rates and other charges for the privilege of doing so. They should also be regulated, so that no mega property "barons" are allowed to expand their personal property empire, purely for profit. If they wish, let them build new housing for that purpose, and not "steal" from the existing available housing stock.

Another appalling situation that requires an urgent remedy, is the poor sub-standard condition that many rental properties are in, but the tenants are still compelled to pay astronomical rents. Many of these properties are old and decaying rapidly, but the landlord is demanding the same rent as a good-quality standard home would generate. In other countries, there are restrictions placed on the amount of rent that can be charged for such old and sub-standard homes. I would love to see such a plan implemented in Hobart. Each rental property needs to be assessed as to its amenity level according to a scale, and rents restricted accordingly. The current situation is unfair, and unconscionable.

Ordinary Tasmanians are suffering. Our beautiful and much-loved city is losing all that we have treasured about living here.

Let us all see fairness and equity and social justice be restored to us, before Hobart "loses it Soul" altogether.

Thank you.

Maureen Aiken

6/30 Ratho Street

Lenah Valley TAS 7008



Virus-free. <u>www.avg.com</u>

From:	Helma <helken@iprimus.com.au></helken@iprimus.com.au>
Sent:	Tuesday, 5 April 2022 11:27 AM
То:	Representation
Subject:	Short-Stay

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It is difficult to understand why commercial activities with short-stay are allowed to be in almost any suburban residential location. The constant comings and goings of strangers is not helping family environments. Other places have strict regulations about short-stay which are mostly attached to the property of the land-lord. Whole houses are only leased for 1 year to people with professional transfers new to the city, which can be extended if needed. Otherwise whole houses are let to permanent tenants with rent calculated and regulated to a certain percentage of the tenants income. It becomes their home. The land-lord can only terminate the lease if the tenant damages the property or uses it for other purpose or the owner needs the house or apartment for own use. A housing ombudsperson is available to resolve disputes if needed. New regulations ought to be made urgently and ought to include past, present and future accommodation short-stays. It would be unfair to say, only from today on, it needs to be the same for everybody who has extra property to rent. The mum and dad investors still keep their investment and extra income as before, but better regulated.

Helma Stevenson 72 Terrina Street Lauderdale 7021 Ph: 62511099



Virus-free. www.avg.com

From:	Don Mccrae <don.mccrae@salvationarmy.org.au></don.mccrae@salvationarmy.org.au>
Sent:	Thursday, 7 April 2022 9:57 AM
То:	Representation
Cc:	Jed Donoghue
Subject:	Short Stay Accommodation
Attachments:	Short Stay Accommodation Letter March 2022.pdf

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Dear Friends

Please find letter regarding the Short Stay Accommodation attached.

Kind regards

Don



Don McCrae Homelessness and Corrections Manager SASH Salvation Army Supported Housing

Street to Home Beyond The Wire (Throughcare For Returning Citizens) **The Salvation Army Australia Territory** <u>salvationarmy.org.au</u>

Email: don.mccrae@salvationarmy.org.au Address: 117 New Town Road, New Town, TAS 7008 Mail: PO Box 43

Phone: (03) 6278 2817 **Mobile:** 0409 588 042 **Fax:** (03) 6278 1542

Want to know more about our local activities? <u>Click here to find out!</u>

f 🖸 🎔 in D

Wherever there is hardship or injustice, Salvos will live, love and fight, alongside others, to transform Australia one life at a time with the love of Jesus.

Through our commitment to reconciliation, The Salvation Army acknowledges the First Nations peoples of Australia as the traditional custodians of this land. We further acknowledge and pay our respects to past and present Elders, giving thanks for their wisdom that has sustained their people since the beginning of time, and we pledge to support emerging and future generations. This email including any attachments is intended only for the intended addressee(s). It is confidential, subject to copyright, and may be the subject of legal or other privilege, none of which is waived or lost by reason of this transmission. If you are not the intended recipient of this message, please accept our apology, notify the sender immediately, and delete the message and any attachments. Any disclosure, reproduction, distribution or other use of this message or any attachments by an individual or entity other than the intended recipient is prohibited.



The Salvation Army Australia Territory

Tasmania Division

115 Central Avenue, Derwent Park, Tasmania 7009 PO Box 50, New Town, Tasmania 7008

P 03 6228 8400

April 8th 2022

Representation from The Salvation Army Tasmania to the Short Stay Accommodation – Proposed Amendments to the Hobart Interim Planning Scheme

Dear Sir/Madam

The Salvation Army provides accommodation and support to people who are at risk of homelessness and to people who are experiencing homelessness In Tasmania. The Salvation Army supports the Short Stay Accommodation- Proposed Amendments to the Hobart Interim Planning Scheme.

The Salvation Army supports this proposal to limit further increases to the number of entire homes used for short stay accommodation. In Hobart's current rental crisis, it is vital to prioritise the use of properties for long term rental homes for local people. Adopting the proposed recommendations will help to balance the use of residential properties for visitors and for people who live in Hobart.

This proposed amendment will enable the City of Hobart to limit new visitor accommodation involving entire dwellings in specified areas of Hobart. Importantly, they have no effect on existing short stay visitor accommodation and will not affect people who are sharing their own home. The limitations apply only to entire investment properties being newly listed for visitor accommodation.

Renters in the Hobart LGA and across Tasmania are currently experiencing an entrenched crisis of affordability and availability.

- The density of short stay accommodation in Hobart is the highest of any capital city in Australia, and one of the highest in the world.
- Vacancy rates in Hobart's private rental market are persistently below 1%, when a sustainable vacancy rate is 2.5-3%.
- The December 2021 <u>Rental Affordability Index</u> showed that Hobart is still the least affordable capital in Australia.
- Even households on average incomes, including key workers such as nurses, teachers and officers in police and emergency services, are paying over 30%, and up to 80% of their income in rent.
- The December 2020 AHURI report <u>Marginal housing during COVID-19</u> shows the clear impact of short stay accommodation on Hobart's vacancy rates.

Founders William & Catherine Booth General Brian Peddle

Wherever there is hardship or injustice, Salvos will live, love and fight alongside others to transform Australia one life at a time with the love of Jesus

salvationarmy.org.au

The need for social and affordable homes is increasing across Tasmania, and the waiting list for social housing in Tasmania is growing. As at February 2022, there were 4407 applications for social housing, and this number keeps going up.¹ Limiting the number of entire homes available for short stay accommodation is part of the solution to Tasmania's rental housing crisis, because every available home counts.

Establishing this planning amendment in the Hobart LGA will enable other local governments to take similar action where high levels of entire home visitor accommodation are impacting the long-term rental market.

In light of the detrimental impact that short stay accommodation has had on the availability of long term rental properties, The Salvation Army supports the proposal to limit any increase to the number of entire homes used for short stay accommodation that could otherwise be used by local people to rent long term.

Your sincerely

Don McCrae

Acting State Manager Homelessness The Salvation Army Australia Territory salvationarmy.org.au Email: don.mccrae@salvationarmy.org.au Address: 117 Main Road, New Town 7008 Phone: 62782817 Mobile: 0409588042

Founders William & Catherine Booth General Brian Peddle

Wherever there is hardship or injustice, Salvos will live, love and fight alongside others to transform Australia one life at a time with the love of Jesus

salvationarmy.org.au

From:	Chris Merridew <cmerridew2@gmail.com></cmerridew2@gmail.com>			
Sent:	Thursday, 7 April 2022 1:43 PM			
То:	CEO - City of Hobart			
Cc:	Representation			
Subject:	PSA - 22-1 Amendment Short Stay Accommodation			

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Air B&B restrictions is bordering on Restrictive Trade Practices but including an alternative approach to " affordable rentals "

Dear Ms Grigsby,

> The Aldermen of The City of Hobart which has some 23700 residences, of those 6800 (29%) are family rentals, shouldn't be under the illusion that 480 (2%) being Air B&Bs contribute so dramatically to the affordable housing crisis that the HCC would consider entering into virtually restrictive trade practices with the of banning of further AirB&B permits.

Hobart Municipality which sits between Taroona and Creek Road is not just Battery Point which has not been "affordable "since the late 1960s - Empress Towers opened in 1967. The 23700 residential Rate payers could feel most precarious about such a restriction being mandatorily placed on their property .and consequently should express such to the CEO. The planning department is already clearly being swamped by property owners seeking to achieve Air B&B approvals whilst they still can.

> The Council acclaims that some 450 inner city new build residential units were approved in 2020 but the physical work on the first of these premium units barely commenced in 2021.
 > Most were sold off the plan presumably as residences ,an argument for their density approval was that they would release older "affordable" property to come on the market else where in Hobart . Some were no doubt purchased with a view to supporting Tasmania's burgeoning Tourism how might their plans now stand ?

Alternative Action for Council to Consider.

The HCC collects say in the order of \$2M per week from residential rate payers including in the order \$0.6M from the 6900 residential rentals of (\$88) per week. To ease the affordable rental issues I note that the Treasurer has implemented some Land Tax reviews which on land value of \$520,000 will then reduce from (\$109)to (\$105) per week - I also note that the Valuer General has flagged a revaluation will take place this year ! So add Tas Water currently the landlord has to find (\$210 PwK), \$10920 pa to pay just instrumentalities ,before any maintenance , Insurance or mandatory refresh's cost between tenants .

With "affordable " rental pitched at \$400 ,but "actual" is nearer \$ 500 in which the tenant may get rent assistance, you can appreciate the appeal of Air B&B 3 bedroom house returning \$330 per night . Note without landlords there aren't any rentals affordable or otherwise !

The Council might look to how it can encourage Mum and Dad investors in providing affordable rentals by introducing a reduced Rates package qualified through the Lease contract. If only both the Council Rates and Land Tax were halved there is a \$100 per week reduction in rent. It would take a brave Council to address effectively the housing emergency with support of this

nature .The Council's desire to limit A&B which is only 2% of the rental stock is detrimental to our Tourism growth of a much valued experience for those who visit and spend in our City .

Manipulating with private enterprise especially in retrospect, how many of those 450 Unit Sales off the plan in 2020 were potentially with tourism development in mind, is perhaps not the Council's core business .

Regards

Chris Merridew

Sandy Bay

0419 252818 <u>cmerridew2@gmail.com</u> > >



From:	Tracey Mawbey <tmawbey@hobartcitymission.org.au> on behalf of Harvey Lennon</tmawbey@hobartcitymission.org.au>			
	<hlennon@hobartcitymission.org.au></hlennon@hobartcitymission.org.au>			
Sent:	Thursday, 7 April 2022 5:11 PM			
То:	Representation			
Subject:	Short Stay Accommodation			
Attachments:	chments: Letter to City of Hobart re short stay accom 07.04.2022.pdf			

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Good afternoon,

Please find letter attached with regard to the above.

Kind regards

Kind regards

Tracey Tracey Mawbey On behalf of Harvey Lennon, CEO Hobart City Mission

Phone: 6215 4211 Email: <u>tmawbey@hobartcitymission.org.au</u> Web: <u>www.hobartcitymission.org.au</u>







ABN: 45 880 587 855 - Hobart City Mission is a registered charity in accordance with the Australian Charities and Not-For-Profits Commission (ACNC). Please consider the environment before printing.

Hobart City Mission, through our values and practices acknowledge the sovereignty of Tasmanian Aborigines, the original owners of lutruwita (Tasmania). Tasmanians represent many cultures, social and economic backgrounds, all abilities, genders, sexualities and stages of life. We see strength in them all and embrace this diversity. Hobart City Mission understand that to truly meet diverse needs, we must model diversity, inclusion and healthy relationships at every level of our organisation, and we are committed to doing so.



7 April 2022

The General Manager City of Hobart

By email to representation@hobartcity.com.au

Dear Ms Grigsby

Representation from Hobart City Mission to the Short Stay Accommodation – Proposed Amendments to the Hobart Interim Planning Scheme

Hobart City Mission is a not-for-profit homelessness service which has been providing help to those who need it most in the Greater Hobart area for 170 years. We provide accommodation and support to those experiencing homelessness in our community including emergency accommodation and emergency relief services such as financial counselling, food packs and grocery and fuel vouchers.

Hobart City Mission supports the Short Stay Accommodation- Proposed Amendments to the Hobart Interim Planning Scheme

Our organisation supports this proposal to limit further increases to the number of entire homes used for short stay accommodation. In Hobart's current rental crisis, it is vital to prioritise the use of properties for long term rental homes for local people. Adopting the proposed recommendations will help to balance the use of residential properties for visitors and for people who live in Hobart.

This proposed amendment will enable the City of Hobart to limit new visitor accommodation involving entire dwellings in specified areas of Hobart. Importantly, they have no effect on existing short stay visitor accommodation, and will not affect people who are sharing their own home. The limitations apply only to entire investment properties being newly listed for visitor accommodation.

Renters in the Hobart LGA and across Tasmania are currently experiencing an entrenched crisis of affordability and availability.

- The density of short stay accommodation in Hobart is the highest of any capital city in Australia, and one of the highest in the world.
- Vacancy rates in Hobart's private rental market are persistently below 1%, when a sustainable vacancy rate is 2.5-3%.
- The December 2021 <u>Rental Affordability Index</u> showed that Hobart is still the least affordable capital in Australia.

50 Barrack St * Hobart TAS 7000 * (03) 6215 4200 info@hobartcitymission.org.au hobartcitymission.org.au

- Even households on average incomes, including key workers such as nurses, teachers and
 officers in police and emergency services, are paying over 30%, and up to 80% of their
 income in rent.
- The December 2020 AHURI report <u>Marginal housing during COVID-19</u> shows the clear impact of short stay accommodation on Hobart's vacancy rates.

The need for social and affordable homes is increasing across Tasmania, and the waiting list for social housing in Tasmania is growing. As at February 2022, there were 4407 applications for social housing, and this number keeps going up.¹ Limiting the number of entire homes available for short stay accommodation is part of the solution to Tasmania's rental housing crisis, because every home counts.

Establishing this planning amendment in the Hobart LGA will enable other local governments to take similar action where high levels of entire home visitor accommodation are impacting the long term rental market.

In light of the detrimental impact that short stay accommodation has had on the availability of long term rental properties, Hobart City Mission supports the proposal to limit any increase to the number of entire homes used for short stay accommodation that could otherwise be used by local people to rent long term.

For further information, please contact Ewan Higgs on ehiggs@hobartcitymission.org.au

Yours faithfully

Harvey Lennon CEO – HOBART CITY MISSION

¹ <u>https://www.communities.tas.gov.au/housing/tasmanian_affordable_housing_strategy/reporting</u>

2

Tania Hunt <tania.hunt@ynot.org.au></tania.hunt@ynot.org.au>
Friday, 8 April 2022 11:37 AM
Representation
Short Stay Accommodation
HCC Short Stay Accommodation Letter 08042022.pdf

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning,

Please find attached correspondence from the Youth Network of Tasmania in relation to Short Stay Accommodation.

Kind regards, Tania

Tania Hunt

CEO Youth Network of Tasmania Pronouns: she/her

TASMANIAN YOUTH FORUM			SMAN UTH FO	Friday 3 June 2022 Launceston www.ynot.org.au	
	Lot's t		I AM M	E	
	ŁΫF	ŸNOŁ	Tasmanian Government		Speak up. Be heard. Drive change.

a: Level 12, 39 Murray Street, Hobart Tas 7000 m: 0427 466 189 e: <u>ceo@ynot.org.au</u> w: <u>www.ynot.org.au</u>

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Youth Network of Tasmania Level 12/39 Murray Street Hobart TAS 7000 E: <u>ceo@ynot.org.au</u> M: 0427 466 189 W: www.ynot.org.au



8 April 2022

Representation from The Youth Network of Tasmania to the Short Stay Accommodation – Proposed Amendments to the Hobart Interim Planning Scheme

The Youth Network of Tasmania (YNOT) is the peak body for young people aged 12-25 years and the non government youth sector in Tasmania. YNOT works to ensure policies affecting young people in Tasmania are relevant, equitable and effective and that young people have a voice on issues that matter to them. Our purpose is to drive positive change with young people and the youth sector in Tasmania.

YNOT supports the Short Stay Accommodation - Proposed Amendments to the Hobart Interim Planning Scheme

YNOT supports this proposal to limit further increases to the number of entire homes used for short stay accommodation. In Hobart's current rental crisis, it is vital to prioritise the use of properties for long term rental homes for local people. Adopting the proposed recommendations will help to balance the use of residential properties for visitors and for people who live in Hobart.

We know from speaking with young Tasmanians aged 18-25 years that they are eager to leave home and live on their own for the first time. However, attempting to negotiate and enter the rental market is daunting as many young people are priced out of the market. Median rental prices in our major cities **exceed youth allowance** by \$140 per week and Job Seeker by \$85 per week.^[1] Young people are susceptible to transport disadvantage and need access to affordable housing close to public transport within Hobart. This is particularly important in accessing essential services and sustaining engagement in education, training and employment.

This proposed amendment will enable the City of Hobart to limit new visitor accommodation involving entire dwellings in specified areas of Hobart. Importantly, they have no effect on existing short stay visitor accommodation, and will not affect people who are sharing their own home. The limitations apply only to entire investment properties being newly listed for visitor accommodation.

Renters in the Hobart LGA and across Tasmania are currently experiencing an entrenched crisis of affordability and availability.

- The density of short stay accommodation in Hobart is the highest of any capital city in Australia, and one of the highest in the world.
- Vacancy rates in Hobart's private rental market are persistently below 1%, when a sustainable vacancy rate is 2.5-3%.
- The December 2021 <u>Rental Affordability Index</u> showed that Hobart is still the least affordable capital in Australia.

1

Youth Network of Tasmania Level 12/39 Murray Street Hobart TAS 7000 E: <u>ceo@ynot.org.au</u> M: 0427 466 189 W: www.ynot.org.au



- Even households on average incomes, including key workers such as nurses, teachers and officers in police and emergency services, are paying over 30%, and up to 80% of their income in rent.
- The December 2020 AHURI report <u>Marginal housing during COVID-19</u> shows the clear impact of short stay accommodation on Hobart's vacancy rates.

The need for social and affordable homes is increasing across Tasmania, and the waiting list for social housing in Tasmania is growing. As at February 2022, there were 4407 applications for social housing, and this number keeps going up.¹ A significant proportion of social housing applicants are young people. Limiting the number of entire homes available for short stay accommodation is part of the solution to Tasmania's rental housing crisis, because every home counts.

Establishing this planning amendment in the Hobart LGA will enable other local governments to take similar action where high levels of entire home visitor accommodation are impacting the long term rental market.

In light of the detrimental impact that short stay accommodation has had on the availability of long term rental properties, YNOT supports the proposal to limit any increase to the number of entire homes used for short stay accommodation that could otherwise be used by local people to rent long term.

For further information, please contact:

Tania Hunt Chief Executive Officer ceo@ynot.org.au

^[] Tenants' Union of Tasmania 2021. Tasmanian Rents December Quarter 2021.

ⁱ https://www.communities.tas.gov.au/housing/tasmanian_affordable_housing_strategy/reporting

²

From:	Sharon Moore <sharonm@riseup.net></sharonm@riseup.net>
Sent:	Friday, 8 April 2022 1:30 PM
То:	Representation
Subject:	PSA-22-1 Amendment – Short Stay Accommodation

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Chief Executive Officer City of Hobart

Dear Ms Griggs

I wholeheartedly support the council's proposed planning amendment to limit short-stay accommodation in Hobart.

I can only see this amendment having positive impacts: ensuring houses that might have become short-term accommodation continue to be available for rental, thus relieving some of the stress on the rental housing market in Hobart; ensuring continued social viability of residential areas, ie that they do not become short-term accommodation deserts; relieving the potential impacts of short-term accommodation on nearby residents, such as noise and pressure on parking.

I only wish it could be applied retrospectively.

Many thanks

Sharon

Sharon Moore 9 Quayle St Sandy Bay 7005

From:	Maureen Aiken <maureenaiken11@gmail.com></maureenaiken11@gmail.com>
Sent:	Saturday, 9 April 2022 12:05 PM
То:	Representation
Subject:	PSA-22-1 Amendment - Short Stay Accommodation

Chief Executive Officer, Hobart City Council.

Dear Sir/Madam

I am attaching below my comments I sent via an email to the HCC last week. I was advised to make my submission via your website.

I am now taking advantage of the stated opportunity to submit my comments via an email addressed to you.

I am hoping that this approach will be acceptable?

Thank you.

Maureen Aiken

6/30 Ratho Street, LENAH VALLEY 7008

Dear Hobart City Council

I am delighted that you have seen fit, and have found the courage, to raise questions about allowing the current situation with AirBnB operators to continue.

Tasmanians have been plunged into a severe rental crisis over the "open slather" approach that has been allowed to continue unabated here.

Rampantly greedy investors (many of whom I suspect originated from interstate) have decimated the previously available amount of rental housing stock. At the same time their actions have also sent property prices in Hobart soaring to sky-high levels – effectively locking average Tasmanian wage earners out of the property market completely. Families are now also being made homeless by the astronomical rents being charged by greedy landlords. There are families who are working long hours just to keep their overcrowded, low-quality rental roofs over their heads, struggling to buy life's essentials, or to provide for their families' future needs.

This state of affairs is utterly appalling, and is ruining the quality of the lives of ordinary Tasmanians, while rich (interstate?) investors grow ever richer by exploiting loopholes in our beautiful home City's planning laws, and buy up ever more homes that come onto the market, solely to be used for short-stay accommodation at stratospheric rates.

The homelessness and hopelessness caused by unrestricted and unfettered exploitation by greedy investors is nothing new. There have been news organisations reporting on this very same situation in other countries, such as one investigative news program I saw on Spain some years ago. Their government had to finally step in to restrict and curtail all AirBnB operators, so that their citizens who were homeless on the streets could finally secure housing. Once some restrictions were put in place, the rental crisis was averted, and greedy investors were forced out of their exploitative activities. "Situation normal" returned, and I

doubt that any AirBnB operator there became homeless themselves, or suffered any devastating economic disadvantage as a result!

Any investor who chooses to lock up an otherwise vacant property solely for profiting from high short-stay accommodation prices, should pay much higher rates and other charges for the privilege of doing so. They should also be regulated, so that no mega property "barons" are allowed to expand their personal property empire here in Tasmania, purely for profit. If they wish, let them build new housing for that purpose, and not "steal" from the existing available housing stock.

Another appalling situation that requires an urgent remedy, is the poor sub-standard condition that many rental properties are in, but the tenants are still compelled to pay astronomical rents. Many of these properties are old and decaying rapidly, but the landlord is demanding the same rent as a good-quality standard home would generate. In other countries, there are restrictions placed on the amount of rent that can be charged for such old and sub-standard homes. I would love to see such a plan implemented in Hobart. Each rental property needs to be assessed as to its amenity level according to a scale, and rents restricted accordingly. The current situation is unfair, and unconscionable. Ordinary Tasmanians are suffering.

Our beautiful and much-loved city is losing all that we have treasured about living here.

Let us all see fairness and equity and social justice be restored to us, before Hobart "loses it Soul" altogether.

Thank you.

Maureen Aiken 6/30 Ratho Street Lenah Valley TAS 7008



From:	Cr Helen Burnet
Sent:	Sunday, 10 April 2022 8:48 PM
То:	Representation
Subject:	Fwd: PSA 1-22 short stay visitor accommodation

Helen Burnet

0417284267

Begin forwarded message:

From: Cr Helen Burnet Date: 10 April 2022 at 8:44:39 pm AEST To: representation@hobartcoty.com.au Cc: Lucy Subject: Fwd: PSA 1-22 short stay visitor accommodation

I submit this on behalf of Ms Lucy Jones.

Please reply to both in acknowledgment.

Many thanks

Helen

Helen Burnet

0417284267

Begin forwarded message:

From: Lucy Date: 10 April 2022 at 5:17:04 pm AEST To: Cr Helen Burnet Subject: short stay visitor accommodation Reply-To: Lucy

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To the Hobart City Council

I strongly object to the use of whole houses, Units and Apartments as visitor accommodation.

This has become a way to enrich the wealthy and leave our struggling singles and families completely out of the Housing market.

I regularly see applications in the" Mercury" from property owners wishing to cash in on this lucrative market.

It has to stop. It is not fair.

Elizabeth Lucy Jones

11 Lord St

Sandy Bay.

6224 8494

From:	Emma Greenhalgh <emma.greenhalgh@shelter.org.au></emma.greenhalgh@shelter.org.au>
Sent:	Monday, 11 April 2022 2:51 PM
То:	Representation
Cc:	'Cynthia Townley'
Subject:	RE Short Stay Accommodation- Proposed Amendments to the Hobart Interim Planning
	Scheme
Attachments:	20220411 Letter City of Hobart AirBnB 1.0.pdf

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Good afternoon

Please find attached a letter of representation regarding the proposed amendments to the Hobart Interim Planning Scheme, specifically short stay accommodation.

Kind regards Emma



Emma Greenhalgh Chief Executive Officer

m 0402 927 243 e emma.greenhalgh@shelter.org.au w <u>http://www.shelter.org.au</u>



We acknowledge Aboriginal and Torres Strait Islander peoples as the traditional custodians of the land where we live, learn, and work.

Always was, always will be Aboriginal land.





11th April 2022

Chief Executive Officer GPO Box 503 Hobart TAS 7001 representation@hobartcity.com.au

Dear Ms Grigsby

RE Short Stay Accommodation- Proposed Amendments to the Hobart Interim Planning Scheme

I am writing to you about the recent decision by the City of Hobart to limit further increases to the number of whole of homes used for short stay accommodation.

National Shelter is a non-government peak organisation that aims to improve housing access, affordability, appropriateness, safety and security for people on low incomes. Since 1976, National Shelter has worked towards this goal by influencing government policy and action, and by raising public awareness about housing issues. National Shelter is supported by state and territory Shelter' network, including Shelter Tasmania.

As you know, the Hobart local government area and Tasmania more generally, is experiencing a housing crisis with housing being neither affordable nor available:

- The density of short stay accommodation in Hobart is the highest of any capital city in Australia, and one of the highest in the world
- Vacancy rates in Hobart's private rental market are persistently below 1%, when a sustainable vacancy rate is 2.5-3%
- The December 2021 <u>Rental Affordability Index</u> showed that Hobart is still the least affordable capital in Australia.
- Even households on average incomes, including key workers such as nurses, teachers and officers in police and emergency services, are paying over 30%, and up to 80% of their income in rent.
- The December 2020 AHURI report <u>Marginal housing during COVID-19</u> shows the clear impact of short stay accommodation on Hobart's vacancy rates.

The need for social and affordable homes is increasing across Tasmania, and the waiting list for social housing in Tasmania is growing. As at February 2022, there were 4407 applications for social housing.¹

National Shelter supports the submission by our colleagues at Shelter Tasmania for the City of Hobart to endorse the proposed amendment to limit new visitor accommodation involving entire dwellings in specified areas of Hobart. We agree that this approach should have no effect on existing short stay visitor accommodation and will not affect people who are sharing their own home. The limitations apply only to entire investment properties being newly listed for visitor accommodation.

¹ <u>https://www.communities.tas.gov.au/housing/tasmanian_affordable_housing_strategy/reporting_</u>

T 0402 927 243 || E emma.greenhalgh@shelter.org.au || W www.shelter.org.au ABN 66 496 603 178

We commend the City of Hobart for its leadership on this issue, and encourage the council to continue to develop a suite of responses to actively assist the growth of new social and affordable housing to re-balance the housing market so Hobart can remain a home for all households.

Please contact me if you require further information on 0402 927 243 or at <u>emma.greenhalgh@shelter.org.au</u>.

Yours sincerely

Bunhan

Emma Greenhalgh Chief Executive Officer

From:	Deb Lewis <debral@cotatas.org.au></debral@cotatas.org.au>
Sent:	Tuesday, 12 April 2022 4:18 PM
То:	Representation
Subject:	Representation - short stay accommodation
Attachments:	COTA Tasmania representation re short stay accommodation.docx

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Please find attached a copy of COTA Tasmania's representation to the Council in respect of short stay accommodation.

Kind regards

Deb Lewis (she/her) Operations Manager (Tuesday to Friday) COTA TAS Level 12, 39 Murray Street, Hobart TASMANIA 7000 P: 03 6231 3265 www.cotatas.org.au







COTA TAS 'Westella' 181 Elizabeth St Hobart TAS 7000

www.cotatas.org.au ABN 71 718 804 307 P: (03) 6231 3265 admin@cotatas.org.au

12 April 2022

Hobart City Council 16 Elizabeth Street Hobart TAS 7000

By email to representation@hobartcity.com.au

Representation from COTA Tasmania to the Short Stay Accommodation – Proposed Amendments to the Hobart Interim Planning Scheme

COTA Tasmania (Council on the Ageing [Tas] Inc) is a not-for-profit organisation, operating as a peak body for a wide range of organisations and individuals who are committed to encouraging our community to think positively about ageing. This involves promoting and encouraging social inclusion and championing the rights and interests of Tasmanians as they age.

COTA Tasmania supports this proposal to limit further increases to the number of entire homes used for short stay accommodation. In Hobart's current rental crisis, it is vital to prioritise the use of properties for long term rental homes for local people. We have a particular interest in the impact of the rental crisis on older Tasmanians, an in particular older women who are often even more adversely impacted for a range of reasons. Adopting the proposed recommendations will help to balance the use of residential properties for visitors and for people who live in Hobart.

This proposed amendment will enable the City of Hobart to limit new visitor accommodation involving entire dwellings in specified areas of Hobart. Importantly, they have no effect on existing short stay visitor accommodation and will not affect people who are sharing their own home. The limitations apply only to entire investment properties being newly listed for visitor accommodation.

Renters in the Hobart LGA and across Tasmania are currently experiencing an entrenched crisis of affordability and availability.

- The density of short stay accommodation in Hobart is the highest of any capital city in Australia, and one of the highest in the world.
- Vacancy rates in Hobart's private rental market are persistently below 1%, when a sustainable vacancy rate is 2.5-3%.
- The December 2021 <u>Rental Affordability Index</u> showed that Hobart is still the least affordable capital in Australia.

Patron

Her Excellency the Honourable Barbara Baker AC, Governor of Tasmania

- Even households on average incomes, including key workers such as nurses, teachers and officers in police and emergency services, are paying over 30%, and up to 80% of their income in rent.
- The December 2020 AHURI report <u>Marginal housing during COVID-19</u> shows the clear impact of short stay accommodation on Hobart's vacancy rates.

The need for social and affordable homes is increasing across Tasmania, and the waiting list for social housing in Tasmania is growing. As at February 2022, there were 4407 applications for social housing, and this number keeps going up.¹ Limiting the number of entire homes available for short stay accommodation is part of the solution to Tasmania's rental housing crisis, because every home counts.

Establishing this planning amendment in the Hobart LGA will enable other local governments to take similar action where high levels of entire home visitor accommodation are impacting the long-term rental market.

In light of the detrimental impact that short stay accommodation has had on the availability of long-term rental properties, COTA Tasmania supports the proposal to limit any increase to the number of entire homes used for short stay accommodation that could otherwise be used by local people to rent long term.

For further information, please contact

Debra Lewis Acting CEO COTA Tasmania Debral@cotatas.org.au

¹ <u>https://www.communities.tas.gov.au/housing/tasmanian_affordable_housing_strategy/reporting</u>

From:	Elaine Johns <elaine_johns@hotmail.com></elaine_johns@hotmail.com>
Sent:	Wednesday, 13 April 2022 6:46 PM
То:	Representation
Subject:	Short Stay Amendment - Visitor Accommodation

The draft amendment proposes to insert a new qualification under the definition of 'Visitor accommodation' in the General Residential Zone, the Inner Residential Zone, and the Low Density Residential Zone of the *Hobart Interim Planning Scheme 2015*.

I wish to make a representation on the above issue.

General Residential Zone, Inner Residential Zone and Low Density Zones are where people live, they are not a holiday resort. I am opposed to 'WHOLE HOUSES' being used as short stay Visitor Accommodation. We, as citizens have a moral obligation to support and protect our community, its values and living standards and we also have to ensure that there is somewhere affordable for people who live and work in Hobart to live.

I have lived in Sandy Bay since 1981, in a General Residential Zone and sadly have watched our community and its values disappear. In recent years I have witnessed many nearby whole houses have become Airbnb Visitor Accommodation. I want to "know my neighbours" and support the community ideals however short stay Visitor Accommodation is eroding that.

I FULLY SUPPORT the Hobart City Council in this proposal.

Elaine Johns 12 Edith Ave Sandy Bay

From:	Farida Pambos <effahouse@hotmail.com></effahouse@hotmail.com>
Sent:	Thursday, 14 April 2022 3:42 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

It's my back up plan to retire when I turn 70. In meantime, I can't afford to have house empty so when I dicided to put on Air BnB. at least that income pays Bills while i still have to pay its mortgage. Without that income, I won't be able to afford all Bills relating to the house. I still work and live in Sydney to keep up with mortgage before I migrate to Tasmania In future. I just have another 8 years to retirement, hoping my Super will be enough to pay the rest of mortgage. I visited Tasmania in 2004 and took me 12 years to finally have a courage to buy property there with retirement in mind. I fell in love with Tasmania. The lifestyle is more relax than Sydney. So I don't know why Council restricted Air b&B. Isn't it good for Tasmania? More people all over the world, will visit Tasmania in some point. I had guests from Germany, Singapore, US etc. Let alone those from other States within Australia. During first Pandemic when Tasmania government gave Tasmanians travel voucher, they used them to stay at air BnB.

For example, the benefits it provides to local businesses in your neighbourhood and the broader tourism industry

Some like staying in Hotels. For almost if not more price, they prefer to rent houses for confirt

Regards, Farida Pambos

From:	Chris Hitching <chris@hitching.net></chris@hitching.net>
Sent:	Thursday, 14 April 2022 3:43 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

Home sharing attracts people to visit locations that they wouldn't otherwise go to... not everyone wants to, or can afford to, stay in hotels. Particularly ones (I'm thinking of places like the Grand Chancellor) that offer poor value for money. Many people's livelihoods depend on the tourist dollar.

Fundamentally, though, I don't think this is a good solution to the problem. If we need more affordable housing, free up land for public and private development. Build more, and leverage the laws of supply and demand, rather than telling private asset owners (and rate payers) what they can and can not do with their property.

Regards, Chris Hitching

From:	Qiuyang Meng <mengqiuyang123@gmail.com></mengqiuyang123@gmail.com>
Sent:	Thursday, 14 April 2022 3:44 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

Being hosting guests can provide me many benefits, includes economically, and self-satisfaction.

There are very limited hotels in Hobart, and many of them are old and unattractive.

Hobart is heavily depended on tourism as here has no other pillar industry, and the number of hotel are extremely limited. Banning short stay accommodation will stopping tourists coming, as they simply can't find a place to stay.

Regards, Qiuyang Meng

From:	Kat little <kat@urbanstaysgroup.com.au></kat@urbanstaysgroup.com.au>
Sent:	Thursday, 14 April 2022 8:42 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

Hotels dominate the market and get away with doing whatever they want whenever they want. The hosting community offers all guests an alternative to the hotel model that is generally owned by international companies with the profits leaving the country. Airbnb properties within Hobart are generally owned by locals and support locals and the money stays in the state.

Home sharing is fundamental to Hobart as is the tourism industry. The houses that are provided for guests in a home sharing model have had thousands of individual owners money spent on them not the governments money. And the guests contribute large amounts of money to the local business owner, far more than 6 people in a share house would ever contribute.

