



# CITY OF HOBART MINUTES

OPEN PORTION  
MONDAY, 22 FEBRUARY 2021  
AT 5:00 PM  
COUNCIL CHAMBER, TOWN HALL

This meeting of the Council was conducted in accordance with a Notice issued by the Premier on 3 April 2020 under section 18 of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*.



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## **ORDER OF BUSINESS**

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**PRESENT:**

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

**APOLOGIES:**

Nil.

**LEAVE OF ABSENCE:**

Councillor J Ewin.

Alderman Sexton retired from the meeting at 6.38pm and was not present for items 12 to 18 inclusive.

Alderman Behrakis left the meeting at 6.41pm, returning at 6.43pm and did not vote on item 12.

Councillor Sherlock left the meeting at 5.09pm, returning at 5.14pm.

## **1. CONFIRMATION OF MINUTES**

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The Chairman reports that she has perused the minutes of the meeting of the Open Portion of the Council meeting held on [Tuesday, 9 February 2021](#), finds them to be a true record and recommends that they be taken as read and signed as a correct record.

BURNET  
DUTTA

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Sexton  
Thomas  
Harvey  
Behrakis  
Dutta  
Sherlock  
Coats

The minutes were signed.

## **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*?

No items were transferred.

## **3. COMMUNICATION FROM THE CHAIRMAN**

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No communication was received.

## **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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No questions were received.

## **6. PETITIONS**

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### **6.1 Petition - Dynnryne Road - Resealing File Ref: 16/119**

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The General Manager tabled a petition from residents of Dynnryne Road requesting the Council undertake immediate remedial work on Dynnryne Road to rectify problems with the resealing of the road.

There were 20 signatories to the petition.

BURNET  
ZUCCO

That the petition be received and noted and referred to the appropriate Committee.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Sexton  
Thomas  
Harvey  
Behrakis  
Dutta  
Sherlock  
Coats

**Attachment**

- A. Petition - Dynnryne Road Residents - Dynnryne Road Resealing ⇒



**7. CONSIDERATION OF SUPPLEMENTARY ITEMS**

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*.

No supplementary items were received.

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

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

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

No interest was indicated.

## REPORTS OF COMMITTEES

### CITY PLANNING COMMITTEE

#### 9. COUNCIL ACTING AS PLANNING AUTHORITY

In accordance with the provisions of Part 2 Regulation 25 of the *Local Government (Meeting Procedures) Regulations 2015*, the intention of the 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 35 Melville Street, Hobart - Partial Demolition, Alterations, Extension, Signage and Change of Use to Hotel Industry PLN-20-723 - File Ref: F21/10691

Ref: Open [CPC 7.1.1](#), 15/02/2021  
Application Expiry Date: 23 February 2021

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations, extension, signage and change of use to hotel industry at 35 Melville Street, Hobart for the reasons outlined in the officer's report attached to item 7.1.1 of the Open City Planning Committee agenda of 15 February 2021 and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-20-723- 35 MELVILLE STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 6

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

Monday - Thursday		Friday - Sunday
Garden	10:00am – 10:00pm	11:00am – 10:00pm
Lounge:	5:00pm – 12:00am	1:00pm – 12:00am

Reason for condition

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

ENG 12

A construction waste management plan must be implemented throughout construction.

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

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

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

Reason for condition

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



ENG sw1

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

*Advice:*

*Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property.*

Reason for condition

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

ENG 13

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

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

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

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

Reason for condition

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

ENG tr2

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

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

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

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

Reason for condition

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

ENG 3a

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

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

Reason for condition

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

ENG 3b

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

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

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

Reason for condition

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

### ENG 3c

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

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

#### *Advice:*

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

#### Reason for condition

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

### ENG 5

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

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

#### Reason for condition

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

### ENG 6

The minimum number of bicycle parking spaces approved on the site, for use is sixteen (16). All sixteen (16) bicycle parking spaces must be provided prior to the commencement of use.

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

*Advice:*

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

Reason for condition

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

ENG 9

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

Reason for condition

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

ENG 1

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

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

A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

#### Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

#### ENV 1

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilized or re-vegetated.

