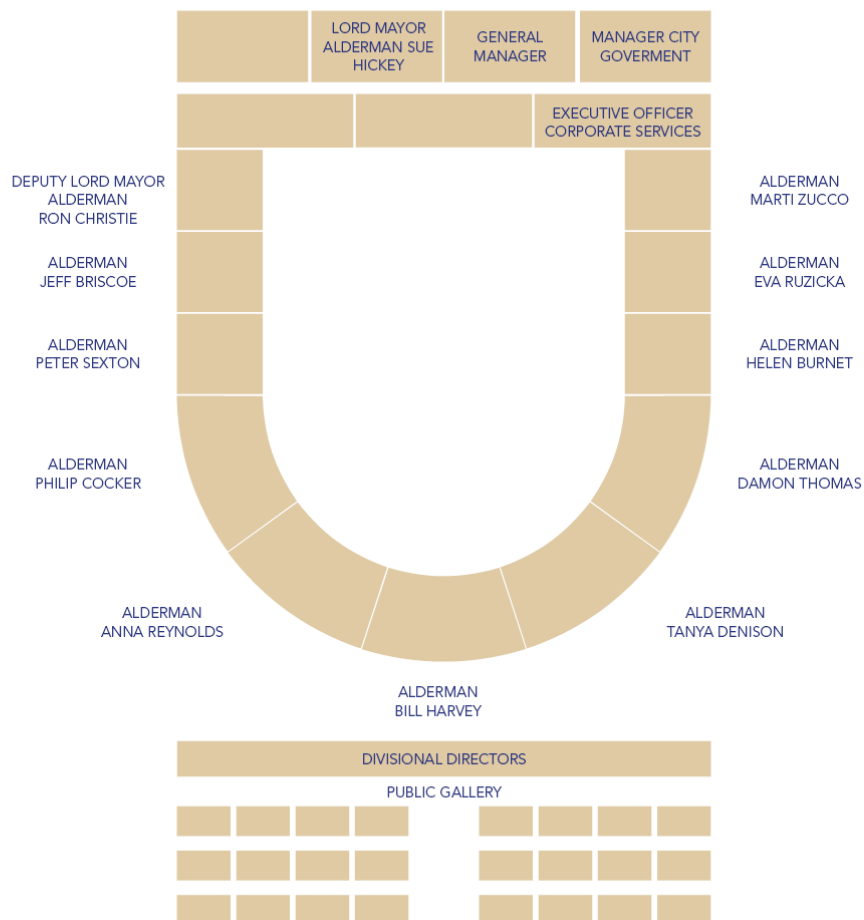




# CITY OF HOBART

AGENDA  
OPEN PORTION OF THE COUNCIL MEETING  
MONDAY, 5 FEBRUARY 2018  
AT 5:00 PM





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## **ORDER OF BUSINESS**

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**A MEETING OF THE OPEN PORTION OF THE COUNCIL WILL BE HELD IN THE  
COUNCIL CHAMBER, TOWN HALL ON MONDAY, 5 FEBRUARY 2018 AT  
5:00 PM.**

**N D Heath  
General Manager**

**ALDERMEN:**

Lord Mayor S L Hickey  
Deputy Lord Mayor R G Christie  
Alderman M Zucco  
Alderman J R Briscoe  
Alderman E M Ruzicka  
Alderman P T Sexton  
Alderman H C Burnet  
Alderman P S Cocker  
Alderman D C Thomas  
Alderman A M Reynolds  
Alderman T M Denison  
Alderman W F Harvey

**APOLOGIES:** Nil.

**LEAVE OF ABSENCE:**

Lord Mayor S L Hickey

**1. CONFIRMATION OF MINUTES**

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The Chairman reports that he has perused the minutes of the meeting of the Open Portion of the Council meeting held on [Monday, 22 January 2018](#), finds them to be a true record and recommends that they be taken as read and signed as a correct record.

**2. TRANSFER OF AGENDA ITEMS**

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

**3. COMMUNICATION FROM THE CHAIRMAN**

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

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

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

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#### **6. PETITIONS**

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

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

##### **RECOMMENDATION**

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

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

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

Aldermen 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.

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## REPORTS OF COMMITTEES

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

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In accordance with the provisions of Part 2 Regulation 25 of the *Local Government (Meeting Procedures) Regulations 2015*, the intention of the Council to act as a planning authority pursuant to the Land Use Planning and Approvals Act 1993 is to be noted.

In accordance with Regulation 25, the Council will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Council is reminded that in order to comply with Regulation 25(2), the General Manager is to ensure that the reasons for a decision by a Council or Council Committee acting as a planning authority are recorded in the minutes.

#### 9.1 83 Athleen Avenue, Lenah Valley - Multiple Dwellings PLN-17-691 - File Ref: F18/5589

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Ref: Open [CPC 7.1.1](#), 29/01/2018  
Application Expiry Date: 6 February 2018  
Extension of Time: Not applicable

Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Multiple Dwellings at 83 Athleen Avenue, Lenah Valley 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-17-691 - 83 ATHLEEN AVENUE LENA VALLEY TAS 7008 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2017/01466-HCC dated 13 December 2017 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 2

Prior to the first occupation:

- a) a solid screen with a minimum height of 1m above the level of the driveway must be installed between the driveway and the bedroom windows proposed on the eastern side of the ground floor of the northernmost dwelling, and,
- b) either, a screen to baffle sound from vehicles must be installed between the driveway and the bedroom windows proposed on the eastern side of the ground floor of the middle dwelling, or, measures must be incorporated into the construction of the dwelling to reduce the impact of vehicle noise on this habitable room.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved demonstrating compliance with the above requirements.

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

Reason for condition

To minimise potential detrimental impacts of vehicle noise and vehicle light intrusion upon habitable rooms.

PLN 17

Prior to first occupation, external lighting to illuminate the driveway, visitor car parking, and turning areas must be provided in accordance with *AS/NZS1158.3.1:2005 Lighting for Roads and Public Spaces*.

Prior to the first occupation, the external lighting must operate in accordance with *AS4282 Control of the Obtrusive Effects of Outdoor Lighting*.

Reason for condition

To ensure that parking and vehicle circulation roadways used outside daylight hours are provided with lighting to a standard which:

- a) enables easy and efficient use;
- b) promotes the safety of users;
- c) minimises opportunities for crime or anti-social behaviour; and
- d) prevents unreasonable light overspill impacts.

PLN 5

Landscaping of the site as shown on the approved Landscape and Servicing Plan (dated 06/07/2017, drawing A-02 Rev A) must be completed within 12 months of first occupation and maintained for the life of the dwellings. Replacement vegetation of a similar size must be planted if any of the vegetation is destroyed within 30 days of any of the vegetation being destroyed.

Reason for condition

To assist in reducing the apparent scale and bulk of the development.

PLN s4

Prior to first occupation, a storage area for waste and recycling bins must be provided for each dwelling.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved showing a storage area for waste and recycling bins for each dwelling.

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

Reason for condition

To provide for the storage of waste and recycling bins for multiple dwellings.

ENG sw6

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

Reason for condition

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

ENG sw7

Stormwater pre-treatment for stormwater discharges from the development must be installed prior to the commencement of use.

The stormwater pre-treatment system must incorporate a treatment system of a size and design sufficient to achieve the stormwater quality targets in accordance with the State Stormwater Strategy 2010.

The stormwater pre-treatment system must be maintained for the life of the development.

Reason for condition

To avoid the possible pollution of drainage systems and natural watercourses, and to comply with relevant State legislation.

ENG 2a

Vehicular barriers compliant with the Australian Standard AS1170.1 must be installed to prevent vehicles running off the edge of an access driveway or parking module (parking spaces, aisles and manoeuvring area) where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops (kerb) must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit.

*Advice:*

*The Council does not consider a slope greater than 1 in 4 to constitute a lower level as described in AS/NZS 2890.1:2004 Section 2.4.5.3. Slopes greater than 1 in 4 will require a vehicular barrier or wheel stop.*

*Designers are advised to consult the [National Construction Code 2016](#) to determine if pedestrian handrails or safety barriers compliant with the NCC2016 are also required.*

Reason for condition

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

ENG 2b

A certified vehicle barrier design (including site plan with proposed location(s) of installation), prepared by a suitably qualified engineer, compliant with Australian Standard AS1170.1, must be submitted prior to the issue of any approval under the *Building Act 2016*, or the commencement of works on site. All works, required by this condition must be undertaken in accordance with certified design.

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 the first occupation, vehicular barriers must be inspected by a qualified engineer and certification submitted to Council confirming that the installed vehicular barriers comply with the certified design and Australian Standard AS1170.1.

*Advice: Once the certification has been accepted, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).*

Reason for condition

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

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) and surface drained to the Council's stormwater system prior to the first occupation.

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 on the site is seven (7).

Prior to first occupation the turning bay must:

1. Be outlined with unbroken lines 80 to 100 mm wide on all sides and marked with diagonal stripes 150 to 200 mm wide with spaces 200 to 300 mm between stripes. The stripes must be at an angle of 45 +/- 10 degrees to the side of the space; and
2. Include pavement messaging indicating TURNING BAY in accordance with AS1742.11 Section 7.3.

Reason for condition

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

ENG 3a

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

*Advice:*

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

*It is recommended that the garage door widths are widened slightly to ensure the two car parking spaces for each dwelling can operate independently. The current design, although compliant with AS2890.1, may require 5 or 7 point turns for exit from car parking spaces if a car larger than a B85 is parked in the adjacent space.*

Reason for condition

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

ENG 3c

The access driveway and parking module (parking spaces, aisles and manoeuvring area) must be constructed in accordance with the Aldanmark drawings 17E24-7 C1.01 to C1.03 and C2.01 to 2.03 Rev B. Visitor Parking and Turning Bay to be maximum 5% longitudinal gradient.

Prior to the first occupation or commencement of use (whichever occurs first), documentation by a suitably qualified engineer certifying that the access driveway and parking module has been constructed in accordance with the above drawings must be submitted.

*Advice: Once the certification has been accepted, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).*

Reason for condition

To ensure that the access and parking layout for the development is to accepted standards.

## ENG 1

The cost of repair of any damage to the Council's infrastructure resulting from the implementation of this permit, must be met by the owners within 30 days of the completion of the development or as otherwise determined by 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 to the Athleen Avenue highway reservation must be designed and constructed in general accordance with the following Tasmanian Standard Drawings (TSD):

1. Urban - TSD-R09-v1 – Urban Roads Driveways and TSD R14-v1 Type KC vehicular crossing; and
2. Footpath - Urban Roads Footpaths TSD-R11-v1.

Design drawings must be submitted and approved, prior to the issue of any approval under the *Building Act 2016* or the commencement of works on site, whichever occurs first. 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 (e.g. light poles, pits, awnings) at or

near the proposed driveway crossover;

3. Detail the proximity to the Council's retaining wall (located within the highway reservation) and any impact the proposed construction will have on the retaining wall footings;
4. Show swept path templates in accordance with AS/NZS 2890.1 2004 (B85 or B99 depending on use, design template);
5. Where the design deviates from the requirements of the TSD, demonstrate that a B85 vehicle or B99 depending on use (AS/NZS 2890.1 2004, section 2.6.2) can access the driveway from the road pavement into the property without scraping the vehicle's underside;
6. Show that vehicular and pedestrian sight lines are met as per AS/NZS 2890.1 2004; and
7. Be prepared and certified by a suitable qualified person.

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

*Advice:*

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

Reason for condition

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

ENV 8

The development must be designed, constructed and carried out in accordance with the following requirements:

1. All earthworks must comply with AS3798 - Guidelines on earthworks for commercial and residential developments.
2. A site specific soil assessment must be undertaken to determine

appropriate foundation design for all structures in accordance with AS2870 - Residential slabs and footings.

3. All construction must be based on thorough investigation, reporting, and design by appropriately qualified persons.
4. All stormwater on site must be immediately directed to Council mains upon the construction of hard surfaces to minimise the potential for uncontrolled stormwater flows to affect slope stability.
5. All design and construction must be undertaken in accordance with Australian Geomechanics Society Geoguides (2007) except where modified by a condition of the subdivision permit that approved creation of the lot and where structures are founded in underlying weathered gravels rather than bedrock.
6. All surface drainage upslope of site fill must be connected to a Council approved stormwater system or an approved stormwater management system to divert surface water away from any site fill.

Reason for condition

To ensure that landslide risk is tolerable

ENV 2

Sediment and erosion control measures, in accordance with an approved soil and water management plan (SWMP), must be installed prior to the commencement of work and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction.