A ban on home sharing just makes the international hotel chains richer and the local community poorer. This does not fix the housing issues in Hobart and it is ridiculous to think that a 4 bedroom home in Sandy bay that will rent for \$1,200 a week in the rental market is affordable to those looking for welfare housing. Tourist's want choices and families travelling have shown us that they can't get family rooms in hotels so they choose short stay properties. We will just loose these tourists to other states.

Regards, Kat little

From:	Mark Redmond <markredmond64@gmail.com></markredmond64@gmail.com>
Sent:	Thursday, 14 April 2022 8:43 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation
Subjecti	my submission on the proposed unlendment - shore stay Accommodution

Dear City of Hobart Council,

Hosting brings visitors to Hobart and they spend money here. My family gets to see the broader world horizon in our back yard, enriching our islands reputation as welcoming.

Mixed neighbourhoods, money into the economy, fills empty houses, brings vitality to hobart

No direct impact on me. However this decision steps around the big decisions that need to be made re housing supply. Professionals and families need housing, not just the quarter acre block but medium density apartment style in the CBD. Councils and gov at all levels need to take the bull by the horns and invest in medium density planning and infrastructure that will meet existing demand for apartments, not more broad acre housing that depletes valuable agricultural land, stretches service supply costs and transport/school demand.

Regards, Mark Redmond

From:	Kerry Burns <kburns@netspace.net.au></kburns@netspace.net.au>
Sent:	Monday, 18 April 2022 1:43 PM
То:	Representation
Subject:	PSA-22-1 Amendment – Short Stay Accommodation

Dear City of Hobart

I am writing in support of the proposed amendments to restrict future whole-of-home short stay accommodation permits in Hobart (PSA-22-1 Amendment – Short Stay Accommodation).

The current short-stay accommodation arrangements are having negative effects on the community that include:

- Reducing the supply of properties for purchase or long term rental by local residents at a time of acute housing shortage;
- Contributing to high property prices that restrict access to the market for both potential home buyers and long term renters;
- A corrosive impact on local communities (such as Glebe) by having short stays replace local residents and thereby 'hollowing out' neighbourhoods; and
- In some localities, having a significant nuisance and noise impact on adjacent properties.

There is evidence that whole-of-house short stay accommodation is having a direct impact on housing cost and availability in Hobart – and particularly in inner suburbs of the city. The proposed amendments have the potential to have real benefits for Tasmanians seeking long term housing and in helping to maintain the integrity of local communities

I would also support the idea of a differential rate regime for whole-of-home short stay accommodation to help offset the cost to the community (and potentially for local government) of such property use.

Thank you

Kerry Burns Mob 0400 908 930

Eleanor March 221 Warwich St, west nipalina 18th April 2022 Capon new aire BrB's. Dear gentleperson - I would like to support the proposed cap on entire dwellings being repurposed For 20 years l've shared my house with over 500 as AR BoB's. teavellers as a WWOUF, Servas & Help X host. It's been likegiving, life changing: the cuppency involved whit money, it's reciprocity and tourst. 1. Houses - places where people live - should not be explorted for projit. Both home ownership and rental affordability availability are being blown out of the water by extentionate property prices driven by greedy investors; air Bx B is one of the drivers 2. Air B&B eardes community. Where and there were neighbours, now there are passing strangers. 3. Ted Tourism also desteoys community: I fell reified and displaced in my own attes city. E Hobart Inipalina is for the people who live and work here. 4. Climate crisis, and the imperative of deastically reducing our dependence on fossil fuels, by 2030, means that mass tourism - which guzzles Jossil Juels - is whilly unsustainable. Thurk you ! Happy autum-

From:	Nathan Volf <nathan.volf@gmail.com></nathan.volf@gmail.com>
Sent:	Tuesday, 19 April 2022 3:13 PM
То:	Representation
Subject:	PSA-22-1 Amendment – Short Stay Accommodation

To council, General manager and manager of city futures,

I am writing to support the amendment as it reads - The proposal is to amend the Use Table in each of the General Residential Zone, the Inner Residential Zone, and the Low Density Residential Zone to restrict the use 'Visitor Accommodation' - As a resident of HCC, I am deeply concerned regarding the recent increase of visitor accommodation particularly when they are encompassing of a whole dwelling.

The increase of Short stay visitor accommodation (SSVA) is furthering the already diminishing long term rental market and contributing to the rising cost of housing in the Hobart City Council area.

This decrease in housing stock created by SSVA is attributing to decreasing diversity in this great city, pushing out younger people, people who don't work or can't work full time and those who simply cannot afford the rising rental prices.

Restricting SSVA in HCC, is one tool that can be utilised by Council to support the increase of long term rentals and therefore the increasing of diversity in the city.

This amendment should also be expanded to cover the Sullivans cove planning scheme, as this amendment is too important to not include all areas of residence throughout the HCC area.

HCC does not need more hotels, it needs more homes, I ask that the council support this amendment and continue to utilise all tools at its disposal to stop more homes from being turned into SSVA.

Thank you for your time, yours respectfully,

Nathan Volf

From:	Suzy Cooper <suzy@suzycooper.com.au></suzy@suzycooper.com.au>
Sent:	Tuesday, 19 April 2022 3:58 PM
То:	Representation
Subject:	Representation: PSA-22-1 Amendment – Short Stay Accommodation

To the General Manager, Councillors, Manager City Futures and Acting Director City Life

I wish to make a representation in support of PSA-22-1 Amendment – Short Stay Accommodation

I think this is an excellent and well-reasoned response to a request from councillors, the community and organisations such as Shelter Tasmania. Many other progressive cities across the world are also responding to the same issue that's affect their communities and economies.

The amendment aligns strongly with the City's strategic plan, especially 6.1.1 through 6.1.9, in particular: 6.1.5. Hobart's economy is strong diverse and resilient. 6.1.6. Hobart has a diverse supply of housing and affordable homes.

We have sufficient hotel accommodation for visitors, which provides employment in a range of sectors. We should show our support for the business owners who've invested in those businesses and who employ many locals and support local businesses.

It's frustrating and frankly frightening, as a renter, to know there are so many entire homes being rented out as short-stay accommodation in my suburb while people I know struggle to find a home to rent. When they leave for outlying areas they take their businesses, their kids leave local schools, they sometimes stop contributing to clubs or volunteer roles and they stop shopping here. They take the life of the suburb with them. My community and all my local shops and businesses will benefit from having the steady custom of permanent residents.

Visitors come to a place to experience what life's like for locals. That's all lost when locals are priced out of the market and can't live or spend time in the city or surrounds - and the businesses they frequent die out because they can't be sustained in between tourist seasons.

Thanks for all your work in presenting such a well-reasoned and workable response to this challenging and multi-pronged problem that affects our community and the culture of our city.

I fully support the amendment.

Warm regards Suzy Cooper Gordon Avenue, Mount Stuart, Tasmania, 7000 Ph 0439 933 274

From:	Joanna Rosewell <office@jane.edu.au></office@jane.edu.au>
Sent:	Wednesday, 20 April 2022 2:07 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear City of Hobart Council,

We run a college and outside semesters we rely heavily on short-stay accommodation for income over the breaks

all of the above!

loss of income which could result in possible staff termination

Regards, Joanna Rosewell

From:	Mark Wilsdon <markrwilsdon@gmail.com></markrwilsdon@gmail.com>
Sent:	Wednesday, 20 April 2022 2:10 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

I have over 30 years experience in the tourism and hospitality sector. In that time I have proudly seen Tasmania and Hobart develop to be the premier destination in Australia.

I am also a short stay host and offer facilities and a service to a broad sector of visitors who are looking for a unique and immersive experience.

Hobart experiences vibrant and growing tourism visitation. It is critical that a diverse offering is available to visitors to suit their individual aspirations and type of visit. Home sharing is an integral part of the tourism industry that delivers up to \$2.5 Billion per annum.

A ban on short stay accommodation in Hobart will dilute the diverse offering that Tasmania provides. This will also put jobs at risk and threaten the growth and sustainability of the visitor economy in Tasmania.

Regards, Mark Wilsdon

From:	Catrina Kong <catrinakong16@gmail.com></catrinakong16@gmail.com>
Sent:	Wednesday, 20 April 2022 2:06 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

I host because I love the experience of it, and it allows me to have friends and family stay at our holiday house while we're not using it. It allows for a lot of flexibility, which is important in my life.

I think that it's important for the tourism industry, as the only accomodation I use when I'm traveling is Airbnb. I think it's important for people who travel and want to have a 'home' style of accomodation, where they can cook their own meals and feel at home.

I think it'll negatively affect the tourism industry, as people traveling in groups may be less likely to want to stay in hotels (and pay for hotels) during their time in Hobart. I think it really narrows down the type of tourist or visitor that will come. I think it'll make the market overly competitive rather than a more-equal playing field

Regards, Catrina Kong

From:	Simon Tamlyn <simonoliviat@bigpond.com></simonoliviat@bigpond.com>
Sent:	Wednesday, 20 April 2022 2:08 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

We have a place on Bruny Island and it is as simple as we provide people the opportunity to visit the island due to the limited amount of accomodation.

I like a lot of families worldwide prefer to stay in Airbnb accomodation with children as most hotels only have a double bed option or the fees are exorbitant for a dual bedroom room.

I work in the tourism industry. This could have a profound impact (negatively) as people choose to

Regards, Simon Tamlyn From:Erica Nathan <enathan3@bigpond.com>Sent:Thursday, 21 April 2022 11:14 AMTo:RepresentationSubject:tourist accommodation reform

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

For the Planning Commission,

I'm writing in support of the initiative by the Hobart City to disallow single house dwellings to be used as holiday /Airbnb accommodation.

I live in an inner city suburb, Glebe, which is prone to this kind of use.

Our neighbour died a few years ago. His three bedroom house on a large block by Glebe standards was refashioned as an upmarket Airbnb towards the end of last year. Its bookings have been pretty solid. There have been a few noise issues but no incidents we have felt concerned about. There is just this soul-less in-out of the booked ghosts in what is a residential area.

This house could be lived in by people contributing to a sense of neighbourhood. Another near neighbour died a few months ago. We wait and see whether this will be another loss to our mini-community with its distinct geographical boundaries and with both formal and informal networks operating.

I don't know the figures around residential occupancy in Glebe but I do know that, as with other inner city suburbs, there already exists a high level of rental properties which can compound the impact of the short-term tourist properties. The longer term rentals are of course important and don't erode the sense of neighbourhood like the holiday rentals.

Unfortunately this amendment is too late for the house next to us. But we wait to see if this gutting of our suburb will continue. We hope not because the area will be an unattractive place to live. If we moved, our house might get added to the Airbnb list, and on it goes, another domino.

This proposed amendment is such a reasonable one.

Sincerely, Erica Nathan

From:	Richie Cuskelly <richie.a.cuskelly@gmail.com></richie.a.cuskelly@gmail.com>
Sent:	Thursday, 21 April 2022 2:37 PM
То:	Representation
Subject:	Representation - PSA-22-1 Amendment – Short Stay Accommodation

Dear CEO,

I fully support this draft amendment for the reason's outlined in Council's report. It is fair and balances the need for greater sustainability, housing choice and affordability in the Greater Hobart region.

It will clearly:

- further the objectives of *LUPAA 1993*,not conflict with the (pretty irrelevant) State Policies, and
- support the principles of the STRLUS 2010-2035.

Kind regards, Richard Cuskelly

3/18 Wallace Ave, Lenah Valley

From:	Geoffrey Bradshaw <geoffrey.bradshaw@gmail.com></geoffrey.bradshaw@gmail.com>
Sent:	Thursday, 21 April 2022 4:39 PM
То:	Representation
Subject:	Support for Hobart City Council limiting the number of residential homes being turned into tourist accommodation

I am a Hobart resident, living within the HCC area.

I applaud and strongly support the decision of the Hobart City Council to limit the number of residential homes being turned into tourist accommodation.

The rental housing supply crisis is very serious, and this decision of the HCC is likely to assist substantially.

I urged the Planning Commission to support and approve this reform.

Geoffrey Bradshaw

<u>geoffrey.bradshaw@gmail.com</u> PO Box 350, South Hobart TAS 7004

From:	Carrie Riseley <carrie.riseley@gmail.com></carrie.riseley@gmail.com>
Sent:	Friday, 22 April 2022 9:15 PM
То:	Representation
Subject:	representation about AirBnB planning rules change

Dear City of Hobart and Tasmanian Planning Commission,

I wish to state that I am in favour of preventing any more entire homes from becoming short-stay accommodation in Hobart.

The housing crisis has become more and more awful in recent years. Seeing people visibly sleeping rough or begging on the streets used to be something that only happened in big cities like Melbourne or London. Now, you see them regularly in Hobart, even though we are a much smaller city and we should have enough places to house them all – and we do, it's just that so many are either left vacant by investors or rented out on AirBnb and similar platforms.

Then there are the tens of thousands more Hobartians who are not homeless but who are paying more than 50% of their income on rent. This both puts the possibility of buying their own homes even further out of reach, and limits the amount of money available for them to spend on other things like food and healthcare. In some cases it puts Tasmanian adults and children into situations of poverty – of not being able to afford enough of those most basic things. In other cases, it denies them the right to enjoy their lives the way that people who are not under housing stress can – through, for example, going to the cinema or going on holiday. Also, both looking for a rental property and living in one where rent is so high causes immense amounts of stress for people, which has a very negative impact on their mental health. As does homelessness for those who are homeless, of course.

There are a number of factors that have contributed to this crisis, including the unprecedented rise in house prices pushing more and more younger people to remain renting for longer - or sometimes forever - as a result of not being able to buy. Whole houses being let as short stay accommodation also contributes to this problem, as the lure of high profits draws more mainland and overseas investors to buy houses in Hobart in order to let them out as accommodation. This further increases demand for properties for sale, and thus makes it even harder and more expensive for the few locals who can still afford to to buy them. It's been said that the increase in international students in Hobart also contributed to the rental crisis, but I think that is less of an issue now because of covid. I don't wish to discount the possibility of that becoming a greater issue in the future, or to imply that AirBnB is the only cause of our housing crisis. There are multiple factors contributing to the rental crisis, but the fact that it had a significant reprieve, with rental prices and occupancy rates falling during the period Tasmania's border was closed due to covid, demonstrates that just a small amount of tweaking by our Council and our Government could be enough to ease the crisis. When a number of factors that place pressure on housing happen at once, the result is a crisis. We can't "fix" all of the factors, but preventing any more whole house short-stay accommodation permits from being issued will have enough of an impact to reduce homelessness and allow Hobartian renters the breathing space to afford all the medicine they need, to feed their families well, to enjoy good mental health and even be able to afford to go on holiday sometimes. We all have the right to health, housing and to enjoy our lives. Whole house short-stay accommodation premises are taking those rights away from some Tasmanians. I am in my 30s and I own a unit in New Town, which I live in. I consider myself so incredibly lucky to be able to do that. So many of my generation - including many of my friends - have been unable to buy a property. My property is small and I cannot afford to "upgrade" as property prices have gone up even more in the four years since I bought it. In my generation, as a single person on an average wage, I am so lucky to have a property at all. It is really tragic and unjust that this is the situation now for anyone under 40. I have absolutely nothing against people who rent out only part of their property on a short-stay platform. That helps many Tasmanians keep their bills paid and gives tourists a positive experience of being hosted by a local. It's also the reason why AirBnB was founded. AirBnB was never meant to be used for whole properties – it is for people to share either part of their home or a granny flat with visitors. I think it works very well for that purpose and have no wish to restrict it, only to prevent any more whole properties -i.e.properties where the owner does not live there - from becoming short stay accommodation. I have used the term "any more" because the Council has decided rather than trying to restrict existing whole property AirBnBs, that they would only make this amendment apply to potential new ones. I presume they

decided this so that existing whole house short-stay accommodation owners would not feel attacked or have their existing businesses compromised. I think this is valid and I think it's important to keep existing property owners on side. So, I have no objection to the amendment applying only to potential future applications. However, I also have no objection to other measures being applied to existing whole house short stay accommodation places, for example higher rates being applied to such properties, as they are operating as businesses. If this encourages some owners of these premises to convert them back into rental properties, that would be good as it would further ease the rental crisis.

I hope that this amendment is passed by the Tasmanian Planning Commission and, further, that it is passed for other municipalities in Tasmania and Australia as well.

Yours sincerely, Caroline Riseley

5/62 Bellevue Pde New Town

From:	Jenny Bugg <jenannbugg@gmail.com></jenannbugg@gmail.com>
Sent:	Saturday, 23 April 2022 5:35 PM
То:	Representation
Subject:	Rental Houses to BNBs

I hope you succeed with the Planning Commission on this move to limit homes being licensed for BNB. It is a no-brainer.

From:	Chris <mtvic1@gmail.com></mtvic1@gmail.com>
Sent:	Monday, 25 April 2022 12:11 PM
То:	Representation
Subject:	Entire homes as short-term accommodation

Hello,

I'd like to register my views on the subject of renting out entire homes for short-term accommodation.

While entities such as Airbnb provide a valuable and much-needed accommodation option, it's expanded to the extent that entire homes are being listed. The original idea was meant to be a spare bed or room for a night or two, and while these are still available (I have used quite a few such facilities), the current trend to let entire houses has become a problem.

It's all well and good to rent an entire home when towns and cities at busy times have full hotel, motel, caravan park etc occupancy. The situation now is compounded by the excessive cost of housing, the lack of affordable (indeed any) rental accommodation, and the long-term time frame to build more houses and units. A perfect storm of events as it were.

The simple solution as suggested by the Hobart City Council is a moratorium on new rentals of entire homes. I suggest it go further so that any entire home that is currently on the short-term accommodation list that is not rented for a certain period, say two, three or four weeks, be automatically dropped off the list. If the owner still wants income then they have to rent it out for a six-month minimum, just like any other rental property.

While we're on the subject, there are quite a lot of long-term unoccupied houses around. Anecdotally, many of these have been bought by interstate or foreign investors and then left empty in order to make a simple profit in the current booming market. Why aren't they tenanted? I suggest any habitable house that is empty for a designated period, say one or two months, that the owner has no intention of moving into or renting, has no renovation plan in place, has no reasonable excuse why it's vacant and is patently being left to rot, be compulsorily acquired by Council or the State for the price paid by the owner, and used as rental accommodation.

This will slow down the investment frenzy and free up much needed accommodation space.

Thank you,

Christopher Woods 28 Lochner St West Hobart 7000

From:	David O'Halloran <david.oh.ot@bigpond.com></david.oh.ot@bigpond.com>
Sent:	Monday, 25 April 2022 2:57 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

I fully support Hobart City Council's ban on new whole house lettings. This has had a terrible effect on Hobart's homelessness problem and all power to the Council.

Home SHARING is important. Taking whole houses out of the rental market is damaging.

The impact of the ban is that it might do something about Hobart's growing homelessness problem.

Regards, David O'Halloran

From:	Mateo Palacio <m_palaciogomez@outlook.com></m_palaciogomez@outlook.com>
Sent:	Monday, 25 April 2022 2:58 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

Airbnb has increased tourism and thus supported local businesses. I have met so many people and families that were able to travel to Tasmania thanks to Airbnb accommodations. If Airbnb is no longer an option, most people and families I know won't travel to Tasmania anymore, as the accommodation in hotels is very, very expensive and often is not even available. By banning Airbnb, you'll be destroying local tourism businesses and making it not possible for people to come to visit our beautiful island.

It will destroy many local businesses as it will not allow for many families and people to visit Tasmania, given the expensive and not available accommodation on most dates of the year. As a Tasmanian resident, business owner, events organiser and market organiser, this would affect the well-being of my family and mine dramatically.

Regards, Mateo Palacio

From:	Samantha Lyndon <samantha@storiedhomes.com.au></samantha@storiedhomes.com.au>
Sent:	Monday, 25 April 2022 2:59 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear City of Hobart Council,

I have been a host for the past 4 years starting with the listing of my family's home. In 2020 I started managing properties on behalf of other owners and I now manage 15 properties 3 of which are in the Hobart City Council area

I know very well that at the moment there is no accommodation available in Hobart for Easter or Dark Mofo both of which are extremely important to the Hobart's economy especially Dark Mofo being in winter which is historically low season for Tasmania. Short-term accommodation options are essential for local businesses, events, and the broader tourism industry.

Restrictions on short-term accommodation will severely impact my business growth and my ability to support my family. Hobart is extremely popular with tourists and they simply won't be able to stay in the city if the accommodation is not available for them.

All of the homeowners I manage properties for live interstate. They won't put their properties on the longterm market as they use the properties themselves when visiting Hobart either as tourists or to be close to the family that lives here. These properties will sit vacant for the majority of the year if they are banned from being used as short-term accommodation.

Regards, Samantha Lyndon

From:	Matthew McKenzie <matt@seesawstudio.com.au></matt@seesawstudio.com.au>
Sent:	Monday, 25 April 2022 3:28 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

Hobart is our second home. We have a fantastic apartment that we get to use ourselves, and share it with other people that love it just as much. Our apartment provides something that Hotels simply can't offer, it provides an authentic experience for guests and allows them to feel at home, just like we do.

Without hosting our property through AirBNB it would remove not only our ability to visit Hobart so often, but also every other guest that has called our place home.

Hobart, like many great cities offer such a rich experience when travelling. Hobart is the type of place where you really need to feel like a local to get the best of it, the little nuances of the neighbourhood, the privacy and ability to be able to cook, relax and create memories in a house, not a single hotel room. This is so much bigger than the future guests though, this is vital to Hobart's tourism sector - one that has been destroyed over the past few years. A decision to overturn and change Home Sharing would be a disaster to the very fabric of Hobart and destroy the tourism sector and limit the choices visitors have. This helps no-one, only hurts.

This would be a HUGE step back for Hobart and create a ripple effect throughout hosting in other cities and the Tourism Industry as a whole. If this decision was made you are simply limiting people, you are limiting industries, you are limiting memories, you are limiting happiness and the pure joy that this pace of travel provides. For us personally it would change our relationship with Hobart, we would not be able to spend the time we do there, it would be a huge financial disadvantage and it would ultimatley do the opposite of what you are trying to achieve in every sense. When you remove choice, when you limit peoples abilities and this would impact everyone. If there are housing problems you are trying to solve by doing this, this simply isn't the answer. The government has a duty to provide housing, to provide choice, to provide support, to provide options. It is not the resposibility of us or the 1,000s of other hosts to solve their problems. And it is certainly not the councils role to determine how i choose to inhabit my property.

Hobart needs to be a city for the future, not take steps backwards. Blaming an app and a platform that millions of people love is not the answer to whatever problem you are trying to solve, it will simply create more problems and take your city backwards.

Reconsider this proposal and do the right thing, for everyone.

Regards, Matthew McKenzie

Agenda (Open Portion) City Planning Committee Meeting - 4/7/2022

From:	Libby Oakes <oakeslibby@bmail.com></oakeslibby@bmail.com>
Sent:	Monday, 25 April 2022 3:29 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear City of Hobart Council,

I host so that I can come to Hobart to see my family, to provide accomodation options to travellers as I have had a fantastic time using Airbnb in other states and countries and because I believe I have a right to use my property as I wish.

Tourism dollars benefit the broader community and I am supporting small business.

Flexibility and income will be impacted. Less opportunities for local creatives and businesses.

Please consider all opinions during the decision making process

Regards, Libby Oakes

From:	Merrydith Callegari <merrical5@gmail.com></merrical5@gmail.com>
Sent:	Monday, 25 April 2022 3:30 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

I started hosting after I had to retire due to ill health. I host an apartment downstairs in our home and I've provided a personalised accommodation option for travellers to Tasmania who prefer to experience living in Hobart, rather than just visiting. I have welcomed many people from all walks of life. We are inclusive hosts and aim to make our guests feel like friends. From the reviews and letters we recieve, we are doing just that. Hosting has given me a purpose as well as extra money that has enabled us to renovate our home and do some travelling we wouldn't have without our Airbnb listing. We buy from small Tasmanian businesses to stock our listing and we use gardeners and builders as well as laundry services, so what we earn goes out into our community and provides extra employment for our city.

I think hosting provides a unique accommodation style. Every place is different and there is usually something that suits even the most particular type of guest. It also shares the tourism dollar out into the suburbs and provides extra employment opportunities. Tasmania needs more accommodation beds and todays traveller requires options more than ever before.

Although my listing will not be affected by the changes HCC wants to make, I feel that those who want to host a whole home should be allowed to, because a ban on new whole homes will limit future availability of listings and that will impact tourism in this city.

Some listings will close over time and if others are not allowed to open the supply will decrease. I believe providing low cost housing options requires all levels of government to work together, not by banning one type of investment over another, but by encouraging investors to invest in long term rental and by providing incentives, not blame. Over the last 30 years government has dropped the ball and not provided new low cost rental opportunities. They have, instead relied on private investors, however these investors have been treated badly by renters and unless something changes in regard to landlord's rights, many will stop investing in the long term rental market completely. HCC needs to encourage innovative housing methods, allow a little more medium density to build up rental stock, and actually approve building permits.

Stop blaming one group of your ratepayers for a lack of houses, that is not their fault. Let's get building in Hobart instead.

Regards, Merrydith Callegari

From:	Suzanne Solvyns <suzanne.solvyns@gmail.com></suzanne.solvyns@gmail.com>
Sent:	Tuesday, 26 April 2022 10:01 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

My cottage in Hobart is our home away from home. My family and I love Tasmania and visit our own heritiage cottage as much as we can. It is fully furnished and we would not be letting it out as a long term rental if we lost our short stay permit. I do have another property in West Hobart which is let out as a long term rental/investment property.

My cottage is located in Arthur Circus which is an iconic tourist spot to visit. I love my visits and love being able to share my 1848 cottage with others who really enjoy the experience. I also like to support the local cafes and restaurants which are just around the corner from my cottage. Also an easy walk to Salamanca markets so my guests are putting tourist dollars into local businesses.

I have a permit that I believe I am able to maintain but I think others in my situation, home away from home, should have the same opportunity and competition means better accommodation choices for our guests and a better experience for tourists coming to Hobart. It is certainly not a good option to have many cottages and houses that are used as family holiday homes unoccupied for long periods when families are not in residence. This encourages break ins. Using my family cottage as short stay accommodation when we are not in Hobart means also providing jobs for housekeeper, laundry, gardener etc. Many of these beautiful cottages and houses that are second residences will not get the same upkeep if left empty and not generating any income for maintenance. Removing our rights as owners is not the solution to the housing shortage and is a very short sighted attempt at a solution. Removing the land tax, even if only for long term rental properties, would be a much better solution to encourage investors who do not have this huge cost when investing in any other state of Australia.

Regards, Suzanne Solvyns

From:	Graham Carter <grahamcarter@live.com.au></grahamcarter@live.com.au>
Sent:	Tuesday, 26 April 2022 10:02 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

I live outside of Hobart, and work part time as a nurse at the Royal Hobart. In order to do late / early shifts (where you finish work 10.30pm and start at 07.30am) I need to stay in Hobart. I also stay in Hobart after a night shift. It was becoming absurd to stay in motels as I was losing money. We stretched our finances to buy a little 1 bedroom cottage in Hobart. When I'm not there it helps to pay the mortgage to let it out. I feel blaming people like me for the problems in the housing and rental sectors is convenient finger pointing, and the government is being weak thinking banning short term rentals is the answer to a major social issue like unaffordable housing.

Travelers don't always want to stay in corporate style hotel/motels. Home share style accommodation has taken off and become a huge industry because it fills a gap. Tourism is the biggest source of income to Tasmania last time I checked, and reducing the choices of visitors will only harm the sector. I think the style of visitor who comes to Hobart in particular is suited to short stay non hotel/motel style accommodation.

We have a little one bedroom cottage that isn't going to solve the housing crisis, and as someone who trained to become a nurse later in life and doesn't have huge super, we could not afford to have this property without the rental support we receive from short term rental. I would have to further restrict the hours I work, as I wouldn't be able to do a lot of the late shifts and night shifts so I would lose on two fronts. I also imagine tourism would be massively affected; I imagine the big hotels would be thrilled though as they would get their 100% capacity back at the expense of people like me who are trying to pay their mortgage.

Regards, Graham Carter

From:	Marius Engelbrecht <reservations@trinityhillapartmentsandco.com.au></reservations@trinityhillapartmentsandco.com.au>
Sent:	Tuesday, 26 April 2022 10:03 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

I started hosting 6 years again as a way to get income while looking after my baby twin girls. The jobs that I had would not allow for the time needed to look after the new twin babies whilst mom worked. So I started hosting which provided a second income while still allowing me to be a stay at home dad. Without this opportunity we would not have been able to make this choice of having time with the kids whilst they are still small.

There are many guests that I have hosted that do not want the plain white room and want to make their own meals, they choose to stay in other places than a hotel. It is their choice which you are now taking away from them. In my accommodation I provide suggestions of places that I enjoy going to and I promote the local area and businesses. Unlike hotels that just have a wall of leaflets for traveller to review take and through away to landfill. I read in the council report that by guests staying in other places than Hotels it has a greater environmental impact, well I would like to see where they get that from. In a hotel you have disposable toilet items, towel swaps daily etc. At a STA we promote to use the house like you would use your own. Provide refillable bathroom dispensing items, promote recycling and correct bin usage etc

As an example, you cannot get any accommodation in Hobart over the easter weekend of 2022, all hotels are booked, all STA are booked yet the council wants to put a ban on STA's in the Hobart area, great lets get all the tourists to head to the other councils and spend their money there. Banning STA is not going to solve the issue, it is more likely going to increase the problem as now my house will be more valuable than the nextdoor neighbour as I have council approval for STA.

If the HCC want to ban the use of standalone houses then it should be across the board for politicians buying houses for their officers, commercial ventures buying premises for hairdressers, lawyers doctors etc, they all use housing stock that could be long term rentals, but the HCC forget about these as they think that STA are the cause of the housing crisis instead of working with STA they seem to be totally against it. The HCC tends to forget the initiatives that certain STA companies do in providing free accommodation when there are troubled times like the bushfires, emergency service people. None of the hotels opened their doors. As a person Who has worked hard and found that I enjoy hosting and the benefits it provides me and my family, I now have to give up my right, my choice, my investment so that the council can be seen as trying to help the housing crisis when instead they should be focused on approving plans for lowcost housing. You do not see the council dictate which shares to buy? Or what car to buy. Somewhere along the way the council has lost its direction and is trying to please the minority and loose a big majority of tourists and their money.

Regards, Marius Engelbrecht

From:	Robert Grant <rob.grant@tasnetworks.com.au></rob.grant@tasnetworks.com.au>
Sent:	Tuesday, 26 April 2022 4:46 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

I Host guests as its helps me with my finance's. When I arrived in Hobart in 2005 from South Africa I was unable to find accommodation any where in Hobart to rent, short of staying in a Hotel, which was not affordable or Hostel, which was unsuitable for my age group. Nothing has changed in Hobart in 17 Years, accommodation is still very difficult to find. Hobart City Council are using Airbnb a their scape goat, as the council have not address the problem.

Airbnb makes it affordable for families and tourists to visit Hobart

I will find it difficult to pay my rates, water , power & Lights as this small additional income assists me .

Regards, Robert Grant

From: Amir	ra Vaatstra <timandamira123@gmail.com></timandamira123@gmail.com>
Sent: Tues	day, 26 April 2022 4:47 PM
To: Repr	esentation
Subject: My s	submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

We have been hosting since 2017 and do believe that the availability that we offer the market needs to still be on offer for potential guests that visit our state. Restricting options on visitor accomodation will hurt our tourism economy as a lack of options and availability will mean a lack of visitors. The rules proposed by the City of Hobart are the most restrictive in that nation and favours already established big hotel businesses this is unfair to those mum and dad businesses hoping to make some extra income.

Allowing short stay accomodation means visitors have options for their stay and helps to boost the economy.

A lack of availability and options will mean fewer travellers to Hobart which in turn means an impact on our business and the broader Tasmanian economy.

Regards, Amira Vaatstra

From:	Yvonne Buckley <yvonne.buckley@bigpond.com></yvonne.buckley@bigpond.com>
Sent:	Wednesday, 27 April 2022 4:18 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

I have been hosting a 3 bedroom fully renovated townhouse in North Hobart very close Elizabeth St with its diverse offering of restaurants and the State Cinema and an easy walk to the city I host on AirBnB and have approximately 80% occupancy throughout the yearMy clients are generally family groups visiting from intra and interstate. The seek this type of accommodation which is not generally available through other forms of visitor accommodation through fully furnished spacious indoor and outdoor living areas. This type of rental enables the property to be supervised and maintained to a high standard The short stay accommodation offers flexibility so that family members can use the property for short stays as well.

Home sharing is a vital component of tourism accommodation in Hobart Not only does it serve a niche market but supports local businesses Most of my guests avail themselves of dining opportunities, State Cinema and wine bars It clearly benefits the tourism industry as it caters for a unique market seeking that type of accommodation.

I would expect that there will be less properties available so this might result in greater demand for my property which is already at maximum occupancy As a result this may adversely affect the level of visitation to Hobart Anecdotally my guests specifically seek AirBNB accommodation in planning a visit to the state If a ban was to be placed on my property I believe I would seriously consider selling the property because it would no longer satisfy our expectations of the property when we purchased it We regard it as a family business which requires a significant personal input but in turn offers a better return on investment than that of a long term rental property

Regards, Yvonne Buckley

From:	Catherine Dignam <cdignam12@gmail.com></cdignam12@gmail.com>
Sent:	Wednesday, 27 April 2022 4:19 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

My townhouse in South Hobart was purpose built as an Airbnb in 2017. This is my only property as I rent in Sydney, where I have work. This rental enables me to rent in Sydney and stay working as an older woman who needs and wants to work. My townhouse has never been lived in other than as an Airbnb. I do not see that I am depriving anyone of a home, rather allowing them to come to beautiful Tasmania and enjoy a gorgeous holiday in a beautiful place.

For example, the benefits it provides to local businesses in your neighbourhood and the broader tourism industry

Ithink local business benefits from Airbnb and as I have mentioned, my place was purpose built ; never intended as a permanent home ! I think the tourism industry in Tasmania is in significant need of good quality accommodation. I am not yet ready to live permanently in my house as I have good work in Sydney and as I need to support myself I will continue to work as long as I possibly can.

Regards, Catherine Dignam

From:	Denise Booth <kdocwife@gmail.com></kdocwife@gmail.com>
Sent:	Wednesday, 27 April 2022 4:20 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

I started using our cottage for short stay accommodation after 20 years of renting. After \$40,000 spent on repairs after this rental period we decided to use our cottage for short stay accommodation. I often have 4 people to stay which helps reduce their accommodation expenses and spend what they save on other things. Visitors are grateful to stay close to town as this allows them to walk and explore the surrounding neighbourhood. Our adult children who live on the mainland, have the use of the cottage when they visit as we live in rural southern midlands. We also use it on the odd occasion we want to head to town. I implore the Hobart City Council to reconsider this decision as it will dramatically affect the decisions visitors will make in considering their future travel plans. I have had many return visitors based on the location and easy access to the city. The other consequence of this decision could be the other major cities following suit and reducing our similar experiences when we travel. I would like to think that councillors are not being hypocritical in their judgment if they have had Airbnb experiences.

The guests that utilise the cottage use local shops to get supplies and are able to walk to nearby eating establishments.

I see tourists missing out on experiencing the vibrancy of the Hobart city. I will miss the revenue that assists me in maintaining the cottage.