#### *Advice:*

*For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click [here](#).*

#### Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

## HER 11

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

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

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

### *Advice:*

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

### Reason for condition

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

## HER 6

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

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

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

Reason for condition

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

HER 17a

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

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

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



#### Reason for condition

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

#### HER 20

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

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

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

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

#### Reason for condition

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

### HER s3

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

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

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

Reason for condition:

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

### ENVHE 1

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

Reason for condition

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

### ADVICE

Contact details:

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

### ADVICE

Landscape screening:

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

## ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's [website](#) for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

## CONDITION ENDORSEMENT PLANNING

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

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

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

## BUILDING PERMIT

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

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

## PLUMBING PERMIT

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

## GENERAL EXEMPTION (TEMPORARY) PARKING PERMITS

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

## PLANNING

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

## STORMWATER

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

## CBD AND HIGH VOLUME FOOTPATH CLOSURES

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

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

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

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

## WORK PLACE HEALTH AND SAFETY

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

## WASTE DISPOSAL

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

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

## FEES AND CHARGES

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

## DIAL BEFORE YOU DIG

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

BURNET  
SHERLOCK

That the recommendation be adopted.

## MOTION CARRIED

### VOTING RECORD

#### AYES

Zucco  
Briscoe  
Sexton  
Thomas  
Harvey  
Behrakis  
Sherlock  
Coats

#### NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Dutta

**9.2 14 Goulburn Street, Hobart - Signage and Fencing  
PLN-20-717 - File Ref: F21/13487**

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Ref: Special Open [CPC 3.1.1](#), 22/02/2021

Application Expiry Date: 27 February 2021

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Signage and Fencing, at 14 Goulburn Street, Hobart because the proposal satisfies the provisions of the Scheme, particularly clauses E6.7.5 P1 and E13.7.2 P5, and a permit containing the following conditions be issued:

The following conditions and restrictions apply to this permit:

The use/development of the land for the purpose of Signage and Fencing subject to the following conditions and restrictions.

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-20-717 - 14 GOULBURN STREET HOBART TAS 7000 - Final Planning Documents, except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG 5

The number of parking spaces approved on the site for use is two (2).

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

Cars parked in the spaces must be fully contained within the property boundary.

All works required by this condition must be carried out no later than three months from the date of this permit.

*Advice:*

*Any large car would extend beyond the property boundary and may be subject to an infringement notice.*

Reason for condition

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

ENG 13

The front fencing and gate at 14 Goulburn Street must allow adequate sight distance between user vehicles and pedestrians.

Amended drawings must be submitted and approved, prior to the commencement of use. The amended drawing must demonstrate how the fence either side of the driveway/s provides for adequate sight distance between user vehicles and pedestrians by one of the following methods:

1. Compliance with Australian/NZ Standard, Parking facilities Part 1: Off-street car parking AS/NZS 2890.1: 2004 Fig 3.3;
2. Increasing the transparency of fencing for at least 1m on each side of driveway/s so that those sections of fencing are largely transparent; or

All work required by this condition must be undertaken in accordance with the approved drawings. All works required by this condition must be carried out no later than three months from the date of this permit.

Reason for condition

To ensure the safety of vehicles entering and leaving the development and of pedestrians and traffic in the vicinity.

ENG s1

The proposed sign must be wholly located within the 14 Goulburn Street title boundaries.

Reason for condition

To clarify the Scope of the Permit, and in the interests of public safety and amenity.

HARVEY  
THOMAS

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Reynolds	Deputy Lord Mayor Burnet
Zucco	Dutta
Briscoe	
Sexton	
Thomas	
Harvey	
Behrakis	
Sherlock	
Coats	

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

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Ref: Open [CPC 8.3](#), 15/02/2021

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

1. During the period 1 January 2021 to 31 January 2021, 41 building permits were issued to the value of \$6,878,390 which included:
  - (i) 21 for Extensions/Alterations to Dwellings to the value of \$3,584,000;
  - (ii) 9 New Dwellings to the value of \$3,508,390; and
  - (iii) No Major Projects.
2. During the period 1 January 2021 to 31 January 2021, 36 building permits were issued to the value of \$9,774,648 which included:
  - (i) 16 for Extensions/Alterations to Dwellings to the value of \$1,796,647;
  - (ii) 6 New Dwellings to the value of \$2,924,500;



(iii) 2 Major Projects:

- (a) 4 Glover Drive, Sandy Bay - New Buildings (House) - \$1,100,000; and
- (b) 85-99 Collins Street, Hobart - Commercial Internal Alterations - \$2,896,000.

- 3. In the twelve months ending January 2021, 646 building permits were issued to the value of \$177,509,986 and
- 4. In the twelve months ending January 2020, 612 building permits were issued to the value of \$301,348,994.