A SWMP must be submitted prior to the issue of any approval under the Building Act 2016 or the commencement of work, whichever occurs first. The SWMP must be prepared in accordance with the Soil and Water Management on Building and Construction Sites fact sheets (Derwent Estuary Program, 2008), available [here](#).

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

*Advice: Once the SWMP has been approved, the Council will issue a condition*

*endorsement (see general advice on how to obtain condition endorsement).*

*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.*

Reason for condition

To avoid the pollution and sedimentation of roads, drains and natural watercourses that could be caused by erosion and runoff from the development.

ENV s1

All design and construction must be undertaken in accordance with the following:

1. All seepage waters encountered during the construction of excavations must be collected and directed to the Council's stormwater drainage system or an approved stormwater disposal system.
2. All natural vegetation must be retained wherever practicable.
3. All natural contours must be retained where practicable.
4. All areas requiring fill must be prepared by stripping the vegetation and topsoil from the proposed fill area and by benching or keying the surface to receive the fill into the natural slope prior to filling.
5. Only clean fill materials may be used and all fill material must be adequately compacted.
6. Boulders exposed during excavation operations must be assessed by a suitably qualified person to determine slope stability risk and any boulders at risk of instability must be stabilised.

Reason for condition

To ensure that landslide risk is tolerable

#### ENV s2

All permanent cutting and/or filling must be constructed with batter slopes certified by a suitably qualified engineer or a drained retaining wall designed by an appropriately qualified person. For all permanent cutting or filling up to a height of 1m, cut and fill batters with a height no greater than 1m must be constructed with a batter slope certified by a suitably qualified engineer. Where certified batter slopes are not possible, or where cutting and filling will exceed 1m in height, a drained retaining wall designed by an appropriately qualified person must be constructed to retain the permanent excavation of the fill materials as soon as possible after the cut/fill operation. The drainage must be directed to the Council's stormwater drainage system or an approved stormwater disposal system. Prior to any permanent cutting of filling and/or construction of any retaining wall, drawings demonstrating compliance with this condition must be submitted to and approved.

Reason for condition

To ensure that landslide risk is tolerable

#### ENV s3

Prior to the issue of any approval under the *Building Act 2016*, or the commencement of works on site, whichever occurs first, comprehensive and detailed engineering designs prepared by an accredited civil engineer/civil designer for the development including drainage, services, earthworks, retaining structures and roads must be submitted and approved. The comprehensive and detailed engineering designs must demonstrate compliance with all relevant geotechnical conditions of this permit.

The submitted comprehensive and detailed engineering designs must be certified in writing by either a civil engineer, civil designer, geotechnical engineer or engineering geologist as being in full accordance with all relevant geotechnical conditions of this permit and that all relevant geotechnical conditions of this permit have been fully incorporated into the design documents.

The development must be undertaken in accordance with the approved design

documents.

Reason for condition

To ensure that landslide risk is tolerable

ENV s4

Prior to completion, confirmation in writing by either a civil engineer, civil designer, geotechnical engineer or engineering geologist that all relevant geotechnical conditions of this permit have been fully complied with must be submitted and approved.

*Advice: Once the confirmation has been approved, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).*

Reason for condition

To ensure that landslide risk is tolerable

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 a condition endorsement is required by a planning condition above, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission on Council's [online services e-planning](#) Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected

delays.

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

## BUILDING PERMIT

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

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

## PLUMBING PERMIT

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

## OCCUPATION OF THE PUBLIC HIGHWAY

You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve such as new driveway crossover). 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 Hydraulic Services By law. Click [here](#) for more information.

## ACCESS

Designed in accordance with LGAT- IPWEA – Tasmanian standard drawings. Click [here](#) for more information.

## CROSS OVER CONSTRUCTION

The construction of the crossover can be undertaken by the Council or by a private contractor, subject to Council approval of the design. Click [here](#) for more information.

## WEED CONTROL

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

## 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.

## PART 5 AGREEMENT

Please note that Part 5 Agreement E37907 applies to the owner(s) of the land. The Agreement requires the owner(s) to implement, maintain and comply with the recommendations of the Geotechnical Management Plan in relation to the land. The recommendations of the Geotechnical Management Plan have been incorporated into the conditions of this permit.

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**9.2 479 Churchill Avenue, Sandy Bay - Partial Demolition, Alterations and Change of Use to Multiple Dwellings**  
**PLN-17-753 - File Ref: F18/5812**

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Ref: Open [CPC 7.1.2](#), 29/01/2018  
Application Expiry Date: 2 March 2018  
Extension of Time: Not applicable

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Partial Demolition, Alterations and Change of Use to Multiple Dwellings at 479 Churchill Avenue, Sandy Bay 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-17-753 - 479 CHURCHILL AVENUE SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG sw6

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

Reason for condition

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

ENG 2a

Vehicular barriers compliant with the Australian Standard AS1170.1 must be installed to prevent vehicles running off the edge of an access driveway or parking module (parking spaces, aisles and manoeuvring area) where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops (kerb) must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit.

*Advice:*

*The Council does not consider a slope greater than 1 in 4 to constitute a lower level as described in AS/NZS 2890.1:2004 Section 2.4.5.3. Slopes greater than 1 in 4 will require a vehicular barrier or wheel stop.*

*Designers are advised to consult the [National Construction Code 2016](#) to determine if pedestrian handrails or safety barriers compliant with the NCC2016 are also required.*

Reason for condition

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

ENG 2b

A certified vehicle barrier design (including site plan with proposed location(s) of installation), prepared by a suitably qualified engineer, compliant with Australian Standard AS1170.1, must be submitted to the Council prior to the issue of any approval under the *Building Act 2016*, or the commencement of works on site. All works, required by this condition must be undertaken in accordance with certified vehicle barrier design.

*Advice:*

*Once the certified vehicle barrier design has been accepted, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).*

*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.*

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), the installed vehicular barriers must be inspected by a qualified engineer and certification submitted to the Council confirming that they comply with the certified design and Australian Standard AS1170.1.

*Advice: Once the certification has been accepted, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).*

Reason for condition

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

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 first occupation or commencement of use (whichever occurs first).

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 11

Prior to the commencement of the use, the proposed crossover to the Churchill Avenue highway reservation must be designed and constructed in general accordance with the following Tasmanian Standard Drawings:

1. Urban - TSD-R09-v1 – Urban Roads Driveways and TSD R14-v1 Type KC vehicular crossing; and
2. Footpath - Urban Roads Footpaths TSD-R11-v1.

*Advice:*

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

Local Government Association Tasmania (LGAT) Standard Drawings can be viewed electronically via the [LGAT website](#).

Reason for condition

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

ENG 14

The access driveway and parking module (parking spaces, aisles and manoeuvring area) must be constructed in accordance with the PDA drawings H-2092C-1 to 8.

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

*Advice: Once the certification has been accepted, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).*

Reason for condition

To ensure that the access driveway and parking module for the development is consistent with the planning documentation.

ENG 1

The cost of repair of any damage to the Council's infrastructure resulting from the implementation of this permit, must be met by the owners within 30 days of the completion of the development or as otherwise determined by 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 a condition endorsement is required by a planning condition above, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission on Council's [online services e-planning](#)

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

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

#### BUILDING PERMIT

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

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

#### PLUMBING PERMIT

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

## 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.

## 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 Hydraulic Services By law. Click [here](#) for more information.

## ACCESS

Designed in accordance with LGAT- IPWEA – Tasmanian standard drawings. Click [here](#) for more information.

## CROSS OVER CONSTRUCTION

The construction of the crossover can be undertaken by the Council or by a private contractor, subject to Council approval of the design. Click [here](#) for more information.

## WEED CONTROL

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

## NOISE REGULATIONS

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

## WASTE DISPOSAL

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

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

## FEES AND CHARGES

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

## DIAL BEFORE YOU DIG

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

**10. Southern Tasmania Regional Land Use Strategy - Proposed Amendments**

**File Ref: F18/3331; S32-006-01/02**

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Ref: Open [CPC 8.1](#), 29/01/2018

That in the absence of a recommendation from the Committee, the matter be referred to the Council for determination.

Attachment A: STRLUS Amendments

Attachment B: STRLUS Implementation Statement

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Treasurer  
Minister for Planning and Local Government  
Minister for State Growth

5 JAN 2018



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Alderman Sue Hickey  
Lord Mayor  
Hobart City Council  
GPO Box 503  
HOBART TAS 7001  
[hcc@hobartcity.com.au](mailto:hcc@hobartcity.com.au)

Dear Lord Mayor *Sue,*

#### **Southern Tasmania Regional Land Use Strategy**

I refer to the attached draft revisions to the Southern Tasmania Regional Land Use Strategy (STRLUS). The revisions include a draft Addendum to the STRLUS and minor adjustments to the Urban Growth Boundary (UGB) in Map 10 of the STRLUS as requested by Sorell Council and Hobart City Council.

As you would be aware, section 34(2) of the *Land Use Planning and Approvals Act 1993* (the Act) requires Local Provisions Schedules (LPSs) to be consistent with each relevant regional land use strategy. In turn, the regional land use strategies also need to align with the recent planning reforms, particularly the approved State Planning Provisions (SPPs).

Revisions are necessary to the STRLUS to allow for the submission and assessment of the LPSs. However, the STRLUS must continue to operate effectively in accordance with the current regional directions and policies to allow for the consideration of any amendments to the interim planning schemes for the period until the LPSs are approved. To allow the STRLUS to operate as needed, the draft Addendum to the STRLUS aims to provide separate regional policies for the assessment of the LPSs.

The draft Addendum is the result of a review undertaken by the Planning Policy Unit (PPU) within the Department of Justice, and after extensive consultation with the Southern region's planners Technical Reference Group (TRG). It includes an implementation statement and minor revisions to the regional policies in the STRLUS to align with the approved SPPs.

The two minor adjustments to the UGB relate to the land at 56-62 Forcett Street, Sorell (CT 9892/103) and 369 (or 353) Lenah Valley Road, Lenah Valley (CT 61937/1).

I acknowledge the need for a broader review of the STRLUS. However, at this time it is important that the preparation of the LPS remains the priority. I reiterate my commitment to a comprehensive

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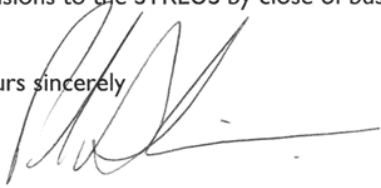
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review of the STRLUS following the implementation of the LPSs and the future Tasmanian Planning Policies.

Prior to the comprehensive review of the STRLUS, I also recognise the need to establish a medium-term process for the consideration of specific strategic changes to the regional strategy. This should only occur after the submission of the LPSs to the Tasmanian Planning Commission for assessment. Further advice will be provided in 2018 on the scope and process for undertaking a medium-term review.

In accordance with section 5A(4) of the Act, I request council's feedback on the attached draft revisions to the STRLUS by close of business on **Friday, 16 February 2017**.