Regards, Denise Booth

From:	McIntosh <mcintoshpe@gmail.com></mcintoshpe@gmail.com>
Sent:	Wednesday, 27 April 2022 8:12 PM
То:	Representation
Subject:	PSA-22-1 Amendment - short stay accommodation

To Hobart City Mayor and Councillors

Proposed amendments

Peter McIntosh and Elise McIntosh support the Hobart City Council's proposed amendment to the Interim Planning Scheme 2015. We agree with the reasons for the proposed changes as listed under the headings "Environmental Considerations" 9.1-9.4, and under the heading "Social and Customer Considerations" 10.1-10.5. We add the following points for your attention

Vulnerable people

In relation to Social and Customer Consideration 10.4, we note that in Hobart vulnerable people without security of tenure are particularly affected by the shortage of rental accommodation, and their plight is exacerbated by conversion of whole homes into short-stay accommodation. The article by Ben Bartl in the Mercury newspaper of Friday April 8th (see page 18) gives some statistics and is particularly relevant. For example, rents in the private rental market have increased by 45% in southern Tasmania over the past five years. Clearly some control is required to prevent investors squeezing needy families and individuals out of accommodation that is close to workplaces.

Commercial use in residential zones

We are also concerned that the existing (uncontrolled) use of whole dwellings effectively converts streets (and potentially entire suburbs) presently classified as residential zones into commercial zones, by stealth. In residential areas long-term residents expect some community cohesion relating to knowing one's next-door neighbours, or parents having children at the same school as one's own children, or people who shop in the same shops. Conversion of houses to commercial accommodation has the potential to destroy such cohesion and the community spirit that goes with it. It is not a good planning principle to encourage or permit a commercial activity that isolates people in a residential zone rather than serving the community.

Financial instruments

In addition to introducing a ban on future entire-dwelling short-stay accommodation, Council could consider applying commercial rates to already-approved dwellings used entirely for this purpose.

Peter and Elise McIntosh 69 Lansdowne Crescent Hobart 7000

Phone: 6234 2372

From:	Robin brien <robin.obrien@fire.tas.gov.au></robin.obrien@fire.tas.gov.au>
Sent:	Thursday, 28 April 2022 10:35 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

Have a two bedroom cottage in Sandy bay, have been using it as a short term rental for six months. It has been a great success, with good returns and bookings. We have noticed that it's mainly booked by families and couples.

It injects cash where it is needed at the local family level. It's not going to international hotel chains. We also directly speak to our guests and give our favourite places to visit or eat at. Unlike tour buses and cruise ships which tightly restrict their customers spending at selected venues, we as air bnb host encourage visitors that spend more and across and wide range of local businesses.

The ban would see an immediate decline in tourism and associated spending. There would also be a shortage of accomodation available thus limiting tourist numbers. It would also limit what I can put back into the Tasmanian economy.

Regards, Robin brien

From:	Teena Pescini <admin@aaretas.net.au></admin@aaretas.net.au>	
Sent:	Thursday, 28 April 2022 10:36 AM	
То:	Representation	
Subject:	My submission on the proposed amendment - Short Stay Accommodation	

Dear City of Hobart Council,

I do not host full time, it is more a hobby of mine and the option to let a space in my home if I am away to generate extra income. I have no intention of having a permanent person in my home full time so I would not rent a room to someone long term. This is a small injection of income into a family home and not a full time host. It should be an owners decision of what they wish to do with their home not be dictated to as what they can and can't do.

I believe it encourages more families to be able to travel and have a different type of holiday, enjoying a home that has facilities for your children or pets. These hosts offer a different alternative to a hotel room for people to stay in with their families. These people who host are generally not going to put someone in their home full time. I know I won't have someone rent a room full time.

Less people will come into Tasmanian which in turn will have less money spent in Hobart and surrounds, If I wanted a family holiday with my entire immediate family there is a couple fo homes in Hobart that could fit us all in. It would be the ultimate holiday to have everyone in one place together, it is not a one size fits all and not everyone wants to holiday in a hotel room.

Regards, Teena Pescini

From:	Kerran Langley <lumierelodge@outlook.com.au></lumierelodge@outlook.com.au>	
Sent:	Thursday, 28 April 2022 10:37 AM	
То:	Representation	
Subject:	My submission on the proposed amendment - Short Stay Accommodation	

Dear City of Hobart Council,

I host because I take pride in creating a memorable and beautiful experience for guests. It is also a creative outlet for me outside of my job in Nursing. Lumière Lodge was one of the first experiential accommodations in Tasmania - I created the spaces and curated the experience based on what I perceived others would enjoy and because I thought Hobart needed something different. Lumière Lodge is our only home, but we choose to share it with others. We would not rent it if we could not share it, so we feel we are not putting pressure on the current housing pressures. Choosing to Airbnb our home has been a pleasure and has been well received. We hope that running this small business will help us towards another project, but until then it gives us some financial assistance through difficult financial times.

As a host I share my local knowledge with guests e.g. local and iconic eateries, where to shop local and I always purchase local produce for our guests too which increases their awareness of fine Tasmanian produce. It gives guests a feeling of what it is like to live local and appreciate what a beautiful place Tasmania is (other than a big city). We also provide information on bush walks, day trips and maps to help guests venture past the CBD. All of this assists our local economy.

I don't feel it is right - we have an ABN, we have tailored our only home to this purpose. Hosts should still have the right to apply for a permit in some way and for the purpose and home to be assessed. The problem will not go away. There will be an increased need for accommodation/housing with more skilled workers, migrants and Utas students moving into the city. The future numbers mentioned will out-way Hobart's capacity to assist this need for housing. There is also the shortage of resources to build - this issue may improve slightly, but it will be an issue for many years to come with this current climate.

I think this ban is 'reactive' and not thought out logically.

Regards, Kerran Langley

From:	Brierlie Godfrey-Kemp <brierlie@gmail.com></brierlie@gmail.com>	
Sent:	Thursday, 28 April 2022 10:38 AM	
То:	Representation	
Subject:	My submission on the proposed amendment - Short Stay Accommodation	

Dear City of Hobart Council,

Airbnb has allowed me to be a stay at home mum, looking after my children and providing income for my family. It has changed our lives for the better and to not allow whole house short term accommodation would be taking away my income and my ability to work from home.

Home sharing is great for Tasmanian tourism

A ban on short stay accommodation will ruin the tourism industry. I myself, always books home sharing accommodation for my family travels

Regards, Brierlie Godfrey-Kemp

Agenda (Open Portion) City Planning Committee Meeting - 4/7/2022

From:	Stewart Jackson <stewart.jackson@parliament.tas.gov.au> on behalf of Ella Haddad</stewart.jackson@parliament.tas.gov.au>
	<ella.haddad@parliament.tas.gov.au></ella.haddad@parliament.tas.gov.au>
Sent:	Thursday, 28 April 2022 2:47 PM
То:	Representation
Cc:	Ella Haddad
Subject:	Correspondence from Ella Haddad MP
Attachments:	Haddad_HCC_ShortStayAccom_280422.pdf

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Councillors

Please find attached correspondence from Ella Haddad MP regarding the proposed amendments to the planning scheme to deal with short-stay accommodation.

Kind regards Stewart

Stewart Jackson he/him

Electorate Officer for Ella Haddad MP State Member for Clark 184 Collins Street, HOBART 7000 Ph: 03 6212 2286 | stewart.jackson@parliament.tas.gov.au www.ellahaddad.com



Putting people first

I acknowledge the traditional owners of nipaluna, lutruwita the land on which I live and work.

My days of work are Wednesday, Thursday and Friday.

City Planning Committee Hobart City Council Via email: representation@hobartcity.com.au

28 April 2022

Dear Councillors

On behalf of the Tasmanian Parliamentary Labor Party, I write to express support for the proposed amendments to the Hobart interim planning scheme to deal with short-stay accommodation and urge the Council to adopt them.

In early 2022, Tasmanian Labor called for a permanent pause on new 'whole dwelling' permits for short-stay accommodation, state-wide, recognising that every area of Tasmania now is an area of high rental stress.

The recently released Anglicare Rental Affordability Index shows the situation for renters in Tasmania is dire and getting worse. There are only 365 properties available for rent in the whole of Tasmania, most of which are unaffordable for people on low to middle incomes.

Tasmanian Labor will continue to call for state-wide regulation of the short-stay accommodation sector as one lever available to government to partly address the housing crisis.

We are disappointed that the Government continues to rule out tangible action in the short-stay accommodation sector and denies that the short-stay market has any effect on the private rental market.

This year, Hobart has recorded a rental vacancy rate three times worse than the national average and rent increases more than double the national average. Rental vacancy rates are less than one per cent state wide and meanwhile, thousands of Tasmanians are sleeping rough, couch surfing, staying in shelters or even sleeping in their cars.

In this context, Labor commends the City of Hobart for taking this action which will go some way to easing the housing shortage in the Hobart municipality. Meanwhile, Labor will continue to call on the Government to take urgent action to deliver the homes Tasmanians need and we urge all Councils to act in the absence of leadership from the Government.

Yours sincerely

Ella Haddad MP Labor Member for Clark Shadow Minister for Housing

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Agenda (Open Portion) City Planning Committee Meeting - 4/7/2022

From:	Craig Godfrey <cgodfrey52@gmail.com></cgodfrey52@gmail.com>	
Sent:	Friday, 29 April 2022 10:27 AM	
То:	Representation	
Subject:	My submission on the proposed amendment - Short Stay Accommodation	

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear City of Hobart Council,

I have been a part of AirBNB for five years now providing upmarket accomodation to tourists. Our guests reports speak for themselves, our Battery Point accomodation is a huge asset to beautiful Hobart. Another reason visitors crow about our historic city.

AirBNB is a time proven asset to Tasmania's tourism.

More than likely it would end with yet another property sitting empty. This is of no use to anyone, council included.

Regards, Craig Godfrey

Agenda (Open Portion) City Planning Committee Meeting - 4/7/2022

From:	Stephanie McKellar <steph.mckellar@outlook.com></steph.mckellar@outlook.com>	
Sent:	Friday, 29 April 2022 10:28 AM	
То:	Representation	
Subject:	My submission on the proposed amendment - Short Stay Accommodation	

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Dear City of Hobart Council,

I use Airbnb to host when I am away for home to help to reduce costs of travelling.

I think home sharing provides a unique experience for visitors to get a feel for living in a city. In Hobart visitors come and spend their money locally. It is important to me to support local so I enjoy telling guests about my favourite spots.

An Airbnb ban will reduce availability of accommodation and will negatively impact tourism. Tasmania has been accused of being slow to keep up with the times and to enforce a ban will make travelling to Tassie more difficult to navigate. Tourists are accustomed to Airbnb as an accommodation option.

Personally this ban will limit my ability to travel to visit my family who live interstate as I rely on this income to assist me in offsetting travel costs as I often travel at peak times.

Please consider alternatives to a ban.

Regards, Stephanie McKellar

From:	Leslie Scholfield <lcscholfield@gmail.com></lcscholfield@gmail.com>	
Sent:	Friday, 29 April 2022 10:28 AM	
То:	Representation	
Subject:	My submission on the proposed amendment - Short Stay Accommodation	

Dear City of Hobart Council,

We host because it's what we have chosen to do with the property we own. Hobart and all of Tasmania are a jewel of Australian tourism but there is no question that travellers expect to have the short stay option and to take that way will not only hurt our family but also the Tasmanian economy and anyone in the community who benefits from those dollars. You will also be driving investment dollars and all the tax dollars that come it away from the State.

Shutting down short stay hosting will hurt Tasmanian families, workers, investors and visitors. Any consideration to ban or limit short stay rentals is a restriction of property owner rights and should be removed from the agenda immediately.

Regards, Leslie Scholfield

From:	Phillip Wells <pewells@bigpond.net.au></pewells@bigpond.net.au>	
Sent:	Sunday, 1 May 2022 1:04 PM	
То:	Representation	
Subject:	My submission on the proposed amendment - Short Stay Accommodation	

Dear City of Hobart Council,

Having been divorced I set up my property as a airbnb as part of my retirement plan. This allows me to live a reasonable modest lifestyle without requiring a pension from the government. I employ a cleaner, the services of a laundry mat, and from time to time maintenance workers. I also pay an accountant for financial services. I now live in St Helens but as I have a brother with a mental disability I travel to Hobart on a regular basis to see him. Airbnbing the house allows to me have somewhere to stay. If I were to rent the property this would not be possible nor could I live on the income. Years ago when there was a accomodation shortage Hobartians were asked to offer accomodations to travellers which with the help of airbnb we did. Now because the government has failed to build adequate affordable housing we are being penalised. It's time the HCC and the Tasmanian government took some of the blame for the situation we find ourselves in with rental housing shortages and started building more affordable housing. I note with interest the government has allowed UTAS to buy up many accommodation building in Hobart when they could have been used for low income housing. Indeed moving UTAS into the CBD shouldn't have happened. Wake up HCC and stop blaming airbnb. Should you wish to contact me my number is 0409185531. Kind regards, Phillip

Tourism is critical for our economy. Many cities and towns all over the world acknowledge the benefits of airbnb and short term stay accommodation. People moving to Hobart need to get use to the fact most rentals will be just outside of Hobart not in the centre. Why is the HCC pandering to the rental market instead of see much more benefits aspects of tourist accommodation.

If I should loose my airbnb in Hobart I will be forced out of retirement. After 40 years of education I don't have the energy to do this. I would then be forced to sell an asset that I wished to pass on to my children who being Hobartians will find it very hard to enter the housing market.

Regards, Phillip Wells

From:	John Eymael <eymael@optusnet.com.au></eymael@optusnet.com.au>	
Sent:	Sunday, 1 May 2022 1:05 PM	
То:	Representation	
Subject:	My submission on the proposed amendment - Short Stay Accommodation	

Dear City of Hobart Council,

I at times use a few rooms at my house for short stay accomodation. It provides a n income stream for me whilst I'm not able to work. If council proceeds to ban this I will probably have to sell and move away as

Many local retail business are supported by the short stay accomodation industry

Absolutely detrimental, I wouldn't be able to pay my council rates

Regards, John Eymael

From:	Robyn Ross <sfcentre@iprimus.com.au></sfcentre@iprimus.com.au>	
Sent:	Sunday, 1 May 2022 1:06 PM	
То:	Representation	
Subject:	My submission on the proposed amendment - Short Stay Accommodation	

Dear City of Hobart Council,

Our guests loved staying in our house. They were always respectful, quiet and we had so much positive feedback. Our guests did not want to stay in hotels are caravan parks. They often travelled with babies, small children and teenagers. They often travelled with grandparents and wanted a home away from home. Airbnb made it possible for families to holiday in our state, bringing in a lot of tourist dollars. Families like to cook their own food as well as eating out. These type of guests want a family holiday. There is not enough accomodation for families at a reasonable rate. If Airbnb is banned then we are missing out on this large tourist dollar. We always had great positive reviews. The gusts were always respectful of our house a 100% better than most of our tenants. We turned our new house into an Airbnb because the last tenants caused \$25000 worth of damage. Tenants were never made responsible for there actions and with the bond and insurance we were still \$10000 out of pocket. We are hard working people and this just about broke us. We even had our property with realestate agents and they did not see the damage we had until the tenants had moved out.

I do not want to share my principle place of residence with guests.

A ban on short stay accomodation will isolate a lot of families from coming to Tasmania and this translates to a lot of tourist dollars. A lot of families can only travel when they can share accomodation as in renting a whole house like airbnb

Regards, Robyn Ross

From:	Bryan Finlay <bjfinlay@gmail.com></bjfinlay@gmail.com>
Sent:	Sunday, 1 May 2022 1:32 PM
То:	Representation
Subject:	Objection to PSA-22-1 Amendment
Attachments:	Bryan Finlay Objection PSA221.doc

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Please find attached my objection.

Bryan Finlay

Bryan Finlay 8 Frost Street Snug, Tas. 7054 Mob. 0409 450 189 Email: bjfinlay@gmail.com 1 May 2022

Chief Executive Officer City of Hobart By email: representation@hobartcity.com.au

Dear Chief Executive Officer,

RE: Objection to PSA-22-1 Amendment – Short Stay Accommodation

I wish to lodge an objection to the abovementioned amendment.

- Notwithstanding this objection I support the objective of regulating the anti-social effects of Short Stay Accommodation (SSA) on the availability of long term rental accommodation (LTRA) for permanent residents. A more appropriate method of obtaining this objective will later be suggested in this document.
- Whilst the amendment would prevent further diversion of LTRA to SSA it will do nothing to ameliorate the already desperate shortage of LTRA. The rental vacancy rate in Hobart for March 2022 was .3%. The situation is therefore dire for those needing LTRA. www.domain.com.au/research/vacancy-rates-march-2022-1128965/
- 3. The amendment is a nonadjustable, inflexible method of dealing with a social problem which may require varying levels of intervention according to need over time.
- 4. An unfair effect will be the unwarranted enhancement of the already generally inflated value of housing for those who will be protected by their existing property use as SSA. An owner of an existing SSA property, without doing anything except contributing to the problem that the amendment seeks to address, will have an unfair privilege to continue SSA use which will increase the value of that property. This is contrary to planning objective 1(b) to provide for the fair, orderly and sustainable use and development of air, land and water; (see Tasmanian Planning Commission Act 1997; SCHEDULE 1 Objectives of the resource management and planning system of Tasmania)
- 5. The amendment will eliminate an existing right of owners not presently providing SSA to utilise their properties as they see fit in accordance with the general norm of a residential use which does not infringe on neighbouring amenity. This is contrary to planning objective 1(b) to provide for the fair, orderly and sustainable use and development of air, land and water; (see Tasmanian Planning Commission Act 1997; SCHEDULE 1 Objectives of the resource management and planning system of Tasmania)

- 6. There is considerable community concern to deal with the issue of housing availability and affordability in the context of Tasmanian Planning Policies. The amendment preempts such a State wide policy development. (See 5.2 of the Tasmanian Planning Policies – Report on draft TPP Scoping Consultation at https://planningreform.tas.gov.au/__data/assets/pdf_file/0003/656490/TPPs-Scoping-Consultation-Report.pdf)
- The amendment is contrary to the mandatory "permitted" requirement of 3.1(c) of the Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes.
- 8. A much more finessed and fairer method of regulating the impacts of SSA on the LTRA market would be for Council to implement a charge for the permit required under the existing LPS. Such a charge could be adjusted from time to time to achieve the desired effect. Council has the powers to make such a charge pursuant to Sections 20, 73, 145, 168 and 205 of the Local Government Act 1993.
- 9. The level of the SSA permit charge could be calculated to encourage the availability of LTRA. A starting charge level, as a minimum, should reflect the enhanced annual rental value that a SSA property owner enjoys.
- 10. The proceeds of the SSA permit charges would be in addition to the normal property rates and could be applied by Council to the provision of affordable housing. This could be either by Council directly providing or by endowing an organisation dedicated to providing affordable housing.
- 11. It is submitted that the charge for a SSA permit as outlined above would be justified as a recovery of the social cost to the community. It is appropriate that those providing and enjoying SSA should be required to compensate the community for the social costs involved. This would be in conformity with planning objective 1(b) to provide for the fair, orderly and sustainable use and development of air, land and water; (see Tasmanian Planning Commission Act 1997; SCHEDULE 1 Objectives of the resource management and planning system of Tasmania). SSA involves a social cost which the amendment would not appropriately address.

Yours faithfully,

Bryan Finlay

From:	Di Elliffe <di.elliffe@tutanota.com></di.elliffe@tutanota.com>	
Sent:	Sunday, 1 May 2022 5:29 PM	
То:	Representation	
Subject:	Changes to planning scheme to restrict whole home short stay rentals	

I write to express my support for the Hobart City Council's request to the Planning Commission for changes in the area of short term rentals. I agree with the Council that is is time to rebalance the use of residental homes away from tourists and towards being available for rent by people who live and work in Hobart. There are way too many homes being put on AirBnB and Stayz when the owners could just as easily put them on the market for long term rental. Essential workers in the city are finding it very hard and expensive to find places to live in reasonable proximity to where they work.

I support the concept of the shared economy, and of homes being shared with visitors for short stays, but I do not support whole homes being made over to short term visitors over long periods of time.

Thankyou Di

Di Elliffe U601 The Commons Hobart 126 Bathurst Street, Hobart mob: +61 (0) 411671652 web: <u>http://commonshobart.com.au/</u>

Agenda (Open Portion) City Planning Committee Meeting - 4/7/2022

From:	Karen Clarkson <karen.clarkson@aohtas.org.au></karen.clarkson@aohtas.org.au>
Sent:	Monday, 2 May 2022 2:20 PM
То:	Representation
Subject:	Letter of Support for the Proposed Short Stay Accommodation Amendments
Attachments:	CatholicCare Tasmania - Letter of Support to Limit Short Stay Accomodation.pdf
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CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Afternoon

Please see the attached letter from CatholicCare Chief Executive, Andrew Hill, in support of the proposed Short Stay accommodation amendments.

Kind Regards Karen



CatholicCare Tasmania acknowledges with respect the traditional custodians of Country in Tasmania, their elders past, present and emerging Disclaimer: This e-mail and any files transmitted with it contain confidential information intended for the use of the individual or entity named above. If you are not the intended recipient you are hereby notified that you must not disseminate, copy or act in reliance upon it. Whilst virus-scanning software is utilised by us, no responsibility is taken for virus damage that may originate from this transmission. If you receive this communication in error, please contact the sender immediately and delete this e-mail and associated material from any computer.



By email to representation@hobartcity.com.au

2 May 2022

Representation from CatholicCare Tasmania to the Short Stay Accommodation – Proposed Amendments to the Hobart Interim Planning Scheme

CatholicCare Tasmania is the primary social services agency of the Catholic Church in Tasmania, with a mission to foster a love for the poor and the vulnerable. Our services are available for people of all backgrounds, beliefs and circumstances. CatholicCare Tasmania deliver a diverse range of social services united by a shared commitment to improve the wellbeing of individuals, families and communities in need. At CatholicCare Tasmania, our focus is people.

CatholicCare Tasmania supports the Short Stay Accommodation- Proposed Amendments to the Hobart Interim Planning Scheme

CatholicCare Tasmania supports this proposal to limit further increases to the number of entire homes used for short stay accommodation. In Hobart's current rental crisis, it is vital to prioritise the use of properties for long term rental homes for local people. Adopting the proposed recommendations will help to balance the use of residential properties for visitors and for people who live in Hobart.

This proposed amendment will enable the City of Hobart to limit new visitor accommodation involving entire dwellings in specified areas of Hobart. Importantly, they have no effect on existing short stay visitor accommodation, and will not affect people who are sharing their own home. The limitations apply only to entire investment properties being newly listed for visitor accommodation.

Renters in the Hobart LGA and across Tasmania are currently experiencing an entrenched crisis of affordability and availability.

- The density of short stay accommodation in Hobart is the highest of any capital city in Australia, and one of the highest in the world.
- Vacancy rates in Hobart's private rental market are persistently below 1%, when a sustainable vacancy rate is 2.5-3%.
- The December 2021 <u>Rental Affordability Index</u> showed that Hobart is still the least affordable capital in Australia.
- Even households on average incomes, including key workers such as nurses, teachers and officers in police and emergency services, are paying over 30%, and up to 80% of their income in rent.
- The December 2020 AHURI report <u>Marginal housing during COVID-19</u> shows the clear impact of short stay accommodation on Hobart's vacancy rates.

1

The need for social and affordable homes is increasing across Tasmania, and the waiting list for social housing in Tasmania is growing. As at February 2022, there were 4407 applications for social housing, and this number keeps going up.¹ Limiting the number of entire homes available for short stay accommodation is part of the solution to Tasmania's rental housing crisis, because every home counts.

Establishing this planning amendment in the Hobart LGA will enable other local governments to take similar action where high levels of entire home visitor accommodation are impacting the long term rental market.

In light of the detrimental impact that short stay accommodation has had on the availability of long term rental properties, CatholicCare Tasmania supports the proposal to limit any increase to the number of entire homes used for short stay accommodation that could otherwise be used by local people to rent long term.

For further information, please contact

Andrew Hill Chief Executive, CatholicCare Tasmania Andrew.Hill@AOHTas.org.au

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¹ <u>https://www.communities.tas.gov.au/housing/tasmanian_affordable_housing_strategy/reporting</u>

From:	Rachel Vermey <rachel@vermeys.com.au></rachel@vermeys.com.au>
Sent:	Tuesday, 3 May 2022 3:18 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

We purchased a property close to our home so that my elderly mother (a long term pensioner with significant health issues) could move closer to us but live independently, when she needs more support. Airbnb allows us the flexibility to host until such time as she can no longer live in her current rental.

Without Airbnb, there would not be sufficient short term accommodation for families. We love that many of our guests stay with us because they have family that live in the area and want to stay close to them ... adults children coming to care for sick relatives, grandparents coming to spend time with grandchildren & have the scope for grandchildren to stay for sleepovers. We have also had several families that live remotely in Tasmania, but need to stay close to the RHH before stay with us before & after giving birth for medical reasons. They have loved that they can stay as a whole family.

Banning short stay accommodation will negatively impact on tourism and family travel.

Banning Airbnb in Hobart will not result in more affordable accommodation on the rental market, unless there are current Airbnb owners happy to rent at a loss. If the HCC really wants to make an impact on affordable accommodation, they should give incentives to owners to rent by cutting HCC rates (lower landlord costs also means lower costs to recoup = lower rents), they should encourage development of new affordable housing and consider the amount of property 'locked out' for housing developments, by Tas Uni sitting on so many properties in the Hobart City Centre.

Regards, Rachel Vermey

From:	Bill Tsourdalakis <btsourdalakis@gmail.com></btsourdalakis@gmail.com>
Sent:	Tuesday, 3 May 2022 3:19 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

We are hosting our property so it can be of use to others whilst we are not there. We do not reside in Hobart permanently but we have a unique property that appeals to many guests.

My property is in a suburban area 10-15 minutes outside of Hobart that I believe would have little exposure to outside guests. It is assist local business with increased patronage and further spreads the word about how amazing Tasmania and Hobart is to stay. I do not believe that Hobart would have enough rooms without Short term stays to accommodate all the guests who come to Hobart.

I believe the impact on tourism in Hobart would be significant in a negative way. Especially for families where hotel accommodation is very expensive and not ideal. For me personally we may have to consider our investment in Hobart and look to pull out. I believe many investors would be in the same boat, which would impact property values.

Regards, Bill Tsourdalakis

Agenda (Open Portion) City Planning Committee Meeting - 4/7/2022

From:	Sarah Glover <sarah@bondibikkies.com></sarah@bondibikkies.com>
Sent:	Tuesday, 3 May 2022 3:20 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

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Dear City of Hobart Council,

Hosting my property on Airbnb has benighted my family greatly, especially due to loss of income from cover 19. This has saved our finances and family from great loss. I love airbnb and want to continue using this platform

Its so important to local business, Tourisum and to our neighbourhood, its has been of great value to

it will devastate our family and ability to live. This will greatly effect Tourisum as it will leave a massive hole in the economy for people to experience what Tasmania is about and that is authentic and warm communities

Regards, Sarah Glover

From:	Camilla Davenport <millydav@tpg.com.au></millydav@tpg.com.au>
Sent:	Tuesday, 3 May 2022 3:21 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

We have been able to share our beautiful and unique house next to a church in South Hobart. We offer the whole house to guests when we are not there ourselves. Sharing our house to guests has meant we able to share the beauty of South Hobart with guests from all over Australia and the world. The history of the house itself has been shared with guests along with the history of the suburb. Hosting our house has been such a positive experience for our family and has meant we are able to preserve the history of the house.

Sharing our house with guests has promoted the history of Hobart. It has enabled local businesses in South Hobart to benefit from increased economic input, greater exposure of businesses and services in the area and greater Hobart. Home sharing has provide an economic injection into the local neighbourhood and greater Hobart via tourism dollars, increased use of local services and an increased economic injection into the tourism industry if greater Tasmania.

The ban will kill the tourism industry in Hobart. Without affordable, practical and adaptable accomodation in Hobart tourism will suffer greatly. As a family a ban on short term stay will mean as a family we will suffer greatly economically. We are reliant on the short term rental market to pay our mortgage. A ban on short term rentals in Hi art will have a devastating impact financially on multiple industries.

Regards, Camilla Davenport

From:	Ruth Malcolm <ruth@wolfproperty.com.au></ruth@wolfproperty.com.au>
Sent:	Tuesday, 3 May 2022 3:22 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

Air bnb is a great way to supplement retirement and top up your pension

The people requiring housing do not living in inner city Hobart. The goverment has failed in providing social housing. BnB guests spend a huge amount locally. This should not fall back on private owners to provide social housing.

Huge, no competition, price gouging. I'm sure this is illegal and will create cartel conduct

Regards, Ruth Malcolm

From:	Brittany Trubody <btrubody@hotmail.com></btrubody@hotmail.com>
Sent:	Thursday, 5 May 2022 10:01 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

My family is in Hobart, but I live and work on the NW coast. I come down to take care of my mother who is on her own since dad died. Several years ago, we bought an apartment to stay in while we were in Hobart as it was costing us many thousands of dollars to stay in hotels when seeing family (more so at Christmas and holidays). We still stay in this apartment when we visit mum, but when we aren't there, it is let out to others to help pay the mortgage. My colleagues stay when coming down from the NW and friends who have hospital treatment at the Royal. I understand the want on restricting Airbnb's but as I need my place to stay when seeing mum, it would have to remain empty as I would not want to ask someone to move out every once a month for my 3-4 day visit. I have long term rental properties here in the NW and they are leased to low income earners only (my choice) I have not put the rent up and don't plan on it (one of my tenants is 82). But if I need help covering my empty apartment in Hobart, I will unwillingly need to put it. I do not want too, I do not need too. But if I am being made to choose, regrettably family will always comes first.

We have a lot of temporary workers ie. hospital specialists, doctors and nurses. It is a no-brainer that these resources are vital to our community and as they use my place, they are buying groceries and getting to know the region in a home environment. I'd like to think that they could then see themselves living in their own place long term

I'm not going to stop seeing my family, I'm not going to ask a long term tenant to move out once a month so I can stay. So this means that I would increase the rent of my permanent tenants to cover my costs for my Hobart apartment.

Regards, Brittany Trubody

From:	Phil Schubert <phil.schubert@gmail.com></phil.schubert@gmail.com>
Sent:	Thursday, 5 May 2022 10:02 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

We own a business in Hobart but also live in the state. We bought a place in Hobart so that we would have somewhere to stay when working there, usually a fortnight on and a fortnight off. While we are away, instead of our one bedroom flat sitting empty, we have it on Airbnb and this means that holidaymakers and others including Tasmanians accessing health care at RHH also can stay. If Short stays are banned then our place will sit empty while ever we aren't there.

We have a cleaner who attends after us and each guest and also use a local linen service. If we can't rent the property out anymore then these people won't have that employment.

While it is true that this property could be used for long-term rental tenants, that then defeats the purpose of us having a Hobart base while we are working in the city. Accordingly we do not support the proposal to ban short stays in the Sullivans Cove development area. This will be retrograde step for the recovery of the local tourist economy and even in our small example it is obvious such a move would have flow on effects. Short-stay rentals in Hobart are not some great investors' delight and certainly in our case is a way that we can put the property to good use when it would otherwise be sitting empty.

Regards, Phil Schubert

From:	Jessie Fletcher <mcmillan.jessie@gmail.com></mcmillan.jessie@gmail.com>
Sent:	Thursday, 5 May 2022 10:03 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

We recently purchased a house in hobart to offer on the Airbnb market. It has just been made available to rent. We bought a house because when we come to Tassie to visit family it has been hard to secure accommodation. We have since bought a second property that we intend to Airbnb and some stage in the future.

There is never enough accommodation in hobart. Airbnb take some of the overflow. Also if offers a very different style of accommodation for families

The tourism industry will be missing a massive section of accommodation that is available EVERYWHERE else! This will impact our family through a loss of income. We bought our properties with the intention of renting them short term.

Regards, Jessie Fletcher

From:	Robyn Wellock <werndee@internode.on.net></werndee@internode.on.net>
Sent:	Thursday, 5 May 2022 10:04 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

We have an historical home of much significance in Hobart's history. We consider the origin of Airbnb is of crucial importance in its impact on our city, in that it is about sharing your property and the local lore. It is NOT about renting out your shack in a coastal resort or buying up housing to make money short term letting to tourists at the expense of housing for locals . So, I agree with the Council's plan to disallow whole house renting on Airbnb. They are NOT, as far as I understand it, stopping people from letting a unit or room in your house and sharing stories with guests from near and far.

The Council is not trying to ban home "sharing", remembering that Airbnb started as an air mattress on a floor of a friend of a friend's house. Sure tourists eat out a lot and give new life to recreational businesses and obviously help fund the tourism industry.

There IS NO ban on short stay accommodation. Only on people profiteering from tourists with no concomitant sharing of recommendations or local lore.

NB the responses are generated from prompts from the Airbnb group.

Regards, Robyn Wellock

From:	Kirrili Edwards <kez.edwards@gmail.com></kez.edwards@gmail.com>
Sent:	Thursday, 5 May 2022 10:05 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

I am a host in Hobart greater region. I offer accommodation to guests for two reasons:1) Guests live the 'home away from home' experience. Tourism also benefits the Tasmanian economy. I am a single retired female with very little other income. My extra income from the AirBnB also benefits the Tasmanian economy. It would indeed prove an enormous error to remove the service provided by AirBnB Hosts across the broader Tasmanian community

For example, the benefits it provides to local businesses in your neighbourhood and the broader tourism industry

What impact will the ban have on you and your family?

Regards, Kirrili Edwards

Agenda (Open Portion) City Planning Committee Meeting - 4/7/2022

From:	Cindy Hart <cindyhart@live.com.au></cindyhart@live.com.au>
Sent:	Thursday, 5 May 2022 12:43 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

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Dear City of Hobart Council,

I have just started hosting great way to meet new people and inform them of the attractions of Tasmania

Yes very important that my home can be shared by anyone on one of the best beaches near Hobart

Impact of lower income which helps with the higher cost of living

Regards, Cindy Hart

From:	Kristen Moane <dunesonc@gmail.com></dunesonc@gmail.com>
Sent:	Thursday, 5 May 2022 12:44 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

I live on a farm that is zoned primary production/tourism as preferred use. I renovated a cottage for farm stay tourism accommodation as the property is perfectly positioned to suit tourists in terms of proximity to the airport and tourist attractions. I also consider myself an advocate and educator for tourists about Tasmania and it's unique wildlife and fauna. It also allows me to contribute to directly to my local community and economy.

We are locals but also advocates for Tasmania we contribute directly to our local state and council economy

It is a direct punishment and barrier to locals participating in benefiting our own local economy and tourism industry

Regards, Kristen Moane

Agenda (Open Portion) City Planning Committee Meeting - 4/7/2022

From: Ar	ndrew Barrow <andrew_jbarrow@hotmail.com></andrew_jbarrow@hotmail.com>
Sent: Th	ursday, 5 May 2022 12:45 PM
To: Re	presentation
Subject: M	y submission on the proposed amendment - Short Stay Accommodation

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Dear City of Hobart Council,

I live in Hobart for half the year. It's really convenient to have people stay in our home and feel just as at home as I do in the city.

Hobart is a people city. People like to live like locals and airbnb style accommodation helps make that feel more real.

I'm sure less people will travel to hobart for events such as dark mofo if airbnb is banned.

Regards, Andrew Barrow

From:	Jennifer Williams <jwilliams49@bigpond.com></jwilliams49@bigpond.com>
Sent:	Thursday, 5 May 2022 12:46 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

The decision to operate my cottage as short term accommodation benefits our family in that we are able to also use the property for family members returning from overseas and interstate. It also allows tourists to enjoy staying in accommodation other than a hotel room which is often reflected in the favourable comments made when guests check out! I might suggest that maybe some Hotels with self contained facilities might also be approached to offer some of their suites for longer term accommodation to relieve the current shortage rather than concentrating on depleting our unique tourist market!