BURNET  
THOMAS

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Sexton  
Thomas  
Harvey  
Behrakis  
Dutta  
Sherlock  
Coats

**MOTIONS OF WHICH NOTICE HAS BEEN GIVEN**

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

**11. Parking Infrastructure**  
**File Ref: F21/12309; 13-1-9**

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**Motion:**

“That Council,

1. Note the work being undertaken under the Hobart City Deal to improve public transport infrastructure within Greater Hobart, and continue to work with the State Government to expedite the implementation of policies to improve public transport services within the City;
2. Note that the choice to work to improve public transport services and road/parking infrastructure are not mutually exclusive solutions to improving the commute of Hobartians, and that a combination of policies are required;
3. Investigates locations within the municipality which could be utilised as full day park and ride facilities;
4. Considers the implementation of early bird parking in Hobart Central and other Council owned car parks, with the exception of Argyle Street.”

**Rationale:**

“Hobart’s parking capacity has been an increasingly difficult issue for commuters driving into the CBD. This worsening issue has resulted in disputes between residents and commuters almost resulting in violence, over commuters parking in residential areas for the day while at work.

It needs to be acknowledged that we do need to continue to work with the State Government to improve our City’s public transport services, and work to expedite the policies to achieve that which are included in the Hobart City Deal. It is estimated that only a 7-9% decrease in car volume during peak hour would reduce congestion to school-holiday levels.

However, it does also need to be acknowledged that improved public transport and increased road/parking capacity are not mutually exclusive. They are both desirable, and a mixture of both is necessary to ensure adequate transport options and mobility for commuters into the future.

Approximately 70% of commuters use their car to get around. It is incumbent on Council to deliver on the needs of all residents, ratepayers and businesses in the City. That involves identifying areas for increased parking capacity, as well as locations for park and ride services on the fringes of the CBD that can alleviate the overflow of cars into residential areas.

If the goal of Council is to increase the number of commuters utilising public transport, then it should be done in a positive manner. Council should improve our public transport infrastructure so that using public transport is a convenient option. Worsening the experience for those that choose to, or need to, travel by car in an attempt to force them into using alternative means of travel is only detrimental to the majority of residents and ratepayers, and will ultimately lead to people choosing to shop or work elsewhere, driving business and employment out of our City. Council should be aiming to increase commuters' travel options, not reduce them, given we are ultimately here to serve them and their needs.

Reference:

[https://www.themercury.com.au/news/tasmania/commuters-and-residents-in-constant-competition-for-car-parking-spaces/news-story/7bdd62e8df98be0e4d9c81ffb7166442?fbclid=IwAR2Bn8QIzQMjL8DxoabBrh3b\\_Gv\\_YP21sP4KjZr1b7bw62gOoFQnaXGK1ag](https://www.themercury.com.au/news/tasmania/commuters-and-residents-in-constant-competition-for-car-parking-spaces/news-story/7bdd62e8df98be0e4d9c81ffb7166442?fbclid=IwAR2Bn8QIzQMjL8DxoabBrh3b_Gv_YP21sP4KjZr1b7bw62gOoFQnaXGK1ag)

<https://www.infrastructure.gov.au/cities/city-deals/hobart/files/hobart-city-deal.pdf> .”