Yours sincerely



Hon Peter Gutwein MP  
**Minister for Planning and Local Government**

Attachment 1 – draft Addendum to the STRLUS

Attachment 2 – minor adjustment to the UGB at 369 Lenah Valley Road, Lenah Valley  
– minor adjustment to the UGB at 56-62 Forcett Street, Sorell

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## **Southern Tasmania Regional Land Use Strategy 2010–2035**

### **TASMANIAN PLANNING SCHEME ADDENDUM**

DRAFT

## 5 BIODIVERSITY AND GEODIVERSITY

### 5.5 REGIONAL POLICIES

**BNV 1** *Maintain and manage the region's biodiversity and ecosystems and their resilience to the impacts of climate change.*

**BNV 1.1** *Manage and protect significant native vegetation at the earliest possible stage of the land use planning process.*

*Where possible, ensure zones that provide for intensive use or development are not applied to areas that retain biodiversity values that are to be recognised and protected by the planning schemes.*

**BNV 1.2** *Recognise and protect biodiversity values deemed significant at the local level and ensure that the planning schemes:*

- a. specifies the spatial area in which biodiversity values are to be recognised and protected ~~(either by textual description or map overlay)~~; and*
- b. implements an 'avoid, minimise, mitigate' hierarchy of actions with respect to development that may impact on recognised and protected biodiversity values.*

**BNV 1.3** *Provide for the use of biodiversity offsets if, at the local level, it is considered appropriate to compensate for the loss of biodiversity values where that loss is unable to be avoided, minimised or mitigated.*

*Biodiversity offsets:*

- a. are to be used only as a 'last resort';*
- b. should provide for a net conservation benefit and security of the offset in perpetuity;*
- c. are to be based upon 'like for like' wherever possible.*

**BNV 1.4** *Manage clearance of native vegetation arising from use and development in a manner that is generally consistent across the region but allowing for variances in local values.*

**BNV 1.5** *Ensure ~~Where~~ vegetation clearance and/or soil disturbance is undertaken ~~in accordance with~~ provide for construction management plans that minimise further loss of values and encourages rehabilitation of native vegetation.*

**BNV 1.6** *Include in the planning schemes, preserving climate refugia where there is scientifically accepted spatial data.*

- BNV 2** Protect threatened native vegetation communities, threatened flora and fauna species, significant habitat for threatened fauna species, and other native vegetation identified as being of local importance and places important for building resilience and adaptation to climate change for these.
- BNV 2.1** Avoid or minimise the clearance of threatened native vegetation communities except:
- a. where the long-term social and economic benefit arising from the use and development ~~is~~ facilitated by the clearance outweigh the environmental benefit of retention; and
  - b. where the clearance will not significantly detract from the conservation of that threatened native vegetation community.
- BNV 2.2** Minimise clearance of native vegetation communities that provide habitat for threatened species.
- BNV 2.3** ~~Ensure~~ Advise potential applicants ~~are advised of~~ the requirements of the Threatened Species Protection Act 1995 and their responsibilities under the Environmental Protection and Biodiversity Conservation Act 1999.
- BNV 3** Protect the biodiversity and conservation values of the Reserve Estate.
- ~~BNV 3.1~~ ~~Include within interim planning schemes requirements to setback use and development from boundaries with reserved land.~~
- BNV 4** Recognise the importance of non land use planning based organisations and their strategies and policies in managing, protecting and enhancing natural values.
- BNV 4.1** Consult NRM-based organisations as part of the review and monitoring of the Regional Land Use Strategy.
- BNV 5** ~~Prevent~~ Restrict the spread of declared weeds under the Weed Management Act 1999 and assist in their removal.
- BNV 5.1** ~~Ensure development that includes vegetation clearance and/or soil disturbance is undertaken in accordance with~~ Provide for construction management plans where vegetation clearance or soil disturbance is undertaken that include weed management actions where the site is known, or suspected, to contain declared weeds.
- BNV 6** Geodiversity:
- BNV 6.1** Improve knowledge of sites and landscapes with geological, geomorphological, soil or karst features and the value they hold at state or local level.
- BNV 6.2** Progress appropriate actions to recognise and protect those values, through means commensurate with their level of significance (state or local).

## 6 WATER RESOURCES

### 6.5 REGIONAL POLICIES

**WR 1** Protect and manage the ecological health, environmental values and water quality of surface and groundwater, including waterways, wetlands and estuaries

**WR 1.1** Ensure use and development is undertaken in accordance with the State Policy on Water Quality Management.

**WR 1.2** Incorporate total water cycle management and water sensitive urban design principles in land use and infrastructure planning to minimise stormwater discharge to rivers ~~(particularly subdivision)~~.

**WR 1.3** Include setback requirements in planning schemes to protect riparian areas relevant to their classification under the Forest Practices System.

**WR 1.4** ~~Ensure~~ Where development that includes vegetation clearance and/or soil disturbance is undertaken, ~~in accordance with~~ provide for construction management plans to minimise soil loss and associated sedimentation of waterways and wetlands.

**WR 2** Manage wetlands and waterways for their water quality, scenic, biodiversity, tourism and recreational values.

**WR 2.1** Manage use and development adjacent to Hydro Lakes in accordance with their classification: Remote Wilderness Lake, Recreational Activity Lake or Multiple Use Lakes.

**WR 2.2** Provide public access along waterways via tracks and trails where land tenure allows, where there is management capacity and where impacts on biodiversity, native vegetation and geology can be kept to acceptable levels.

**WR 2.3** Minimise clearance of native riparian vegetation.

**WR 2.4** Allow recreation and tourism developments adjacent to waterways where impacts on biodiversity and native vegetation can be kept to acceptable levels.

**WR 3** Encourage the sustainable use of water to decrease pressure on water supplies and reduce long term cost of infrastructure provision.

**WR 3.1** Reduce barriers in the planning system for the use of rainwater tanks in residential areas.

## 7 THE COAST

### 7.5 REGIONAL POLICIES

- C 1** *Maintain, protect and enhance the biodiversity, landscape, scenic and cultural values of the region's coast.*
- C 1.1** *Ensure use and development avoids or minimises clearance of coastal native vegetation.*
- C 1.2** *Maximise growth within existing settlement boundaries through local area or structure planning for settlements in coastal areas.*
- C 1.3** *Prevent development on ~~mobile landforms and~~ coastal mudflats, unless for the purposes of public access or facilities or for minor infrastructure that requires access to the coast. Prevent development on actively mobile landforms in accordance with the State Coastal Policy 1996.*
- C 1.4** *Zone existing undeveloped land within the coastal area, Environmental Management, Recreation or Open Space unless:*
- a** *The land is utilised for rural resource purposes; or*
  - b** *It is land identified for urban expansion through a strategic planning exercise consistent with this Regional Land Use Strategy.*
- C 2** *Ensure use and development in coastal areas is responsive to effects of climate change including sea level rise, coastal inundation and shoreline recession.*
- C 2.1** *Include provisions in the planning schemes relating to minimising risk from sea level rise, storm surge inundation and shoreline recession and identify those areas at high risk through the use of overlays.*
- C 2.2** *Ensure growth is located in areas that avoid exacerbating current risk to the community through local area or structure planning for settlements and the Urban Growth Boundary for metropolitan area of Greater Hobart.*
- C 2.3** *Identify and protect areas that are likely to provide for the landward retreat of coastal habitats at risk from predicted sea level rise.*

## 8 MANAGING RISKS AND HAZARDS

### 8.5 REGIONAL POLICIES

#### **MRH 1** Minimise the risk of loss of life and property from bushfires.

- MRH 1.1** Provide for the management and mitigation of bushfire risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by the identification and protection (in perpetuity) of buffer distances or through the design and layout of lots.
- MRH 1.2** Ensure subdivision road layout designs provide for safe exit points in areas subject to bushfire hazard.
- MRH 1.3** Allow clearance of vegetation in areas adjacent to dwellings existing at the time that the planning schemes based on this Strategy come into effect, in order to implement bushfire management plans. Where such vegetation is subject to vegetation management provisions ~~and biodiversity code~~, the extent of clearing allowable is to be the minimum necessary to provide adequate bushfire hazard protection.
- MRH 1.4** Include provisions in the planning schemes for use and development in bushfire prone areas based upon best practice bushfire risk mitigation and management.
- MRH 1.5** Allow new development (at either the rezoning or development application stage) in bushfire prone areas only where any necessary vegetation clearance for bushfire risk reduction is in accordance with the policies on biodiversity and native vegetation.
- MRH 1.6** Develop and fund a program for regular compliance checks on the maintenance of bushfire management plans by individual landowners.

#### **MRH 2** Minimise the risk of loss of life and property from flooding.

- MRH 2.1** Provide for the mitigation of flooding risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by avoiding locating sensitive uses in flood prone areas.
- MRH 2.2** Include provisions in the planning schemes for use and development in flood prone areas based upon best practice in order to manage residual risk.

#### **MRH 3** Protect life and property from possible effects of land instability.

- MRH 3.1** Prevent further development in declared landslip zones.
- MRH 3.2** Require the design and layout of development to be responsive to the underlying risk of land instability.
- MRH 3.3** Allow use and development in areas at risk of land instability only where risk is managed so that it does not cause an undue risk to occupants or users of the site, their property or to the public.

**MRH 4** Protect land and groundwater from site contamination and require progressive remediation of contaminated land where a risk to human health or the environment exists.

**MRH 4.1** Include provisions in the planning schemes requiring the consideration of site contamination issues.

**MRH 5** Respond to the risk of soil erosion and dispersive and acid sulf~~p~~hate soils.

**MRH 5.1** Prevent further subdivision or development in areas containing sodic soils unless it does not create undue risk to the occupants or users of the site, their property or to the public.

**MRH 5.2** Wherever possible, ensure development avoid disturbance of soils identified as containing acid sulfate soils. If disturbance is unavoidable then ensure management is undertaken in accordance with the Acid Sulf~~p~~hate Soils Management Guidelines prepared by the Department of Primary Industries.

## 9 CULTURAL VALUES

### 9.5 REGIONAL POLICIES

#### CV 1

*Recognise, retain and protect Aboriginal heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.*

*CV 1.1 Support the completion of the review of the Aboriginal Relics Act 1975 including the assimilation of new Aboriginal heritage legislation with the RMPS.*

*CV 1.2 Improve our knowledge of Aboriginal heritage places to a level equal to that for European cultural heritage, in partnership with the Aboriginal community,*

*CV 1.3 Avoid the allocation of land use growth opportunities in areas where Aboriginal cultural heritage values are known to exist.*

*CV 1.4 Support the use of predictive modelling to assist in identifying the likely presence of Aboriginal heritage values that can then be taken into account in specific strategic land use planning processes.*

#### CV 2

*Recognise, retain and protect historic cultural heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.*

*CV 2.1 Support the completion of the review of the Historic Cultural Heritage Act 1995.*

*CV 2.2 Promulgate the nationally adopted tiered approach to the recognition of heritage values and progress towards the relative categorisation of listed places as follows:*

- a places of local significance are to be listed within the Local Historic Heritage Codes-contained-within-planning-schemes, as determined by the local Council*
- b places of state significance are to be listed within the Tasmanian Heritage Register, as determined by the Tasmanian Heritage Council.*
- c places of national or international significance are listed through national mechanisms as determined by the Australian Government.*

- CV 2.3** ~~Progress-towards~~Provide for a system wherein the assessment and determination of applications for development affecting places of significance is undertaken at the level of government appropriate to the level of significance:
- a. Heritage places of local significance: by the local Council acting as a Planning Authority
  - b. Heritage places of state significance: by the Tasmanian Heritage Council on behalf of the State Government with respect to heritage values, and by the local Council with respect to other land use planning considerations, with coordination and integration between the two.
- CV 2.4** Recognise and list heritage precincts within ~~planning-scheme~~the Local Historic Heritage Codes and spatially define them by associated ~~overlays-on-planning-scheme-maps~~.
- CV 2.5** Base heritage management upon the Burra Charter and the HERCON Criteria, with the Local Historic Heritage Code provisions in the planning schemes drafted to ~~conform-be consistent~~ with relevant principles therein.
- CV 2.6** Standardise statutory heritage management ~~at the local level as much as possible~~.
- a. Listings in the planning schemes should be based on a common ~~regional~~ inventory template, (recognising that not all listings will include all details due to knowledge gaps).
  - b. The Local Historic Heritage Code provisions in the planning schemes should be consistent in structure and expression, whilst providing for individual statements in regard to heritage values and associated tailored development control.
- CV 2.7** Provide a degree of flexibility to enable consideration of development applications involving the adaptive reuse of heritage buildings that might otherwise be prohibited.
- CV 3** Undertake the statutory recognition (listing) and management of heritage values in an open and transparent fashion in which the views of the community are taken into consideration.
- CV 3.1** Heritage Studies or Inventories should be open to public comment and consultation prior to their finalisation.

- CV 4** Recognise and manage significant ~~cultural-local historic and scenic~~ landscapes throughout the region to protect their key values.
- CV 4.1** State and local government, in consultation with the community, to determine an agreed set of criteria for determining the relative significance of important landscapes and key landscape values.
- CV 4.2** Ensure the key values of regionally significant landscapes are not significantly compromised by new development through appropriate provisions within ~~the~~ planning schemes.
- CV 4.3** Protect existing identified key skylines and ridgelines around Greater Hobart by limited development potential and therefore clearance through the zones in ~~the~~ planning schemes.
- CV 5** Recognise and manage archaeological values throughout the region to preserve their key values.
- CV 5.1** Known ~~archaeological~~ sites of ~~significance~~ ~~archaeological potential~~ to be considered for listing as places of either local or state significance within ~~the Local Historic Heritage Codes contained within planning schemes or on the State Heritage Register respectively, as appropriate.~~
- CV 5.2** Ensure development that includes soil disturbance within ~~archaeology zones~~ ~~an area of archaeological significance~~ ~~potential~~ is undertaken in accordance with archaeological management plans to ensure values are not lost, or are recorded, conserved and appropriately stored if no reasonable alternative to their removal exists.