As mentioned, it is important for travellers to Hobart to be able to enjoy a variety of accommodation options rather than Hotel suites. Getting out in the suburbs assists all local eating establishments and attractions!

I would not have the flexibility of use of the property by my family returning from

Regards, Jennifer Williams

Agenda (Open Portion) City Planning Committee Meeting - 4/7/2022

From:	Michelle La Roche <michelle@littlecitygroup.com.au></michelle@littlecitygroup.com.au>
Sent:	Thursday, 5 May 2022 12:46 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

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Dear City of Hobart Council,

To share my property with friends, family and visitors to the state when I am not using it.

It's good for tourism, it benefits local business, it gives families a place to stay, it adds diversity to the accommodation landscape of Tasmania. Banning home sharing is a very backward step for Hobart in terms of progression.

As per previous response. This is a ridiculous knee-jerk reaction to a problem which won't be solved as a result of the ban.

Regards, Michelle La Roche

From:	Christopher Baker <watchdog@baker.sx></watchdog@baker.sx>
Sent:	Thursday, 5 May 2022 12:47 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

I Airbnb my home when I'm not in it. Rather that is sitting there doing nothing I short term rent it as I can not do long term as I'm in and out every few weeks. I also have another unit close to the hospital that my parents uses as my father comes to Hobart for regular medical treatment, when he is not scheduled for treatment I also short term rent it. I can not do a long term lease on these properties as I need to use them when I need them. As I can not do long term rental I do short term to help cover the costs.

Stoping short stay will make me homeless as I will not be able to afford a place in Hobart to visit my children when I come home from work. Also my father will not be able to afforded to come to Hobart to get the medical attention he requires.

I feel sorry for the people who can find accomodation. But don't make me one of those people and don't put my fathers health at risk.

My properties are in no position to be long term rented out. So why say no to short term?

Regards, Christopher Baker

From:	Antonia OBrien <antoniakent@hotmail.com></antoniakent@hotmail.com>
Sent:	Thursday, 5 May 2022 12:48 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

I am a short stay host and also a landlord. I work hard to keep my tenants in a safe and high standard housing. By making a higher amount from short stay I am able to afford more upkeep on propertie and , I am safeguarding my children and my future by not burdening Government benefits-I also enjoy the host experience immensely. The one short stay I do own is hard work, guests contribute significantly to the the local economy and to maintain a high short stay standard takes a lot of time and money. By taking aim at short stay, the HCC is absolving the state government from their responsibility to provide social housing. This is their responsibility-not mine. The liberals are selling off social housing but not rebuilding. This is a short term, small minded agenda from the HCC for a much larger issue

The local economy benefits significantly. I see where guests have shopped, eaten and ridden (The E scooters!). For years Tasmanian has been plugging itself to the world to try and lure tourists but now we don't have room to house them! I provide a short stay house, create memories of tasmania, meet others from around the world and country and this is now viewed as negative? It is not my responsibility to provide social housing.

A ban on short stay will have a number of negative impacts both future and imminent. Often families will benefit financially to allow money to be put to areas they otherwise may not afford. I am Not greedy, I have a social conscience and I am also future proofing my family, financially. For us-it is maintaining a heritage house which would not be maintained but for this income stream. I am not running a night club in suburbia, but being allowed to maintain a very high standard of accommodation for families. Without short stay, tasmania will see a decline of longer term visitors, events such as dark mofo will be impacted by lack of accommodation. The HCC has allowed Utas to buy hotels in hobart and convert to student accommodation. So what are the hotels rooms being replaced with? Do we want tourists or not? I urge the HCC to look long term and lobby the government for social housing, review the Utas move-convert some of their current hotel rooms to housing and leave the local ratepayers to do the best they can in these hard times. So disappointing.

Regards, Antonia OBrien

Agenda (Open Portion) City Planning Committee Meeting - 4/7/2022



From:	Charlie Burton <charlie@tascoss.org.au></charlie@tascoss.org.au>
Sent:	Thursday, 5 May 2022 2:37 PM
То:	Representation
Subject:	TasCOSS Submission Short Stay Accommodation - Proposed Amendments to the Hobart
	Interim Planning Scheme May 2022
Attachments:	TasCOSS Submission Short Stay Accommodation - Proposed Amendments to the Hobart
	Interim Planning Scheme May 2022.docx

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Hello

Attached is TasCOSS' submission to the Short Stay Accommodation - Proposed Amendments to the Hobart Interim Planning Scheme consultation.

Please let me know if you have any questions.

Kind regards,

Charlie



employer of choice Dr Charlie Burton Manager Policy | TasCOSS He/him

Tasmanian Council of Social Service Inc Level 3, 86 Murray Street, Hobart, TAS, 7000 GPO Box 771, Hobart, TAS, 7001 **p** (03) 6169 9514 | **m** 0402 016 625 **e** charlie@tascoss.org.au | **w** tascoss.org.au



I acknowledge that I live and work on Aboriginal land, land of the palawa/pakana people of lutruwita (Tasmania). I pay my respects to the Tasmanian Aboriginal Community, to elders past and present, and to all who continue caring for country, sharing stories and upholding rights.

Agenda (Open Portion) City Planning Committee Meeting - 4/7/2022



Tasmanian Council of Social Service Inc.

Short Stay Accommodation - Proposed Amendments to the Hobart Interim Planning Scheme

May 2022



INTEGRITY COMPASSION INFLUENCE

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INTEGRITY Compassion Influence

About TasCOSS

TasCOSS's vision is for one Tasmania, free of poverty and inequality where everyone has the same opportunity. Our mission is two-fold: to act as the peak body for the community services industry in Tasmania; and to challenge and change the systems, attitudes and behaviours that create poverty, inequality and exclusion.

Our membership includes individuals and organisations active in the provision of community services to Tasmanians on low incomes or living in vulnerable circumstances. TasCOSS represents the interests of our members and their service users to government, regulators, the media and the public. Through our advocacy and policy development, we draw attention to the causes of poverty and disadvantage, and promote the adoption of effective solutions to address these issues.

Please direct any enquiries about this submission to:

Adrienne Picone Chief Executive Officer *Phone Number:* (03) 6231 0755 *Email Address:* <u>adrienne@tascoss.org.au</u>

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Introduction

TasCOSS welcomes the opportunity to make a submission on the amendment to the Hobart Interim Planning Scheme 2015. Housing is a human right, but rents are rising so thousands of Tasmanians are experiencing housing financial stress, forcing them to choose between a roof over their heads and paying for other essentials such as food and healthcare as well as leading to tenuous tenancies. At the same time the wait list for public housing is growing and specialist homelessness support services are unable to meet increasing numbers of requests for help.¹

In such a tight market, every home counts. TasCOSS therefore supports the amendment to the Hobart City Council Interim Planning Scheme proposed by Hobart City Council to limit new visitor accommodation involving entire dwellings in specified areas of Hobart.² Importantly, the changes would have no effect on existing short stay visitor accommodation, and will not affect people who are sharing their own home. The changes apply only to entire investment properties being newly listed for visitor accommodation and so are a limited and reasonable restriction on the uses to which individual properties might be put.

Key Issues

Australia's housing system is complex, partly due to all three levels of government having some role in the system, and the current housing crisis has multiple drivers including population growth, changing housing need, a retirement income system built upon homeownership, and tax concessions that reward investment in housing as an income- and wealth-generator instead of as essential social infrastructure that provides the foundation for a good life. In this context we need to look at every lever, in every level of government, to give every chance for all Tasmanians to have an affordable and stable roof over their heads.

That is why in recent years TasCOSS, along with Tasmania's housing and homelessness peak body Shelter Tasmania and a wide range of other organisations, have argued for the need to place restrictions on short stay accommodation particularly in areas of the state with low rental vacancy rates and high demand for affordable housing. As the level of government closest to communities, we believe councils are well placed to assess and respond to key social and economic challenges in their local government areas.

Take for example the Hobart local government area, which is experiencing an entrenched crisis of affordability and availability:

- The density of short stay accommodation in Hobart is the highest of any capital city in Australia, and one of the highest in the world.³
- Vacancy rates in Hobart's private rental market are persistently below 1%, when a sustainable vacancy rate is 2.5-3%.

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¹ Communities Tasmania - Reporting; ST_FACT-SHEET_Homelessness-updatedJune2021.pdf (sheltertas.org.au)

² SKM_C360i22032916020 (hobartcity.com.au)

³ Peter Phibbs, presentation to Hobart City Council, 4 December 2021



- The December 2021 <u>Rental Affordability Index</u> showed that Hobart is still the least affordable capital in Australia.
- The December 2020 AHURI report <u>Marginal housing during COVID-19</u> shows the clear impact of short stay accommodation on Hobart's vacancy rates.

Hobart and indeed Tasmania is not the first to place restrictions on short stay accommodation to prioritise affordable housing for residents and there are already controls on visitor accommodation in Battery Point, the Wapping area of Sullivans Cove and on Flinders Island.⁴ Many other cities around the world have introduced various restrictions including caps on visitor nights, banning whole home listings, using zoning laws to prohibit short stay activity in certain areas, as well as taxes and fees designed to reduce short stay activity, with growing evidence that regulatory interventions are effective.⁵

As well as likely adding to the supply of private rental properties, there is evidence that this can also result in lower rents. A 2021 analysis of the impact of short stay accommodation on rents in Tasmania conducted by housing researcher Dr Peter Phibbs suggests a direct relationship between a reduction of short stay accommodation and a decrease in rent, presumably because the short stay properties were added to the longer term rental market, adding to supply and thereby putting downward pressure on prices.⁶ This echoes research by the Reserve Bank of Australia that the dominant influence on real rents is the vacancy rate.⁷

The dire need for housing is Tasmania-wide and TasCOSS hopes that by establishing this planning amendment in the Hobart LGA, other local governments will take similar action where high levels of entire home visitor accommodation are impacting the long term rental market both in terms of supply and rising rents.

Conclusion

The impact of rising house prices, demand outstripping supply for private rentals as well as social housing, and rising cost of living pressures means life is increasingly precarious for thousands of Tasmanians. We need to do all we can to ease these pressures, starting with ensuing all Tasmanians have a safe and affordable place to live. One small lever at our disposal – restricting the number of whole homes being transferred from the private rental market to the short stay accommodation sector – is a limited and reasonable response to what is a crisis for an increasing number of Tasmanians. Every home counts.



⁴ Planning-Directive-No.6-Exemption-and-Standards-for-Visitor-Accommodation-in-Planning-Schemes-as-modified-1-August-2018.pdf (planningreform.tas.gov.au)

⁵ UTAS-ISC-Insight-Eight-Regulating-Short-Stay-Accommodation.pdf pp.8-10.

⁶ Peter Phibbs, presentation to Hobart City Council, 4 December 2021

⁷ A Model of the Australian Housing Market (rba.gov.au), p. 17

From:	Vertigan, Craig <craig.vertigan@nre.tas.gov.au></craig.vertigan@nre.tas.gov.au>
Sent:	Thursday, 5 May 2022 3:49 PM
То:	Representation
Subject:	Feedback to open on short-stay amendment

I have read plenty of articles by housing experts that clearly prove that short stay accommodation has had a detrimental effect on availability of long term rentals. We have been in a housing crisis for a number of years now and something needs to be done.

So I therefore approve of the amendment to insert a new qualification of 'visitor accommodation'. I also approve of charging extra rates to these operators, since they are essentially running a commercial operation like a hotel. If hotels are charges commercial rates then so should these AirBnB operators.

Regards Craig

Craig Vertigan

6165 4467 Lead Software Developer Business Software Development & Support Information Services Branch, Natural Resources and Environment Level 8, Lands Building

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Agenda (Open Portion) City Planning Committee Meeting - 4/7/2022

From:	Richard Eccleston <richard.eccleston@utas.edu.au></richard.eccleston@utas.edu.au>
Sent:	Thursday, 5 May 2022 4:11 PM
То:	Representation
Cc:	Megan Langridge; Sarah Hyslop
Subject:	Representation in support of the proposed PSA-22-1 short-stay accommodation
	amendment.
Attachments:	TPE short stay accommodation submission_final.pdf

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Dear Ms Grigsby,

On behalf of the Housing and Community Research Unit (HACRU) and the Tasmanian Policy Exchange (TPE) at the University of Tasmania, we are making the attached representation in support of the proposed PSA-22-1 short-stay accommodation amendment.

Having conducted detailed and nationally recognised research on the impact and regulation of short-stay accommodation in Tasmania since 2018, we argue that this is a pragmatic and evidence-based policy response that will make a difference to Tasmania's ongoing housing crisis. We first proposed that restrictions be placed on the issuance of entire home short-stay accommodation permits in 2018 and, given that private long-term rental supply and housing affordability have continued to deteriorate since then, we believe it is still an appropriate response.

Naturally we are happy to discuss the representation if you have any further questions.

Kind regards,

Richard Eccleston on behalf of HACRU and the Tasmanian Policy Exchange

Professor Richard Eccleston

Director, Tasmanian Policy Exchange University of Tasmania Sandy Bay TAS 7005 M +61 435002764 T +61 3 6226 2896 www.utas.edu.au/tpe Richard.Eccleston@utas.edu.au

Our latest policy analysis:

Options for a climate-positive Tasmania (November 2021) Covid-19 and the future of work in Tasmania (August 2021)



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The regulation of short stay accommodation in the City of Hobart

A representation in support of the proposed PSA-22-1 amendment

Prepared by the Housing and Community Research Unit (HACRU) and the Tasmanian Policy Exchange (TPE)

6 May 2022

ACKNOWLEDGEMENT OF COUNTRY

The University of Tasmania pays its respects to elders past and present, and to the Tasmanian Aboriginal community that continues to care for Country. We acknowledge the profound effect of colonial settlement on this Country and seek to work alongside Tasmanian Aboriginal communities, respecting their deep wisdom and knowledge as we do so.

The palawa/pakana people belong to one of the world's oldest living cultures, continually resident on this Country for at least 40,000 years. We acknowledge this history with deep respect, along with the associated wisdom, traditions, and complex cultural and political activities and practices that continue to the present.

The University of Tasmania also recognises a history of truth that acknowledges the impacts of invasion and colonisation upon Aboriginal people, resulting in forcible removal from their lands, and profound consequences for the livelihoods of generations since.

The University of Tasmania stands for a future that profoundly respects and acknowledges Aboriginal perspectives, culture, language and history, and continued efforts to realise Aboriginal justice and rights, paving the way for a strong future. This representation has been prepared by the Housing and Community Research Unit (HACRU) and the Tasmanian Policy Exchange (TPE) at the University of Tasmania.

www.utas.edu.au/arts-law-education/research/housing-and-communityresearch-unit

www.utas.edu.au/tpe_

Researchers who have contributed to this submission and the underlying research include:

Dr Julia Verdouw Professor Richard Eccleston Megan Langridge Dr Kathleen Flanagan Professor Keith Jacobs



This brief submission has been prepared by researchers at the University of Tasmania with expertise in housing policy and a shared commitment to improve housing outcomes for all Tasmanians.

Having conducted detailed and nationally recognised research on the benefits and impacts of short-stay accommodation (SSA) in the Tasmanian housing market since 2018, we support the proposed amendment (PSA-22-1) to insert a new qualification under the definition of 'Visitor accommodation' in the General Resident Zone, the Inner Resident Zone, and the Low Density Residential Zone of the Hobart Interim Planning Scheme 2015.

PREVIOUS ANALYSIS OF SSA CONDUCTED BY THE UNIVERSITY OF TASMANIA

The University of Tasmania has undertaken detailed, nationally recognised analysis of the growth of the SSA sector in the Tasmanian market. Based on international research, UTAS researchers have proposed a range of regulatory and policy responses that address the impacts of the SSA sector and seek to achieve a better balance with the housing needs of residents (especially those in the private rental market). University researchers' published contributions to the SSA debate in Tasmania include:

- Housing in Hobart: An overview of the data (Eccleston et al., 2018-a)
- Tasmanian Housing Summit Directions Paper (Eccleston et al., 2018-b)
- Legislative Council Short Stay Accommodation Inquiry Submission (Eccleston et al., 2018-c)
- Insight Three: A blueprint for improving housing outcomes in Tasmania (Eccleston et al., 2018-d)
- Insight Eight: Regulating short-stay accommodation in Tasmania: Issues to consider and options for reform (Verdouw & Eccleston, 2019)
- Tasmanian Housing Update (Jacobs et al., 2019)

- The Tasmanian housing market: Update 2020-2021 (De Vries et al., 2021)
- Airbnb and the hidden barriers to effective regulation: A case study of short-term rentals (Verdouw & Eccleston, Journal of Urban Policy and Research, forthcoming 2022)

A number of recommendations from this research on the regulation of SSA have been referenced in the Hobart City Council's *Report to Council* on the proposed amendment. Specific findings from this research relevant to the SSA debate include:

- Housing affordability and private rental availability has significantly deteriorated in Tasmania, especially in the Greater Hobart Region, since 2015. SSA is one of the factors that has contributed to this outcome by effectively reducing housing supply by approximately 600 homes in the City of Hobart.
- The introduction of a permit system for SSA provides the basis for regulating the sector but, in isolation, has little effect on the rate at which properties are converted from long-term rental to SSA.
- A pause on the issuance of new permits for entire home SSA rentals in key areas of SSA concentration should be implemented until residential rental market conditions improve. This measure would prevent additional homes being lost from the residential market to SSA while potentially benefitting existing SSA operators given they would face less competition from new providers.

Accordingly, we agree with the analysis presented in the *Report to Council* that the proposed planning scheme amendment (PSA-22-1) would help to mitigate the negative impacts of SSA in the Hobart region by leading to more properties becoming available in the long-term residential rental market.

UNIVERSITY of TASMANIA

THE RISE OF THE SSA SECTOR IN TASMANIA

Our previous research has provided evidence that the growth of SSA has benefited travellers, property owners, and investors in Tasmania, but has also accentuated Tasmania's significant housing access and affordability challenges. Although housing markets are complex, and the current shortage of affordable accommodation has a number of causes (such as higher levels of population growth, a decline in the supply of new homes and high demand for social and community housing), the growth of the SSA sector and its impact on the price and availability of residential rental accommodation has contributed to Tasmania's ongoing housing crisis (Eccleston et al., 2018-c).

Hobart's rental market remains one of the tightest in the country, with rents above pre-pandemic levels (De Vries et al., 2021) (Figure 1). Private rental costs are driven in part by the low vacancy rate, measured at 0.3% in March 2022 (SQM Research, 2022) (Figure 1). Housing analysts suggest that a vacancy rate of 3% is desirable and a vacancy rate below this indicates that demand for rental housing is unlikely to be met, leaving many prospective tenants unable to secure suitable accommodation (De Vries et al., 2021). A rental vacancy rate of less than 1% effectively represents a crisis in the private rental market.

The impact of SSA on the residential housing market is largely determined by two factors: entire home rentals, and multiple entire home listings (multi-listings) being held by the same host (De Vries et al., 2021). Data shows that over the 18 months to January 2018, the number of entire homes listed on Airbnb in the Hobart LGA increased from 250 to 876 (Eccleston et al., 2018-d). If just 70% of the entire homes listed in Hobart in January 2018 were previously in the long-term rental market, it would mean more than 600 homes in inner Hobart alone had been removed from the private rental housing pool (Eccleston et al., 2018-d). Meanwhile, SSA properties that are multi-listings are more likely to be commercially operated for investment purposes. Data shows there has been an increase in multi-listings in the Hobart LGA to nearly half (48%) of all listings in 2019 (Eccleston et al., 2019). While COVID-19 resulted in a statewide fall in SSA listings across 2020, multi-listings have remained stable in Greater Hobart (Verdouw et al., 2021).

With this in mind, it is necessary to distinguish between different forms of SSA use. As Crommelin (2018, p. 442) notes, "some uses of Airbnb are more problematic than others, and targeted regulation should focus on these more antisocial forms of use". In the Hobart context, this means making a distinction between genuine home sharing, and the growing pool of property investors and professional operators using SSA as a vehicle to generate returns on their investment.





THE CASE FOR A PAUSE

The question facing the Hobart City Council is how to develop an effective regulatory framework that balances the benefits the sector delivers while dealing with challenges it has helped create (Verdouw & Eccleston, 2019). There is emerging evidence that carefully designed regulation – such as permits, licences, and caps - would have little impact on the visitor economy and established SSA operators, but could improve housing outcomes for low-income Tasmanians reliant on the rental market for their accommodation (Verdouw & Eccleston, 2019).

The existing permit system in Tasmania has improved compliance and data capture and has validated our earlier analysis of the growth in the SSA market in Tasmania and elsewhere. However, there is little evidence it has been effective in influencing significant numbers of property owners to take entire homes out of the SSA sector and back into the long-term residential market (Jacobs et al., 2019). Therefore, we believe additional regulatory measures are required to limit further SSA growth in Tasmania.

We have, in the past, recommended that councils implement a pause or a cap on issuing new visitor permits or renewing permits in communities where SSA has been deemed to be having a detrimental impact on rental market outcomes until conditions ease (Eccleston et al., 2018-c). The proposed amendment (PSA-22-1) is in line with our earlier recommendation. The change in definition to 'Visitor accommodation' would:

- Prevent additional entire properties being converted into SSA by multi-listing type investors or operators;
- Enable smaller-scale local operators to continue renting a room or several rooms in their primary residence in a more traditional home-sharing sense; and
- Protect the interests of investors who have already established SSA businesses in good faith.

Such a pause would ensure that more potential longterm rental properties are not converted to SSA. The pause need not be permanent; regulatory arrangements could be reviewed when housing conditions have improved, for example when the vacancy rate reaches 3%.

National and international precedents

As more is understood about the detrimental effects of the SSA sector on local housing markets in jurisdictions around the world, local councils and governments (particularly in highly urbanized or popular vacation areas) have found it necessary to redress the imbalance, resulting in a range of tried and evidence-informed policies internationally (Eccleston et al., 2018-c). Some examples of jurisdictions which have implemented a cap, pause, or moratorium on the issuance of new permits to limit the growth of entire home SSA listings include:

- Vancouver in 2017, Vancouver City Council approved new rules which limited property listings to primary residences only, therefore preventing entire home SSA use (Doering, 2017).
- New Orleans in 2018, New Orleans City Council issued a nine-month interim ban on certain types of short-term rental licenses (new and renewed) in most residential districts, and a ban on new permits in commercial districts (Eccleston et al., 2018-c).
- Barcelona in 2020, Barcelona city authorities implemented a one-year moratorium on all permits to rent SSA to visitors (Spanish Property Insight, 2020).
- Maui in 2021, the Maui County Council placed a temporary moratorium on new transient accommodations. The moratorium will last for two years or until legislation is enacted by council to establish caps on transient accommodation (Tanji, 2022).
- Chattanooga (Tennessee) in 2022, Chattanooga City Council became another one of many examples of smaller local governments putting a pause on new applications for non-owner-occupied short-term vacation rentals (like Airbnbs). The pause will last until January 2023 while additional regulations are developed (Benninghoff, 2022).

Another popular approach to regulating the usage of entire homes as visitor accommodation is imposing a cap on the number of nights per year hosts can rent out their properties as SSAs. This is the approach implemented in New South Wales, where in 2021 new legislation was introduced which capped non-owner-occupied properties to 180 days per year in Greater Sydney and several regional local government areas (O'Sullivan, 2021). NSW is the only Australian jurisdiction thus far to implement regulations of this nature on SSA (EBM RentCover, 2020). Authorities in Western Australia have been investigating a potential registration system for SSA,



however, the only regulations implemented so far have been to address anti-social/disorderly conduct in SSA (Bold, 2022).

Implementing an annual cap on the number of nights entire homes could be listed on SSA platforms in the City of Hobart - as has been done in NSW, Los Angeles, Amsterdam, New York, Paris, and Reykjavik (Lagrave, 2018) - would likely result in a number of homes being returned to the long-term residential market (Leshinsky & Schatz, 2018)¹. However, emerging research highlights some challenges associated with the approach:

Compliance and enforcement are complex and involve the ongoing monitoring of the use of all SSA properties. It is difficult to track the number of nights a property is rented due to the reliance on data either shared by the host or by the booking company, which may be inaccurate (Cox & Slee, 2016;² van Holm, 2020). Furthermore, critics of SSA are concerned that without effective monitoring, an individual may be able to list their property for the full allotment of days on one booking site, and then shift the listing to an alternative booking site for another full allotment of days (Adelson, 2018).

- The approach would impact existing and prospective SSA operators whereas a 'pause' strategy will only affect prospective SSA operators and investors.
- If the cap is relatively high (such as the 180 days per annum limit in NSW) compliant operators may simply choose to leave a property vacant for the remaining six months of the year, which would not result in any increase in housing supply. Moreover, providing six-month leases would do little to increase the supply of secure, long-term housing options.

Given these concerns and prevailing housing market conditions in the City of Hobart, we believe that the proposed pause on the issuance on new SSA approvals at this juncture is an appropriate policy response. However, additional measures should be taken if warranted by new developments or worsening conditions in the private housing market.

¹ In San Francisco the 90 day cap on renting entire home listings led to a 5% decrease in listings. However, Leshinsky & Schatz (2018) also found that compared with caps on nights, cities that target hosts with fines had the greatest impact on the number of Airbnb listings, therefore indicating that while introducing a cap on nights did result in some homes being returned to the long-term residential market, other regulatory measures may be more effective (i.e. fines).

² On December 1, 2015, Airbnb published a snapshot of data about its operations in New York City, presented as a move towards greater transparency about how its hosts use the platform. Cox & Slee (2016) demonstrate that the snapshot made public by Airbnb was photoshopped, and that Airbnb intentionally removed listings from its site so the data would "paint a more attractive picture of its business" (p. 2). Cox & Slee (2016) argue that Airbnb intentionally misrepresented data as part of a deliberate PR and lobbying strategy.



CONCLUSION

Having undertaken detailed research on the impact and regulation of the SSA sector in Tasmania over the last five years, we argue limiting the issuing of new permits for entire homes in the short-stay market is an important and effective policy instrument to assist households seeking to rent long-term accommodation in Hobart. While this policy will make a difference to Tasmania's ongoing housing crisis, it is only one of the many measures required. We look forward to Hobart City Council working with other levels of government on other, equally important and effective measures, especially facilitating the construction of more public housing throughout the municipality.

8 PROPOSED SHORT STAY AMENDMENT - MAY 2022



REFERENCES

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PROPOSED SHORT STAY AMENDMENT - MAY 2022



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10 PROPOSED SHORT STAY AMENDMENT - MAY 2022

From:	Gerard Webb <djgezza@gmail.com></djgezza@gmail.com>
Sent:	Thursday, 5 May 2022 4:49 PM
То:	Representation
Cc:	djgezza@gmail.com
Subject:	Short stay accom planning amendment

Gerard Webb

0415736095

I wish to give my opinion regarding this amendment. The short stay "disruptive" industry has decimated the long term rental pool in Hobart and many other cities around the world. It has led to a shortage of properties available for long term rental and increased rents dramatically. I have watched closely the listings on domain/real estate websites for the last few years as I am a renter and have seen many friends struggle to even secure a home regardless of the price. Whilst many property owners say that these short stay apps have little or no effect on the long term rental market, their opinions are not based on evidence and are fed by greed and self interest.

During the lockdown in March 2019 I watched an increase of 500 homes listed on Domain.com in the hobart area within a week of the borders closing and again within a couple of weeks the average price dropped by nearly \$100pw. This was directly related to the loss of the tourist industry and the demand , or lack of demand for short stay accommodation. The numbers don't lie (and neither do I).

While the premise for "airb&b" renting out spare rooms is reasonable the lack of regulation has seen profiteering by people With multiple "whole house" properties and disruption to many communities with no regard for the bigger picture or the suffering it is causing.

Any one who rents their home is in a constant state of anxiety, worrying whether the lease will be renewed, whether the rent will go up or whether they will be kicked out if they ask for repairs to be carried out. This is real and many people are suffering by paying huge amounts of their income on rent and putting up with substandard properties. The lack of regulation is downright dangerous and for those in the tourist industry that have done the right thing in their b&b accommodation by adhering to all the fire and safety regulations it is an unfair playing field. I read this week that after the "Childers" backpacker fire in the 90s, all accommodation businesses must have fire alarms and sprinklers fitted. How many shortstay properties have this ? Has the council inspected any of these properties for safety? Is there even a system in place for this ? Do we need to wait until lives are lost due to the inaction of the government bodies entrusted to keep us safe by regulating this industry.

We are in a real crisis and now the growth and success Tasmania has enjoyed for that last few years is at risk of being undone. Last quarter Tasmania has had negative population growth and Hobart area has also seen people move away in droves. We just can't afford it !! I know of many people who have left the state in the last year because of not on the in-affordability of the most basic human need ; housing but the inability to even secure a property (regardless of cost).

The government at all levels has swept this under the carpet for too long and now must act for the good of all Tasmanians , not the mainland investors who are pillaging our beautiful and once affordable state.

Gerard Webb 623 Shark Point rd Penna Tas 7171 0415736095 djgezza@gmail.com

Sent from my iPhone

From:	Lisa Rime <contact-pod@hotmail.com></contact-pod@hotmail.com>
Sent:	Thursday, 5 May 2022 5:01 PM
То:	Representation
Subject:	Feedback on Short-Stay Amendment

Dear Hobart City Council,

I thoroughly welcome your move to introduce a restriction on future entire-house short-term accomodation. This is a real step in the right direction for Hobart.

There is no doubt that the 10% loss of residential rental homes to the short-stay sector has deepened housing stress and homelessness in our community.

Cities all over the world with less alarming statistics have introduced regulations, which work to preserve the needs of residents, and the culture of cities.

The draft amendments as proposed would not negatively impact the current profits of any existing investors, but they would certainly benefit the wider community!

Today I purchased RACT Roadside Assist for a local person who is homeless and vulnerable. It was heartbreaking. I know no-one who isn't aware of our local housing crisis, and horrified by it. We support appropriate action such as this amendment. We don't want to see people suffering needlessly, for the sake of allowing infinite profit for a few already wealthy individuals.

I implore you , our elected leaders, to please represent the people who most need a fair go. A little over 30% of Hobartians are renters and they are virtually all experiencing housing stress.

Sincerely, Lisa Rime

From:	Amanda Moran <megumia82@icloud.com></megumia82@icloud.com>
Sent:	Thursday, 5 May 2022 5:24 PM
То:	Representation
Subject:	Planning Scheme feedback 2022

RE: 'Visitor accommodation' in the General Residential Zone, the Inner Residential Zone, and the Low Density Residential Zone of the *Hobart Interim Planning Scheme 2015*

There are too many people without basic homes, to be allowing for any more short stay accommodation to be allowed in Tasmania. There is a housing and homelessness crisis.

Families (including their pets) are being broken. People are being shattered. They are beyond breaking point.

People can't sleep in their cars or in makeshift beds. Outside: it's cold. It's wet. It's depressing. It's unsafe. It's inhumane. It is however, a basic human right to housing.

Do your utmost to stop the short stay accommodation destroying our island and people.

You must do your best, for the people. You must.

With kindest regards, Amanda

From:	Tim Slade <cricketgalah@gmail.com></cricketgalah@gmail.com>
Sent:	Thursday, 5 May 2022 5:35 PM
То:	Representation
Subject:	I support the ammendment to restrict short-term accomodation.

To: Chief Executive Officer, City of Hobart

<u>I support the draft amendment to the City of Hobart's interim planning scheme proposing to</u> <u>restrict future short-term accommodation permits in residential areas.</u>

Access to housing is a human right. In the circumstance when this human right is at risk, or in the case of Hobart, where it is unavailable to citizens, and in a great number, then it is the role of government, local and State, to intervene.

The present Air BnB model does not represent the intention and spirit of the original design.

Congratulations to HCC for leading the way in the best interests of its citizens.

Thank you.

Sincerely,

Tim Slade (B.Ed.)

Poet author of The Walnut Tree, www.brightsouth.com.au, 2021

Articles, 2013-2022: Tim Slade - Tasmanian Times

Website: www.tim-slade.jimdosite.com

Awards: 2021 Finalist in the Tasmanian Disability Festival Awards ~ Tasmanian Volunteer of the Year, Excellence in Advocacy, and Excellence in the Arts.

Facebook: Tim Slade | Facebook

Address: 8 Moore Street, Pioneer, Tasmania, Australia, 7264

Telephone: (03) 6354 2200

From:	Danielle Gray <danielle@grayplanning.com.au></danielle@grayplanning.com.au>
Sent:	Thursday, 5 May 2022 7:20 PM
То:	Representation
Subject:	Representation against amendment PSA-22-1
Attachments:	Accommodation amendment representation 5 May 2022 PSA_22_1.pdf

Dear CEO

Please find attached a representation that opposes the application to amend the Hobart Interim Planning Scheme 2015 (the interim planning scheme) by inserting a new qualification for 'Visitor accommodation' in the Use Table in each of the General Residential Zone, the Inner Residential Zone, and the Low Density Residential Zone (Council reference PSA-22-1).

If you wish to discuss, please contact the undersigned.

regards

Danielle Gray B.Env.Des, MTP, MPIA Principal Consultant Gray Planning

M: 0439 342 696 P: 03 6288 8449 E: <u>danielle@grayplanning.com.au</u> W: <u>www.grayplanning.com.au</u> A: 224 Warwick St, West Hobart, TAS, 7000



Solutions for Town Planning & Heritage

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Danielle Gray, Principal Consultant **Gray Planning** 224 Warwick Street West Hobart TAS 7000

5 May 2022

The Chief Executive Officer City of Hobart GPO Box 503 Hobart TAS 7001

Dear Ms Griggs

Representation against application to amend the Hobart Interim Planning Scheme 2015 (the interim planning scheme) by inserting a new qualification for 'Visitor accommodation' in the Use Table in each of the General Residential Zone, the Inner Residential Zone, and the Low Density Residential Zone (Council reference PSA-22-1)

I, Danielle Gray of Gray Planning wish to make a representation opposing the proposed application to amend the Hobart Interim Planning Scheme 2015 (the interim planning scheme) by inserting a new qualification for 'Visitor accommodation' in the Use Table in each of the General Residential Zone, the Inner Residential Zone, and the Low Density Residential Zone.

This representation is prepared on the basis or my personal and professional concerns about the amendment.

This planning scheme amendment application has been initiated by City of Hobart Aldermen and prepared by Council staff at Council's directive. It is my view that the amendment has been initiated on behalf of political interests and views of Aldermen and seeks to address an issue beyond the realm of the planning system to solve and by doing so, disadvantage property owners in the City of Hobart.

The lack of affordable housing is not just a City of Hobart issue but is a global issue. The amendment seeks to penalise property owners only in the City of Hobart and only in certain zones and has been initiated without any supporting evidence whatsoever.

Furthermore, the application has been prepared without any strategic planning merit and comprises a series of assumptions and claims not backed by any evidence, studies or

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Gray Planning – PSA-22-1 representation 5 May 2022

statistics and submits a Council report peppered with motherhood statements to justify the proposed amendment.

It is extremely disappointing that elected representatives of the City of Hobart would choose to use the planning process to further their own political views as a result of being influenced by a vocal minority in the community and organisations such as Shelter Tasmania. The provision of affordable and social housing is not the primary responsibility of private property owners. The amendment seeks to shift responsibility from the government onto private property owners in an attempt to resolve complex issues such as housing affordability, social housing deficiencies, homelessness and housing availability.