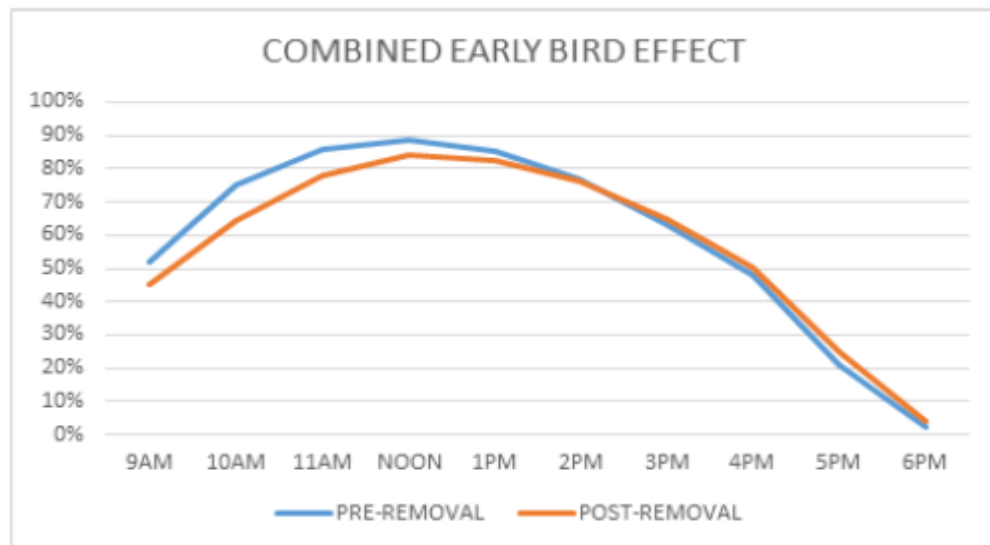
**The General Manager advises:**

- “1. This work is well underway; see Hobart City Deal Annual Progress Report on the Department of Infrastructure, Transport, Regional Development and Communications web site. A further Progress Report is soon to be published. Specifically the Greater Hobart Strategic Partnership General Manager’s (Clarence, Glenorchy, Hobart, Kingborough) will meet in late March to discuss a submission from the Smart Cities Working Group prior to a formal proposal to the Greater Hobart City Deal Implementation Board on the 11th May 2021.
2. This is acknowledged and agreed. Addressing parking policy in Hobart in isolation of its key feeder markets will fail to resolve long-term challenges. A focus of the Greater Hobart City Deal Smart Cities Working Group is to consider the coordination of parking assets across the four (4) metro Councils while simultaneously identifying solutions to Hobart City Councils’ “last mile” parking, mobility and transport challenges.

3. The Council at its meeting on 13 August 2019 resolved inter alia to investigate suitable sites for park and ride on the fringe of the City. A range of city fringe locations are being considered, as are a range of other strategic stakeholder factors including the ongoing redevelopment of Macquarie Point, the operating model of the city's largest private carpark operators (they provide predominantly long-term lease parking), potential assets sales to fund new capital works, major decisions relating to park and ride and public transport arising from the City Deal and other mitigating factors.
4. On 16 January 2019 the Council unanimously resolved to cease the Early Bird parking services in both the Centrepont and Hobart Central car parks from 1 January 2021. This decision has now been implemented. The officer report recommended the cessation of Early Birds due to a range of factors including a need to increase turnover capacity in the City's car parks and the removal of significant financial subsidisation to a very limited (less than 250) commuter group. A decision to reintroduce Early Bird parking at Hobart Central would require an absolute majority (7 votes).

Since implementation of the decision commenced in January 2021, the analysed the data (factoring in an historic reduction in January) shows that occupancy in Hobart Central has increased by an average of 2% or 10 vehicles per hour. It also indicates there has been a shift in usage from morning patronage to noon patronage. Furthermore, Centrepont has experienced an occupancy decrease of only 5%, or 39 vehicles per hour, with no real change in the timing of patronage.

Being only 6-weeks into the new operational policy, there is incomplete data to ascertain the net positive or net negative effect on car parks patronage related to the removal of early bird parking. However, the available data indicates that the effect of the change on occupancy is immaterial and higher turnover (and therefore more patronage) in each car park space is occurring across the entirety of the day.



The net effect is that the removal of the ~250 early bird parking spaces has resulted in higher short-term patronage of the car park and the flow on of that patronage into the surrounding businesses. Another relevant consideration is that these vehicles now constitute patronage of business and not long-term day parking for employees. That is, the new equitable policy is working.

Council officers are also preparing a report on other initiatives resolved at the Council meeting on 13 August 2019 including amendments to the 90-minute Free Parking in short-term car parks (introduced following the Myer fire in 2007) and Pensioner Parking services. It is anticipated this report will be considered by Council no later than April 2021."

BEHRAKIS  
SHERLOCK

That the motion be adopted.

THOMAS  
BRISCOE

That Alderman Behrakis be granted an additional one minute to address the meeting.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Sexton  
Thomas  
Harvey  
Behrakis  
Dutta  
Sherlock  
Coats

AMENDMENT

BRISCOE  
ZUCCO

That part 3 be amended to include the words “*as a matter of urgency*” after the word “*facilities*”.