## 10 RECREATION AND OPEN SPACE

### 10.5 REGIONAL POLICIES

**ROS 1** *Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and well being, amenity, environmental sustainability and the economy.*

**ROS 1.1** *Adopt an open space hierarchy consistent with the Tasmanian Open Space Policy and Planning Framework 2010, as follows;*

- a. *Local*
- b. *District*
- c. *Sub-regional*
- d. *Regional*
- e. *State*
- f. *National*

**ROS 1.2** *Adopt an open space classification system consistent with the Tasmanian Open Space Policy and Planning Framework 2010, as follows;*

- a. *Parks;*
- b. *Outdoor Sports Venues;*
- c. *Landscape and Amenity;*
- d. *Linear and Linkage;*
- e. *Foreshore and waterway;*
- f. *Conservation and Heritage;*
- g. *Utilities and Services; and*
- h. *Proposed Open Space.*

**ROS 1.3** *Undertake a regional open space study, including a gap analysis, to establish a regional hierarchy within a classification system for open space in accordance with the Tasmanian Open Space Policy and Planning Framework 2010.*

**ROS 1.4** *Undertake local open space planning projects through processes consistent with those outlined in the Tasmanian Open Space Policy and Planning Framework 2010 (Appendix 3).*

**ROS 1.5** *Ensure residential areas, open spaces and other community destinations are well connected with a network of high quality walking and cycling routes.*

*ROS 1.6 Ensure subdivision and development ~~is consistent with~~ has regard to principles outlined in 'Healthy by Design: A Guide to Planning and Designing Environments for Active Living in Tasmania'.*

*ROS 2 Maintain a regional approach to the planning, construction, management, and maintenance of major sporting facilities to protect the viability of existing and future facilities and minimise overall costs to the community.*

*ROS 2.1 Avoid unnecessary duplication of recreational facilities across the region.*

## 11 SOCIAL INFRASTRUCTURE

### 11.5 REGIONAL POLICIES

- SI 1** *Provide high quality social and community facilities to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives.*
- SI 1.1** *Recognise the significance of the Royal Hobart Hospital and support, through planning scheme provisions its ongoing function and redevelopment in its current location.*
- SI 1.2** *Match location and delivery of social infrastructure with the needs of the community and, where relevant, in sequence with residential land release.*
- SI 1.3** *Provide social infrastructure that is well located and accessible in relation to residential development, public transport services, employment and education opportunities.*
- SI 1.4** *Identify and protect sites for social infrastructure, particularly in high social dependency areas, targeted urban growth areas (both infill and greenfield) and in identified Activity Centres.*
- SI 1.5** *Provide multi-purpose, flexible and adaptable social infrastructure that can respond to changing and emerging community needs over time.*
- SI 1.6** *Co-locate and integrate community facilities and services to improve service delivery, and form accessible hubs and focus points for community activity, in a manner consistent with the Activity Centre hierarchy.*
- SI 1.7** *Provide flexibility in the planning schemes for the development of aged care and nursing home facilities in areas close to an Activity Centre and with access to public transport.*
- SI 1.8** *Provide for the aged to continue living within their communities, and with their families, for as long as possible by providing appropriate options and flexibility within the planning schemes.*
- SI 1.9** *Ensure ~~relevant-the~~ planning scheme provisions include Crime Prevention through Environmental Design principles.*
- SI 1.10** *Recognise the role of the building approvals processes in providing access for people with disabilities.*

*SI 2 Provide for the broad distribution and variety of social housing in areas with good public transport accessibility or in proximity to employment, education and other community services.*

*SI 2.1 Provide flexibility in the planning schemes for a variety of housing types (including alternative housing models) in residential areas.*

*SI 2.2 Ensure the planning schemes does not prevent the establishment of social housing in residential areas.*

## 12 PHYSICAL INFRASTRUCTURE

### 12.5 REGIONAL POLICIES

- PI 1** *Maximise the efficiency of existing physical infrastructure.*
- PI 1.1** *Preference growth that utilises under-capacity of existing infrastructure through the regional settlement strategy and Urban Growth Boundary for metropolitan area of Greater Hobart.*
- PI 1.2** *Provide for small residential scale energy generation facilities in the planning schemes.*
- PI 2** *Plan, coordinate and deliver physical infrastructure and servicing in a timely manner to support the regional settlement pattern and specific growth management strategies.*
- PI 2.1** *Use the provision of infrastructure to support desired regional growth, cohesive urban and rural communities, more compact and sustainable urban form and economic development.*
- PI 2.2** *Coordinate, prioritise and sequence the supply of infrastructure throughout the region at regional, sub-regional and local levels, including matching reticulated services with the settlement network.*
- PI 2.3** *Identify, protect and manage existing and future infrastructure corridors and sites.*
- PI 2.4** *Use information from the Regional Land Use Strategy, including demographic and dwelling forecasts and the growth management strategies, to inform infrastructure planning and service delivery.*
- PI 2.5** *Develop a regionally consistent framework(s) for developer charges associated with infrastructure provision, ensuring that pricing signals associated with the provision of physical infrastructure (particularly water and sewerage) is consistent with the Regional Land Use Strategy.*
- PI 2.6** *Ensure electricity generation and major transmission assets are recognised and protected within the planning schemes to provide for continued electricity supply.*

## 13 LAND USE AND TRANSPORT INTEGRATION

### 13.5 REGIONAL POLICIES

- LUTI 1** *Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.*
- LUTI 1.1** *Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.*
- LUTI 1.2** *Allow higher density residential and mixed use developments within 400, and possibly up to 800 metres (subject to topographic and heritage constraints) of integrated transit corridors.*
- LUTI 1.3** *Encourage residential development above ground floor level in the Primary, Principal and Major Activity Centres.*
- LUTI 1.4** *Consolidate residential development outside of Greater Hobart into key settlements where the daily and weekly needs of residents are met.*
- LUTI 1.5** *Locate major trip generating activities in close proximity to existing public transport routes and existing higher order activity centres.*
- LUTI 1.6** *Maximise road connections between existing and potential future roads with new roads proposed as part of the design and layout of subdivision.*
- LUTI 1.7** *Protect major regional and urban transport corridors through the planning schemes as identified in Maps 3 & 4.*
- LUTI 1.8** *Ensure new development incorporates buffer distances to regional transport corridors identified in Map 4 in accordance with the Road and Railway Assets Code to minimise further land use conflict.*
- LUTI 1.9** *Ensure car parking requirements in the planning schemes and provision of public car parking is consistent with achieving increased usage of public transport.*
- LUTI 1.10** *Identify and protect ferry infrastructure points on the Derwent River (Sullivans Cove, Kangaroo Bay and Wilkinson Point) for their potential use into the future and encourage increased densities and activity around these nodes.*
- LUTI 1.11** *Encourage walking and cycling as alternative modes of transport through the provision of suitable infrastructure and developing safe, attractive and convenient walking and cycling environments.*
- LUTI 1.12** *~~Include requirements in planning schemes for~~ Encourage end-of-trip facilities in employment generating developments that support active transport modes.*

## 14 TOURISM

## 14.5 REGIONAL POLICIES

- T 1 Provide for innovative and sustainable tourism for the region.*
- T 1.1 Protect and enhance authentic and distinctive local features and landscapes throughout the region.*
- T 1.2 Identify and protect regional landscapes, which contribute to the region's sense of place, through the planning schemes.*
- T 1.3 Allow for tourism use in the Rural Zone and Agriculture Zone and significant agriculture zones where it supports the use of the land for primary production.*
- T 1.4 Provide flexibility for the use of holiday homes (a residential use) for occasional short-term accommodation.*
- T 1.5 Provide flexibility within commercial and business zones for mixed use developments incorporating tourism related use and development.*
- T 1.6 Recognise, that the planning schemes may not always be able to accommodate the proposed tourism use and development due to its innovative and responsive nature.*
- T 1.7 Allow for objective site suitability assessment of proposed tourism use and development through existing non-planning scheme based approval amendment processes (section 40T43A application).*

## 15 STRATEGIC ECONOMIC OPPORTUNITIES

### 15.5 REGIONAL POLICIES

**SEO 1** *Support and protect strategic economic opportunities for Southern Tasmania.*

**SEO 1.1** *Protect the following key sites and areas from use and development which would compromise their strategic economic potential through the planning scheme provisions:*

- a Hobart Port (including Macquarie and Princes Wharves)*
- b Macquarie Point rail yards; and*
- c Princes of Wales Bay marine industry precinct*

**SEO 1.2** *Include place specific provisions for the Sullivans Cove area in the planning scheme.*

**SEO 1.3** *Recognise the regional economic importance of Southwood through specific planning provisions within the planning scheme that allow for its expansion and use by timber, mineral or other primary industries benefitting from its strategic location.*

## 16 PRODUCTIVE RESOURCES

## 16.5 REGIONAL POLICIES

- PR 1** Support agricultural production on land identified as ~~regionally-significant for agricultural use~~ by affording it the highest level of protection from fettering or conversion to non-agricultural uses.
- PR 1.1** Utilise the 'Significant-Agriculture Zone' to identify ~~regionally-land significant for agricultural land-production in the planning schemes~~ and manage that land consistently across the region.
- PR 1.2** Avoid potential for further fettering from residential development by setting an ~~acceptable~~ solution buffer distance of 200 metres from the boundary of the Significant-Agriculture Zone, within which ~~the planning schemes is/are~~ to manage potential for land use conflict.
- PR 1.3** Allow for ancillary and/or subservient non-agricultural uses that assist in providing income to support ongoing agricultural production.
- PR 1.4** Prevent further land fragmentation ~~in the Agriculture Zone~~ by restricting subdivision unless necessary to facilitate the use of the land for agriculture.
- PR 1.5** Minimise the use of ~~significant-prime~~ agricultural land for plantation forestry.
- PR 2** Manage and protect the value of non-significant agricultural land in a manner that recognises ~~sub-regional-diversity-in-land-and-production-the potential and characteristics of the land.~~
- ~~**PR 2.1** Tailor planning scheme standards, particularly the minimum lot size for subdivision, according to the designated subregion.~~
- ~~**PR 2.2** Ensure the minimum lot size takes into account the optimum size for the predominating agricultural enterprise within that subregion.~~
- PR 2.13** Utilise the settlement strategy to assess conversion of rural land to residential land through rezoning, rather than the potential viability or otherwise of the land for particular agricultural enterprises.
- PR 2.24** Ensure opportunities for down-stream processing of agricultural products are supported in appropriate locations or 'on-farm' where appropriate supporting infrastructure exists and the use does not create off-site impacts.
- PR 2.35** Provide flexibility for commercial and tourism uses provided that long-term agricultural potential is not lost and it does not further fetter surrounding agricultural land.

**PR 2.46** Ensure the introduction of sensitive uses not related to agricultural use, such as dwellings ~~on small non-farming titles~~, are only allowed where it can be demonstrated the use will not fetter agricultural uses on neighbouring land.

**PR 3** Support and protect regionally significant extractive industries.

**PR 3.1** Ensure existing regionally significant extractive industry sites are ~~appropriately zoned, such as the Rural Zone, either General Industry or Rural Resource~~ and are protected by appropriate attenuation areas in which the establishment of new sensitive uses, such as dwellings, is restricted.

**PR 4** Support the aquaculture industry.

**PR 4.1** Ensure appropriately zoned land on the coast is provided in strategic locations, and in accordance with The Coast Regional Policies, for shore based aquaculture facilities necessary to support marine farming.

**PR 4.2** Identify key marine farming areas ~~within planning scheme~~ to assist in reducing potential land use conflicts from an increasingly industrialised industry.

**PR 5** Support the forest industry.

**PR 5.1** Ensure working forests, including State Forests and Private Timber Reserves (for commercial forestry), are ~~appropriately zoned Rural Resource, such as the Rural Zone~~.

**PR 5.2** Recognise the Forest Practices System as appropriate to evaluate the clearance and conversion of native vegetation for commercial forestry purposes.

~~**PR 5.3** Allow for plantations in the rural resource zone subject to setbacks from existing dwellings.~~

**PR 5.34** Control the establishment of new dwellings in proximity to State Forests, Private Timber Reserves or plantations so as to eliminate the potential for land use conflict.