Council is attempting to circumvent the planning process that has resulted in the implementation of the Tasmanian Planning Scheme by 'going its own way' and choosing to make up its own regulations outside of State Planning Provisions where a particular use class is otherwise No Permit Required or Permitted.

There has been no information provided as to why the proposed amendment is applicable to certain zones in only the municipality of Hobart.

If approved, this amendment will result in an undesirable precedent where the planning process is used to attempt to address complex social and economic issues without any justification or any evidence that changes to planning policy will make any meaningful difference.

The following comments are made against the deficiencies of the planning report prepared by Council staff at the directive of the City of Hobart elected representatives that attempts to justify the proposed amendment.

The purpose of the amendment seeks to prohibit entire home short stay accommodation use (SSA) (excluding for 'secondary residences') in all residential zones throughout the City of Hobart municipal area. This will impact thousands of properties.

In section 1.2 of Council's planning report, it is claimed that "the report will benefit the community by proposing a planning scheme amendment that may help to mitigate negative impacts of short stay Visitor Accommodation".

No evidence has been provided by Council that the amendment will mitigate negative impacts of short stay Visitor Accommodation.

Furthermore, no evidence has been provided by Council of what constitutes 'negative' impacts with respect to Visitor Accommodation use and development. As part of the application, Council has not provided any evidence in their municipal area of the impact of the approval of Visitor accommodation in residential areas.

It is considered that the planning process for Visitor Accommodation applications already enables consideration of amenity as part of the assessment of Visitor Accommodation where a discretion has been triggered.

A blanket prohibition of the Visitor Accommodation use bypasses the democratic and level playing field of the planning process and a process that otherwise equally applies to every



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other municipality in Tasmania. The amendment proposed by Council is unreasonable to City of Hobart property owners of residential zoned land and unfairly disadvantages them when it comes to options for the use of their properties.

Furthermore, even where private property owners have no choice but to enter their properties into the private rental market, Council has provided no evidence that such properties will result in increased housing opportunities to the homeless, provide social housing, low cost housing or even affordable housing.

The amendment effectively seeks to force the owners of investment properties to have no other alternatives for use of their properties other than offering these properties for private rental, thus forcing them to compensate for the government's systematic failure to provide adequate social or affordable housing.

As a long-term property owner in inner Hobart and a previous renter in inner Hobart suburbs (Sandy Bay, Battery Point and South Hobart) I can confirm that I have never personally had my amenity as a resident negatively impacted by nearby or adjacent short term accommodation use. I currently live directly adjacent to a Visitor Accommodation use in operation and did not realise this property was used for such purposes for at least 8 years.

Alternatively, as a property owner in West Hobart since 2004 I have made multiple complaints to Tasmania Police about the use of rental properties immediately adjacent to my residence that has affected my residential amenity in terms of the noise and behaviour of rental residents.

As a resident, I have also experienced issues with adjacent properties impacting my residential amenity with respect to the lack of maintenance of rental properties, proliferation of rats being present/sheltered at these properties that have caused damage at my own residential property, parking issues from residents and their visitors of these properties such as parking over driveways and leaving cars in the street for months without moving them and also antisocial behaviour of tenants including using backyard incinerators and regular disturbances of the peace involving alcohol consumption, 24 hour parties and fights involving police attending the property.

For Council to claim that all and every Visitor Accommodation in a residential zone in the City of Hobart results in negative impact is absurd, is without merit and has been asserted without any evidence being submitted to justify the application.

Such applications for Visitor Accommodation use should be assessed on a case by case basis.

Under Section 4 of the Council report, there is history summarised that since 2020 Council has had short stay accommodation in their sights and multiple resolutions have been made by Council to prepare reports and advice as to the merits or otherwise of short stay accommodation.

To my knowledge as a town planner operating a town planning consultancy in Tasmania and also a resident of the City of Hobart, it is not known if any of these resolutions have been fulfilled or even commenced by Council. Certainly, no supporting material has been

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provided with the proposed amendment, so it is assumed that none of the reports or advice sought by Council in multiple resolutions have even been undertaken. If that is the case, Council's amendment has been prepared with no merit or evidence whatsoever and accordingly should be refused by the Tasmanian Planning Commission.

Under Part 6 of Council's report it is claimed that '*The proposed amendment is consistent* with the objectives of the Capital City Strategy Plan 2019-29'.

It is strongly disputed how consistency can be claimed in the absence of even a single piece of research or background supporting material cited by Council and submktted as part of the application about the merits of otherwise of Visitor Accommodation and its link (or otherwise) with other issues such as housing availability and affordability.

In the absence of any detail, evidence, independent studies or reports providing justification for claiming the Strategic Plan outcomes are consistent with the proposed amendment, the amendment should be accordingly refused by the Tasmanian Planning Commission.

Section 8.3 of the Council report claims that the amendment is in accordance with the objectives of the Act and will "provide for the fair, orderly and sustainable use and development of air, land and water".

It is considered that the blanket prohibition of a specified use class within residential zones only within the City of Hobart without any evidence, studies or reports providing justification for the amendment cannot be considered fair for City of Hobart property owners who will be affected.

Under 8.4 of the Council report, there are further claims made justifying the amendment without any evidence of supporting material in the form of independent studies or statistics.

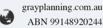
Under section 8.7 of the Council report it is claimed: "In particular, the proposal is consistent with STRLUS State Policy SRD 2 'Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability".

The Policy in question relates to settlement patterns and application of the Urban Growth Boundary as opposed to appropriate land uses in existing developed areas. The amendment provides no evidence whatsoever that the prohibition of Visitor Accommodation in residential zones in the City of Hobart will balance the need for housing choice or affordability.

In fact, there are many issues that play into housing affordability at a local, national and global level. The amendment is a kneejerk reaction to public pressure being placed on Council aldermen to use the planning scheme in an attempt to address an issue that goes well beyond the planning process itself to solve.

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Section 9 and Section 10 of the Council report again make unfounded statements and baseless claims about 'evidence' without providing any supporting materials, studies, reports, statistics or research while also sidestepping the fact that a select but very large group of affected property owners will be disadvantaged by the proposed amendment in terms of the range of use class options that they can no longer apply for against statewide provisions that otherwise apply to everyone other residential property owner in Tasmania.

The amendment has been proposed by Council aldermen with good but misguided intentions.

The proposed amendment represents a tokenistic attempt to use the planning process to disadvantage a select group of the community (property owners of residential zoned properties within the City of Hobart) in a clumsy and simplistic manner to address an extremely complex issue (housing affordability and availability) that needs to be the focus of substantial research prior to making decisions about amending or creating planning policy. Any changes or introductions to planning policy should only be made on the back of significant and substantiated claims that apply across the board in Tasmania and to be applied consistently within the planning process.

As already stated, the provision of available and affordable housing and social housing is not the responsibility of private property owners. It is the responsibility of government to facilitate and provide affordable housing and social housing. This amendment is passing that responsibility onto private residential property owners in the City of Hobart municipality.

It is my view that many of the affected properties are located in Hobart suburbs where property prices will continue to remain very high despite any changes to allowable uses in the planning process.

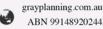
Many of the affected properties comprise 19th century housing with characteristics such as very small floor areas, lack of private open space, non compliance with contemporary privacy development standards and a lack of available on or off street parking that are simply incompatible with long term permanent residential use. Such properties should be available for short term accommodation so long as it can be demonstrated that residential amenity will not be adversely impacted.

Many of the Hobart properties to be affected by this amendment also have considerably higher weekly rental rates than suburban areas outside of the municipality with this being most commonly linked to property prices per se. One only has to compare average weekly rental rates of areas such as Glebe, Battery Point, Sandy Bay, West Hobart, North Hobart and South Hobart with average rental rates for outerlying suburbs in adjacent municipalities in well placed areas likewise close to public transport, shopping and employment areas such as Kingston, Moonah, Warrane, Bellerive, Glenorchy, etc. The proposed amendment will not result in such Hobart properties magically becoming affordable.

As a planner I would suggest that there are other policies that Council and the State Government could consider to initially address housing affordability and shortages including penalising the owners of long term vacant housing and residential zoned land, reduced rates

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for rental properties, and Council owned land and vacant properties being developed for low cost housing.

It is further my view as a planner that the rigidity of the application of the Urban Growth Boundary under Land Use Strategies has also contributed to residential zoned land shortages in Tasmania and exacerbated the cost and availability of housing in Tasmania. I have personally been the applicant of multiple residential proposals (rezoning to facilitate aged care and also rezoning to facilitate residential subdivision) that have been refused by Councils or the Tasmanian Planning Commission as a result of sites being simply located outside the Urban Growth Boundary.

Amendments to planning schemes to address the issue of housing availability should only occur on a statewide and consistent basis and where comprehensively backed by independent research. Amendments should not occur as a result of elected members being petitioned by community groups and should not occur in an ad hoc manner without any demonstrated planning merit.

The amendment has not provided any such background information and will disadvantage a large number of City of Hobart rate payers and residents without any proven positive impact on housing affordability or availability.

It is considered that the proposed amendment should be refused by the Tasmanian Planning Commission as a result of its lack of planning merit and total failure to provide any evidence justifying the amendment.

Should you wish to discuss the above, I may be contacted on 0439 342 696.

Yours faithfully

Vanielsflway

Danielle Gray B.Env.Des. MTP. MPIA Principal Consultant, Gray Planning

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From:	Amy Barrett <e.amy.barrett@gmail.com></e.amy.barrett@gmail.com>
Sent:	Thursday, 5 May 2022 7:42 PM
То:	Representation
Subject:	PSA-22-1 Amendment – Short Stay Accommodation

Dear CEO of Hobart City Council

My name is Elizabeth Amy Barrett and I live at 1/126 Bathurst Street Hobart.

I write in support of the amendment to stop new Short Stay Visitor Accommodation permits from being granted. Hobart is in the midst of a severe housing crisis. A large number of houses and apartments in Hobart have been removed from the housing stock and turned into visitor accommodation. This has put more pressure on the rental market in Hobart.

While I recognise that short stay accommodation is not the only factor in the shortage of rental properties for locals, it does play a part. A quick and easy way to slow the pressure on rents and housing prices is to stop more homes being removed from housing stock. It is one of the few things governments can do to make an immediate difference.

Further I would ask the council to consider stopping short stay accommodation permits from being transferred when a house or apartment sells. This would see this accomodation being returned to their proper use as homes.

Thank you for your consideration. Elizabeth Barrett.

From:	Nicola Mason <nic@smittenmerino.com></nic@smittenmerino.com>
Sent:	Thursday, 5 May 2022 8:32 PM
То:	Representation
Subject:	Short Stay amendment

Good evening

I would like to put forward my enthusiastic support of the draft amendment to the City of Hobart's interim planning scheme proposing to restrict future short-term accommodation permits in residential areas.

Our city and surrounding residential areas thrive on community, which means knowing your neighbours and there is no community, and urban growth without affordable housing, predictable neighbours and stability within our city and suburbs.

All people deserve to live in a street that feels safe, with continuity of residents surrounding them, and an opportunity for our local population to thrive, not just the passing trade of tourists. We need to consider and care for permanent Tasmanian residents who support our local economy all year round.

thank you for your time,

kind regards Nicola Mason

From:	Maddy Gmail <madels81@gmail.com></madels81@gmail.com>
Sent:	Thursday, 5 May 2022 8:59 PM
То:	Representation
Subject:	Short stay accommodation amendments

Hello

Due to the rise of short stay accommodation I fully support the draft to effectively cap str ,I don't believe any new permits should be approved there are already too many . I applaud council for taking this approach. Aside from housing affordability/crisis what I am extremely disappointed with is living surrounded by str we have amenity issues, safety issues, parking issues yet many of these investors dismiss neighbours concerns ,I did not buy our home to be surrounded by unhosted airbnbs ,yet this is what is happening. So thanks for listening I look forward to the proposal to cap airbnbs and make the world a better place. Regards Maddy

From:	Bridget Bible <bridget_bible@yahoo.com.au></bridget_bible@yahoo.com.au>
Sent:	Thursday, 5 May 2022 9:42 PM
То:	Representation
Subject:	Limit whole house short stays in the Hobart LGA

Dear Friends,

People around Australia and in Hobart are facing homelessness due to the amount of whole house short stays. These holiday lettings take away rental stock from the community. This is forcing people into homelessness. This directly affects the wellbeing of our community.

With 10% of the rental market locked up in short stay accommodation we need change. We need to restrict short term holiday lettings.

This will benefit everyone in the community.

Thank you.

Kind regards

Bridget

Bridget Bible

From:	kate kelly <katemollykelly@gmail.com></katemollykelly@gmail.com>
Sent:	Friday, 6 May 2022 9:05 AM
То:	Representation
Subject:	Representation in support of short stay amendments
Attachments:	represention Kate Kelly.docx

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Please find attached my representation submission IN FULL SUPPORT of the HCC motion to amend short stay rules in the Hobart LGA. With regards,

Kate Kelly Hobart citizen of the year 2020 Housing Advocate Founding member- Housing with Dignity Committee Administrator/ Founder of Hobartians Facing Homelessness group. I am writing in support of the short stay rules amendments requested by Hobart City Council.

The short stay sector in greater Hobart has taken has taken 10% of the rental housing market away from Hobartians, who currently can't find a home.

The Anglicare Rental affordability snapshot for 2022, found that on one weekend in March, NOT A SINGLE rental property in the Hobart LGA was deemed affordable for a person on a pension.

This would extend to anyone on a lower income than \$36,000, including casual waged single parents, youth, students, people with disabilities, carers and many aged residents.

Given that Tasmania has the 2nd highest national rate of people living on welfare, some of the lowest wages in the country, and is the 4th most profitable buyers market globally, to add whole house short stays to the mix at this time is a complete dereliction of Government to provide or preserve the U.N sanctioned human right of adequate and secure, affordable housing.

The growth of investor led short stay property acquisition will NOT self regulate, as has been evidenced in other jurisdictions worldwide.

Byron Bay has lost 50% of its rentals to Air bnb, and towns like Derby, St Helens and other sought after tourist locations will follow suit, and are already feeling impactswith tourism and local industry workers struggling to find somewhere to live.

Let's not allow our state to have ghost town suburbs of forprofit home hoarding, whilst locals sleep rough, or leave.

Other cities across the world have been forced to regulate the short stay sector, for exactly the reasons we are now having to regulate it in Hobart, and regulate, we must.

I fully support the motion by HCC to do this, to request an end to short stay whole houses in the local government area of Hobart, and support the other requested amendments to short stay legislation put forward by Hobart City Council.

Please think of local people first.

We must do all we can to provide housing at a local level, and preserve access to rentals.

Regulating the short stay sector is one thing that will make a tangible and quantifiable difference to fixing the problems of accessing housing- that the cohorts I represent experience every day. These problems are dire and worsening and action to stem all unintended flow of available homes into private visitor accommodation must be on the table. I commend HCC for this recommendation, and I hope this motion passes into action .

With regards,

Kate Kelly

Hobart citizen of the year 2020

Housing Advocate

Founding member- Housing with Dignity Committee Administrator of Hobartians facing Homelessness group.

From:	Karin van Heerwaarden <karinvanh@gmail.com></karinvanh@gmail.com>
Sent:	Friday, 6 May 2022 10:01 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

I make my historic Battery Point property available on Airbnb so that visitors to Hobart can enjoy comfortable accommodation in a beautiful and convenient part of the city. My property can sleep up to 9 people and so is very popular with large family groups and wedding groups in particular. For these groups, staying in a house with all the amenities they need and be able to share a home during their stay ensures a far more enjoyable experience than staying in multiple hotel rooms would. The guest reviews I receive consistently mention the location and how much the guests love being able to stay in Battery Point. This is only possible with short stay accommodation.

Hobart is so incredibly popular with visitors from interstate that short stay accommodation such as that made available on Airbnb helps meet the demand that can't be met by hotels alone. Adequate accommodation ensures that everyone who wants to visit Hobart is able to and it benefits so many local businesses restaurants, tour operators, local artists not to mention all those businesses supporting the short stay properties. I use the services of a cleaner, a gardener, a laundry service and multiple tradespeople.

Banning short stay accommodation will have a significant negative impact on Tasmanian tourism and the economy. And personally it will significantly impact my family's income and ability to secure our financial future.

Regards, Karin van Heerwaarden

From:	Vicky lons <vickyions@westnet.com.au></vickyions@westnet.com.au>
Sent:	Friday, 6 May 2022 10:01 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

I host to provide an income in my retirement and also because I enjoy meeting people and providing a high class service to them at an affordable cost, and also because I love to share the beautiful city of Hobart with others.

Of course this is a valuable and worthwhile service which benefits the many tourist and hospitality businesses in the Hobart region and Tasmania as a whole.,

A ban on short stay accommodation in Hobart will be to the detriment of the tourist industry there, and send out negative signals to travellers, who might choose other destinations where they still have this accommodation <u>http://option.My</u> self and my family will also lose our valuable income and an enjoyable occupation

Regards, Vicky Ions

From:	Lauren Benson <bennotas@gmail.com></bennotas@gmail.com>
Sent:	Friday, 6 May 2022 10:01 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

I rent my fully furnished house on medium to long term contracts (most recently a 2-year lease) but have used AirBnB in between contracts allowing me time and space to do property maintenance before the new tenant moves in, without losing my entire income during that time.

Home sharing is a practical way for landlords with furnished properties to fill gaps between medium and long term rental contracts (the addition of furnishings often leads to additional repairs and cleaning in between tenants). It's also a way for families to help fund their occasional holidays away, for people who travel regularly for work to ensure their home isn't left empty in their absence, for families to offer their families on the mainland a place to stay when they visit, and for families or large groups visiting the state to find affordable and comfortable accommodation

I think the ban will discourage families with children and young or low income groups of friends from visiting Hobart and Tasmania more broadly. Based on data published by the Tas Government regarding the tiny fraction of homes that are short-Term rented, I also don't buy that the ban will have a meaningful impact on the availability or affordability of long-term rental properties; a problem that should be addressed through investment in public and low cost housing, zoning and planning adjustments, banning corporate landlords, requiring owners of long-term empty homes to pay additional fees and taxes, fully funding building qualifications, and Federally addressing negative gearing laws. My next door neighbor has three family homes in 7000 postcode that have not been lived in for at least 15 years - 2 of those houses are no longer repairable and would need to be pulled down - why should he be allowed to keep these off the short or long-term rental market without penalty while others who maintain their homes and offer them occasionally for short term rent are punished?

I am certainly open to some limit on the number of days in a year that a whole house can be available for home sharing (e.g. 6-months) but a full ban leaves no room open for the many people who do not offer their home for permanent short-Term sharing. The ban will impact my ability to cover the costs of lost rent and repairs while conducting repairs and maintenance on my property in between rental contracts, or to simply fill in the time between the end of one contract and the start of the next, which affects my ability to cover mortgage payments.

Please do not go through with this ban, and find more effective ways to address housing affordability and availability in Hobart.

Regards, Lauren Benson

From:	Megan Gale <megan.gale@alirenste.com.au></megan.gale@alirenste.com.au>
Sent:	Friday, 6 May 2022 10:01 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

Hosting has been important to us as we offer accommodation for families. When we travel overseas, we can book an apartments or whole houses in all the world's capital cities and stay together as a family. In Hobart, once these new rules come in, families will be relegated to the outer suburbs if Battery Point and inner Hobart houses and whole apartments are banned or be forced to book costly multiple Hotel rooms. They will not have a choice. It is quite discriminatory against a family.

Not every traveller wants this experience of shared or home accommodation. Some prefer daily bed linen and cleaning. Home accommodation provides choice particularly with self meals and laundry facilities for families.

We will stop hosting if the changes commence.

Regards, Megan Gale

ation

Dear City of Hobart Council,

I have been hosting an entire home for 4 years. I've meet every group of friends or families that have enjoyed the comfort of a home environment for their stay. We provide additional comfort for infants and small children, by providing high chairs, cots, toys, a full kitchen and suitable cutlery etc and this encourages families to visit Hobart because that can care for their family in comfort. This makes holidaying as a family possible for these guests. During the time they I have been a host, i myself have had 2 periods of unemployment. The income from the bnb has enabled me to pay my rates, land tax and maintain my priority to a high standard. None of this would hav been possible with 'rent'. Or should I say, it would have been possible if I chose to rent the property out but I'd be wanting far higher rent than the Hobart market expects. Our home is a credit to the Tasmanian tourism sector. We maintain 5 star ratings, enjoy repeat guest and meets a gap in the market that hotels can not and will not ever be able to meet at an affordable price for travellers to Tasmania. Tourism is not just hotels, bars and restaurants for visitors in a standard hotel room. It is much more. It is about submerging yourself into a community, talking to locals (bnb hosts), feeling safe and comfortable with those you are travelling and enjoying all that the Hobart has to offer. Our guests often shop at the Farmers Market, Salamanca and local wineries to have meals prepared in home at the bnb. This is another way of supporting the local economy in ways that traditional travellers will it. We pay a cleaner, we buy fresh fruit and flowers, Tassie wine for each guest, all contributing to the local economy. Our family love hosting, it's an extension of our lives and income that allows us to have a better love. We've loved through high interest rate and high land tax, council rates, insurance hikes, and now a lasting pandemic. Penalising us, the beet people that pay the bills and loan repayments is not something a council should have an opinion on, especially a narrow one. I'm happy to rent my home out, however it won't be helping homeless find a bed. Frankly, our rent will need to be well over \$1000pw to cover the costs of owning the home. Bnb's are helping the rental market stay dampened. With the influx of bnbs to rental, it will be commonplace to have rent that reflects the true cost of owning the a property in 2022. Other landlords would have a higher benchmark to then charge more also.

See my previous reply. We contribute more than the HCC have thought about. We keep out home well presented, tidy and maintained. We are a rating based service unlike a rented home that can go to ruin and the council never step up and ask for fresh paint, gardens to be tidied etc.

As above.

Regards, Maria Reid

From:	Francis D'Emden <demdenfrancis@gmail.com></demdenfrancis@gmail.com>
Sent:	Friday, 6 May 2022 10:01 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

I own a block of four, one bedroom apartments in West Hobart. For the past 5 years, two of the apartments have been listed on Airbnb and prior to the pandemic provided a reasonable income that allowed for substantial renovation. Presently I live in one, one is listed on Airbnb and is generally occupied by visitors, both tourist and those seeking a longer stay. Two now have long term tenants. This flexibility has been vital for the development of the property's utility.

My Airbnb apartments provided a highly sought after facility during the peaks in Hobart tourism. This type of accomodation service is essential for the vitality of Hobart businesses.

I would not expect my property to be included in a ban on some types short stay accommodation.

Regards, Francis D'Emden

From:	Bec French <becfrench76@gmail.com></becfrench76@gmail.com>
Sent:	Friday, 6 May 2022 10:01 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

I host for a range of reasons. I initially started doing Airbnb to enable our family of five to have a holiday easily as many places suit four people. After that I opened another one because I rented properties for years and felt that they were never looked after very well and I enjoyed being able to keep my investment in good shape.

My teaching career started to change with far more demands coming into the job meaning that it wasn't sustainable with also caring for my own family needs, so I needed another way to make an income that also enabled good care of my own children. Airbnb was perfect for that.

We also have a restaurant, so the flow on effects to other businesses via Airbnb stays is obvious. Airbnb offers a unique and artistic approach to hospitality and that in itself shapes the culture of Hobart. Think fires places, historic buildings where their story is celebrated, local producers when we include amazing tasty treats, videographers, photographers, websites, art, antique shops, small business linen, it goes on and on.

The trajectory for Hobart is clear, there is huge demand for short term accommodation and housing. Airbnb is just the easy scape goat for an issue RE housing shortage. It is so short sighted to put a ban on Airbnb and pedal Hobart back to pre Mona days... high unemployment and no tourists coming. The govt need to prioritise building affordable housing and plenty of it... sit back and watch the place thrive and stop whinging about people having a go with improving their and their communities lives. You put a cap on the Airbnb's and watch the same issues continue, only with a pull back in tourism numbers as well.

Regards, Bec French

From:	Simone Chatain <simone.chatain@gmail.com></simone.chatain@gmail.com>
Sent:	Friday, 6 May 2022 10:01 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

Although we don't currently rent out our entire home through Air b n b I would Be disappointed to not have the opportunity in the future . Thankfully through the pandemic with loss of income we have been able to make ends meet by air b n bing our granny flat. A wonderful opportunity, a saving grace and a fabulous option for visitors to the state we have accommodated for days on end when nothing else was available or affordable to them.

Hosting as an air b n b has provided tourists with affordable and conviencent options. Hobart and our local cafes, restaurants and tourism destinations have certainly benefited from facilitating this opportunity. Air b n b hosts often provide recommendations to guests and tourism information that promote local business and attractions. Air b n b offers options for those that may look elsewhere (other states) if it's all too expensive and unavailable.

As we air b n b our detached granny flat there is no impact as I understand thi didn't effected. However I might like the opportunity to air b n b my home for short periods as it provides me as the home owner with flexibility.

Regards, Simone Chatain

From:	Annie Fagan <faganam@gmail.com></faganam@gmail.com>
Sent:	Friday, 6 May 2022 10:02 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear City of Hobart Council,

I host within my own home, so this proposal does not affect me personally. I am a pensioner and the allowance from Airbnb enables me to travel overseas and within Australia to visit my daughter and grandchildren and other family members.

I believe a limit rather than a ban on whole home Airbnb businesses would solve some of the rental problems and be fairer to hosts, also to encourage tourists to Tassie

Fewer tourists, a slight in Tasmania, more landlords being persecuted by renter' demands and the support they receive as opposed to landlord support.

Regards, Annie Fagan

From:	Carlos Gavan <carlos.l.gavan@gmail.com></carlos.l.gavan@gmail.com>
Sent:	Friday, 6 May 2022 10:02 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear City of Hobart Council,

I host as a means to supplement the income from my job.

Our guests prefer to stay in homes not hotels.

Prohibiting hosts from offering their properties on Airbnb won't solve the housing crisis. That issue requires a policy approach that targets the unfair distribution of wealth that puts more and more properties into the hands of "mum & dad" investors and out of reach for young first home buyers

My offering sits in a different municipality. Otherwise such a ban would finish my income meaning less food on the table less petrol on the car less clothes on our backs

Don't do this. It's silly and it's being done to appease the gripes of a few sad sacks who are jealous of Airbnb hosts making a little extra cash while they themselves aren't bright or adventurous enough to

Regards, Carlos Gavan

From:	Maxine Lowry <maxinelowry@gmail.com></maxinelowry@gmail.com>
Sent:	Friday, 6 May 2022 10:02 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear City of Hobart Council,

I have a "short stay" apartment in Battery Point (it is not in the historic precinct).

My three bedroom apartment offers a level of independence and self sufficiency to guests, and a 'home away from home' that hotels are unable to offer. I am unofficially an ambassador for the tourism industry and take my role seriously, liaising closely with my guests to recommend venues, tours and attractions, highlight aspects of our city that they may otherwise miss.... basically providing a free advocacy role for a myriad of small business operators. My deep knowledge of Hobart enables me to add considerable value to the visitor experience.

My Airbnb provides my retirement income stream (in lieu of superannuation funds) so I will be impacted in a way that superannuates are not. I often accept guests who find all the hotels booked out, so clearly there is currently insufficient accommodation for tourists and business travellers.

Regards, Maxine Lowry

From:	Melanie Spears <melaniejanespears@gmail.com></melaniejanespears@gmail.com>
Sent:	Friday, 6 May 2022 10:02 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

Dear Hobart city council

I live in Hobart City however travel the mainland to work 6 time's a year. During my time away, I let my home to families and couples who are seeking a city retreat. I also share my home when I'm there . I thoroughly enjoy this opportunity as it provides a lifestyle opportunity For me as a single 52 yo professional woman . meeting and hosting new people also supports my heavy mortgage .

If the rules on short term letting were to change, my property would not go on the usual rental market. Nor am I interesting in sharing with young students. Please don't be backward in your tourism planning. Hobart needs alternative dwellings in the city that showcase the historical value of the city, as well as offering a personal, warm local welcome. I hope you get this one right.

It's now a lifestyle choice for me, connecting with visitors and sharing local information. Being an air bnb host supports my mental health. The sharing economy is a win win for humanity. Hobart needs to be progressive.

Personally, if the decision To block this opportunity prevails I will need to sell my home and move out to the suburbs.

I can't think of any good reasons to ban air bnb, unless it's political, and large developers want to capture the tourism market. Please don't let this happen.

Regards, Melanie Spears

From:	Zhongjie Chen <aaron4tc@gmail.com></aaron4tc@gmail.com>
Sent:	Friday, 6 May 2022 10:03 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear City of Hobart Council,

The short term hosting has become my regular job. It's very satisfying for both me and the guests. They all feel more like home and more flexible compared to hotels.

The guests in my property become regular customers of the local store and restaurants in the Mt Nelson region.

Tourists will have to spend more money for the same stay period in hotels, in terms, potencially shorter stay in Hobart.

Regards, Zhongjie Chen

From:	Clarissa Leary <info@mtrumneyescapes.com.au></info@mtrumneyescapes.com.au>
Sent:	Friday, 6 May 2022 10:03 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

I host outside of Hobart and love sharing my experiences with guests. The reason I have a tourism business is for the benefit of my daughter who is down syndrome. This is her life and her future income.

I don't agree with any council have the authority to question how owners should use their properties. Whether it's to live, rent out long term or short term accommodation. It seems that owners are having less rights with their own properties.

The people of Hobart are have had airbnb short term accommodation for years now and this it's not fair that they are suddenly going to be stopped from doing this. This would mean a great impact on tourism and a massive impact on those owners, where they may not be able to afford their properties.

Also, is this because of the University of Tasmania being allowed to buy out most of Hobart and add accommodation all around Hobart. Because it certainly seems that way.

Give back the rights to owners. I don't agree with what you are doing.

This will also impact businesses around Hobart like cleaners, linen companies, amenitities and local shop owners.

What is the council going to gain by doing this? It is a short term gain not a long term gain. For long term rentals, start allowing people to add more levels to their houses, find other better solutions. Also, what is the impact on roads - how about finding better long term solutions to this, instead of trying to stop owners from renting their properties.

Regards, Clarissa Leary

From:	Eve Dembowski <stoneflower@iinet.net.au></stoneflower@iinet.net.au>
Sent:	Friday, 6 May 2022 10:04 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

Dear City of Hobart Council,

My husband & I bought 2 properties in Hobart, as we love the city and have intention of one day retiring down here. One was a house with an old convict built barn at the back, which we renovated originally as our pied-a-terre to the city we love. In order to be able to afford this, we started renting the Barn as short stay accommodation.

The 2nd property we bought was an old stone cottage that we lovingly renovated. These are beautiful spaces full of history and a real asset to Hobart. It is only because we have made it our business that we could afford to undertake these projects.

Hobart is a city that we have watched grow into a vibrant hub of activity and culture. Our Airbnb experience has been wonderful and the people who use Airbnb and other short term accommodation sites, do not want a hotel experience. They are looking for a more unique experience, which is what we provide.

The main house has been tenanted long term since we bought it 20 years ago. Our intention was to renovate it to a similar standard as both the Barn and cottage and then to move into it within the next 5 years. We intended to put it on short term accommodation for a few years in order to justify the cost of the renovation. Having these short term accommodation forces us to maintain the properties to their highest level, providing work for trades people, cleaners, and other service providers. We love this business and I find it very short sighted to try and stiffle a growing sector of the economy in order to appease a few and score some political points.

Home sharing and short tern accomodation provides a myriad of benefits. Firstly it employs people and attracts tourists that spend their money throughout the region. Tourism is one of the few areas of economic growth, and visitors today want a more unique experience.

Since we already have our permit the ban will not effects us initially, but long term it will have the effect of reducing the available accommodation, pushing prices higher and eventually it could reduce the attractiveness of Hobart as a place to visit. It could mean that we rethink our plans to renovate our house and even move to Hobart. The vibe that has been built around Hobart could be killed off by such a short-sighted move.

It will however be a boon for Launceston and other areas in the state. But it will not help the problem of affordable housing in the city...

Regards, Eve Dembowski

From:	Ross Smith <rossflyingfox@gmail.com></rossflyingfox@gmail.com>
Sent:	Friday, 6 May 2022 10:05 AM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear City of Hobart Council,

We have an Air BnB in the City. It is a unit. We are now retired and it does allow some income for us.

Provides alternate accommodation choices for those visiting our City. very important and without it there would be fewer visitors

Fewer visitors.

Regards, Ross Smith

From:	Peter Phibbs <peter.phibbs@sydney.edu.au></peter.phibbs@sydney.edu.au>
Sent:	Friday, 6 May 2022 11:38 AM
То:	Representation
Subject:	Submission on Short Stay Accomodation Planning Scheme changes

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Madam/Sir

My submission on changes to your planning scheme are attached,

Best

Peter Phibbs

From:	Peter Phibbs <peter.phibbs@sydney.edu.au></peter.phibbs@sydney.edu.au>				
Sent:	Friday, 6 May 2022 11:40 AM				
То:	Representation				
Subject:	Changes to Planning Scheme - re short stay accommodation				
Attachments:	Submission_ShortStayAccommodation_May2022.pdf				

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Madam/Sir

This time my submission is attached.

Best

Peter Phibbs



ABN 15 211 513 464 CRICOS 00026A

Professor Peter Phibbs

Emeritus Professor, Henry Halloran Trust peter.phibbs@sydney.edu.au

Chief Executive Officer, City of Hobart, GPO Box 503, Hobart 7001

May 5th 2022

Dear Ms Grisby

Re: Amendment PSA 22-1

I am writing in support of the proposal to amend the Hobart Planning Scheme (PSA 22-1) in order to remove some forms of short stay accommodation from Hobart City residential zones.

I support the proposed amendment because I have formed the view after researching the issue of short stay accommodation for almost 10 years, that it is not possible for Hobart City to have a well-functioning rental market at the same time as having a deregulated short stay sector.

Whilst many supporters of short stay accommodation argue that the two markets (ie short stay and long term accommodation) are separate markets recent research which I have undertaken for Shelter Tasmania suggests that this is not the case. In this research we obtained (through an MOU process) a list of addresses of short stay accommodation dwellings in six suburbs: Sandy Bay, Hobart, North Hobart, West Hobart, South Hobart and New Town and entered them into a real estate website (propertyvalue.com.au) to establish whether a long-term rental history existed for the property.

In total, 47% of short-term rental properties also had a rental history from the long-term rental market shown on the propertyvalue.com.au site¹

This finding would suggest that the majority of the properties in the STR market in Hobart City² were previously in the longer-term rental market, and hence the increases in STR listings were likely to be a major reason why we can see the shrinking of the long-term rental market in Hobart City in the period 2016 to 2019 which placed upward pressure on rents.

¹ Note that some of the STR properties from the CBOS list could not be identified from the propertvalue.com.au site. This ranged from about 8 to about 18 percent of properties, depending on the suburb.

 $^{^2}$ It's a majority, after allowing for the relatively large proportion of self-managed properties in Hobart as reported by the 2016 ABS Census

I have also included some other elements of the research project for Shelter Tasmania through a series of Questions and Answers I previously prepared for Hobart City Councillors. I have attached them for your convenience.

I would also suggest that the proposed changes are consistent with both the objectives of the Hobart City Planning Scheme, the Objectives of the Resource Management and Planning System of Tasmania and the Southern Tasmanian Regional Land Use Strategy.