AMENDMENT CARRIED

VOTING RECORD

AYES

NOES

Zucco	Lord Mayor Reynolds
Briscoe	Deputy Lord Mayor Burnet
Sexton	Harvey
Thomas	Dutta
Behrakis	Sherlock
Coats	

AMENDMENT

HARVEY  
DUTTA

- That
1. Part 3 be amended to include the words “*Note the existing Council decision to investigate*” at the beginning of the clause.
  2. Part 4 be amended to read “*That a report be provided in 6 to 12 months to outline financial and parking impacts of the removal of the early bird parking program.*”

AMENDMENT LOST

VOTING RECORD

AYES	NOES
Lord Mayor Reynolds	Zucco
Deputy Lord Mayor Burnet	Briscoe
Harvey	Sexton
Dutta	Thomas
Sherlock	Behrakis
	Coats

BRISCOE

DUTTA

That Councillor Sherlock be granted an additional one minute to address the meeting.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Reynolds	
Deputy Lord Mayor Burnet	
Zucco	
Briscoe	
Sexton	
Thomas	
Harvey	
Behrakis	
Dutta	
Sherlock	
Coats	

BEHRAKIS

BRISCOE

That part 4 of the motion be voted on separately.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Reynolds	
Deputy Lord Mayor Burnet	
Zucco	
Briscoe	
Sexton	
Thomas	
Harvey	
Behrakis	
Dutta	
Sherlock	
Coats	

BEHRAKIS  
SHERLOCK

That parts 1 to 3 of the motion be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Reynolds	Deputy Lord Mayor Burnet
Zucco	Harvey
Briscoe	Dutta
Sexton	
Thomas	
Behrakis	
Sherlock	
Coats	

BEHRAKIS  
BRISCOE

That part 4 of the motion be adopted.



MOTION LOST

VOTING RECORD

AYES

Zucco  
Briscoe  
Thomas  
Behrakis  
Coats

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Sexton  
Harvey  
Dutta  
Sherlock

**COUNCIL RESOLUTION:**

**Motion:**

That Council,

1. Note the work being undertaken under the Hobart City Deal to improve public transport infrastructure within Greater Hobart, and continue to work with the State Government to expedite the implementation of policies to improve public transport services within the City;
2. Note that the choice to work to improve public transport services and road/parking infrastructure are not mutually exclusive solutions to improving the commute of Hobartians, and that a combination of policies are required;
3. Investigates locations within the municipality which could be utilised as full day park and ride facilities as a matter of urgency.

**Rationale:**

“Hobart’s parking capacity has been an increasingly difficult issue for commuters driving into the CBD. This worsening issue has resulted in disputes between residents and commuters almost resulting in violence, over commuters parking in residential areas for the day while at work.

It needs to be acknowledged that we do need to continue to work with the State Government to improve our City’s public transport services, and work to expedite the policies to achieve that which are included in the Hobart City Deal. It is estimated that only a 7-9% decrease in car volume during peak hour would reduce congestion to school-holiday levels.

However, it does also need to be acknowledged that improved public transport and increased road/parking capacity are not mutually exclusive. They are both desirable, and a mixture of both is necessary to ensure adequate transport options and mobility for commuters into the future.

Approximately 70% of commuters use their car to get around. It is incumbent on Council to deliver on the needs of all residents, ratepayers and businesses in the City. That involves identifying areas for increased parking capacity, as well as locations for park and ride services on the fringes of the CBD that can alleviate the overflow of cars into residential areas.

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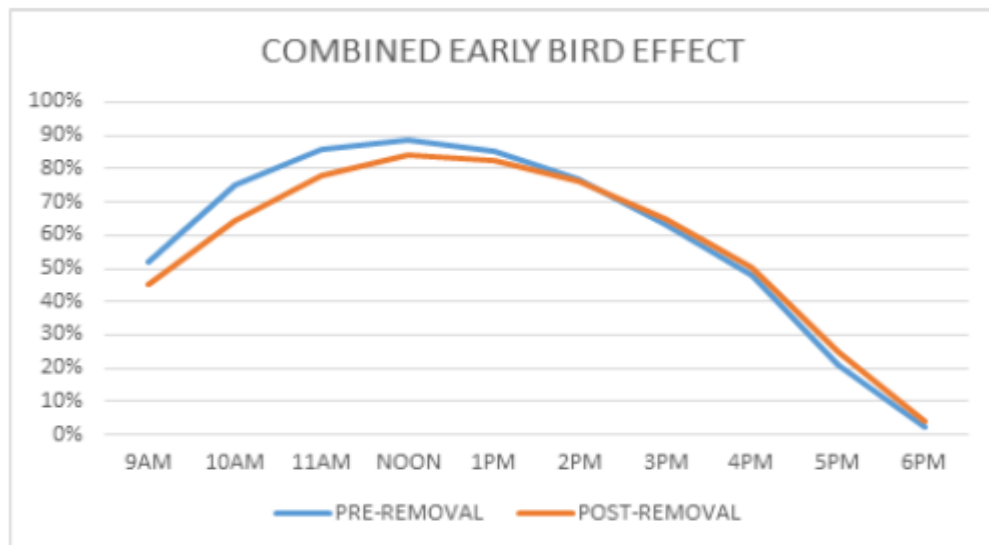
**The General Manager advises:**