## 17 INDUSTRIAL ACTIVITY

### 17.5 REGIONAL POLICIES

**IA 1** *Identify, protect and manage the supply of well-sited industrial land that will meet regional need across the 5, 15 and 30 year horizons.*

**IA 1.1** *Ensure industrial land is relatively flat and enables easy access to major transport routes, other physical infrastructure such as water, wastewater, electricity and telecommunications*

**IA 1.2** *Locate new industrial areas away from sensitive land uses such as residentially zoned land.*

**IA 1.3** *Provide for a 30-year supply of industrial land, protecting such land from use and development that would preclude its future conversion to industrial land use - in accordance with the recommendations within the Southern Tasmania Industrial Land Strategy 2013.*

**IA 1.4** *Provide a 15-year supply of industrial land, zoned for industrial purposes within the ~~new~~ planning schemes – in accordance with the recommendations within the Southern Tasmania Industrial Land Strategy 2013.*

**IA 1.5** *Aim to ensure a minimum 5-year supply of subdivided and fully serviced industrial land.*

**IA 1.6** *Take into account the impact on regional industrial land supply, using best available data, prior to rezoning existing industrial land to non-industrial purposes.*

**IA 2** *Protect and manage existing strategically located export orientated industries.*

**IA 2.1** *Identify significant industrial sites through zoning and ensure that other industrial uses not related to its existing function do not diminish its strategic importance.*

**IA 3** *Ensure industrial development occurs in a manner that minimises regional environmental impacts and protects environmental values.*

**IA 3.1** *Take into account environmental values and the potential environmental impacts of future industrial use and the ability to manage these in the identification of future industrial land.*

## 18 ACTIVITY CENTRES

### 18.5 REGIONAL POLICIES

- AC 1** *Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.*
- AC 1.1** *Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.*
- AC 1.2** *Utilise the Central Business, General Business, Local Business Zones as the main zones to deliver the activity centre network through the planning schemes, providing for a range of land uses in each zone appropriate to the role and function of that centre in the network.*
- AC 1.3** *Discourage out-of-centre development by only providing for in-centre development within the planning schemes.*
- AC 1.4** *Promote a greater emphasis on the role of activity centres, particularly neighbourhood and local activity centres, in revitalising and strengthening the local community.*
- AC 1.5** *~~Ensure~~Encourage high quality urban design and pedestrian amenity through the respective development standards*
- AC 1.6** *Encourage an appropriate mix of uses in activity centres to create multi-functional activity in those centres.*
- AC 1.7** *Improve the integration of public transport with Activity Centre planning, particularly where it relates to higher order activity centres.*
- AC 1.8** *~~Ensure that~~Encourage new development and redevelopment in established urban areas to reinforce the strengths and individual character of the urban area in which the development occurs.*
- AC 1.9** *Require active street frontage layouts instead of parking lot dominant retailing, with the exception of Specialist Activity Centres if the defined character or purpose requires otherwise.*
- AC 1.10** *Activity centres should encourage local employment, although in most cases this will consist of small scale businesses servicing the local or district areas.*
- AC 1.11** *Ensure the Cambridge Park Specialist Activity Centre is consolidated by restricting commercial land to all that land bound by Tasman Highway and Kennedy Drive, and provide for a wide range of allowable uses, including, but not limited to, service industry, campus-style office complexes and bulky goods retailing.*

**AC 1.11** Provide for 10 – 15 years growth of existing activity centres through appropriate zoning within the planning schemes.

**AC 2** Reinforce the role and function of the Primary and Principal Activity Centres as providing for the key employment, shopping, entertainment, cultural and political needs for Southern Tasmania.

**AC 2.1** Encourage the consolidation of cultural, political and tourism activity within the Primary Activity Centre

**AC 2.2** ~~Achieve~~Encourage high quality design for all new prominent buildings and public spaces in the Primary and Principal Activity Centres

**AC 2.3** Undertake master planning for the Primary and Principal Activity Centres taking into account this Strategy. These should examine issues of urban amenity, economic development, accessibility, urban design and pedestrian movement.

**AC 2.4** Encourage structure and economic development planning for lower-level Activity Centres by local planning authorities.

**AC 3** Evolve Activity Centres focussing on people and their amenity and giving the highest priority to creation of pedestrian orientated environments.

**AC 3.1** Actively encourage people to walk, cycle and use public transport to access Activity Centres.

**AC 3.2** Support high frequency public transport options into Principal and Primary Activity Centres.

**AC 3.3** Ensure the minimum car parking requirements and associated 'discretion' in the planning schemes for use and development in the Principal and Primary Activity Centres encourages the use of alternative modes of transport than private cars.

**AC 3.4** Provide for coordinated and consistent car parking approaches across the Principal and Primary Activity Centres that support improved use of public transport and alternative modes of transports, pedestrian amenity and urban environment.

**AC 3.5** Allow flexibility in providing on-site car parking in the lower order Activity Centres subject to consideration of surrounding residential amenity.

## 19 SETTLEMENT AND RESIDENTIAL DEVELOPMENT

### 19.5 REGIONAL POLICIES

**SRD 1** Provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand.

**SRD 1.1** Implement the Regional Settlement Strategy and associated growth management strategies through the planning schemes.

**SRD 1.2** Manage residential growth in District Centres, District Towns and Townships through a hierarchy of planning processes as follows:

1. Strategy (regional function & growth scenario);
2. Settlement Structure Plans (including identification of settlement boundaries);
3. Subdivision Permit;
4. Use and Development Permit.

**SRD 1.3** Support the consolidation of existing settlements by restricting the application of ~~rural living and environmental living zones~~ the Rural Living Zone: ~~to~~  

1. to existing rural living communities; and or
2. for the purposes of preparing a Local Provision Schedule, to land within an existing Environmental Living Zone in an interim planning scheme if consistent with the purpose of the Rural Living Zone ~~environmental living communities.~~

Land not currently zoned for such use may only be zoned for such use where one or more of the following applies:

- a. Recognition of existing rural living ~~or environmental living~~ communities, regardless of current zoning. Where not currently explicitly zoned for such use, existing communities may be rezoned to Rural Living ~~or environmental living~~ provided:
  - (i) the area of the community is either substantial in size or adjoins a settlement and will not be required for any other settlement purpose; and
  - (ii) only limited subdivision potential is created by rezoning.
- b. Replacing land currently zoned for rural living purposes but undeveloped and better suited for alternative purposes (such as intensive agriculture~~et~~) with other land better suited for rural living purposes, in accordance with the following:

- (i) the total area rezoned for rural living use does not exceed that which is back-zoned to other use;
- (ii) the land rezoned to rural living use is adjacent to an existing rural living community;
- (iii) the land rezoned to rural living use is not designated as Significant Agriculture Land on Map 5 of this Strategy;
- (iv) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and
- (v) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.

**c. Rezoning areas that provide for the infill or consolidation of existing rural living communities, in accordance with the following:**

- (i) the land must predominantly share common boundaries with:
  - existing Rural Living zoned land; or
  - rural living communities which comply with SRD 1.3(a);
- (ii) the amount of land rezoned to rural living must not constitute a significant increase in the immediate locality;
- (iii) development and use of the land for rural living purposes will not increase the potential for land use conflict with other uses;
- (iv) such areas are able to be integrated with the adjacent existing rural living area by connections for pedestrian and vehicular movement. If any new roads are possible, a structure plan will be required to show how the new area will integrate with the established Rural Living zoned area;
- (v) the land rezoned to rural living use is not designated as Significant Agricultural Land on Map 5 of this Strategy;
- (vi) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and
- (vii) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.

**SRD 1.4** Increase densities in existing rural living areas to an average of 1 dwelling per hectare, where site conditions allow.

**SRD 1.5** ~~Ensure~~Encourage land zoned ~~General Residential~~ to be developed at a minimum of 15 dwellings per hectare (net density).

**SRD 1.6** *Utilise the Low Density Residential Zone only where it is necessary to manage land constraints in settlements or to acknowledge existing areas.*

**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.*

**SRD 2.1** *Ensure residential growth for Greater Hobart occurs through 50% infill development and 50% greenfield development.*

**SRD 2.2** *Manage greenfield growth through an Urban Growth Boundary, which sets a 20 year supply limit with associated growth limits on dormitory suburbs.*

**SRD 2.3** *Provide greenfield land for residential purposes across the following Greenfield Development Precincts:*

- *Bridgewater North*
- *Brighton South*
- *Droughty Point Corridor*
- *Gagebrook/Old Beach*
- *Granton (Upper Hilton Road up to and including Black Snake Village)*
- *Midway Point North*
- *Risdon Vale to Geilston Bay*
- *Sorell Township East*
- *Spring Farm/Huntingfield South*

**SRD 2.4** *Recognise that the Urban Growth Boundary includes vacant land suitable for land release as greenfield development through residential rezoning as well as land suitable for other urban purposes including commercial, industrial, public parks, sporting and recreational facilities, hospitals, schools, major infrastructure, etc*

**SRD 2.5** *Implement a Residential Land Release Program that follows a land release hierarchy planning processes as follows:*

1. *Strategy (greenfield targets within urban growth boundary);*
2. *Conceptual Sequencing Plan;*
3. *Precinct Structure Plans (for each Greenfield Development Precinct);*
4. *Subdivision Permit; and*
5. *Use and Development Permit*

**SRD 2.6** *Increase densities to an average of at least 25 dwellings per hectare (net density)<sup>(i)</sup> within a distance of 400 to 800 metres of Integrated transit corridors and Principal and Primary Activity Centres, subject to heritage constraints.*

**SRD 2.7** *Distribute residential infill growth across the existing urban areas for the 25 year planning period as follows:*

*Glenorchy LGA 40% (5300 dwellings)*

*Hobart LGA 25% (3312 dwellings)*

*Clarence LGA 15% (1987 dwelling)*

*Brighton LGA 15% (1987 dwellings)*

*Kingborough LGA 5% (662 dwellings)*

**SRD 2.8** *Aim for the residential zones in the planning schemes to encompass a 10 to 15 year supply of greenfield residential land when calculated on a whole of settlement basis for Greater Hobart.*

**SRD 2.9** *Encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change including an ageing population*

**SRD 2.10** *Investigate the redevelopment to higher densities potential of rural residential areas close to the main urban extent of Greater Hobart.*

**SRD 2.11** *Increase the supply of affordable housing.*

- (i) *It is recognised that within a defined suburb or precinct in the densification area that not every hectare will contain 25 dwellings. Indeed in some locations a consistent increase in density across a single hectare may be less desirable than the redevelopment of key sites at much higher densities to achieve an alternative measure of densification such as 250 dwellings per 10 hectares.*

A2



City of HOBART

Enquiries to: James McIlhenny

☎: 62382891

✉: [mcilhennyj@hobartcity.com.au](mailto:mcilhennyj@hobartcity.com.au)

Our Ref: S32-006-01/02

8 November 2017

Mr Brian Risby  
Manager  
Planning Policy Unit  
Department of Justice

Via Email: [Brian.Risby@justice.tas.gov.au](mailto:Brian.Risby@justice.tas.gov.au)

Dear Brian

### **SOUTHERN TASMANIA REGIONAL LAND USE STRATEGY – URBAN GROWTH BOUNDARY**

You may recall some time ago I raised with you the process of amending the STRLUS Urban Growth Boundary in relation to the property at 369 Lenah Valley Road, as indicated on the attached map, following an enquiry from the owner about part of the property being rezoned to General Residential.

I recently raised the issue of the process to amend the UGB at the Southern Regional Planners Technical Reference Group. The TRG had no objection to the change to the UGB suggested but did have concerns with the lack of a formal process for these minor changes to be considered.

The lack of a process does make it difficult for council officers to give advice to property owners when enquiries are made and your consideration of this issue would be appreciated.

In relation to 369 Lenah Valley Road it would be appreciated if you could consider this minor amendment to the UGB when amendments are made to the STRLUS in the future.