In terms of the Resource Management and Planning System of Tasmania a key objective is to "provide for the fair, orderly and sustainable use and development of air, land and water".

- The proposed changes will be fairer because less long-term renters will be competing with short term tourists from across the world for their accommodation needs.
- It will be more orderly because we won't see sharp changes in long term rental stock as housing is converted into short term rentals
- It will be a more sustainable uses of resources because we will need less housing stock to support Hobart's growing population. At the moment the system is very inefficient in that we have many empty hotel rooms, many short term rentals unoccupied except on weekends and at the same time having many Tasmanian families without adequate accommodation.

The changes are also clearly in alignment with the Southern Tasmanian Regional Land Use Strategy which in SRD2 calls for 'Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability'

The results of the proposed changes will have clear affordability benefits because over time it will reduce the dwelling stock moving from the long term to the short term rental market, thereby increasing the vacancy rates and putting downward pressure on rents. It also reduces the pressure on greenfield sites by releasing more dwelling stock into infill housing rather than providing accommodation for tourists.

Yours sincerely

JJ. Phille

Peter Phibbs Emeritus Professor.

/Atta

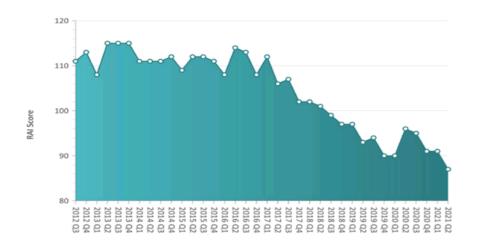


ABN 15 211 513 464 CRICOS 00026A

Questions and answers about the Hobart Rental Market and Short Term Rentals

How are rental markets currently performing in Tasmania.

It is generally conceded that rents in Tasmania have become increasingly unaffordable. For example, the well respected Rental Affordability Index compiled by SGS Economics and Planning (2021) shows that rents have become increasingly unaffordable in both Greater Hobart and regional Tasmania. Their latest index for Greater Hobart is shown in the figure below. It demonstrates how affordability deteriorated from the beginning of 2017.



Why have things got so much worse since 2017?

Two things have been happening. The demand for accommodation has increased as population growth has increased, while the total size of the private long term rental market between July 2016 and the end of 2019 seems to have shrunk in Greater Hobart and Hobart LGA. This is very different behaviour than other capital city housing markets who before COVID experienced solid private rental market growth.

Change in total rental bond holdings (from June 30 th the previous year)	Greater Hobart %	Hobart City LGA %	Melbourne %	Sydney %	Brisbane City %
June-2019	-1.4	-2.9	4.1	5.3	4.4
June-2018	-2.0	-2.9	4.0	2.6	7.2
June-2017	0.5	2.2	5.5	5.7	5.7

We measured the changes in the rental market using a public accessible data series from the Department of Justice that shows the monthly number of closed and new rental bonds from July 2016 which is hosted on the website <u>www.data.gov.au</u>

What's that got to do with Short Term Rentals (STRs)

The study suggests that the main but not the only reason that the Hobart rental markets shrunk in this period is because of the increased number of properties that have moved to short term listings from the long term rental market. Whilst clearly many STR dwellings will never have been rented in the long term rental market, enough of these dwellings have been removed from long term rentals to put downward pressure on long term rental supply. In total between July 2016 and the end of 2019, there was an increase in whole dwellings listed on AirBnB in Hobart City of 461 dwellings. During the same period we estimated that the long term rentals (measured by total rental bonds) in Hobart City decreased by about 280 dwellings.

But given the size of the Hobart City Rental market, surely the loss of a small number of rental dwellings won't have an impact on the rental market?

Changes in rents are impacted by changes in the vacancy rate. Based on 2016 census data the size of the private long term rental market is about 6,500 dwellings. The vacancy rate is the number of vacant properties divided by 6500. So losing 100 rental dwellings can shift the vacancy rate from 2.5 % (where rents might be increasing in line with inflation) to about 1 % when the market is likely to experience double digit rental growth.

What has the research literature concluded about the impact of STRs on the housing market?

Our review of the independent research literature shows that whilst results vary depending on the nature of the housing markets being examined the vast majority of independent studies describe how an increase in Short Term Rental activity generates an increase in rents and/or house prices.

Surely it's just a supply problem - we aren't building enough housing stock?

This does not appear to be the case. Apart from a period when population growth increased in 2017 and 2018, Greater Hobart has been performing well on housing supply especially over recent years where supply of new dwellings has comfortably exceeded the demand (based on household formation models from an Australian Government housing agency, NHFIC). Note the large surpluses in the last two years as a result of the slower population growth rate due to COVID-19 and strong dwelling completions.

Comparing underlying demand for dwellings with net dwelling completions – Greater Hobart 2012-2021.

	Population growth %	Underlying dwelling demand	Net dwelling completions	Surplus/Deficit
2012	0.6	440	886	446
2013	0.7	513	638	125
2014	0.9	660	608	-52
2015	0.9	660	807	147
2016	1.1	807	981	174
2017	1.5	1100	742	-358
2018	1.5	1100	1052	-48
2019	1.5	1100	1257	157
2020	1.1	807	1309	502
2021	na	700	1400	700

Other capital cities have short term rentals too and their rental markets are doing better than Hobart. Haven't some other issues generated the problems in the private rental market?

The problem for Hobart is that it has much more STR as a proportion of its total private long term rental market than other cities (what researchers call STR density).

Location	AirBnB Density	
Greater Sydney	0.83%	
Sydney LGA	2.08%	
Greater Melbourne	1.25%	
Melbourne LGA	3.82%	
Greater Hobart	5.65%	
Hobart City LGA	9.33%	

Estimates for December 2021

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Surely the number of STRs have stabilized so things can't get worse?

Whilst COVID-19 and the lack of international students has pushed down the demand for STRs and hence listings in the COVID-19 era, evidence from other tourist areas of Australia things can get a lot worse. For example., in Byron Bay in northern NSW AirBnB density is currently approaching 50%.

Agenda (Open Portion) City Planning Committee Meeting - 4/7/2022

From:	Molly Taylor <mollywheelsofsteel@yahoo.com></mollywheelsofsteel@yahoo.com>
Sent:	Friday, 6 May 2022 11:56 AM
То:	Representation
Subject:	Short stay amendment.

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I am writing in relation to the Short Stay Rules amendment, proposed by the Hobart city council.

I fully support the Hobart City Councils proposal on the Short stay accomodation Amendments.

I believe this is a must.

I was on th Hobart city Concil Advisory committe for disability for years. In my last few years there, I constantly was raising the issue of vacant premises in the city, and the tragedy of the annually growing homeless issues.

The housing accomodation crisis is just that.. A crisis.. actually a catastrophe.

These proposed amendment changes, will help to accomodate local people, and also those, who presently are living a life of rental uncertainty. Living rough. Dying.

Please consider the people of Tasmania first, and pass this amendment, to further free up rental accomodation to those who need it most.

It affects all sectors of the community, and with the increased cost of living, will become even greater.

Housing availability is closely linked with the tragic suicide rates by the homeless in Tasmania. We dont get the statistics published, but we are all aware the numbers are high. I also worked years ago at the RHH, and the numbers were high then, much higher now unfortunately.

These two situations are closely linked. Please vote for the people of Tasmania,before greed. I have been homeless on a few occasions. Not from doing anything wrong. If you haven't experienced it.. believe me, it is traumatic, and despairing.

We are also about to be getting an influx of people losing their homes with the mortgage interest rises. Homelessness is only one situation away for everyone. It could happen to you too. What would you do if you lost your home..?? Please, give this situation your very serious consideration, to pass this proposed amendment on Short stay accomodation.

We must do all we can at a local level, to secure rentals for local people.

Kind regards. Thankyou for your time and consideration.

Molly Taylor. 16/214harrington St. Hobart.

Agenda (Open Portion) City Planning Committee Meeting - 4/7/2022

From:	jacqui stocks <projectfrauhaus@gmail.com></projectfrauhaus@gmail.com>
Sent:	Friday, 6 May 2022 12:33 PM
То:	Representation
Subject:	short stay accomodation

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi,

as someone who has felt the angst of looming homelessness, each time a landlord decides to sell, I think the council really need to regulate and minimize short stay accomodation.

Many gluttonous folk have fed off the airbnb nipple for long enough, including councillors from local governments. And then there's the gluttons on the govt migrant rental scheme.

When are we going to condemn this blatant greed thats destroying our communities?

Enough is enough.

Reign these glutton in because they certainly wont do it of their own accord.

Please also do something about the 9 month leases, where people get kicked out over summer. Should be illegal.

Kind Regards Jacqui Stocks Co-founder Project Frauhaus 0426221512

From:	Anna Bateman <afsanalee@icloud.com></afsanalee@icloud.com>
Sent:	Friday, 6 May 2022 12:51 PM
То:	Representation
Subject:	Short Stay amendment

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I am writing in support of the short stay rules amendments requested by Hobart City Council. The short stay sector in greater Hobart has taken has taken 10% of the rental housing market away from Hobartians, who currently can't find a home. The Anglicare Rental affordability snapshot for 2022, found that on one weekend in March, NOT A SINGLE rental property in the Hobart LGA was deemed affordable for a person on a pension. This would extend to anyone on a lower income than \$36,000, including casual waged single parents, youth, students, people with disabilities, carers and many aged residents. Given that Tasmania has the 2nd highest national rate of people living on welfare, some of the lowest wages in the country, and is the 4th most profitable buyers market globally, to add whole house short stays to the mix at this time is a complete dereliction of Government to provide or preserve the U.N sanctioned human right of adequate and secure, affordable housing. The growth of investor led short stay property acquisition will NOT self regulate. as has been evidenced in other jurisdictions worldwide. Byron Bay has lost 50% of its rentals to Air bnb, and towns like Derby, St Helens and other sought after tourist locations will follow suit, and are already feeling impacts- with tourism and local industry workers struggling to find somewhere to live. Let's not allow our state to have ghost town suburbs of for-profit home hoarding, whilst locals sleep rough, or leave. Other cities across the world have been forced to regulate the short stay sector, for exactly the reasons we are now having to regulate it in Hobart, and regulate, we must. I fully support the motion by HCC to do this, to request an end to short stay whole houses in the local government area of Hobart, and support the other requested amendments to short stay legislation put forward by Hobart City Council. Please think of local people first. We must do all we can to provide housing at a local level, and preserve access to rentals. Regulating the short stay sector is one thing that will make a tangible and quantifiable difference to fixing the problems of accessing housing- that the cohorts I represent experience every day. These problems are dire and worsening and action to stem all unintended flow of available homes into private visitor accommodation must be on the table. I commend HCC for this recommendation, and I hope this motion passes into action. With regards, Anna Bateman

3/12 Paige Court Warrane TAS 7018

Agenda (Open Portion) City Planning Committee Meeting - 4/7/2022

From:	Katherine Cossyvas <katherine.cossyvas@airbnb.com></katherine.cossyvas@airbnb.com>
Sent:	Friday, 6 May 2022 1:39 PM
То:	Representation
Cc:	Michael Crosby
Subject:	Airbnb Submission: Proposed Amendment PSA-22-1 - Short Stay Accommodation
Attachments:	Airbnb Submission - Hobart City Council - PSA-22-1.pdf; Airbnb Submission - Hobart City Council - PSA-22-1.pdf

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Chief Executive Officer,

Please find **attached** Airbnb's submission to Proposed Amendment PSA-22-1 on Short Stay Accommodation.

Regards, Katherine

airbnb /0

Katherine Cossyvas Public Policy - Australia & New Zealand She/her

Airbnb acknowledges the cultural Custodians and Traditional Owners of the lands and waterways on which we live, work and travel.



6 May 2022

Ms Kelly Grigsby Chief Executive Officer City of Hobart GPO Box 503 Hobart Tasmania 7001

By email: representation@hobartcity.com.au

Dear Ms Grigsby

Thank you for the opportunity to comment on the City of Hobart's Proposed Amendment (PSA-22-1) to the Hobart Interim Planning Scheme 2015.

In this submission we have sought to provide a short background about Airbnb and our community, together with specific concerns about the proposed amendment.

Executive Summary

- Airbnb's community continues to support the growth of the visitor economy in Hobart, by
 providing more choice of accommodation for consumers across a variety of price points.
- Our community of Hosts and guests are important contributors to the Tasmanian economy, supporting ancillary services in towns and regions. The latest pre-pandemic research shows that in one year alone, Airbnb guests who stayed in Tasmania spent \$353 million, which supported 3,200 jobs across the state. In the same year, Airbnb guests in Hobart contributed \$113 million to the local economy and supported 900 jobs.
- Our platform plays a crucial role in helping people remain in their homes and communities by providing them with the ability to supplement their income by turning their greatest asset – their home – into a source of revenue that assists with cost of living pressures.
- The proposed amendment to the Hobart Interim Planning Scheme 2015 will place Hobart and Tasmania on a vastly unequal footing and ultimately hurt guests, local businesses and communities across the city by reducing choice, availability and affordability of accommodation.
- Hobart stands to lose affordable, family-appropriate accommodation options and this will
 reduce opportunities for intergenerational travel at a time when the rising cost of living is
 placing Australian households under considerable strain.
- Airbnb considers that housing availability and affordability is a complex public policy issue and any mature and prudent debate must look at the real drivers, including broader

macroeconomic factors, demographic changes, approval rates for new housing developments and policies across Commonwealth, State and local governments.

- The focus must be on growing the supply of both social and affordable housing to ensure Hobart can grow sustainably and with the future in mind.
- The proposed amendment artificially constrains the market and is likely to have a number of unintended consequences including inflating the prices of properties that already have permits and creating a rush on new permits.
- Airbnb continues to support the Tasmanian Government's statewide regulatory framework for short-stay accommodation and is committed to continuing our cooperation with all levels of government through data and information sharing to ensure policy solutions are informed by sound evidence.

About Airbnb

Airbnb was born in 2007 when two Hosts welcomed three guests to their San Francisco home, and has since grown to 4 million Hosts who have welcomed more than 1 billion guest arrivals across over 220 countries and regions. Travel on Airbnb keeps more of the financial benefits of tourism with the people and places that make it happen. Airbnb has generated billions of dollars in earnings for Hosts, 90 percent of whom are individuals listing the homes in which they live. Among Hosts who report their gender, more than half are women, and one in five employed Hosts are either teachers or healthcare workers. In 2019, Airbnb directly supported 300,000 jobs in just 30 destinations, averaging nine jobs for every 1,000 guest arrivals. Travel on Airbnb also has generated more than \$4 billion in tax revenue around the world. Airbnb has helped advance more than 1,000 regulatory frameworks for short-term rentals, including in 80% of our top 200 geographies. In late 2020, to support our continued expansion and diversification, we launched the City Portal to provide governments with a one-stop shop that supports data sharing and compliance with local registration rules. We continue to invest in innovations and tools to support our ongoing work with governments around the world to advance travel that best serves communities.

The Airbnb community in Tasmania

Airbnb's community has a strong track record of growing the visitor economy in Hobart and Tasmania, providing more choice of accommodation for consumers in more locations across a variety of price points. In the 12 months ending 31 March 2022, our Host community welcomed almost 80,000 guests in the Hobart City Council area.¹ These are almost entirely trips taken by Australians, with little to no international travel throughout 2021, owing to border closures.

Airbnb has a large community of Hosts in Hobart for whom sharing their home is now part of their lifestyle. The overwhelming majority of our Hosts are 'mum and dad' operators looking to supplement their income or subsidise their own travel, with many hit hard by the pandemic and



¹ Internal Airbnb data as at 1 April 2022.

related border closures. Importantly, the sharing economy helps build resilient communities where locals can create supplementary income, and robust economies that are supported by increased visitation and spending by Airbnb guests – often in areas that do not traditionally benefit from the tourist dollar. As the Council would be well aware, tourism is playing a crucial role in Hobart and Tasmania's economic recovery; Airbnb helps empower communities to share in the benefits of tourism and welcome new visitors to their neighbourhoods.

Prior to the Covid-19 pandemic, the Tasmanian Government delivered a proportionate and workable regulatory framework for short-stay accommodation in the state. Subsequently, Airbnb guests in Hobart contributed \$113 million to the local economy and support for 900 jobs.² Meanwhile, our guest community spent \$353 million in Tasmania overall, supporting 3,200 jobs across the state and contributing \$280 million to Gross State Product.³ Any consideration of changes to short-stay accommodation in Hobart must consider the flow on effects to small businesses and those who are employed by them.

In addition to visitor spending, the home sharing economy is supporting the growth of ancillary services and the creation of local jobs — such as domestic cleaning, gardening and property management — facilitated by over one third of surveyed hosts (37 percent) on Airbnb in Australia who prefer to engage professional services to manage their listings and bookings.⁴ The economic activity created by Airbnb supports these businesses, including those in regional areas that might not otherwise benefit from tourism and increased visitation. Alongside jobs in restaurants, cafes, and retail shops, the combined value of wages paid to workers in these businesses across Australia in 2019 was \$3.9 billion, according to Oxford Economics.⁵ This highlights the immense value of short-stay accommodation to the Hobart City Council area and the economic opportunities it provides for Hosts, local businesses and the wider community.

Importantly, Airbnb also plays a crucial role in helping people remain in their homes and communities by providing them with the ability to supplement their income. In a survey of Australian Hosts on Airbnb in 2021, a third of respondents said the primary reason they started hosting was to 'make ends meet'.⁶ In turn, these Hosts help drive economic growth and job creation, with many local businesses relying on the valuable tourism dollars spent by Airbnb guests. Moreover, the supplemental income earned through home sharing empowers Tasmanian women and older or retired persons to remain in their homes and communities — 67 percent of Airbnb Hosts in Tasmania are women and over 30 percent of Hosts are 60 years or older.⁷ As the

² Oxford Economics, The Economic Impact of Airbnb in APAC: an independent report by Oxford Economics, commissioned by Airbnb, pp. 23-28. Figures in 2019 prices.

³ Oxford Economics, The Economic Impact of Airbnb in APAC: an independent report by Oxford Economics, commissioned by Airbnb, pp. 23-28. Figures in 2019 prices.

 ⁴ Airbnb survey data. Survey conducted in January 2020 of 1,612 Hosts with listings on Airbnb in Australia.
 ⁵ Oxford Economics, The Economic Impact of Airbnb in APAC: an independent report by Oxford Economics, commissioned by Airbnb. Figures in 2019 prices.

⁶ Survey dates from Feb 1, 2021 to Mar 3, 2021 for Homes Hosts in Australia who hosted a trip during 2020.
⁷ Internal Airbnb as at 1 April 2022.

cost of living increases, home sharing provides an economic lifeline for everyday Tasmanians in helping to make ends meet.

Airbnb and the housing market

Housing is a complex public policy issue and Airbnb welcomes the opportunity to place shortstay accommodation into appropriate context. Given the range of factors influencing the market, both in Hobart and Tasmania more broadly, any mature and prudent debate must examine the real drivers of availability and affordability, including market factors such as demographic changes, economic circumstances of households, rising construction costs, and policies across Commonwealth, State and local governments.

Overall, Airbnb's impact on the overall housing market is minimal. Official, industry-wide data published by the Tasmanian Government, and provided by booking platforms under the statewide regulatory framework, shows that in the local government areas of Brighton (2), Clarence (120), Derwent Valley (38), Glenorchy (44), Hobart (420), Kingborough (200) and Sorell (60) there were only 884 non-primary residences used for short-stay accommodation in Q3 2021.⁸ To put this into perspective, the 2016 Census recorded 8,800 unoccupied private dwellings in Greater Hobart — in other words, there were 10 times more vacant dwellings in Greater Hobart than non-primary homes used for short-stay accommodation. Meanwhile, non-primary residences represent less than one per cent of the total housing stock in Greater Hobart, with 99,009 private dwellings in the area.⁹

As of March 31, 2022, the overwhelming majority (over 80%) of Hosts in the Hobart City Council area share just one property.¹⁰ For many Hosts, the properties they choose to share on platforms like Airbnb are their own homes, holiday homes, city homes or ancillary dwellings that might otherwise remain empty if not used for short-stay accommodation. Crucially, these are not properties that will simply move to the long-term rental market should a blanket ban on new permits be imposed.

A <u>report</u> into the economic impact of short-term rental accommodation in Byron Bay – a comparable market for its size with high visitation by domestic and international tourists – found that the majority of Hosts would not shift their properties to the long-term rental market if hosting opportunities were constrained by regulation through zoning or night caps. A survey of local Hosts showed that any increase in properties becoming available on the long-term market as a result of short-stay policies was 'negligible'. It also noted that in considering whether to shift their property to the long-term rental market, not all Hosts are seeking a minimum yield 'as holiday properties for many will be an emotional decision motivated by enjoyment, not investment or business'. The same may be said for Hosts in the Hobart local council area, as we know the

⁹ Australian Bureau of Statistics, 2016, <u>Greater Hobart All Persons QuickStats</u>, accessed 28 April 2022.
 ¹⁰ Internal Airbnb as at 1 April 2022.

⁸ Department of Justice: Consumer, Building and Occupational Services, '<u>Report on data collection Quarter 3 2021 -</u> <u>Short Stay Accommodation Act 2019</u>', pp. 8.

reasons for sharing their properties are varied and a ban on new permits will not simply shift properties to the long-term rental market.

Similarly, a <u>report</u> prepared for Queenstown Lakes District Council in New Zealand by a panel of independent commissioners found that the issue of long-term rental availability and affordability pointed to a combination of factors. It was noted that the effect of short term visitor accommodation, if any, would be small and had only 'marginal influence on the overall problem of long term rental housing availability and affordability in the District.'¹¹ The panel formed the view based on evidence provided by a range of experts and stakeholders in the context of hearings and submissions made to a public consultation process. The panel's findings reiterate the complexity of housing affordability and availability as a public policy issue and the strong need to consider the various influencing factors before proposing to restrict short-stay accommodation.

To help alleviate housing pressures and encourage longer-term solutions, Airbnb urges the City of Hobart to consider opportunities to grow the supply of new social and affordable housing in the local area. Supply is the key to driving up vacancy rates for residential dwellings in the area. In March 2022, the Tasmanian Government acknowledged that 'the only way to address rising house and rental prices is to increase supply', when they announced a ten-year, \$1.5bn housing package to deliver 10,000 new dwellings. A ban on new short-stay accommodation permits is not the answer to housing challenges in Hobart and will not immediately unlock affordable housing in the council area. As mentioned, housing is a complex public policy issue and the focus must be on growing the supply of both social and affordable housing to ensure Hobart can grow sustainably and with the future in mind.

On this front, encouragingly, <u>official data from the Australian Bureau of Statistics</u> shows an increase in residential dwelling approvals across Tasmania in 2021. We consider these positive steps forward in building supply and ensuring that housing stock is keeping pace with population growth and the needs of the community. By comparison, shorter-term solutions, such as that being proposed by Hobart City Council, will not deliver meaningful, long-term benefits for the community in addressing housing issues.

Scraped data

Airbnb notes that Hobart City Council seeks to rely on scraped data to estimate the impact of short-stay accommodation on the housing market in Hobart. The Hobart City Council's *Social Inclusion Dashboard* uses short-stay data sourced from a third-party service that scrapes information from online booking platforms and paints a misleading picture of the sector. Booking platforms such as Airbnb share data with the Tasmanian Government quarterly under the current statewide regulatory framework to support common sense policy outcomes and avoid the need for reliance upon unreliable data.

¹¹ Queenstown Lakes District Council, 2019, <u>Report and Recommendations of Independent Commissioners Regarding</u> <u>Chapters 25, 29, 31, 38, and Visitor Accommodation</u>, pp.21.



Scraped data has a number of serious flaws, particularly in the way that short-stay data is represented. For example, an 'entire home listing' is not always equivalent to a stand-alone dwelling and data scraped by third parties simply cannot make these distinctions. Entire homes could be a granny flat or self-contained space adjacent to or within an existing house. It will not always be the sort of space that policy-makers would regard as a dwelling available to rent on a long-term basis to a tenant in the traditional sense. Rather, it is space which is used from time-to-time by visiting friends or family. In data sets scraped by third-parties, an individual or family's primary place of residence will also appear as an entire home listing, even when it is only listed for a short period, including while they are travelling and choose to list their home on Airbnb for the period they are away.

In addition, scraped data does not reflect that properties may become available for short-stay accommodation for only a few weeks or months per year. These properties may shift back onto the long term rental market periodically, yet could still be represented as homes or rooms used exclusively for short stays, thereby overstating the scale and impact in the local community. Similarly, Hosts often cross-list their properties on multiple booking platforms and may be represented multiple times in analyses that rely on unverified data. These nuances are not accounted for in data sets scraped from our website or that of other booking platforms and we again express our concern on Hobart City Council's reliance on this information in its decision-making processes.

Airbnb notes that in developing its short-stay accommodation policies, the City of Hobart has relied upon published research that has utilised scraped data from third-party providers in conducting their analysis. For the reasons outlined above, such data cannot be trusted insofar as it does not provide an accurate picture of the entire short-stay accommodation market. Council's decisions must be guided by the best available data to ensure it maximises the benefit for Hobartians and avoids any unintended consequences. In this respect, we are concerned that the Council has made policy decisions based on speculative data and would encourage the use of the <u>official data</u> collected from all major platforms and published by the Tasmanian Government. Airbnb stands ready, willing and able to work with Hobart City Council to explore reform opportunities guided by the best possible evidence and have on multiple occasions offered to provide reliable data to inform these processes.

Proposed Amendment to the Local Planning Scheme 2015: PSA-22-1

Airbnb welcomes the opportunity to comment on the proposed amendment to the Local Planning Scheme 2015 and highlight the potential impacts on our Host and guest community.

Airbnb's community continues to support the growth of the visitor economy in Hobart, by providing more choice of accommodation for consumers across a variety of price points. Any regulation of short-stay accommodation must be fair, fit-for-purpose and backed by sound

evidence, and we are committed to working with governments and local councils on tangible policy solutions that deliver positive outcomes for all stakeholders. Airbnb has supported the development of thousands of policy frameworks around the world and can bring practical solutions and learnings from where we've helped advance regulatory settings, including other Australian states and local government areas.

We are concerned that Hobart City Council's proposed ban on short-stay accommodation in residential areas will have adverse impacts on the local community, hurting Hosts, guests and local businesses by reducing choice, availability and affordability of accommodation in Hobart. Further, the policy itself does not adequately address the issues that Council is attempting to solve. Airbnb advocates for rules that are fair, sensible and which strike a balance so that everyone can share in the benefits of tourism, and are adaptive to the changing ways people are living and working with the rise of flexible and hybrid work arrangements.

A ban on entire home short-stay accommodation will severely disadvantage everyday Hobartians at a time when the rising cost of living is placing Tasmanian households under significant financial strain. Crucially, it will put holidaying and hosting further out of reach for many Australians, with a range of unintended consequences, as outlined below.

Fewer, less affordable accommodation options

Airbnb notes that the short-stay accommodation market is not static. The properties available change and churn depending on the wishes of the Host, changes in ownership, the time of year and tourism peaks, such as festivals and major events. The fact that a property has a short-stay accommodation permit, does not necessarily mean that the property is, in fact, currently available as accommodation. Given the flexibility of the market, a ban on permits will not lead to a ceiling on a short-stay but potentially a reduction in the number of properties available over time.

Imposing controls on where short-stay accommodation can and cannot operate within the community creates an uneven playing field and reduces the range of accommodation options in Hobart. In order to flourish, the city needs a vibrant mix of accommodation types that offer visitors more choice, particularly for families on a budget. The <u>Report to Council</u> suggests that the proposed amendment would result in more visitors using hotel or serviced accommodation and greater local economic benefit. However, regulation should not be about one type of accommodation against another, but rather growing the tourism pie for the benefit of the entire community. Fewer short-stay properties does not mean that guests will simply move to traditional accommodation providers. Instead, the proposed ban risks diverting tourists and spending to neighbouring council areas with less restrictive rules and requirements, placing the Hobart visitor economy at a serious competitive disadvantage.

Our platform provides everyday people with a range of suitable options within their budget and allows many to travel who might not otherwise be able to. For many families, staying in short-stay accommodation is better suited to their needs as they can access kitchen facilities, outdoor

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spaces and multiple bedrooms when travelling with children and extended family members. These opportunities are not typically available in traditional accommodation or are prohibitively expensive for the average family. We know of many Hobart Hosts and guests who utilise short-stay accommodation for intergenerational family holidays or to stay close to family and friends when visiting from regional areas. A ban on the issuance of new permits in residential areas, where larger family homes are generally available, will significantly reduce accommodation options and restrict opportunities for family and group travel.

The proposed amendment will also limit the City of Hobart's ability to accommodate interstate and international visitors when major events, conferences and festivals come to town. The surge capacity, or elastic supply, that the Airbnb community can provide creates opportunities for attracting and hosting major events in cities and regional towns. With a ban on short-stay accommodation in residential areas in place, Hosts in Hobart will lose the ability to quickly and easily share their homes when demand for accommodation surges. This will have significant negative impacts on popular, major events that take place annually in Hobart, such as Dark Mofo and Taste of Summer. Hosts and local businesses will ultimately lose out, with guests deciding to stay in other areas with more affordable options available.

Reducing supply will inevitably lead to less affordable accommodation options in Hobart, particularly in residential areas that are not well serviced by traditional accommodation. Families will bear the brunt of this, as they face difficulties finding accommodation to suit their needs and within their budget. Our platform plays an important role in democratising travel, allowing Australians to explore parts of the country that might not otherwise be financially feasible. Higher accommodation costs will force many to travel to other more affordable destinations or simply decide not to travel at all.

The Council's proposal should not be seen as a mere cap on the existing number of available permits for unhosted short-stay accommodation. Rather, it is a handbrake on the visitor economy in Hobart and its ability to evolve and respond to future consumer demand and preferences. This will place Hobart at a disadvantage to other jurisdictions, where there is appropriate recognition of changing consumer habits and desire to embrace innovative, technological solutions.

Myriad use-cases for short-stay accommodation

Disappointingly, the proposed ban on short-stay accommodation neglects the myriad reasons that Hosts and guests utilise this vital form of accommodation and the impacts on everyday Tasmanians. This includes, but is not limited to, accessing essential health care, education or work opportunities, to attend major events or conferences, during emergencies, and visiting friends and family from regional and remote areas of the state. The use of short-stay for non-tourism reasons is not a new phenomena: short-stay properties have existed for decades and technology has enabled Hosts to utilise the sharing economy to monetise their spaces and

help make ends meet. We know that a ban on new permits will have adverse impacts on everyday citizens who rely heavily on short-stay to live, work and travel on a budget.

For example, we know of essential workers (such as nurses and medical professionals) who live outside of Hobart and use short-stay accommodation to stay in close proximity to their workplaces when on night shift, and others who use short-stay accommodation to be closer to medical facilities when seeking regular treatment or care, whether or themselves or vulnerable family members. We also know of tradespeople in the construction industry that utilise short-stay accommodation to live whilst working on a project away from their primary home. The cost of staying in, and availability of, traditional accommodation during these short, but regular stays is prohibitive for many and platforms like Airbnb provide cost effective options that suit their particular needs.

Data indicates that the accommodation needs of people are changing and a ban on the issuance of new permits in residential areas would not support the growing demand for short-stay accommodation in Tasmania. According to Tourism Tasmania's <u>Tourism Snapshot 2021</u>, the pandemic has influenced a shift in preferred accommodation styles and trip lengths across the state. Nights spent in 'self-contained accommodation' has tripled since 2019 and the number of nights stayed has increased from approximately three nights to a week or more in 2021.¹²

This data mirrors trends we are seeing on our own platform. Over the last two years, Airbnb has seen average trip length increase by approximately 15%, with stays of more than 7 days now representing nearly half of all gross nights booked.¹³ It indicates a shift in the way people are living, working and travelling and the need for regulatory frameworks to be flexible and agile in adequately reflecting this. The reason our platform has been able to respond to this changing world of travel is because our model is inherently adaptable. We have Airbnb Hosts all over the world who offer nearly every type of home in nearly every community around the world. These homes accommodate all types of travel and the diverse needs of guests, highlighting the importance of having regulatory settings that are future-proof and adaptive.

Overall, the proposed ban on short-stay accommodation fails to appreciate the many reasons that Hosts and guests utilise short-stay accommodation and turns the tap off on vital forms of accommodation that supports the local community. As noted previously, for many Hosts, their short-stay properties are holiday homes or city homes that would otherwise remain empty if not used for accommodation and will not become available on the long-term property market. The ban does not meaningfully address the issues that Council is attempting to solve, but instead disadvantages the entire community by limiting opportunities to grow the local visitor economy.



¹² Tourism Tasmania, '<u>Tasmanian Tourism Snapshot: Year ending December 2021</u>', pp. 6.

¹³ Airbnb data, <u>Shareholder letter Q1 2022</u>.

Reverse impact on property values and permit approvals

Airbnb appreciates that existing short-stay permit holders will not be affected by the proposed amendment to the local planning scheme. However, we are concerned that the ban on new permits is likely to have a number of unintended consequences, including on property prices and permit applications. Our platform provides unique accommodation options at a variety of price points and reduced supply does not mean that demand will simply dissipate with a ban on the issuance of new permits.

In fact, the ban risks undermining the Council's policy objectives by potentially increasing the value of properties that already have a short-stay permit. Limits on the number of properties that can operate short-stay accommodation places a premium on those that already have permitted use rights and may increase demand due to the potential economic opportunities that the permit provides. While Airbnb recognises the difficulty in predicting the precise impact of this ban in this regard, any increases in individual property prices can set broader pricing trends and expectations, including on rental affordability. Airbnb and other commentators have previously warned Hobart City Council of this potentially paradoxical outcome should a ban on permits be pursued and again urge the Council to carefully consider this issue to avoid worsening the impacts on the local community.

Further, we are also conscious that the proposed amendment will create a rush on new permit applications in the intervening period between public consultation and the ultimate decision. We note that the Report to Council estimates that, if pursued, amendments to the Hobart Local Planning Scheme will be finalised towards the end of 2022, signalling a considerable window within which local Hobartians can obtain a permit. We note that additional permit applications may also have the effect of delaying the myriad of other planning applications the Council must consider. This is highly likely to have significant resourcing implications and, in turn, create delay for any property owners in the Hobart local council that are seeking approvals for any other purpose. Airbnb reasonably expects that for the foreseeable future, the Council will continue issuing approvals for short-term rental accommodation in line with the existing processes and make decisions based on the policy as it currently stands.

Conclusion

Airbnb welcomes any opportunity to work constructively with the City of Hobart and other stakeholders to support the development of evidence-based policy settings that build housing supply, help address the unique stressors that come with population change, and ensure that the visitor economy continues to contribute to the economic well-being of Hobart.

At the same time, we stress that the influence of Airbnb's community of Hosts and guests, are infinitesimal when compared to the other many factors that impact the broader housing market in Australia. The nature of our role in the Hobart landscape is such that we assist in growing the

11

potential of existing dwellings and economically empower ordinary Tasmanians to share their home and offset the cost of their housing through hosting.

Crucially, Airbnb notes that the Council's proposal is extremely unlikely to have a substantive impact on the availability of affordable rental housing in the City of Hobart.

Thank you again for the opportunity to make a submission to this process.

Yours sincerely,

Marsh

Michael Crosby Public Policy Manager, ANZ Airbnb <u>michael.crosby@airbnb.com</u>



6 May 2022

Ms Kelly Grigsby Chief Executive Officer City of Hobart GPO Box 503 Hobart Tasmania 7001

By email: representation@hobartcity.com.au

Dear Ms Grigsby

Thank you for the opportunity to comment on the City of Hobart's Proposed Amendment (PSA-22-1) to the Hobart Interim Planning Scheme 2015.