- “1. This work is well underway; see Hobart City Deal Annual Progress Report on the Department of Infrastructure, Transport, Regional Development and Communications web site. A further Progress Report is soon to be published. Specifically the Greater Hobart Strategic Partnership General Manager’s (Clarence, Glenorchy, Hobart, Kingborough) will meet in late March to discuss a submission from the Smart Cities Working Group prior to a formal proposal to the Greater Hobart City Deal Implementation Board on the 11th May 2021.
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Council officers are also preparing a report on other initiatives resolved at the Council meeting on 13 August 2019 including amendments to the 90-minute Free Parking in short-term car parks (introduced following the Myer fire in 2007) and Pensioner Parking services. It is anticipated this report will be considered by Council no later than April 2021."

**FINANCE AND GOVERNANCE COMMITTEE**

**12. Financial Report as at 31 December 2020**

**File Ref: F21/11659**

Ref: Open [FGC 6.1](#), 16/02/2021

- That: 1. The Council approve the following changes to the 2020-21 Estimates listed below which will result in a deterioration of the underlying result by a further \$0.153M from the changes put forward in September to a deficit of \$12.624M.
- Labour expenses reduction \$0.686M
  - Materials & Services reduction \$2.255M
  - Energy Costs expense reduction \$0.023M
  - Finance Costs expense reduction \$0.025M
  - Other expenses reduction \$0.062M
  - Rates and charges revenue increase \$0.102M
  - Fees and charges revenue reduction \$2.673M
  - Operating grants reduction \$0.031M
  - Interest revenue reduction \$0.04M
  - Rents revenue reduction \$0.597M
  - Capital expenditure for new assets \$0.519M
  - Reduction in renewal capital works \$0.050M
2. The Council conduct a workshop in late February / early March to consider the long-term financial options for the City of Hobart.

ZUCCO  
BURNET

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Harvey  
Dutta  
Sherlock  
Coats

**13. Ronald McDonald House Charity - Parking Spaces in Argyle Street Car Park - Long Term Provision**  
**File Ref: F20/122498; 3260764R**

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Ref: Open [FGC 6.2](#), 16/02/2021

- That: 1. The provision of seven (7) free parking spaces to Ronald McDonald House Charity in the Argyle Street Car Park be discontinued, on the provision of 30-days written notice, following the conclusion of the initial 3-month period on 3<sup>rd</sup> February 2021.
2. A new Patient Assisted Travel Scheme rate of \$5 per day, or other similar contribution, be established to replace the Special Circumstances Rate of \$8 per day.
3. A simple process be implemented by Council officers to provide Ronald McDonald House Charity guests with access to the new Patient Assisted Travel Scheme rate of \$5 per day equalling a total annual benefit of approximately \$10,757.

ZUCCO  
THOMAS

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Harvey  
Behrakis  
Dutta  
Sherlock  
Coats

NOES

**14. Policy for Lobbyists and Developers**  
**File Ref: F20/119380; S13-001-09/10**

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Ref: Open [FGC 6.3](#), 16/02/2021

- That:
1. The Council endorse a holistic statewide approach to the registration of lobbyist and developers with Tasmanian elected representatives.
  2. The Council write to the Minister for Local Government in regard to developing a statewide legislative approach for the registration of local government lobbyists and developers for elected members during the consultation process for the Draft Local Government Bill.
  3. A report be provided to the Council on the outcome, at the appropriate time.

ZUCCO  
THOMAS

That the recommendation be adopted.