Yours sincerely

(James McIlhenny)  
**MANAGER PLANNING POLICY & HERITAGE**

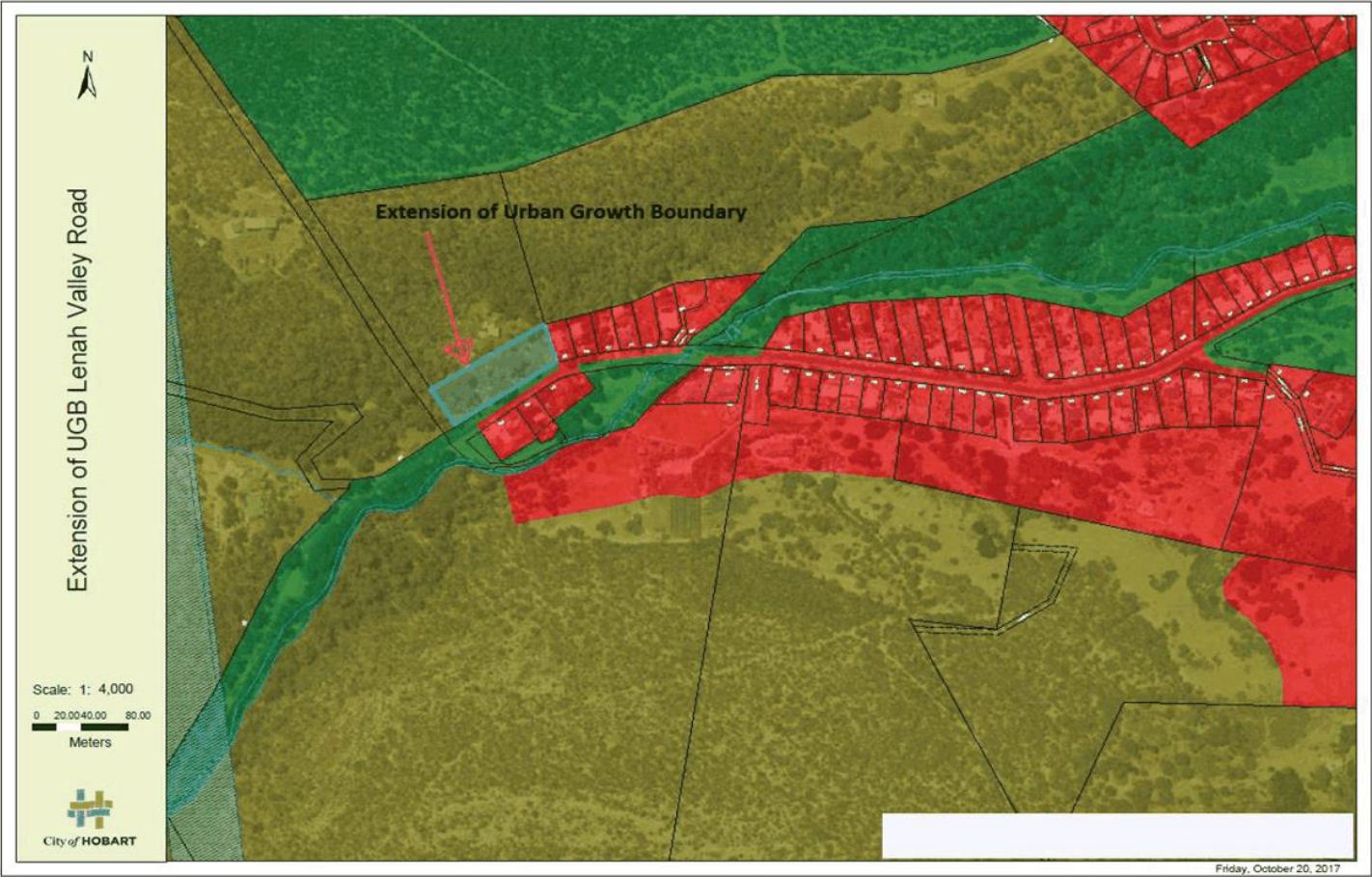
Hobart Council Centre, 16 Elizabeth St Hobart, Tasmania  
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www.sorell.tas.gov.au

Our Ref: 43.2017.2.1

Your Ref:

Enquiries to: John Molnar

8<sup>th</sup> December 2017

Hon Peter Gutwein MP  
Minister for Planning and Local Government  
GPO Box 123  
HOBART TAS 7001



Dear Sir,

**RE: AMENDMENT TO THE URBAN GROWTH BOUNDARY FOR THE SORELL TOWNSHIP  
RELATING TO 56 – 62 FORCETT STREET, SORELL**

I refer to a copy of a letter that you sent to the owners, Mr and Mrs Gill, of 56-62 Forcett Street, Sorell which Council received on the 22 May 2017. This letter informed the owners of the land of the processes involved in any subsequent rezoning application and as this land is outside the urban growth boundary in the Southern Tasmania Regional Land Use Strategy (STRLUS), that "a modification of this boundary would be required".

The owners have lodged the required rezoning application which was initiated and certified on the 8 August 2017 by Sorell Council, placed on public exhibition as required and representations were received. These were limited to State Growth and TasWater. Council continues to support the rezoning application.

The Tasmanian Planning Commission (TPC) held a hearing into this matter on the 5 December at which the applicant, IreneInc Planning Consultants, Council's Senior Planner, the owner of the land and representatives from State Growth and TasWater were in attendance.

It is understood that no major issues were raised by the representors and that the TPC delegates were provided with information to assist with their determination of the merits of the amendment.

However, at the conclusion of the hearing the delegates determined to adjourn the hearing and their decision pending the outcome of any modification to the urban growth boundary. This letter responds to both your earlier letter to the owners and to the direction of the delegates at the TPC hearing.

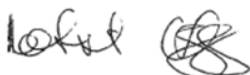
It is Council's opinion that the planning merits have been established during the assessment of the rezoning application and that such matters were provided to the TPC delegates. These include references to Council's recently endorsed Sorell Land Supply Strategy 2017, by

Echelon planning consultants, which provides clear strategic planning for the municipality and which supports this rezoning application. Attached is a map of the property in question.

Council continues to support the rezoning application and consequently requests that you give consideration to modifying the Southern Tasmania Regional Land Use Strategy, limited to the modification to the urban growth boundary to facilitate the continuation of the assessment by the TPC delegates on the rezoning application for the property at 56 – 62 Forcett Street, Sorell.

If you have any further queries regarding this letter please do not hesitate to contact John Molnar on ☎ 6269 0000.

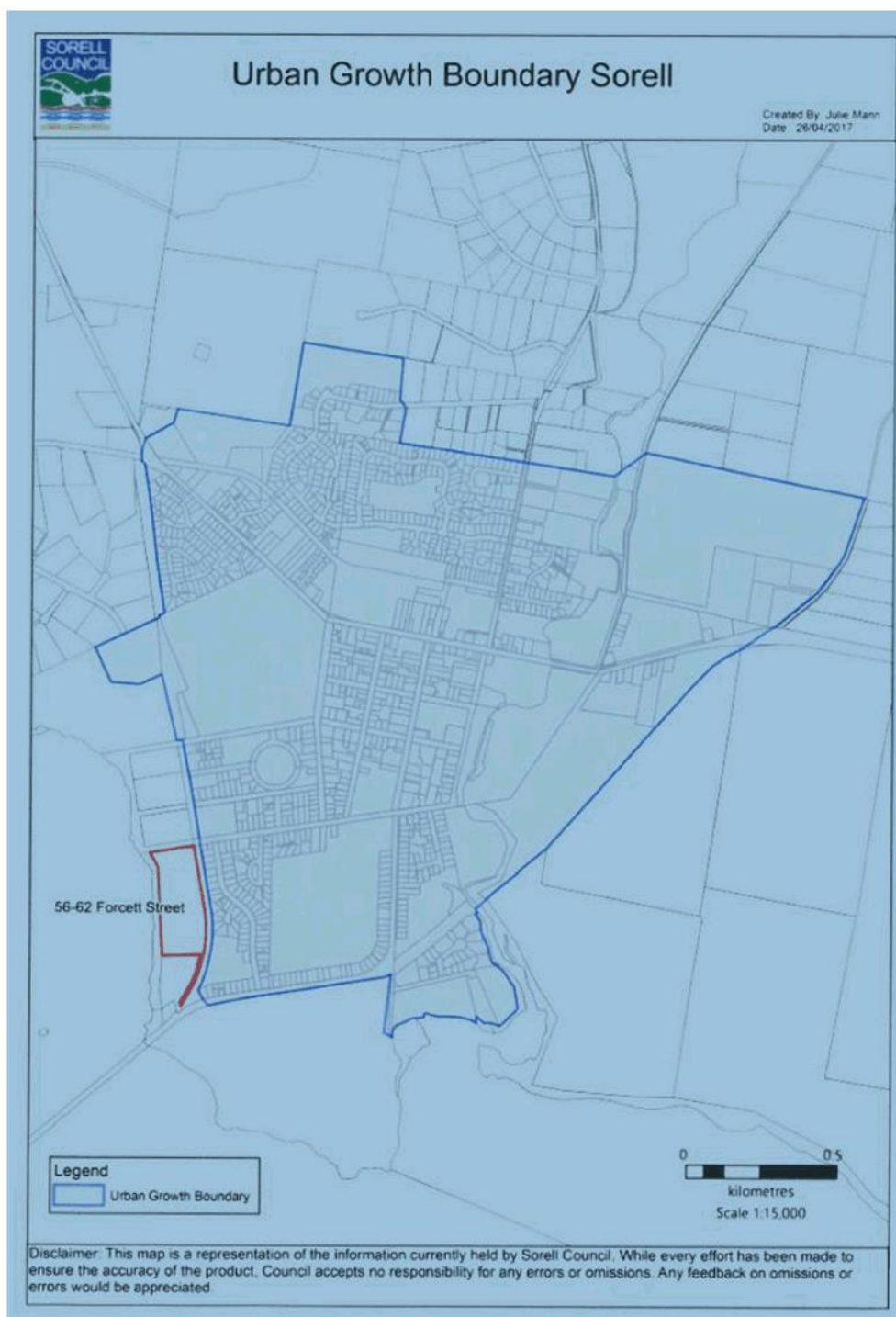
Yours sincerely,



**Robert Higgins**  
**GENERAL MANAGER**

Cc: Brian Risby  
Manager Planning Policy Unit  
Department of Justice  
Level 4B, 144 Macquarie Street  
HOBART TAS 70001

Cc: Jacqui Blowfield  
IreneInc Planning  
49 Tasma Street  
NORTH HOBART TAS 7000



## Southern Tasmania Regional Land Use Strategy

### Implementation Statement

The *Land Use Planning and Approvals Act 1993* (the Act) sets out how the Strategy is to be implemented through planning schemes, which includes the following:

- amendments made to planning schemes approved under section 29 of the former provisions of the Act;
- amendments made to interim planning schemes declared or made under the former provisions of the Act; and
- Local Provision Schedules prepared under Part 3A of the Act, and amendments to approved Local Provisions Schedules made under Part 3B of the Act.

This Strategy applies to Local Provisions Schedules, excluding the Regional Policies contained in sections 5.5, 6.5, 7.5, 8.4, 9.3, 10.5, 11.5, 12.5, 13.5, 14.5, 15.3, 16.5, 17.5, 18.6 and 19.7 in Part C of this Strategy. These Regional Policies are substituted by the Regional Policies contained in the Tasmanian Planning Scheme Addendum for:

- Local Provision Schedules prepared under Part 3A of the Act; and
- amendments to approved Local Provisions Schedules made under Part 3B of the Act

The Regional Policies contained in the Tasmanian Planning Scheme Addendum do not apply to:

- amendments made to planning schemes approved under section 29 of the former provisions of the Act; and
- amendments made to interim planning schemes declared or made under the former provisions of the Act.

**GOVERNANCE COMMITTEE**

**11. Questions On Notice - Procedures**

**File Ref: F18/5306**

Ref: Open [GC 6.1](#), 30/01/2018

That: 1. The Council endorse the following parameters in defining the nature of a Question on Notice:

- (i) Where a Question on Notice may be submitted under r 30 of the Local Government (Meeting Procedures) Regulations 2015, the definition of the term “question” is the same as that adopted by the Council at its meeting on 4 December 2017, in respect to Questions Without Notice, ie:

“The purpose of a question on notice is to obtain information of a factual nature which requires minimal research or investigation. Any matter which requires detailed research, investigation, interpretation, and analysis and/or officer advice for Council’s consideration, should be dealt with by a Notice of Motion, and will not be accepted by the General Manager as a question on notice.

2. The following framework for dealing with Questions on Notice lodged under r 30 of the Local Government (Meeting Procedures) Regulations 2015, be adopted:

- (i) Questions are to be lodged with the General Manager at least seven clear days prior to an ordinary meeting of the Council or a Council committee, as provided under r 30 (1) of the Local Government (Meeting Procedures) Regulations 2015.
- (ii) Questions which relate to another item which is listed on the same agenda of a Council or Council committee meeting will not be accepted by the General Manager.
- (iii) The General Manager will refuse to accept a question on notice for a Council committee if the subject matter does not relate to the Terms of Reference of the committee.
- (iv) In placing a question on the relevant agenda, the General Manager is to determine whether the subject matter necessitates placement on either the open or closed portion of the meeting, in consideration of r 15 of the Local Government (Meeting Procedures) Regulations 2015.
- (v) The General Manager may refuse a request to place a question on an agenda if it has been previously asked, is unclear, defamatory or improper, in which case the Alderman submitting the question will be notified accordingly.

- (vi) Where it has not been possible to prepare a response to a question for inclusion on the relevant agenda, the General Manager will note this accordingly on the agenda and provide advice as to the timing of the response.
- (vii) The chairman of a meeting may permit debate of a question on notice, or its response, and may accept amendments including requests for further information.

## **12. Councillor Allowances - Issues Paper**

**File Ref: F18/5860**

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Ref: Open [GC 6.2](#), 30/01/2018

- That
1. The Council provide a submission in response to the Board of Inquiry's review of allowances paid to Local Government Councillors specifically addressing the following:
    - a) The Board's review would benefit from including member(s) with Local Government experience
    - b) Appropriate recognition for superannuation within the quantum of the allowance.
    - c) Introduction of a loading in recognition of the workload associated with Hobart's capital city status.
    - d) Concept of sitting fees be explored by the Board (in line with Perth and Darwin)
    - e) Consideration be given to incentivising ongoing learning by Aldermen.
    - f) Deputy Lord Mayor receive the Lord Mayor's allowance when acting in the role of Lord Mayor for an extended period, for example greater than seven days.
  2. In the event the Council wishes to provide an oral submission to the Board of Inquiry, nominations be sought from interested Aldermen.