In this submission we have sought to provide a short background about Airbnb and our community, together with specific concerns about the proposed amendment.

Executive Summary

- Airbnb's community continues to support the growth of the visitor economy in Hobart, by
 providing more choice of accommodation for consumers across a variety of price points.
- Our community of Hosts and guests are important contributors to the Tasmanian economy, supporting ancillary services in towns and regions. The latest pre-pandemic research shows that in one year alone, Airbnb guests who stayed in Tasmania spent \$353 million, which supported 3,200 jobs across the state. In the same year, Airbnb guests in Hobart contributed \$113 million to the local economy and supported 900 jobs.
- Our platform plays a crucial role in helping people remain in their homes and communities by providing them with the ability to supplement their income by turning their greatest asset – their home – into a source of revenue that assists with cost of living pressures.
- The proposed amendment to the Hobart Interim Planning Scheme 2015 will place Hobart and Tasmania on a vastly unequal footing and ultimately hurt guests, local businesses and communities across the city by reducing choice, availability and affordability of accommodation.
- Hobart stands to lose affordable, family-appropriate accommodation options and this will
 reduce opportunities for intergenerational travel at a time when the rising cost of living is
 placing Australian households under considerable strain.
- Airbnb considers that housing availability and affordability is a complex public policy issue and any mature and prudent debate must look at the real drivers, including broader

macroeconomic factors, demographic changes, approval rates for new housing developments and policies across Commonwealth, State and local governments.

- The focus must be on growing the supply of both social and affordable housing to ensure Hobart can grow sustainably and with the future in mind.
- The proposed amendment artificially constrains the market and is likely to have a number of unintended consequences including inflating the prices of properties that already have permits and creating a rush on new permits.
- Airbnb continues to support the Tasmanian Government's statewide regulatory framework for short-stay accommodation and is committed to continuing our cooperation with all levels of government through data and information sharing to ensure policy solutions are informed by sound evidence.

About Airbnb

Airbnb was born in 2007 when two Hosts welcomed three guests to their San Francisco home, and has since grown to 4 million Hosts who have welcomed more than 1 billion guest arrivals across over 220 countries and regions. Travel on Airbnb keeps more of the financial benefits of tourism with the people and places that make it happen. Airbnb has generated billions of dollars in earnings for Hosts, 90 percent of whom are individuals listing the homes in which they live. Among Hosts who report their gender, more than half are women, and one in five employed Hosts are either teachers or healthcare workers. In 2019, Airbnb directly supported 300,000 jobs in just 30 destinations, averaging nine jobs for every 1,000 guest arrivals. Travel on Airbnb also has generated more than \$4 billion in tax revenue around the world. Airbnb has helped advance more than 1,000 regulatory frameworks for short-term rentals, including in 80% of our top 200 geographies. In late 2020, to support our continued expansion and diversification, we launched the City Portal to provide governments with a one-stop shop that supports data sharing and compliance with local registration rules. We continue to invest in innovations and tools to support our ongoing work with governments around the world to advance travel that best serves communities.

The Airbnb community in Tasmania

Airbnb's community has a strong track record of growing the visitor economy in Hobart and Tasmania, providing more choice of accommodation for consumers in more locations across a variety of price points. In the 12 months ending 31 March 2022, our Host community welcomed almost 80,000 guests in the Hobart City Council area.¹ These are almost entirely trips taken by Australians, with little to no international travel throughout 2021, owing to border closures.

Airbnb has a large community of Hosts in Hobart for whom sharing their home is now part of their lifestyle. The overwhelming majority of our Hosts are 'mum and dad' operators looking to supplement their income or subsidise their own travel, with many hit hard by the pandemic and



¹ Internal Airbnb data as at 1 April 2022.

related border closures. Importantly, the sharing economy helps build resilient communities where locals can create supplementary income, and robust economies that are supported by increased visitation and spending by Airbnb guests – often in areas that do not traditionally benefit from the tourist dollar. As the Council would be well aware, tourism is playing a crucial role in Hobart and Tasmania's economic recovery; Airbnb helps empower communities to share in the benefits of tourism and welcome new visitors to their neighbourhoods.

Prior to the Covid-19 pandemic, the Tasmanian Government delivered a proportionate and workable regulatory framework for short-stay accommodation in the state. Subsequently, Airbnb guests in Hobart contributed \$113 million to the local economy and support for 900 jobs.² Meanwhile, our guest community spent \$353 million in Tasmania overall, supporting 3,200 jobs across the state and contributing \$280 million to Gross State Product.³ Any consideration of changes to short-stay accommodation in Hobart must consider the flow on effects to small businesses and those who are employed by them.

In addition to visitor spending, the home sharing economy is supporting the growth of ancillary services and the creation of local jobs — such as domestic cleaning, gardening and property management — facilitated by over one third of surveyed hosts (37 percent) on Airbnb in Australia who prefer to engage professional services to manage their listings and bookings.⁴ The economic activity created by Airbnb supports these businesses, including those in regional areas that might not otherwise benefit from tourism and increased visitation. Alongside jobs in restaurants, cafes, and retail shops, the combined value of wages paid to workers in these businesses across Australia in 2019 was \$3.9 billion, according to Oxford Economics.⁵ This highlights the immense value of short-stay accommodation to the Hobart City Council area and the economic opportunities it provides for Hosts, local businesses and the wider community.

Importantly, Airbnb also plays a crucial role in helping people remain in their homes and communities by providing them with the ability to supplement their income. In a survey of Australian Hosts on Airbnb in 2021, a third of respondents said the primary reason they started hosting was to 'make ends meet'.⁶ In turn, these Hosts help drive economic growth and job creation, with many local businesses relying on the valuable tourism dollars spent by Airbnb guests. Moreover, the supplemental income earned through home sharing empowers Tasmanian women and older or retired persons to remain in their homes and communities — 67 percent of Airbnb Hosts in Tasmania are women and over 30 percent of Hosts are 60 years or older.⁷ As the

² Oxford Economics, The Economic Impact of Airbnb in APAC: an independent report by Oxford Economics, commissioned by Airbnb, pp. 23-28. Figures in 2019 prices.

³ Oxford Economics, The Economic Impact of Airbnb in APAC: an independent report by Oxford Economics, commissioned by Airbnb, pp. 23-28. Figures in 2019 prices.

 ⁴ Airbnb survey data. Survey conducted in January 2020 of 1,612 Hosts with listings on Airbnb in Australia.
 ⁵ Oxford Economics, The Economic Impact of Airbnb in APAC: an independent report by Oxford Economics, commissioned by Airbnb. Figures in 2019 prices.

⁶ Survey dates from Feb 1, 2021 to Mar 3, 2021 for Homes Hosts in Australia who hosted a trip during 2020.
⁷ Internal Airbnb as at 1 April 2022.

cost of living increases, home sharing provides an economic lifeline for everyday Tasmanians in helping to make ends meet.

Airbnb and the housing market

Housing is a complex public policy issue and Airbnb welcomes the opportunity to place shortstay accommodation into appropriate context. Given the range of factors influencing the market, both in Hobart and Tasmania more broadly, any mature and prudent debate must examine the real drivers of availability and affordability, including market factors such as demographic changes, economic circumstances of households, rising construction costs, and policies across Commonwealth, State and local governments.

Overall, Airbnb's impact on the overall housing market is minimal. Official, industry-wide data published by the Tasmanian Government, and provided by booking platforms under the statewide regulatory framework, shows that in the local government areas of Brighton (2), Clarence (120), Derwent Valley (38), Glenorchy (44), Hobart (420), Kingborough (200) and Sorell (60) there were only 884 non-primary residences used for short-stay accommodation in Q3 2021.⁸ To put this into perspective, the 2016 Census recorded 8,800 unoccupied private dwellings in Greater Hobart — in other words, there were 10 times more vacant dwellings in Greater Hobart than non-primary homes used for short-stay accommodation. Meanwhile, non-primary residences represent less than one per cent of the total housing stock in Greater Hobart, with 99,009 private dwellings in the area.⁹

As of March 31, 2022, the overwhelming majority (over 80%) of Hosts in the Hobart City Council area share just one property.¹⁰ For many Hosts, the properties they choose to share on platforms like Airbnb are their own homes, holiday homes, city homes or ancillary dwellings that might otherwise remain empty if not used for short-stay accommodation. Crucially, these are not properties that will simply move to the long-term rental market should a blanket ban on new permits be imposed.

A <u>report</u> into the economic impact of short-term rental accommodation in Byron Bay – a comparable market for its size with high visitation by domestic and international tourists – found that the majority of Hosts would not shift their properties to the long-term rental market if hosting opportunities were constrained by regulation through zoning or night caps. A survey of local Hosts showed that any increase in properties becoming available on the long-term market as a result of short-stay policies was 'negligible'. It also noted that in considering whether to shift their property to the long-term rental market, not all Hosts are seeking a minimum yield 'as holiday properties for many will be an emotional decision motivated by enjoyment, not investment or business'. The same may be said for Hosts in the Hobart local council area, as we know the

⁹ Australian Bureau of Statistics, 2016, <u>Greater Hobart All Persons QuickStats</u>, accessed 28 April 2022.
 ¹⁰ Internal Airbnb as at 1 April 2022.

⁸ Department of Justice: Consumer, Building and Occupational Services, '<u>Report on data collection Quarter 3 2021 -</u> <u>Short Stay Accommodation Act 2019</u>', pp. 8.

reasons for sharing their properties are varied and a ban on new permits will not simply shift properties to the long-term rental market.

Similarly, a <u>report</u> prepared for Queenstown Lakes District Council in New Zealand by a panel of independent commissioners found that the issue of long-term rental availability and affordability pointed to a combination of factors. It was noted that the effect of short term visitor accommodation, if any, would be small and had only 'marginal influence on the overall problem of long term rental housing availability and affordability in the District.'¹¹ The panel formed the view based on evidence provided by a range of experts and stakeholders in the context of hearings and submissions made to a public consultation process. The panel's findings reiterate the complexity of housing affordability and availability as a public policy issue and the strong need to consider the various influencing factors before proposing to restrict short-stay accommodation.

To help alleviate housing pressures and encourage longer-term solutions, Airbnb urges the City of Hobart to consider opportunities to grow the supply of new social and affordable housing in the local area. Supply is the key to driving up vacancy rates for residential dwellings in the area. In March 2022, the Tasmanian Government acknowledged that 'the only way to address rising house and rental prices is to increase supply', when they announced a ten-year, \$1.5bn housing package to deliver 10,000 new dwellings. A ban on new short-stay accommodation permits is not the answer to housing challenges in Hobart and will not immediately unlock affordable housing in the council area. As mentioned, housing is a complex public policy issue and the focus must be on growing the supply of both social and affordable housing to ensure Hobart can grow sustainably and with the future in mind.

On this front, encouragingly, <u>official data from the Australian Bureau of Statistics</u> shows an increase in residential dwelling approvals across Tasmania in 2021. We consider these positive steps forward in building supply and ensuring that housing stock is keeping pace with population growth and the needs of the community. By comparison, shorter-term solutions, such as that being proposed by Hobart City Council, will not deliver meaningful, long-term benefits for the community in addressing housing issues.

Scraped data

Airbnb notes that Hobart City Council seeks to rely on scraped data to estimate the impact of short-stay accommodation on the housing market in Hobart. The Hobart City Council's *Social Inclusion Dashboard* uses short-stay data sourced from a third-party service that scrapes information from online booking platforms and paints a misleading picture of the sector. Booking platforms such as Airbnb share data with the Tasmanian Government quarterly under the current statewide regulatory framework to support common sense policy outcomes and avoid the need for reliance upon unreliable data.

¹¹ Queenstown Lakes District Council, 2019, <u>Report and Recommendations of Independent Commissioners Regarding</u> <u>Chapters 25, 29, 31, 38, and Visitor Accommodation</u>, pp.21.



Scraped data has a number of serious flaws, particularly in the way that short-stay data is represented. For example, an 'entire home listing' is not always equivalent to a stand-alone dwelling and data scraped by third parties simply cannot make these distinctions. Entire homes could be a granny flat or self-contained space adjacent to or within an existing house. It will not always be the sort of space that policy-makers would regard as a dwelling available to rent on a long-term basis to a tenant in the traditional sense. Rather, it is space which is used from time-to-time by visiting friends or family. In data sets scraped by third-parties, an individual or family's primary place of residence will also appear as an entire home listing, even when it is only listed for a short period, including while they are travelling and choose to list their home on Airbnb for the period they are away.

In addition, scraped data does not reflect that properties may become available for short-stay accommodation for only a few weeks or months per year. These properties may shift back onto the long term rental market periodically, yet could still be represented as homes or rooms used exclusively for short stays, thereby overstating the scale and impact in the local community. Similarly, Hosts often cross-list their properties on multiple booking platforms and may be represented multiple times in analyses that rely on unverified data. These nuances are not accounted for in data sets scraped from our website or that of other booking platforms and we again express our concern on Hobart City Council's reliance on this information in its decision-making processes.

Airbnb notes that in developing its short-stay accommodation policies, the City of Hobart has relied upon published research that has utilised scraped data from third-party providers in conducting their analysis. For the reasons outlined above, such data cannot be trusted insofar as it does not provide an accurate picture of the entire short-stay accommodation market. Council's decisions must be guided by the best available data to ensure it maximises the benefit for Hobartians and avoids any unintended consequences. In this respect, we are concerned that the Council has made policy decisions based on speculative data and would encourage the use of the <u>official data</u> collected from all major platforms and published by the Tasmanian Government. Airbnb stands ready, willing and able to work with Hobart City Council to explore reform opportunities guided by the best possible evidence and have on multiple occasions offered to provide reliable data to inform these processes.

Proposed Amendment to the Local Planning Scheme 2015: PSA-22-1

Airbnb welcomes the opportunity to comment on the proposed amendment to the Local Planning Scheme 2015 and highlight the potential impacts on our Host and guest community.

Airbnb's community continues to support the growth of the visitor economy in Hobart, by providing more choice of accommodation for consumers across a variety of price points. Any regulation of short-stay accommodation must be fair, fit-for-purpose and backed by sound

evidence, and we are committed to working with governments and local councils on tangible policy solutions that deliver positive outcomes for all stakeholders. Airbnb has supported the development of thousands of policy frameworks around the world and can bring practical solutions and learnings from where we've helped advance regulatory settings, including other Australian states and local government areas.

We are concerned that Hobart City Council's proposed ban on short-stay accommodation in residential areas will have adverse impacts on the local community, hurting Hosts, guests and local businesses by reducing choice, availability and affordability of accommodation in Hobart. Further, the policy itself does not adequately address the issues that Council is attempting to solve. Airbnb advocates for rules that are fair, sensible and which strike a balance so that everyone can share in the benefits of tourism, and are adaptive to the changing ways people are living and working with the rise of flexible and hybrid work arrangements.

A ban on entire home short-stay accommodation will severely disadvantage everyday Hobartians at a time when the rising cost of living is placing Tasmanian households under significant financial strain. Crucially, it will put holidaying and hosting further out of reach for many Australians, with a range of unintended consequences, as outlined below.

Fewer, less affordable accommodation options

Airbnb notes that the short-stay accommodation market is not static. The properties available change and churn depending on the wishes of the Host, changes in ownership, the time of year and tourism peaks, such as festivals and major events. The fact that a property has a short-stay accommodation permit, does not necessarily mean that the property is, in fact, currently available as accommodation. Given the flexibility of the market, a ban on permits will not lead to a ceiling on a short-stay but potentially a reduction in the number of properties available over time.

Imposing controls on where short-stay accommodation can and cannot operate within the community creates an uneven playing field and reduces the range of accommodation options in Hobart. In order to flourish, the city needs a vibrant mix of accommodation types that offer visitors more choice, particularly for families on a budget. The <u>Report to Council</u> suggests that the proposed amendment would result in more visitors using hotel or serviced accommodation and greater local economic benefit. However, regulation should not be about one type of accommodation against another, but rather growing the tourism pie for the benefit of the entire community. Fewer short-stay properties does not mean that guests will simply move to traditional accommodation providers. Instead, the proposed ban risks diverting tourists and spending to neighbouring council areas with less restrictive rules and requirements, placing the Hobart visitor economy at a serious competitive disadvantage.

Our platform provides everyday people with a range of suitable options within their budget and allows many to travel who might not otherwise be able to. For many families, staying in short-stay accommodation is better suited to their needs as they can access kitchen facilities, outdoor

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spaces and multiple bedrooms when travelling with children and extended family members. These opportunities are not typically available in traditional accommodation or are prohibitively expensive for the average family. We know of many Hobart Hosts and guests who utilise short-stay accommodation for intergenerational family holidays or to stay close to family and friends when visiting from regional areas. A ban on the issuance of new permits in residential areas, where larger family homes are generally available, will significantly reduce accommodation options and restrict opportunities for family and group travel.

The proposed amendment will also limit the City of Hobart's ability to accommodate interstate and international visitors when major events, conferences and festivals come to town. The surge capacity, or elastic supply, that the Airbnb community can provide creates opportunities for attracting and hosting major events in cities and regional towns. With a ban on short-stay accommodation in residential areas in place, Hosts in Hobart will lose the ability to quickly and easily share their homes when demand for accommodation surges. This will have significant negative impacts on popular, major events that take place annually in Hobart, such as Dark Mofo and Taste of Summer. Hosts and local businesses will ultimately lose out, with guests deciding to stay in other areas with more affordable options available.

Reducing supply will inevitably lead to less affordable accommodation options in Hobart, particularly in residential areas that are not well serviced by traditional accommodation. Families will bear the brunt of this, as they face difficulties finding accommodation to suit their needs and within their budget. Our platform plays an important role in democratising travel, allowing Australians to explore parts of the country that might not otherwise be financially feasible. Higher accommodation costs will force many to travel to other more affordable destinations or simply decide not to travel at all.

The Council's proposal should not be seen as a mere cap on the existing number of available permits for unhosted short-stay accommodation. Rather, it is a handbrake on the visitor economy in Hobart and its ability to evolve and respond to future consumer demand and preferences. This will place Hobart at a disadvantage to other jurisdictions, where there is appropriate recognition of changing consumer habits and desire to embrace innovative, technological solutions.

Myriad use-cases for short-stay accommodation

Disappointingly, the proposed ban on short-stay accommodation neglects the myriad reasons that Hosts and guests utilise this vital form of accommodation and the impacts on everyday Tasmanians. This includes, but is not limited to, accessing essential health care, education or work opportunities, to attend major events or conferences, during emergencies, and visiting friends and family from regional and remote areas of the state. The use of short-stay for non-tourism reasons is not a new phenomena: short-stay properties have existed for decades and technology has enabled Hosts to utilise the sharing economy to monetise their spaces and

help make ends meet. We know that a ban on new permits will have adverse impacts on everyday citizens who rely heavily on short-stay to live, work and travel on a budget.

For example, we know of essential workers (such as nurses and medical professionals) who live outside of Hobart and use short-stay accommodation to stay in close proximity to their workplaces when on night shift, and others who use short-stay accommodation to be closer to medical facilities when seeking regular treatment or care, whether or themselves or vulnerable family members. We also know of tradespeople in the construction industry that utilise short-stay accommodation to live whilst working on a project away from their primary home. The cost of staying in, and availability of, traditional accommodation during these short, but regular stays is prohibitive for many and platforms like Airbnb provide cost effective options that suit their particular needs.

Data indicates that the accommodation needs of people are changing and a ban on the issuance of new permits in residential areas would not support the growing demand for short-stay accommodation in Tasmania. According to Tourism Tasmania's <u>Tourism Snapshot 2021</u>, the pandemic has influenced a shift in preferred accommodation styles and trip lengths across the state. Nights spent in 'self-contained accommodation' has tripled since 2019 and the number of nights stayed has increased from approximately three nights to a week or more in 2021.¹²

This data mirrors trends we are seeing on our own platform. Over the last two years, Airbnb has seen average trip length increase by approximately 15%, with stays of more than 7 days now representing nearly half of all gross nights booked.¹³ It indicates a shift in the way people are living, working and travelling and the need for regulatory frameworks to be flexible and agile in adequately reflecting this. The reason our platform has been able to respond to this changing world of travel is because our model is inherently adaptable. We have Airbnb Hosts all over the world who offer nearly every type of home in nearly every community around the world. These homes accommodate all types of travel and the diverse needs of guests, highlighting the importance of having regulatory settings that are future-proof and adaptive.

Overall, the proposed ban on short-stay accommodation fails to appreciate the many reasons that Hosts and guests utilise short-stay accommodation and turns the tap off on vital forms of accommodation that supports the local community. As noted previously, for many Hosts, their short-stay properties are holiday homes or city homes that would otherwise remain empty if not used for accommodation and will not become available on the long-term property market. The ban does not meaningfully address the issues that Council is attempting to solve, but instead disadvantages the entire community by limiting opportunities to grow the local visitor economy.



¹² Tourism Tasmania, '<u>Tasmanian Tourism Snapshot: Year ending December 2021</u>', pp. 6.

¹³ Airbnb data, <u>Shareholder letter Q1 2022</u>.

Reverse impact on property values and permit approvals

Airbnb appreciates that existing short-stay permit holders will not be affected by the proposed amendment to the local planning scheme. However, we are concerned that the ban on new permits is likely to have a number of unintended consequences, including on property prices and permit applications. Our platform provides unique accommodation options at a variety of price points and reduced supply does not mean that demand will simply dissipate with a ban on the issuance of new permits.

In fact, the ban risks undermining the Council's policy objectives by potentially increasing the value of properties that already have a short-stay permit. Limits on the number of properties that can operate short-stay accommodation places a premium on those that already have permitted use rights and may increase demand due to the potential economic opportunities that the permit provides. While Airbnb recognises the difficulty in predicting the precise impact of this ban in this regard, any increases in individual property prices can set broader pricing trends and expectations, including on rental affordability. Airbnb and other commentators have previously warned Hobart City Council of this potentially paradoxical outcome should a ban on permits be pursued and again urge the Council to carefully consider this issue to avoid worsening the impacts on the local community.

Further, we are also conscious that the proposed amendment will create a rush on new permit applications in the intervening period between public consultation and the ultimate decision. We note that the Report to Council estimates that, if pursued, amendments to the Hobart Local Planning Scheme will be finalised towards the end of 2022, signalling a considerable window within which local Hobartians can obtain a permit. We note that additional permit applications may also have the effect of delaying the myriad of other planning applications the Council must consider. This is highly likely to have significant resourcing implications and, in turn, create delay for any property owners in the Hobart local council that are seeking approvals for any other purpose. Airbnb reasonably expects that for the foreseeable future, the Council will continue issuing approvals for short-term rental accommodation in line with the existing processes and make decisions based on the policy as it currently stands.

Conclusion

Airbnb welcomes any opportunity to work constructively with the City of Hobart and other stakeholders to support the development of evidence-based policy settings that build housing supply, help address the unique stressors that come with population change, and ensure that the visitor economy continues to contribute to the economic well-being of Hobart.

At the same time, we stress that the influence of Airbnb's community of Hosts and guests, are infinitesimal when compared to the other many factors that impact the broader housing market in Australia. The nature of our role in the Hobart landscape is such that we assist in growing the

potential of existing dwellings and economically empower ordinary Tasmanians to share their home and offset the cost of their housing through hosting.

Crucially, Airbnb notes that the Council's proposal is extremely unlikely to have a substantive impact on the availability of affordable rental housing in the City of Hobart.

Thank you again for the opportunity to make a submission to this process.

Yours sincerely,

Marsh

Michael Crosby Public Policy Manager, ANZ Airbnb <u>michael.crosby@airbnb.com</u>

Agenda (Open Portion) City Planning Committee Meeting - 4/7/2022

From:	Cynthia Townley <policy@sheltertas.org.au></policy@sheltertas.org.au>
Sent:	Friday, 6 May 2022 2:06 PM
То:	Representation
Cc:	Pattie Chugg; Shelter Tas Communications
Subject:	FW: representation attacned
Attachments:	PSA-22-1 Amendment – Short Stay Accommodation_Shelter Tas RepMay 2022

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon,

please find attached the Shelter Tas representation on PSA-22-1 Short Stay Accommodation, regards, Cynthia



Dr Cynthia Townley (she/her) Policy Officer I Shelter Tasmania Peak Body for Housing and Homelessness GPO Box 848 HOBART Tas 7001 0418 291 870

My regular work days are Monday, Tuesday, Thursday and Friday.

If you require emergency accommodation, please ring Housing Connect on 1800 800 588.

Get the latest on Tasmania's housing and homelessness sector - subscribe to the Shelter Tas eNews.



Shelter Tasmania acknowledges the Traditional Owners of country throughout Tasmania and their continuing connection to the land, sea and community. We pay our respects to them and their cultures, and to elders past and present.

Shelter Tas welcomes and supports people of diverse genders and sexual orientations.

From: Cynthia Townley <> Sent: Friday, 6 May 2022 1:56 PM To: Pattie Chugg Subject: representation attacned

HI Pattie please find attached

cheers cyn



Dr Cynthia Townley (she/her) Policy Officer I Shelter Tasmania Peak Body for Housing and Homelessness GPO Box 848 HOBART Tas 7001 0418 291 870

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Shelter Tas welcomes and supports people of diverse genders and sexual orientations.



PSA-22-1 AMENDMENT – SHORT STAY ACCOMMODATION SHELTER TAS REPRESENTATION, MAY 2022



S GPO Box 848 Hobart Tasmania 7001 | www.sheltertas.org.au E: ceo@sheltertas.org.au | P: (03)6224 5488 | M: 0419 536 100 SUPPORTED BY



Shelter Tas is supported by the Department of Communities Tasmania.



Shelter Tasmania acknowledges the Traditional Owners of country throughout Tasmania and their continuing connection to the land, sea and community. We pay our respects to them and their cultures, and to elders past and present.

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6 May 2022

Representation in relation to PSA-22-1 Amendment - Short Stay Accommodation

About Shelter Tas

Shelter Tas is Tasmania's peak body for housing and homelessness services. We are a not-for-profit peak organisation representing the interests of low to moderate income housing consumers, community housing providers and Specialist Homelessness Services across Tasmania. We provide an independent expert voice on housing rights and a link between the Tasmanian government and the community through consultation, research and policy advice. We work towards a fairer and more just housing system. Our vision is affordable, appropriate, safe and secure housing for all Tasmanians and an end to homelessness. Shelter Tas is a member of National Shelter, and also represents the Community Industry Housing Association (CHIA) in Tasmania.

Our representation

Shelter Tas appreciates the opportunity to make a representation concerning PSA 22-1 – Short Stay Accommodation. Shelter Tas supports this amendment. We understand that this amendment will enable a Planning Authority (the City of Hobart) to mitigate the negative impacts of short stay accommodation by restricting new permits for entire homes.

Our representation focusses on the need for a planning mechanism to enable local planners to better manage short stay visitor accommodation.

Tasmania is no longer a cheap place to rent or buy a home. There is substantial evidence that the rapid change in Tasmania's housing market has squeezed many people into housing stress, and in some cases into homelessness. CoreLogic's Rental Report for April 2022 shows that over the last year, Hobart's median rent has risen by 8.7%. The median price for renting in Hobart is now \$532 per week, compared with a national cost of \$509. Melbourne's median weekly rent is \$468, \$64 per week lower than Hobart.¹

One reason for the increasing cost and pressure in Hobart is the expansion of short stay accommodation in properties that were previously homes for long-term residents.

There is clear evidence in Hobart that long-term rental properties have been converted to short stay accommodation. New research shows that 47% of short-term rental properties in selected suburbs in the Hobart LGA had a history of being long-term residential rental properties.²

¹ <u>https://images.insight.corelogic.com.au/Web/RpDataPtyLtd/%7bdeba730d-cc80-475c-891c-</u>

³e2572539969%7d_Quarterly_Rental_Review_Report.pdf?elqTrackId=5e4b0e8ec7044b73bb784ab50f08699f &elq=1e3c684317464a69809e5cafee00b0c9&elqaid=3675&elqat=1&elqCampaignId=2506&elqcst=272&elqcsi d=327

² Phibbs and Ely, forthcoming 2022 "Monitoring the Impacts of Short Term Rentals on Tasmania's Housing Market"

Key evidence showing the need to manage short stay accommodation includes:

- The density of short stay accommodation in Hobart, which is 9.33% of the private rental market, compared with Sydney's 2.08% and Melbourne's 3.82%³
- The shrinking private rental market for long-term residents for example, Hobart's private rental market fell by 2.9% between 2018-2019, compared to Sydney which increased by 5.3%.⁴
- The identification of a high proportion of properties currently used for short stay visitor accommodation that had previously been used for long-term rentals.

The proposed PSA 22-1 – Short Stay Accommodation will help to manage the increasing conversion of long-term rentals into short stay accommodation through planning mechanisms that enable local planners to limit short stay permits.

Across Tasmania, short stay listings grew from 2 303 in July 2016 to 5 218 in February 2019. If current trends continue unchecked Hobart's rental crisis will become even worse. We can learn from other jurisdictions: in parts of the Gold Coast and NSW, short stay accommodation density is approaching 50%.

An unaffordable private rental market has the greatest impacts on the people least able to withstand them. For example, older people living on fixed incomes, pensions and benefits; long-term residents with attachment to community and place; people living with a disability; and single person households are some of the most vulnerable to the pressures of an unaffordable rental market.

Turn away rates from emergency accommodation services have nearly doubled in five years, and more people are living in housing stress and hardship due to the critical shortage of affordable rental housing in Tasmania. With over 8 000 Tasmanians living in housing stress, and over 1 600 experiencing homelessness, every home counts. Better management of the numbers of short stay accommodation properties is part of ensuring that all Tasmanians have a safe, affordable, appropriate and secure place to call home.

Housing pressures have increased dramatically in Tasmania in recent years

Since 2018, the cost of housing in Tasmania has seen unprecedented growth in both purchase prices and rental prices. Higher rental costs have the greatest impact on households earning lower incomes. Housing stress and hardship have increased for many Tasmanians, and Tasmania is in a state of perpetual housing crisis.

In particular, there is a chronic shortage across Tasmania (and especially in Hobart) of affordable rental options for people on low and moderate incomes. Since 2018, on the standard measure that compares income to rental cost, Hobart has been Australia's least affordable capital city for renters.⁵ Factors including the loss of properties to short stay accommodation have led to increasing numbers of people experiencing housing stress and homelessness across the state.

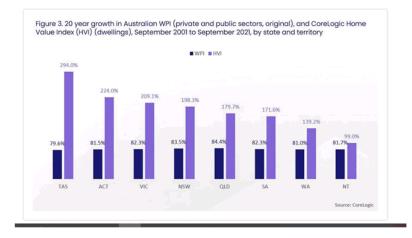
³ Phibbs and Ely forthcoming

⁴ Phibbs and Ely forthcoming

⁵ <u>https://www.sgsep.com.au/projects/rental-affordability-index</u>

Increasing numbers of Tasmanians are renting, and for longer periods. The number of households renting in Tasmania increased by 18% from 2008 to 2016, (from 45 600 in 2008 to 54 000 in 2016), with 2021 Census data likely to show a further increase.

According to CoreLogic's November 2021 report, wages in Tasmania have seen the lowest increase in the country over the last 20 years, and Tasmania's house purchase prices have seen the highest increase over that period compared with other states.⁶



Tasmania has a high proportion of people receiving social security payments and Tasmanian workers earn lower wages than the Australian average. The average weekly ordinary time earnings for an adult working full time are \$206.70 lower in Tasmania than the national average (Tasmania: \$1541.70, Australia: \$1748.40, ABS stats for Nov 2021).⁷ Throughout Tasmania there is a widening gap between people's incomes and housing costs. With an ageing population, and 1 in 4 Tasmanians living with a disability, on this trend the gap between incomes and housing costs will continue to widen. Over 120 000 Tasmanians now live in poverty.⁸

Tasmania's population is ageing, and is the oldest of all States and Territories. More than one-third (34.7%) of Tasmania's population is aged over 60, compared with the national level of 28.5%.⁹ This means Tasmania has growing numbers of smaller households living on low and fixed incomes, who are increasingly exposed to housing hardship due to increased rental costs.

On Census night 2016, 1 622 Tasmanians were experiencing homelessness and we expect to see a higher number reported in the 2021 Census figures. The latest report (December 2021) from the Australian Institute for Health and Welfare (AIHW) shows that every day in Tasmania 46 requests to

⁶ <u>https://www.corelogic.com.au/news/how-much-has-house-price-growth-outstripped-growth-wages?utm_medium=email&utm_source=newsletter&utm_campaign=20211122_propertypulse</u> ⁷ <u>https://www.abs.gov.au/statistics/labour/earnings-and-work-hours/average-weekly-earnings-australia/latest-release#state-and-territory</u>

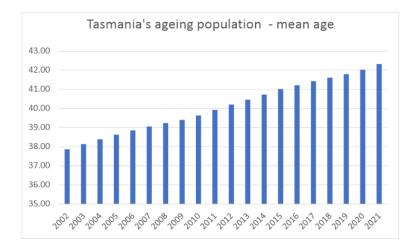
⁸ https://www.tascoss.org.au/120000-tasmanians-live-in-poverty/

⁹ https://www.abs.gov.au/statistics/people/population/national-state-and-territory-population/jun-2021#states-and-territories Table 4 and Table 6.

Specialist Homelessness Services go unassisted – this number has almost doubled since the 2016-17 financial year when 25 requests for assistance were unmet each day.¹⁰

As the cost of housing outstrips people's incomes, more and more households are left in rental stress and facing the risk of homelessness. This problem is amplified in Tasmania because the private rental market is shrinking. In 2021 the Anglicare Rental Affordability Snapshot reported only 729 properties advertised for rent across Tasmania. Eight years earlier, in 2013, the Snapshot reported 2 677 properties advertised. In 2021 in Tasmania's Southern Region (which includes Hobart) there were only 433 properties advertised as available to rent, compared with 1304 in 2013.¹¹ This shrinking private rental market leads to greater scarcity, more intense competition and higher prices. The use of former long-term rentals for short stay visitor accommodation contributes to the shrinkage of the private rental market.

In summary, the shortage of affordable rentals in Tasmania is driven by many factors, including the conversion of residential properties to short stay accommodation in all regions of Tasmania.¹² At the same time, Tasmania's population is increasing and house prices are surging, yet home ownership rates are declining.¹³ This means people are renting for longer before being able to purchase a home, and as a result there is even more pressure on the private rental market. If these trends continue, higher proportions and greater numbers of people will be life-long renters in Tasmania, and the need for stable, secure affordable social housing will continue to grow.



¹⁰https://www.aihw.gov.au/getmedia/0351fdb4-07f1-4ed8-9685-3ff0c668ff6f/aihw-hou-322-tas-

factsheet.pdf.aspx https://www.aihw.gov.au/getmedia/c58999e7-db14-42ad-937e-d7880359e9ea/shs-2016-17-tas-factsheet.pdf.aspx

- ¹¹ https://www.anglicare-tas.org.au/research/anglicare-tasmania-rental-affordability-snapshot-2021/
- ¹² https://cbos.tas.gov.au/topics/housing/short-stay-accommodation-act
- 13 https://www.corelogic.com.au/reports

Older people on lower and fixed incomes have limited capacity to increase earnings. They are at risk of homelessness at a stage in life when the importance of stable housing for ageing in place is essential.