**AMENDMENT**

BEHRAKIS  
HARVEY

That clause one be revised to read as follows:

1. *The Council endorse a holistic statewide approach to the registration of lobbyist and developer contact.*

AMENDMENT CARRIED

**VOTING RECORD**

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Harvey  
Behrakis  
Dutta  
Sherlock  
Coats

SUBSTANTIVE MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Harvey  
Behrakis  
Dutta  
Sherlock  
Coats

**COUNCIL RESOLUTION:**

- That: 1. The Council endorse a holistic statewide approach to the registration of lobbyist and developer contact.
2. The Council write to the Minister for Local Government in regard to developing a statewide legislative approach for the registration of local government lobbyists and developers for elected members during the consultation process for the Draft Local Government Bill.
3. A report be provided to the Council on the outcome, at the appropriate time.

**15. Tasmanian Boxing League - Request for Community Rate to Hire City Hall**  
**File Ref: F21/11604**

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Ref: Supplementary Open [FGC 11](#), 16/02/2021

- That: 1. Given the commercial nature of the event, the non-community hire rate be applied to the Tasmanian Boxing League's world title fight to be held on 27 March 2021, to wit \$5,808.
2. The General Manager be authorised to negotiate a sponsorship arrangement between City of Hobart and the Tasmanian Boxing League for the event, with the value of the arrangement to be discounted from the non-community rate of \$5,808 applying to the Tasmanian Boxing League for the hire of City Hall.
3. In accordance with the Council Policy 'Grants and Benefits Disclosure' the in-kind benefit to the Tasmanian Boxing League from reduced venue hire fees be disclosed in the City's Annual Report.



ZUCCO  
SHERLOCK

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Harvey  
Behrakis  
Dutta  
Sherlock  
Coats

**PARKS AND RECREATION COMMITTEE**

**16. TCA Ground, Queens Domain - Clubrooms, Changerooms, Kiosk - Lease Renewal - Hobart Football Club**  
**File Ref: F20/135803**

Ref: Open [PRC 6.1](#), 11/02/2021

- That:
1. A lease to the Hobart Football Club over the clubrooms, changerooms and kiosk at TCA Ground, 2 Davies Avenue, Queens Domain for a period of five (5) years, with an option for a further five (5) years, be approved, subject to no objections being received during the statutory community engagement process required under Sections 178 and 179 of the *Local Government Act 1993*.
    - (i) Should any objections be received during the community engagement period, a further report will be provided to the Council.
  2. The leased area, as indicated in paragraph 4.1.2 of item 6.1 of the Open Parks and Recreation Committee agenda of 11 February 2021, be provided at a nominal annual rent (\$50 per annum)
  3. The General Manager be authorised to finalise the terms and conditions of the lease.

4. In accordance with the Council Policy 'Grants and Benefits Disclosure' the benefit recognised to the Hobart Football Club by way of reduced rental as part of the new lease be disclosed in the City's Annual Report.
5. Council officers engage with the Hobart Football Club, and other kiosk lessees, to promote healthy kiosk food options.

BRISCOE  
BURNET

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Harvey  
Behrakis  
Dutta  
Sherlock  
Coats

**SPECIAL REPORT - LORD MAYOR**

**17. Elected Member Professional Development Deputy Lord Mayor Burnet  
File Ref: F21/13673**

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BRISCOE  
HARVEY

That the recommendation contained in the Special Report of the Lord Mayor of 17 February 2021, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Harvey  
Behrakis  
Dutta  
Sherlock  
Coats

**COUNCIL RESOLUTION:**

That the Professional Development Plan for Deputy Lord Mayor Burnet, be received and noted.

**18. CLOSED PORTION OF THE MEETING**

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

- Contract and their terms and conditions
- Extension of contract
- Information of a personal and confidential nature

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
- Item No. 6 Contract Extension - P17/85 Leadership Development Program - City of Hobart Managers LG(MP)R 15(2)(d)
- Item No. 7 Establishment of the Trees for the Future Fund LG(MP)R 15(2)(g)
- Item No. 8 Wellington Park Management Trust LG(MP)R 15(2)(d)

BURNET  
SHERLOCK

That the recommendation be adopted.

MOTION CARRIED BY  
ABSOLUTE MAJORITY

VOTING RECORD

AYES	NOES
Lord Mayor Reynolds	
Deputy Lord Mayor Burnet	
Zucco	
Briscoe	
Thomas	
Harvey	
Behrakis	
Dutta	
Sherlock	
Coats	

There being no further business the Open portion of the meeting closed at 6.58pm.

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

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**CHAIRMAN**