**13. Appointment of Acting General Manager**  
**File Ref: F18/6308; S11-002-01**

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Ref: Open [GC 6.3](#), 30/01/2018

That the Deputy General Manager be appointed to act in the office of the General Manager during every absence of the General Manager for a term of five years pursuant to s61B(4) of the Local Government Act 1993.

**14. Hobart City Deal**  
**Heads of Agreement**  
**File Ref: F18/6646**

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Ref: Open [GC 6.4](#), 30/01/2018

- That
1. The Heads of Agreement for a Hobart City Deal marked as Attachment A to Item 6.4 on the Open Governance Committee meeting agenda of 30 January 2018 be noted.
  2. The General Manager be authorised to:
    - (i) participate in officer discussions on the formation of a City Deal for Hobart, including the scoping of a Greater Hobart Act; and
    - (ii) provide regular reports to the Council on these matters, including the implications on Council resources and priorities.
  3. The Acting Lord Mayor write an appropriate letter to the Prime Minister acknowledging the Hobart City Deal and the commitment of the Council to make a contribution to the Deal. A copy of the letter also be forwarded to the federal MHA's for Denison and Franklin as well as all Tasmanian Federal Senators.

<b>SPECIAL REPORT – GENERAL MANAGER</b>
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**15. Finance and Governance Committee - Terms of Reference**  
**File Ref: F18/9398**

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Report of the Deputy General Manager of 31 January 2018 and attachments.

Delegation: Council



City of **HOBART**

## **MEMORANDUM: COUNCIL**

### **Finance and Governance Committee - Terms of Reference**

At its meeting on 22 January 2018, the Council resolved to establish a new Finance and Governance Committee, pursuant to section 23 of the Local Government Act 1993.

- The new committee represents an amalgamation of two former committees – (Finance Committee and Governance Committee)
- The Council also resolved that the new committee comprise all membership of the former committees and be co-chaired by the two former Chairmen, Alderman Ruzicka and Alderman Thomas.

In order to complete establishment of the new committee, draft Terms of Reference are attached for Council consideration and approval.

In line with previous advice and the Council's discussion on the matter, the draft Terms of Reference represent a simple amalgamation of the functions of the two previous committees, with the following exceptions:

- Strategic Planning has been transferred to Community, Culture and Events Committee, in line with the recent relocation of this function in the organisation
- Community Engagement has been transferred Economic Development and Communications Committee, where arguably it should have been located previously
- The ten year new asset projects program, which comprises projects relevant to all committee functions, would be dealt with by a meeting of Joint Committees, as occurs currently for the Annual Estimates.

Also attached to this memorandum is a revised Council and Committee Meeting Schedule, reflecting the meeting dates for the new committee in the old Finance Committee timeslot.

- As requested by Council the former Governance meeting time has been designated a time for potential Council Workshops.

As part of its consideration of this matter on 22 January, the Council also resolved that a report be prepared on the possible amalgamation of the Community, Culture and Events and Economic Development and Communications Committees. While I had intended that this report be provided to the Council meeting on 5 February 2018, due to their leave of absence, I have not been able to speak with both of the Chairmen of those committees as yet.

- This report will be provided to the next Council meeting on 19 February 2018.

## **RECOMMENDATION**

***That:***

- 1. The Council approve the Terms of Reference for the new Finance and Governance Committee as at Attachment A to this report and amended Terms of Reference for the Community, Culture and Events and Economic Development and Communications Committees as Attachments B and C to this report.***
- 2. The Council approve the .revised Council and Committee Meeting Schedule – 2018 as at Attachment D to this report.***

*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.*



Heather Salisbury  
**DEPUTY GENERAL MANAGER**

Date: 31 January 2018  
File Reference: F18/9398

Attachment A:	Finance and Governance - Terms of Reference ↓
Attachment B:	Community Culture and Events Committee - Terms of Reference ↓
Attachment C:	Economic Development and Communications Committee - Terms of Reference ↓
Attachment D:	Meeting Schedule Amended Plan 2018 ↓

## HOBART CITY COUNCIL – Delegations Register

**TERMS OF REFERENCE****Finance and Governance Committee**

*The Finance and Governance Committee is established by the Council pursuant to Section 23 of the Local Government Act 1993, to assist the Council in carrying out its functions.*

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**1. Membership**

- 1.1. Membership of the Committee is in accordance with the resolution passed by the Council at its meeting on 22 January 2018, being seven (7) Aldermen. The current members of both the Finance and the Governance Committees will form the new committee, until the next quadrennial local government election to be held in October 2018.
- 1.2. These terms of reference are valid until the next quadrennial local government election. Where a resignation may be accepted by the Council, or an Alderman may be removed by resolution of the Council, the Council will appoint an Alderman to fill the vacant position.
- 1.3. In the event of a vacancy occurring at a meeting, the Committee may co-opt another Alderman who is not a committee member to fill the vacancy pursuant to Section 23 (2) of the *Local Government Act 1993*, Regulation 10 (4) of the *Local Government (Meeting Procedures) Regulations 2015* and in accordance with Council Policy "Council and Council Committees – Meetings: Procedures and Guidelines".

**2. Appointment of Chairmen**

- 2.1. In accordance with the resolution passed by the Council at its meeting on 22 January 2018, the Finance and Governance Committee will be co-chaired by the sitting Chairmen of the Finance Committee and the Governance Committee, with each Chairman to be responsible for matters relating to finance and governance, respectively. This arrangement will continue until the next quadrennial local government election in October 2018.
- 2.2. Where an appointed chairman may be absent from a Council committee meeting, the provisions of Council Policy "Council and Council Committees – Meetings: Procedures and Guidelines" and Regulation 10 (4) of the *Local Government (Meeting Procedures) Regulations 2015*, apply to appointing the chairman for the meeting.

cont.../

## HOBART CITY COUNCIL – Delegations Register



Continued

**3. Quorum**

- 3.1 A quorum is a simple majority obtained by the attendance of a majority of the membership of the Committee.
- 3.2 In accordance with Council Policy “Council and Council Committees – Meetings: Procedures and Guidelines”, an Alderman who is not a member of a committee, who is in attendance at a Council committee meeting, will be an ex-officio member of that committee for that meeting for the purpose of establishing and maintaining a quorum at that meeting.

**4. Conduct of Meetings**

- 4.1 Meetings are conducted in accordance with the Provisions of the *Local Government Act 1993*, *Local Government (Meeting Procedures) Regulations 2015* and Council Policy “Council and Council Committees – Meetings: Procedures and Guidelines”.

**5. Frequency and Location of Meetings**

- 5.1 Meetings of the Committee are conducted monthly in the Lady Osborne Room at the Town Hall on those dates as adopted by the Council as part of its annual [schedule of meetings](#).
- 5.2 Both ordinary and special meetings are advertised in The Mercury newspaper, in accordance with Regulation 7 of the *Local Government (Meeting Procedures) Regulations 2015*.
- 5.3 Meetings are open to the public, except when the meeting is closed pursuant to Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

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**HOBART CITY COUNCIL – Delegations Register**Continued**6. Committee Functions****Finance**

- 6.1 To consider and make recommendations to the Council in respect to the following matters:
- (i) Long Term Financial Planning.
  - (ii) Corporate Property Management.
  - (iii) Review of the financial arrangements and impact of any strategic property management decisions taken by the appropriate Council Committee.
  - (iv) Financial Services including:
    - (a) annual plans;
    - (b) annual carry forwards;
    - (c) quarterly budget review
  - (v) Parking Operations including:
    - (a) on and off street parking; and
    - (b) parking enforcement.
  - (vi) Write off of debts.
  - (vii) Insurance.

**Governance**

- 6.2 To consider and make recommendations to the Council in respect to the following matters:
- (i) Matters pertaining to organisational development and policy issues including:
    - (a) annual review of the Council Policy Manual and Delegations Register; and
    - (b) consideration of the proposed meeting schedule for Council and Council Committees.
  - (ii) Matters which are the subject of consideration between the Council, other local government entities or the State or Federal governments.
  - (iii) Matters relating to support to Aldermen and Council's governance framework.

## HOBART CITY COUNCIL – Delegations Register

Continued

- (iv) Corporate Services
  - (v) Customer services.
  - (vi) Consideration of matters not falling within the terms of reference of other Council committees.
- 6.3 Functions primarily within the responsibility of the committee pertaining to:
- (i) Asset management;
  - (ii) Fees and charges;
  - (iii) Financial Planning, performance and budget;
  - (iv) Projects;
  - (v) Rating;
  - (vi) Investment Management;
  - (vii) Debt Management;
  - (viii) Community consultation;
  - (ix) Grants;
  - (x) Management of property under the functional auspice of the committee including buying, selling, acquiring and leasing of land or buildings and the ongoing use and maintenance of land and buildings;
  - (xi) Receiving/considering reports from special committees, sub-committees or other groups; other than the Risk and Audit Panel;
  - (xii) Legislation, by-laws or new documents; and
  - (xiii) Tenders and contracts in accordance with Council delegation.

**Note:**

The Council, at its meeting held on 27 August 2012, acknowledged that an Alderman may call in any delegated matter, including development applications, before the matter is determined under delegated authority by either a Council committee or a Council officer, provided there is sufficient statutory time to do so.

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## HOBART CITY COUNCIL – Delegations Register

Continued**7. Committee Delegations**

- 7.1 As provided under delegated authority from the Council pursuant to Section 22 of the *Local Government Act 1993*, to determine issues relating to the following matters:
- (i) the power to expend monies on Council's behalf as Delegation Classification 2 items in the Council's Annual Plan;
  - (ii) determination of matters falling within the Committee's Terms of Reference, for which a Council officer has been delegated authority, where such officer chooses not to exercise such authority;
  - (iii) remission of rates in accordance with Section 129 of the *Local Government Act 1993* and Council Policy No. 4-04-07;
  - (iv) leases:
    - (a) to approve the renewal of existing leases; and
    - (b) re-leasing previously leased property.
  - (v) interim assessments – to approve the issue of interim assessments pursuant to section 50 of the *Valuation of Land Act 2001*;
  - (vi) writing off debts of amounts in excess of \$5,000, and up to \$10,000 in accordance with section 76 (1) and (2) of the *Local Government Act 1993*;
  - (vii) determining applications for advertising rights in car parks and setting conditions and rental;
  - (viii) the full payment or rollover (in full or part) of existing interest only loans, on maturity.
  - (x) to determine requests for review of decisions made by the Manager Parking Operations, in accordance with Council Policy No. 4-03-02, in respect to applications from voluntary organisations for parking meter or off-street parking concessions.
  - (xi) Receiving reports from Council representatives on external bodies and other bodies as determined by Council.

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## HOBART CITY COUNCIL – Delegations Register



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**8. Review of Terms of Reference**

8.1 The Terms of Reference for Council committees are reviewed following each quadrennial election, and mid-term into the four year period of office of the Council.

**9. View ([Agendas and minutes for the Committee.](#))**

**10. Last Updated:**



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#### TERMS OF REFERENCE

##### **Community, Culture and Events Committee**

The Community Culture and Events Committee is established by the Council pursuant to Section 23 of the *Local Government Act 1993*, to assist the Council in carrying out its functions.

#### **1. Membership**

- 1.1. Membership of the Committee is in accordance with the resolution passed by the Council at its meeting on 9 November 2009, being five (5) Aldermen.
- 1.2. Following each quadrennial election, Aldermen are appointed to the Committee by the Council. A mid-term review of the Committee membership and Terms of Reference will be undertaken in November 2016. Where a resignation may be accepted by the Council or an Alderman may be removed by resolution of the Council, the Council will appoint an Alderman to fill the vacant position.
- 1.3. In the event of a vacancy occurring at a meeting, the Committee may co-opt another Alderman to fill the vacancy pursuant to Section 23 (2) of the *Local Government Act 1993*, Regulation 10 (4) of the *Local Government (Meeting Procedures) Regulations 2005* and in accordance with Council Policy "Council and Council Committees – Meetings: Procedures and Guidelines".

#### **2. Appointment of Chairman**

- 2.1. In accordance with the Regulation 10 (3) (a) of the *Local Government (Meeting Procedures) Regulations 2005*, and Council Policy "Council and Council Committees – Meetings: Procedures and Guidelines", the election of the chairman of each of the Council's committees is reserved to the Council.
- 2.2. Where an appointed chairman may be absent from a Council committee meeting, the provisions of Council Policy "Council and Council Committees – Meetings: Procedures and Guidelines" and Regulation 10 (4) of the *Local Government (Meeting Procedures) Regulations 2005*, apply to appointing the chairman for the meeting.