Since 2017 the growing waiting list for social housing in Tasmania has reflected increased need across the community, driven by the tight and expensive private rental market with reduced vacancy rates and rising rents. Demand for social housing has increased, with over 4 000 households on the Housing Register since March 2021 (with 4 407 households registered as at February 2022).¹⁴ Shelter Tas supports state initiatives, such as the development of the *Tasmanian Housing Strategy* and increased investment in social housing.

The State Government's light touch regulation of short stay accommodation with very few barriers or restrictions was introduced in 2017 as a way to encourage the visitor economy. Now, given the escalating pressures on Tasmania's housing market and especially the rental market, it is time to update this permissive approach. Limiting the numbers of short stay accommodation properties will not resolve Tasmania's housing crisis, but it can make a positive contribution - and every home counts.

Increasing the supply of new homes will not resolve the rental crisis in Tasmania if these properties continue to be converted to short stay accommodation. Planning authorities need the power to pause the drift of properties to short stay uses when their local communities are facing a critical shortage of longer term rental homes. Regulation of short stay accommodation is essential to secure an equitable and sustainable private rental market.

Shelter Tas supports the Amendment PSA-22-1 as it will help to mitigate the negative impacts of short stay visitor accommodation by limiting new permits for entire homes to be used for visitors. This Amendment will apply in the City of Hobart, and will provide a pathway for other Planning Authorities to follow in cases where they see the same pressures in their local areas. The Amendment will enable Planning Authorities to respond to community level housing needs in a timely manner, and will contribute to maintaining the availability of dwellings for occupation by permanent residents rather than occasional visitors. Importantly the Amendment will constrain new uses of properties for short stay accommodation rather than long-term homes, but it will not change existing permitted uses.

For further information on this submission, please contact: Pattie Chugg Chief Executive Officer, Shelter Tas <u>ceo@sheltertas.org.au</u>

¹⁴ https://www.communities.tas.gov.au/__data/assets/pdf_file/0032/209966/Housing-Dashboard-February-2022.pdf

From:	Sholeh Alishah <alishah.sholeh@gmail.com></alishah.sholeh@gmail.com>
Sent:	Friday, 6 May 2022 2:28 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear City of Hobart Council,

On Airbnb and http://booking.com. income generating

Got to know very interesting people from around the globe . A great boost in Tasmanian economy

Tourism industry will suffer and no income for hosts in particular for the retirees who have been hosts and enjoying their extra income

Regards, Sholeh Alishah

From:	Karyl Michaels <karylmichaels@gmail.com></karylmichaels@gmail.com>
Sent:	Friday, 6 May 2022 2:29 PM
То:	Representation
Subject:	My submission on the proposed amendment - Short Stay Accommodation

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear City of Hobart Council,

Have hosted a bnb at our home for 7 years. Great way to meet people and supplement income.

Home sharing brings in visitors who spend money in the local economy.

Ban will mean less visitors and less money and jobs in the local economy. .

Regards, Karyl Michaels

From:	Rob O'Connor <channelskimmer@outlook.com></channelskimmer@outlook.com>
Sent:	Friday, 6 May 2022 2:38 PM
То:	Representation
Subject:	Hobart Interim Planning Scheme 2015 PSA-21-4 Amendment – Rezone 21, 21B and part
	of 21A Enterprise Road, Sandy Bay

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I am writing in support of the short stay rule amendments proposed by Hobart City Council.

We are in the midst of an unprecedented housing crisis which is impacting on most people in the community. The rental market has been severely under resourced for a long time with a shortage of social and affordable housing. This shortage has been exacerbated by the growing popularity of Tasmania and Hobart and short time stay visitors taking a lot of properties out of the traditional rental market.

I am 79 and was a home owner for over 40 years. In my early '70's after selling my home, I made a decision not to buy again instead, selecting to rent. It turned out to be at the beginning of housing crisis. The peace of mind I had anticipated was not to be as I found myself a gypsy, moving 4 times in three years as my then landlords ended leases to avail themselves of the holiday markets. When looking for a new place to live I was confronted by 50 or so other people including students, looking at the same property. Many properties were very basic, but in spite of this they were out of my financial reach.

I am for now settled in a nice unit at a rent I can afford, with good and supportive landlords. My journey has not been unique and has been far better than the fate many people face when looking for a roof over their heads in the current market. It was a stressful and costly time for me but I am one of the lucky ones. I have been technically homeless twice, including after the 2018 Hobart flood, but was saved from that fate by the generosity of friends. I have a little money of my own over and above the age pension, I have been given a good education and I am reasonably articulate and usually able to source solutions, but even so it has been very difficult.

Everybody should have the right to an adequate home, it is a basic human right, but at the moment in Hobart that is not a given and many people are living in sub standard properties paying high rents, with only basic facilities, or worse living in their cars or on the streets.

To further deplete the very small stock of available properties by enabling more short term rentals is a recipe for disaster and can only result in more people sleeping on the streets, in their cars, or relying on the generosity of friends. In a rich country like Australia this is not acceptable.

I therefore applaud the amendment proposed by Hobart City Council as a small step towards rectifying this issue of supply.

Thank you for allowing me the opportunity to comment on this proposal.

ROBYN O'CONNOR

From:	Rob O'Connor <channelskimmer@outlook.com></channelskimmer@outlook.com>
Sent:	Friday, 6 May 2022 3:10 PM
То:	Representation
Subject:	Fwd: Hobart Interim Planning Scheme 2015 PSA-21-4 Amendment – Rezone 21, 21B and part of 21A Enterprise Road, Sandy Bay

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

P.S... I just wanted to clarify that although I am currently a resident in Kingborough, I was made homeless during the 2018 floods while a resident at Sandy Bay within the Hobart City Council area. At that time I was unable to find accommodation within the area of Hobart Council and moved to a unit in Kingborough.

Begin forwarded message:

From: Rob O'Connor Date: 6 May 2022 at 2:38:28 pm AEST To: representation@hobartcity.com.au Subject: Hobart Interim Planning Scheme 2015 PSA-21-4 Amendment – Rezone 21, 21B and part of 21A Enterprise Road, Sandy Bay

I am writing in support of the short stay rule amendments proposed by Hobart City Council.

We are in the midst of an unprecedented housing crisis which is impacting on most people in the community. The rental market has been severely under resourced for a long time with a shortage of social and affordable housing. This shortage has been exacerbated by the growing popularity of Tasmania and Hobart and short time stay visitors taking a lot of properties out of the traditional rental market.

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To further deplete the very small stock of available properties by enabling more short term rentals is a recipe for disaster and can only result in more people sleeping on the streets, in their cars, or relying on the generosity of friends. In a rich country like Australia this is not acceptable.

I therefore applaud the amendment proposed by Hobart City Council as a small step towards

rectifying this issue of supply.

Thank you for allowing me the opportunity to comment on this proposal.

ROBYN O'CONNOR

From:	Simon Wright <simonw.tas@gmail.com></simonw.tas@gmail.com>
Sent:	Friday, 6 May 2022 3:31 PM
То:	Representation
Subject:	Fwd: Regulation of short-term accomodation
Attachments:	Regulation of Short-term Accommodation SWright 6May2022.pdf

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam,

Please find attached my representation to Council regarding the regulation of short-term accommodation.

Cheers

Simon Wright

Dr Simon Wright 24 Reynolds Court Dynnyrne, TAS 0417 233 326

Regulation of Short-term Accommodation

Representation to Hobart City Council 6 May 2022

Dr Simon Wright

This representation is to express my strong support for the HCC to regulate the use of whole houses for short-stay accommodation. My main areas of concern are the displacement of renters in a time of severe housing undersupply, the effect on house prices and rentals, and the disruption to neighbours of short-stay premises. I believe that the regulations should apply to all properties, not just new builds, and that the rates should be adjusted appropriate to the income from such properties.

Displacement of renters

It is a sad indictment on our society that more than 460 premises are tied up in tourist accommodation while citizens, even those in active employment, are sleeping rough due to lack of housing. It seems that the profits of investors are prioritised over the needs of the community.

The figure of 460 is likely to be an underestimate. As described below, a property in our street was dishonestly sub-let as short stay on We-Chat by a Chinese "businessman" who was able to whisk several carloads of guests off to another location when his scam was discovered. He must have had several properties. If one is doing it, there are probably many, as there is a strong financial incentive to do so. This man would have been counted as a "renter" if not discovered.

Effect on house prices and rentals

The short-stay sector puts residents in direct competition with tourists for access to accommodation. According to AirBnB Host Louise Elliot, tourists will pay \$800 per night for her investment property. How are renters supposed to compete with this? How are residential buyers to compete with those expecting (and negative gearing) such returns? With a gross under-supply of housing, house prices have surged and rental prices for the few available houses have risen dramatically.

Disruption to neighbours

As mentioned above, our quiet cul-de-sac was briefly subjected to a short stay listing of a property in contravention of the lease. On each of the two nights, more than 20 Chinese guests were present, filling the street with cars, and partying all night. The parties spilled out into the street to have loud shenanigans below our bedroom window at 3am as we tried to sleep. Fortunately we knew the owner, who was able to terminate the lease and get the businessman evicted.

Regulation

- 1. If there is to be short-term accommodation, it is imperative that the owners are present and accountable for the actions of their guests. A phone number must be publicly displayed so that nearby residents can contact the owner in case of bad behaviour or emergency.
- 2. Regulation MUST apply to all new whole properties, lest new properties are diverted to the short-stay market rather than rents.
- 3. Regulation SHOULD apply to existing whole properties to reduce the housing crisis and to prevent inequities where one group of landlords is favoured over another. If not, the rates should be adjusted appropriate to the income from such properties.

Contact Details

Dr Simon Wright 24 Reynolds Court Dynnyrne simonw@gmail.com 0417 233 326

From:	Ben Bartl <ben@tenantstas.org.au></ben@tenantstas.org.au>
Sent:	Friday, 6 May 2022 4:41 PM
То:	Representation
Subject:	PSA-22-1 Amendment - TUT Representation
Attachments:	HCCRepresentation060522.pdf

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Chief Executive Officer Hobart City Council Re: PSA-22-1 Amendment - Visitor Accommodation

To Kelly Grigsby,

Please find attached a representation from the Tenants' Union of Tasmania in relation to the proposed amendment to the *Hobart Interim Planning Scheme 2015* (PSA-22-1-Amendment).

If you have any queries, please do not hesitate to contact us.

Kind regards,

Ben



TENANTS' UNION OF TASMANIA INC. The Specialist Legal Service for Tenants

6 May 2022

Hobart City Council GPO Box 503 Hobart TAS 7001 attn: Chief Executive Officer

via email: representation@hobartcity.com.au

To Kelly Grigsby, Re: PSA-22-1-Amendment – Visitor Accommodation

The Tenants' Union of Tasmania welcomes the opportunity to provide a representation to the proposed amendments to the *Hobart Interim Planning Scheme 2015* (Tas). We strongly believe that visitor accommodation has had a negative impact on both the supply and affordability of long-term rentals in the Hobart City Council municipality. We support the amendments proposed but recommend further restrictions of visitor accommodation within the Hobart City Council municipality.

The Tenants' Union of Tasmania is a not-for-profit community organisation providing information, advice and representation to all residential tenants living throughout Tasmania. We also offer community legal education and training and advocate for the improvement of residential tenants' rights.

An overview of the rental market in Hobart

Over the last five years median rents in the Hobart City Council municipality have increased by 27 per cent from \$470.00 per week to \$600.00 per week.¹

CoreLogic reports that median rents in Hobart are more expensive than Adelaide, Brisbane, Perth and Melbourne.² At the same time, Tasmanians have the lowest median income of any State or Territory in Australia.³

Greater Hobart is Australia's least affordable capital city relative to income according to the *Rental Affordability Index* (RAI). The RAI found that tenants in Greater Hobart spend around 34 per cent of their income on rent – placing the median tenant in rental stress.⁴

³ According to the Australian Bureau of Statistics, the median total income in 2018-19 in Tasmania was \$47,352 compared with South Australia (\$49,888), Queensland (\$50,298), Victoria (\$51,027) and Western Australia (\$54,220). The Australian Capital Territory has the highest median income at \$66,594: Australian Bureau of Statistics, 'Personal Income in Australia'.



¹ Rental Deposit Authority and Tenants' Union of Tasmania, *Tasmanian Rents* (December Quarter 2017-2021).

² CoreLogic, Quarterly Rental Review (April 2022) at 9.

According to the *Department of Communities Tasmania* the vacancy rate in Hobart in February 2021 was 0.6 per cent and is currently 0.3 per cent.⁵

Skyrocketing rents and the lack of affordable rental properties is likely to have played a role in Hobartians being forced to move further away from their workplaces, extended families and friends and essential services located in the Hobart City Council municipality. The Australian Bureau of Statistics recently reported that the Hobart City Council municipality lost 971 residents in 2020-21 whilst Clarence gained 553 residents, Brighton gained 486 residents and the Huon Valley gained 281 residents.⁶

An overview of short-term accommodation in Hobart

There are currently 481 investment properties being used as visitor accommodation within the Hobart City Council municipality, including a nine per cent increase between 1 July 2021 – 31 December 2021.⁷ All 481 properties are investment properties because properties that are "used by the owner or occupier as their main place of residence, and only let while the owner or occupier is on vacation or temporarily absent" are not included in the data.⁸

In December 2020 the Australian Housing and Urban Research Institute released a report entitled 'Marginal housing during COVID-19' which analysed the impact of COVID-19 on the private rental market. The report found that the return of an estimated 113 Airbnb properties to the private rental market in the Hobart City Council municipality during COVID-19 had resulted in a nine per cent reduction in rents and concluded "it is clear that relatively small changes in the availability of dwellings can have very significant impacts on rents".⁹

In 2018, the Tasmanian Planning Commission acknowledged that "the conversion of housing stock to short term visitor accommodation is impacting the availability and affordability" of long-term rentals.¹⁰

The findings from Hobart are not an outlier with the short stay accommodation market around the world increasing rents and reducing rental supply. In the words of Emeritus Professor Peter Phibbs: ¹¹

⁵ Department of Communities Tasmania, 'Housing Dashboard – March 2022' at 25.

⁶ Australian Bureau of Statistics, 'Regional Population, 2020-21' Table 6, Estimated resident population and components, Local Government Area.

⁷ The number of investment properties being used as visitor accommodation increased in the Hobart City Council municipality increased from 440 to 481 between 1 July 2021 – 31 December 2022. As found in Hobart City Council, City Planning Committee Meeting Agenda, 7 February 2022 at 294.

⁸ Clause 3.1(b) of *Planning Directive No.* 6 - *Exemption and Standards for Visitor Accommodation in Planning Schemes.*

⁹ Australian Housing and Urban Research Institute, *Marginal housing during COVID-19* (Final Report No. 348: December 2020) at 40.

¹⁰ Tasmanian Planning Commission, *Exemptions and Standards for Visitor Accommodation in Planning Schemes*, Draft Planning Directive No 6 (2018) at 18.

¹¹ Judy Augustine, "Unfair': Airbnb boss says council is singling out Hobart hosts', The Mercury 28 March 2022.

There's been a lot of academic research on short term rentals, literally hundreds of studies and those studies have concluded there's a relationship between increases in short term activity and increases in housing rents.

In summary, visitor accommodation has had a negative impact on the Hobart rental market by reducing supply and increasing prices.

Amendments to Hobart Interim Planning Scheme 2015

We strongly support the draft amendment PSA-22-1 to the *Hobart Interim Planning Scheme 2015*. We strongly believe that there should be a restriction on short-stay/visitor accommodation within the Hobart City Council municipality through its exclusion from the General Residential Zone, the Inner Residential Zone and the Low Density Residential Zone of the *Hobart Interim Planning Scheme 2015*.

However, in our opinion the amendments should go further. Given that the policy rationale for restricting future visitor accommodation is in part to "increase availability of dwellings for occupation by permanent residents" it is unclear why the draft amendments would exclude ancillary dwellings. Ancillary dwellings have a floor area not greater than 60m2 making them a desirable accommodation option, particularly for single persons and older people. By also excluding ancillary dwellings, the Hobart City Council would be increasing accommodation options for permanent residents.

We recommend that the draft amendment is supported with ancillary dwellings also excluded.

If you have any queries, please do not hesitate to contact us.

Yours faithfully

Benedict Bart Principal Solicitor **Tenants' Union of Tasmania**

 From:
 Katie Fredheim <katiefredheim@live.com>

 Sent:
 Friday, 6 May 2022 7:30 PM

 To:
 Representation

 Subject:
 Draft amendment to Hobart's planning scheme proposal

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and knc

I completely support the draft amendment to the City of Hobart's planning scheme, regarding restrictions on short term accommodation permits in residential areas.

All the evidence shows that short term accommodation is having an extremely detrimental impact on housing availability for locals. It is a housing crisis. Sent from Android device

From:	Emma Marson <emmajanemarson@gmail.com></emmajanemarson@gmail.com>
Sent:	Friday, 6 May 2022 8:13 PM
То:	Representation
Subject:	PSA-22-1

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom it may concern

I write in regards to the proposed amendment (PSA-22-1) regarding short stay accomodation in the Hobart area.

As a long term resident of Hobart I fully support any changes that serve to regulate and restrict the short stay accomodation industry, which is having such a detrimental effect on so many locals struggling to find affordable housing in an already overpriced market.

I believe restricting the practice of using housing stock as visitor accomodation would also support Hobart's economy in terms of driving tourists towards hotels, restaurants, etc. as well as ensuring that the city's suburbs retain their sense of community.

I appreciate the opportunity to put forward my opinion on this matter.

Regards

Emma Marson

From:Jordan Marson <jordanmarson@gmail.com>Sent:Friday, 6 May 2022 8:16 PMTo:RepresentationSubject:PSA-22-1

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom it may concern

I support the amendment to restrict new short stay accommodation in the Hobart area.

Regards Jordan Marson

8.2 Assessment of Planning Applications with Heritage and Disability Access Issues File Ref: F22/44643

Report of the Manager Development Appraisal and the Director City Life of 24 June 2022.

Delegation: Council

REPORT TITLE: ASSESSMENT OF PLANNING APPLICATIONS WITH HERITAGE AND DISABILITY ACCESS ISSUES

REPORT PROVIDED BY: Manager Development Appraisal Director City Life

1. Report Purpose and Community Benefit

- 1.1. The following motion was passed by the Council at the meeting on 20 September 2021:
 - 1.1.1. That Council officers produce a report on potential mechanisms and issues for ensuring that development applications that propose improved access facilities to meet the equal access requirements of the National Building Code are not singularly refused because of breaches in the heritage code of Council's planning schemes or the *Historic Cultural Heritage Act 1995*.

Rationale:

Nipaluna/Hobart has many buildings protected on heritage grounds, which is fantastic, but many of them are inaccessible for people with access requirements, which is not so fantastic. Of course we need to protect what makes our town special, but this should never be at the cost of excluding anyone in our community, especially people with disabilities. We are also all bound, at all times, by the Anti-Discrimination Act; and the Building Code also sets out specific requirements for equal access for very good reasons.

The fact that we have had DAs before us recommended for refusal because of applicants needing to meet access requirements set out in the Building Code and to meet their requirements under Anti-Discrimination legislation based on protecting heritage, is completely unacceptable. I understand that officers only assess DAs based on planning criteria, but I believe in 2021 this should be balanced by meeting our requirements under the *Anti-Discrimination Act 1992*, as well as our Community Vision and Social Inclusion Strategy documents, which demonstrate our clear commitment to upholding principles of equity.

1.2. This report responds to that notice of motion.

2. Report Summary

2.1. The Council has requested that potential mechanisms are identified to ensure that heritage requirements do not prevent equal access to buildings.

- 2.2. The best mechanism is to propose an amendment to the Tasmanian Planning Scheme, State Planning Provisions. There is currently a review of the SPPs being undertaken by the State Planning Office.
- 2.3. If the SPPs were amended to allow some flexibility for heritage assessments to allow for equal access then this would apply throughout Tasmania.

3. Recommendation

That:

1. The Council propose, as part of the review of the State Planning Provisions currently being undertaken by the State Planning Office, that there is some flexibility introduced into the requirements of the development standards in the Local Historic Heritage Code which would allow for equal access to buildings.

4. Background

- 4.1. The background to this notice of motion is provided in the rationale.
- 4.2. It is worth making reference to the planning application which prompted the motion to be proposed by Cr Fox. The proposal was at 35 Melville Street and a lift was proposed at the front of the building. A planning application was made with one version of a lift which was supported by the Senior Cultural Heritage Officer and a permit was granted. After further consultation with their designers, the owner was advised that the approved lift did not comply with the National Construction Code requirements and a further planning application was made which did comply. Unfortunately this proposal was considered by the Senior Cultural Heritage Officer to be contrary to the Historic Heritage Code. Discussions about alternatives were explored but none were feasible and ultimately the application was recommended for refusal on heritage grounds. The Council did not follow officer advice and granted a permit to allow the lift.
- 4.3. This is a very rare situation. It was the first time that the Senior Cultural Heritage Officer has recommended refusal in such circumstances.

5. Proposal and Implementation

- 5.1. When it is considering planning applications, the Council does so as "the planning authority". This is a statutory role created by the *Land Use Planning and Approvals Act 2013* (**LUPAA**). LUPAA has an express obligation to make decisions pursuant to the applicable planning scheme. It states:
 - 48. Enforcement of observance of planning schemes

Where a planning scheme is in force, the planning authority must, within the ambit of its power, observe, and enforce the observance of, that planning scheme in respect of all use or development undertaken within the area to which the planning scheme relates, whether by the authority or by any other person.

- 5.2. The planning scheme will specify circumstances where a use and development will be:
 - 5.2.1. permitted; or

5.2.2. discretionary.

- 5.3. If a proposal is permitted then the Council is obliged to grant a permit: section 58 of LUPAA.
- 5.4. If a proposal is discretionary then the Council must consider the specific issues which the planning scheme requires it to assess, which we refer to as "discretions". When it is assessing each discretion, the Council must only take into account matters which relate to that particular discretion. This has been confirmed by the Supreme Court of Tasmania.
- 5.5. This means that assessment of a proposal against the *Historic Heritage Code* of the *Hobart Interim Planning Scheme 2015* (**HIPS**) must only take into account the matters specified in the development standards of that Code. It is not legally possible to make reference to matters outside the Code such as ensuring that people with a disability are able to access a building.
- 5.6. In a heritage context, where development is proposed on a building which is classified as a "heritage place" then there are discretions which must be satisfied to ensure that:
 - 5.6.1. the design of the proposal would not cause any loss of historic cultural heritage significance; and
 - 5.6.2. the design would be subservient and complimentary to the heritage place.
- 5.7. There is, however, a requirement under the National Construction Code for ensuring that people with a disability are able to access a building in certain circumstances. For most public buildings, this means that the *Building Act 2016* requires access for the disabled to be provided as part of any building works.
- 5.8. In a practical sense, most developers will engage a building surveyor or access specialist to provide guidance about these matters before they apply for a planning permit. In that way, the overall development process does ensure that there is sufficient access provided for people with a disability. It would be rare for a developer to apply for planning

permission in circumstances where they have not already done that consultation with an access specialist.

- 5.9. It is noted that the Council will determine any application which is recommended for refusal on heritage grounds. So if another application was recommended for refusal in circumstances similar to 35 Melville Street, the Council would be able to form its own view about the proposal when making its decision.
- 5.10. To address this perceived gap in the planning process, it would be possible to amend the planning scheme to provide greater flexibility when making assessments under the Historic Heritage Code.
- 5.11. The Manager Urban Futures has advised that the best way to do this would be for the Council to participate in the current review of the State Planning Provisions (SPPs), which will apply to the Council once the Tasmanian Planning Scheme comes into effect. This review process is expected to take 12 months and will be reported on in more detail at the meeting of the City Planning Committee scheduled for 25th July 2022. Further information about the review of the SPPs can be found here.
- 5.12. If an amendment to the SPPs was made to address this issue then it would apply throughout Tasmania.

6. Strategic Planning and Policy Considerations

6.1. The Council recognises both heritage and accessibility as important characteristics of our City.

7. Financial Implications

7.1. Funding Source and Impact on Current Year Operating Result

7.1.1. Not relevant.

7.2. Impact on Future Years' Financial Result

7.2.1. Not relevant.

7.3. Asset Related Implications

7.3.1. Not relevant.

8. Legal, Risk and Legislative Considerations

8.1. These issues have been incorporated into the analysis above.

9. Environmental Considerations

9.1. Not relevant.

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10. Delegation

10.1. This matter is for the Council.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

luy

Neil Noye DIRECTOR CITY LIFE

Karen Abey MANAGER DEVELOPMENT APPRAISAL

Date:24 June 2022File Reference:F22/44643

8.3 City Planning - Advertising Report File Ref: F22/60864

Memorandum of the Director City Life of 22 June 2022 and attachment.

Delegation: Committee



MEMORANDUM: CITY PLANNING COMMITTEE

City Planning - Advertising Report

Attached is the advertising list for the period 7 June 2022 to 20 June 2022.

RECOMMENDATION

That:

1. That the information be received and noted.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Neil Noye DIRECTOR CITY LIFE

Date:	22 June 2022
File Reference:	F22/60864

Attachment A: City Planning - Advertising Report I 🖀

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-22-139	27 BEAUMONT ROAD	LENAH VALLEY	Dwelling	\$470,000	09/07/2022	ayersh	Director	15/06/2022	29/06/2022
PLN-22-338	19 BOA VISTA ROAD	INEW TOWN	Partial Demolition and Alterations	\$60,000	14/07/2022	ayersh	Director	15/06/2022	29/06/2022
PLN-22-325	14 SHERBOURNE AVENUE		Change of Use to Visitor Accommodation	\$0	14/07/2022	baconr	Director	09/06/2022	24/06/2022
PLN-21-530	ISALAMANCA	BATTERY POINT	Alterations (External Lighting)	\$10,000	22/07/2022	baconr	Council (Council Land)	17/06/2022	01/07/2022
PLN-22-350	34 DAVEY STREET	HOBART	Alterations	\$50,000	13/07/2022	ikinb	Director	10/06/2022	25/06/2022
PLN-22-324	58 DUKE STREET	SANDY BAY	Partial Demolition, Alterations, and Extension	\$500,000	11/07/2022	langd	Director	09/06/2022	24/06/2022
PLN-21-387	5 B ZOMAY AVENUE	DYNNYRNE	Dwelling	\$950,000	05/07/2022	langd	Director	15/06/2022	29/06/2022

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-22-175	466 ELIZABETH STREET	NEW TOWN	Partial Demolition, Alterations, Extension, Signage, and Extension to Operating Hours	\$100,000	01/08/2022	langd	Director	16/06/2022	30/06/2022
PLN-22-334	107 YORK STREET	SANDY BAY	Partial Demolition, Alterations and Extension	\$65,000	27/07/2022	langd	Director	16/06/2022	30/06/2022
PLN-22-270	63 ARTHUR STREET	WEST HOBART	Partial Demolition, Alterations, and Extension	\$200,000	24/06/2022	maxwellv	Director	07/06/2022	22/06/2022
PLN-22-301		NORTH HOBART	Extension to Operating Hours	\$0	15/07/2022	maxwellv	Director	14/06/2022	28/06/2022
PLN-22-243	37 VALLEY STREET	WEST HOBART	Change of Use to Visitor Accommodation	\$0	22/07/2022	maxwellv	Council (Called In)	15/06/2022	29/06/2022
PLN-22-44	10 BLUESTONE RISE	LENAH VALLEY	New Dwelling and Outbuilding	\$650,000	25/07/2022	maxwellv	Director	16/06/2022	30/06/2022
PLN-22-262	9 CORBY AVENUE		Alterations and Extension to Ancillary Dwelling	\$100,000	13/07/2022	maxwellv	Director	16/06/2022	30/06/2022

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-22-56	13 WANDEET PLACE	SANDY BAY	Partial Demolition, Alterations and Extension	\$600,000	05/07/2022	maxwellv	Director	17/06/2022	01/07/2022
PLN-22-318	31 WENTWORTH STREET		Partial Demolition and Alterations	\$20,000	05/07/2022	mcclenahanm	Director	07/06/2022	22/06/2022
PLN-22-344	6 A LAMBERT AVENUE	SANDY BAY	Partial Demolition, Alterations, Studio and Outbuilding	\$400,000	12/07/2022	mcclenahanm	Director	16/06/2022	30/06/2022
IDI N_22_3/0	608 SANDY BAY ROAD	SANDY BAY	Alterations	\$1,000	08/07/2022	mcclenahanm	Director	17/06/2022	01/07/2022
PLN-22-348			Partial Demolition and Alterations	\$80,000	12/07/2022	obrienm	Director	10/06/2022	25/06/2022
PLN-22-232		HOBART	Partial Demolition, Alterations, Extension and Ancillary Dwelling	\$200,000	13/07/2022	sherriffc	Director	07/06/2022	22/06/2022
IDI N_99_3/0	94 POTTERY ROAD	LENAH VALLEY	Partial Demolition, Driveway and Garage	\$35,000	19/07/2022	sherriffc	Director	20/06/2022	04/07/2022
	85 - 99 COLLINS STREET	HOBART	Alterations and Extension	\$450,000	27/06/2022	widdowsont	Director	09/06/2022	24/06/2022

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-22-346	32 PARLIAMENT STREET	SANDY BAY	Alterations	\$17,801	11/07/2022	widdowsont	Director	16/06/2022	30/06/2022
PLN-22-360		NORTH HOBART	Front Fencing	\$7,000	15/07/2022	widdowsont	Director	20/06/2022	04/07/2022

8.4 Delegated Decision Report (Planning) File Ref: F22/62420

Memornadum of the Director City Life of 27 June 2022 and attachment.

Delegation: Committee



MEMORANDUM: CITY PLANNING COMMITTEE

Delegated Decision Report (Planning)

Attached is the delegated planning decisions report for the period 14 June 2022 to 24 June 2022.

RECOMMENDATION

That:

1. That the information be received and noted.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Neil Noye DIRECTOR CITY LIFE

Date:	27 June 2022
File Reference:	F22/62420

Attachment A: Delegated Decision Report (Planning) I 🛣

27 June 2022

Agenda (Open Portion) City Planning Committee Meeting - 4/7/2022

18 applications found.				Approved AI
Planning Description	Address	Works Value	Decision	Authority
PLN-21-419 Partial Demolition, Alterations, Extension and Carport	71 POETS ROAD WEST HOBART TAS 7000	\$ 270,000	Approved	Delegated
PLN-21-774 Alterations and Partial Change of Use to Visitor Accommodation	2 PORTLAND PLACE SANDY BAY TAS 7005	\$ 5,000	Approved	Delegated
PLN-22-171 Partial Demolition, Alterations, and Swimming Pool	26 QUEEN STREET SANDY BAY TAS 7005	\$ 36,000	Approved	Delegated
PLN-22-229 Partial Demolition and Alterations	103 CAMPBELL STREET HOBART TAS 7000	\$ 20,000	Approved	Delegated
PLN-22-235 Partial Demolition, Alterations and Extension	1/32 BATH STREET BATTERY POINT TAS 7004	\$ 100,000	Approved	Delegated
PLN-22-238 Partial Demolition, Alterations and Extension	2/317 PARK STREET NEW TOWN TAS 7008	\$ 25,000	Approved	Delegated
PLN-22-260 Partial Demolition, Alterations, and Extension	150 HARRINGTON STREET HOBART TAS 7000	\$ 200,000	Approved	Delegated
PLN-22-265 Extension to Garage	30 DUKE STREET SANDY BAY TAS 7005	\$ 15,000	Approved	Delegated
PLN-22-267 Extension to Operating Hours	29 SALAMANCA PLACE BATTERY POINT TAS 7004	\$ 0	Approved	Delegated
PLN-22-270 Partial Demolition, Alterations, and Extension	63 ARTHUR STREET WEST HOBART TAS 7000	\$ 200,000	Approved	Delegated
PLN-22-275 Outbuilding	41 SALVATOR ROAD WEST HOBART TAS 7000	\$ 10,000	Approved	Delegated
PLN-22-280 Front Fencing	41 CARLTON STREET NEW TOWN TAS 7008	\$ 20,000	Approved	Delegated
PLN-22-285 Partial Demolition and Alterations	89-93 GOULBURN STREET HOBART TAS 7000	\$ 80,000	Approved	Delegated
PLN-22-297 Outbuilding	10 CASCADE ROAD SOUTH HOBART TAS 7004	\$ 7,500	Approved	Delegated
PLN-22-308 Partial Demolition and Alterations	289 DAVEY STREET SOUTH HOBART TAS 7004	\$ 4,000	Approved	Delegated
PLN-22-309 Signage	85-91 ELIZABETH STREET HOBART TAS 7000	\$ 0	Approved	Delegated
PLN-22-395 Change of Use to Visitor Accommodation	100 SALAMANCA PLACE BATTERY POINT TAS 7004	\$ 0	Approved	Delegated
PLN-22-70 Partial Demolition and New Garage/Workshop	2/136 CASCADE ROAD SOUTH HOBART TAS 7004	\$ 150,000	Approved	Delegated

CITY OF HOBART

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

The Chief Executive Officer reports:-

"In accordance with the procedures approved in respect to Questions Without Notice, the following responses to questions taken on notice are provided to the Committee for information.

The Committee is reminded that in accordance with Regulation 29(3) of the *Local Government (Meeting Procedures) Regulations 2015*, the Chairman is not to allow discussion or debate on either the question or the response."

9.1 Refuelling Compliance Issues File Ref: F22/39457; 13-1-10

Memorandum of the Director City Life of 27 June 2022.

That the information be received and noted.

Delegation: Committee



MEMORANDUM: LORD MAYOR DEPUTY LORD MAYOR ELECTED MEMBERS

REFUELLING COMPLIANCE ISSUES

Meeting: City Planning Committee

Meeting date: 26 April 2022

Raised by: Alderman Briscoe

Question:

Can the Director inform the Committee if there have been any compliance issues regarding the operation of the refuelling stations at either the Derwent Sailing Squadron or Royal Yacht Club of Tasmania?

Response:

Council officers are not aware of any compliance issues pertaining to the refuelling facilities at either club.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Neil Noye DIRECTOR CITY LIFE

Date:27 June 2022File Reference:F22/39457; 13-1-10

10. QUESTIONS WITHOUT NOTICE

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

An Elected Member may ask a question without notice of the Chairman, another Elected Member, the Chief Executive Officer or the Chief Executive Officer's representative, in line with the following procedures:

- 1. The Chairman will refuse to accept a question without notice if it does not relate to the Terms of Reference of the Council committee at which it is asked.
- 2. In putting a question without notice, an Elected Member must not:
 - (i) offer an argument or opinion; or
 - (ii) draw any inferences or make any imputations except so far as may be necessary to explain the question.
- 3. The Chairman must not permit any debate of a question without notice or its answer.
- 4. The Chairman, Elected Members, Chief Executive Officer or Chief Executive Officer's representative who is asked a question may decline to answer the question, if in the opinion of the respondent it is considered inappropriate due to its being unclear, insulting or improper.
- 5. The Chairman may require a question to be put in writing.
- 6. Where a question without notice is asked and answered at a meeting, both the question and the response will be recorded in the minutes of that meeting.
- 7. Where a response is not able to be provided at the meeting, the question will be taken on notice and
 - (i) the minutes of the meeting at which the question is asked will record the question and the fact that it has been taken on notice.
 - (ii) a written response will be provided to all Elected Members, at the appropriate time.
 - (iii) upon the answer to the question being circulated to Elected Members, both the question and the answer will be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, where it will be listed for noting purposes only.

11. CLOSED PORTION OF THE MEETING

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
- 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	Questions Without Notice