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3. Quorum
- 3.1

A quorum is a simple majority obtained by the attendance of a majority of the membership of the Committee.
- 3.2

In accordance with Council Policy “Council and Council Committees – Meetings: Procedures and Guidelines”, ~~unless already an appointed member, an Alderman who is in attendance at a Council committee meeting will be an ex-officio member of that committee for that meeting for the purpose of establishing and maintaining a quorum at that meeting the Lord Mayor or in their absence the Deputy Lord Mayor is an “ex-officio” member of all committees, except where they are an appointed member of that committee, for the purpose of establishing and maintaining a quorum, where the required number of committee members needed to maintain a quorum is deficient.~~
4. Conduct of Meetings
- 4.1.

Meetings are conducted in accordance with the Provisions of the *Local Government Act 1993*, *Local Government (Meeting Procedures) Regulations 2005* and Council Policy “Council and Council Committees – Meetings: Procedures and Guidelines”.
5. Frequency and Location of Meetings
- 5.1.

Meetings of the Committee are conducted monthly in the Lady Osborne Room at the Town Hall on those dates as adopted by the Council as part of its annual [schedule of meetings](#).
- 5.2.

Meetings are also advertised in The Mercury newspaper, in accordance with Regulation 7 of the *Local Government (Meeting Procedures) Regulations 2005*, a minimum of four (4) days and a maximum of fourteen (14) days prior to the scheduled date of the meeting.
- 5.3.

Where special meetings may be convened, these are advertised a minimum of two (2) days prior to the meeting date.
- 5.4.

Meetings are open to the public, except when the meeting is closed pursuant to Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2005*.



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#### 6. Committee Functions

6.1 To consider and make recommendations to the Council in respect to the following matters:

- (i) Community Inclusion including:
  - (a) community development policy and management/social inclusion;
  - (b) youth programs;
  - (c) community safety/drug and alcohol programs;
  - (d) DDA Coordination;
  - (e) aged services; and
  - (f) affordable housing strategies.
- (ii) Cultural Development including public art.
- (iii) Community, Cultural and major event grants.
- (iv) International relationships with community and cultural linkages.
- (v) Events including:
  - (a) markets, including Salamanca Market;
  - (b) festivals and major events, including the Taste Festival

#### (vi) Strategic Planning

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6.2 Functions primarily within the responsibility of the committee pertaining to:

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- (i) Asset management;
- (ii) Fees and charges;
- (iii) Budgets and financial reporting;
- (iv) Projects;
- (v) Community consultation;
- (vi) Grants;



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- (vii) Management of property under the functional auspice of the committee, including buying, selling, acquiring and leasing of land or buildings and the ongoing use and maintenance of land and buildings;

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- (viii) Receiving/considering reports from special committees, sub-committees or other groups; other than the Audit Panel;
- (ix) Legislation, by-laws or new documents; and
- (x) Tenders and contracts in accordance with Council delegation.

#### **Note:**

The Council, at its meeting held on 27 August 2012, acknowledged that an Alderman may call in any delegated matter, including development applications, before the matter is determined under delegated authority by either a Council committee or a Council officer, provided there is sufficient statutory time to do so.

#### **7. Committee Delegations**

7.1 As provided under delegated authority from the Council pursuant to Section 22 of the *Local Government Act 1993*, to determine issues relating to the following matters:

- (i) the power to expend monies on Council's behalf as Delegation Classification 2 items in the Council's Annual Plan;
- (ii) determination of matters falling within the Committee's Terms of Reference, for which a Council officer has been delegated authority, where such officer chooses not to exercise such authority;
- (iii) to approve with or without conditions the use of council facilities for special functions; and
- (iv) to determine applications for community and cultural development grants and assistance in accordance with Council Policy No. 4-02-11.

#### **8. Review of Terms of Reference**

8.1 The Terms of Reference for Council committees are reviewed following each quadrennial election, and mid-term into the four year period of office of the Council.

#### **9. View ([Agendas and minutes for the Committee.](#))**

#### **10. Last Updated:**



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## HOBART CITY COUNCIL – Delegations Register

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#### TERMS OF REFERENCE

##### **Economic Development and Communications Committee**

*The Economic Development and Communications Committee is established by the Council pursuant to Section 23 of the Local Government Act 1993, to assist the Council in carrying out its functions.*

#### **1. Membership**

- 1.1. Membership of the Committee is in accordance with the resolution passed by the Council at its meeting on 9 November 2009, being five (5) Aldermen.
- 1.2. Following each quadrennial election, Aldermen are appointed to the Committee by the Council. A mid-term review of the Committee membership and Terms of Reference will be undertaken in November 2016. Where a resignation may be accepted by the Council or an Alderman may be removed by resolution of the Council, the Council will appoint an Alderman to fill the vacant position.
- 1.3. In the event of a vacancy occurring at a meeting, the Committee may co-opt another Alderman to fill the vacancy pursuant to Section 23 (2) of the *Local Government Act 1993*, Regulation 10 (4) of the *Local Government (Meeting Procedures) Regulations 2005* and in accordance with Council Policy "Council and Council Committees – Meetings: Procedures and Guidelines".

#### **2. Appointment of Chairman**

- 2.1. In accordance with the Regulation 10 (3) (a) of the *Local Government (Meeting Procedures) Regulations 2005*, and Council Policy "Council and Council Committees – Meetings: Procedures and Guidelines", the election of the chairman of each of the Council's committees is reserved to the Council.
- 2.2. Where an appointed chairman may be absent from a Council committee meeting, the provisions of Council Policy "Council and Council Committees – Meetings: Procedures and Guidelines" and Regulation 10 (4) of the *Local Government (Meeting Procedures) Regulations 2005*, apply to appointing the chairman for the meeting.



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#### 3. Quorum

- 3.1 A quorum is a simple majority obtained by the attendance of a majority of the membership of the Committee.
- 3.2 In accordance with Council Policy "Council and Council Committees – Meetings: Procedures and Guidelines", ~~unless already an appointed member, an Alderman who is in attendance at a Council committee meeting will be an ex-officio member of that committee for that meeting for the purpose of establishing and maintaining a quorum at that meeting the Lord Mayor or in their absence the Deputy Lord Mayor is an "ex-officio" member of all committees, except where they are an appointed member of that committee, for the purpose of establishing and maintaining a quorum, where the required number of committee members needed to maintain a quorum is deficient.~~

#### 4. Conduct of Meetings

- 4.1 Meetings are conducted in accordance with the Provisions of the *Local Government Act 1993*, *Local Government (Meeting Procedures) Regulations 2005* and Council Policy "Council and Council Committees – Meetings: Procedures and Guidelines".

#### 5. Frequency and Location of Meetings

- 5.1 Meetings of the Committee are conducted monthly in the Lady Osborne Room at the Town Hall on those dates as adopted by the Council as part of its annual [schedule of meetings](#).
- 5.2 Meetings are also advertised in The Mercury newspaper, in accordance with Regulation 7 of the *Local Government (Meeting Procedures) Regulations 2005*, a minimum of four (4) days and a maximum of fourteen (14) days prior to the scheduled date of the meeting.
- 5.3 Where special meetings may be convened, these are advertised a minimum of two (2) days prior to the meeting date.
- 5.4 Meetings are open to the public, except when the meeting is closed pursuant to Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2005*.



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#### 6. Committee Functions

- 6.1 To consider and make recommendations to the Council in respect to the following matters:
- (i) Economic Development
  - (ii) City Marketing and Communications
  - ~~(iii)~~ Tourism including the Travel and Information Centre
  - (iv) Business Facilitation
  - (v) International Relationships
  - (vi) Community engagement

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#### **Note:**

The Council, at its meeting held on 27 August 2012, acknowledged that an Alderman may call in any delegated matter, including development applications, before the matter is determined under delegated authority by either a Council committee or a Council officer, provided there is sufficient statutory time to do so.

#### 7. Committee Delegations

- 7.1 As provided under delegated authority from the Council pursuant to Section 22 of the *Local Government Act 1993*, to determine issues relating to the following matters:
- (i) the power to expend monies on Council's behalf as Delegation Classification 2 items in the Council's Annual Plan;
  - (ii) determination of matters falling within the Committee's Terms of Reference, for which a Council officer has been delegated authority, where such officer chooses not to exercise such authority;
  - ~~(iviii)~~ to determine applications for Events and Marketing grants and assistance in accordance with Council Policy No. 4-02-11.



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#### 8. Review of Terms of Reference

- 8.1 The Terms of Reference for Council committees are reviewed following each quadrennial election, and mid-term into the four year period of office of the Council.

#### 9. View ([Agendas and minutes for the Committee.](#))

#### 10. Last Updated:

**HOBART CITY COUNCIL - COUNCIL AND COMMITTEE MEETING SCHEDULE - 2018**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
RISK AND AUDIT PANEL 4.00 pm			6	18		5		7		23		4
CITY PLANNING 5.00pm	15	13 (Tue)	13 (Tue)	16	14	12 (Tue)	16	13	10	15	12	10
	29	26	26	30	28	25	30	27	24	29	26	
COMMUNITY, CULTURE AND EVENTS 5.00 pm	10	7	7	11	9	6	11	8	5	10	7	5
FINANCE AND GOVERNANCE 5.00 pm		14 (Wed)	14 (Wed)	17	15	13 (Wed)	17	14	11	16	13	11
CITY INFRASTRUCTURE 5.00 pm	24	21	21	26 (Thurs)	23	20	25	22	19	24	21	12
ECONOMIC DEVELOPMENT AND COMMUNICATIONS 5.00 pm	25	22	22	19	24	21	26	23	20	31 (Wed)	22	13
PARKS AND RECREATION 5.00 pm	11	8	8	12	10	7	12	9	6	11	8	6
COUNCIL WORKSHOPS 5.00 pm	As required		27-Feb	27-Mar	1	29-May	3	31-Jul	28-Aug	2	30-Oct	27-Nov
BATTERY POINT ADVISORY 1.00 pm	As required											
OPEN COUNCIL MEETINGS 5.00 pm Closed meetings to convene at the conclusion of the Open meeting.		5	5	9	7	4	9	6	3	8	5	3
	22	19	19*	23	21	18*	23	20	17*	22	19	17

Annual General Meeting - 7.30 pm - 19 November 2018

\* Denotes a 3 week cycle to the next Council meeting

<b>RISK AUDIT PANEL</b> Mr David Hudson (Independent Chairman) Alderman Jeff Briscoe Alderman Damon Thomas Alison Flakemore (Independent Member) Joss Fenton (Independent Member) EO Community Development: Paula Gudgeon ph: 6238 2758	<b>COMMUNITY, CULTURE AND EVENTS</b> Alderman Bill Harvey (Chairman) Alderman Marti Zucco Alderman Peter Sexton Alderman Philip Cooker Alderman Damon Thomas Council Support Officer: Stuart Pockett ph: 6238 2734	<b>CITY PLANNING</b> Alderman Jeff Briscoe (Chairman) Alderman Eva Ruzicka Alderman Helen Burnet Alderman Tanya Denison Council Support Officer: Belinda Herbert ph: 6238 2721	<b>FINANCE AND GOVERNANCE</b> Alderman Eva Ruzicka (Joint Chairman) Alderman Damon Thomas (Joint Chairman) Deputy Lord Mayor Alderman Ron Christie Alderman Marti Zucco Alderman Peter Sexton Alderman Philip Cooker Alderman Anna Reynolds Council Support Officer: Stuart Pockett ph: 6238 2734
<b>CITY INFRASTRUCTURE</b> Alderman Helen Burnet (Chairman) Deputy Lord Mayor Alderman Ron Christie Alderman Anna Reynolds Alderman Tanya Denison Alderman Bill Harvey Council Support Officer: Belinda Herbert ph: 6238 2721	<b>ECONOMIC DEVELOPMENT AND COMMUNICATIONS</b> Alderman Philip Cooker (Chairman) Alderman Marti Zucco Alderman Eva Ruzicka Alderman Damon Thomas Alderman Tanya Denison Council Support Officer: Stuart Pockett ph: 6238 2734	<b>PARKS AND RECREATION</b> Alderman Anna Reynolds (Chairman) Alderman Jeff Briscoe Alderman Eva Ruzicka Alderman Peter Sexton Alderman Bill Harvey Council Support Officer: Belinda Herbert ph: 6238 2721	

## **16. CLOSED PORTION OF THE MEETING**

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The following items were discussed:-

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