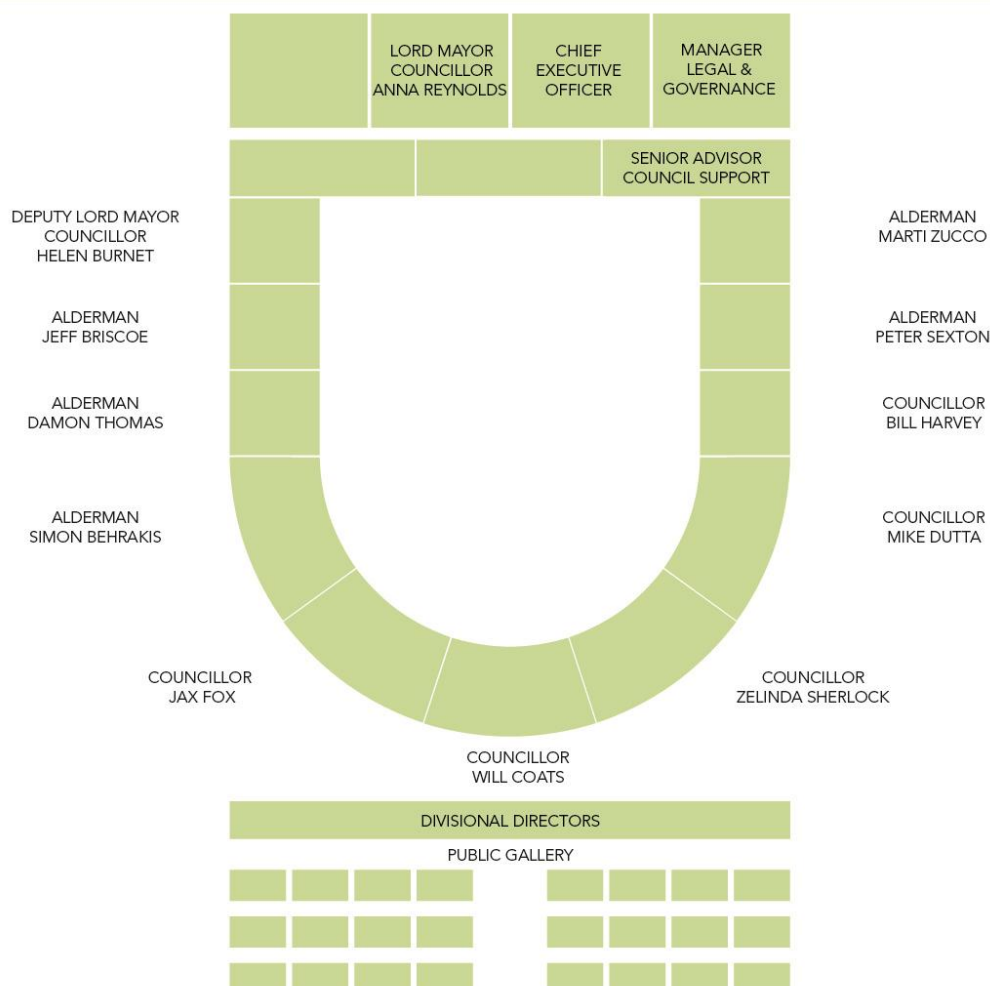




CITY OF HOBART

AGENDA
OPEN PORTION OF THE COUNCIL MEETING
MONDAY, 12 SEPTEMBER 2022
AT 5:00 PM





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, 12 SEPTEMBER 2022 AT
5:00 PM.**

**Kelly Grigsby
Chief Executive Officer**

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

This meeting of the Council is held in accordance with a Notice issued by the Premier on 31 March 2022 under section 18 of the COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020.

ELECTED MEMBERS:

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

APOLOGIES:

LEAVE OF ABSENCE:

Alderman D C Thomas

1. CONFIRMATION OF MINUTES

The Chairman reports that she has perused the minutes of the meeting of the Open Portion of the Council meeting held on [Monday, 29 August 2022](#), 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

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

4. NOTIFICATION OF COUNCIL WORKSHOPS

5. PUBLIC QUESTION TIME

Regulation 31 *Local Government (Meeting Procedures) Regulations 2015*.
File Ref: 16/119-001

5.1 Public Questions

5.2 Responses to Public Questions Taken On Notice

"In accordance with the procedures approved in respect to Public Questions Time, the following responses to questions taken on notice are provided to the Council for information.

The Council is reminded that in accordance with Regulation 31(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Chairperson is not to allow discussion or debate on either the question or the response."

RECOMMENDATION

That the following response to the public question taken on notice, be received and noted.

5.2.1 Lord Mayor's Mercury Article

Meeting date: 15 August 2022
Raised by: Mr Doug Cooper
Response Author: Lord Mayor Councillor Anna Reynolds
Topic: **LORD MAYOR'S MERCURY ARTICLE**

Question:

In your article in the Mercury last week you referred to a person who gained a Bachelor of Science in 1984, majoring in Life Sciences and Geography; in 2013, a Masters in the History of Art and Visual Cultures; and in 2017 a PhD at the University of Tasmania's Academy of the Arts, not in History or Classics. The University of Tasmania has him listed as Pro Vice-Chancellor, Aboriginal Leadership. Is this Professor Greg Lehman, who you referred to in your article in the *Mercury* last week as a Professor of History? Can you please explain?

Response:

Yes it was Professor Greg Lehman I was referring to.

Thank you for providing this additional information.

6. PETITIONS

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 Chief Executive Officer in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2015*.

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 conflict of interest in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the Council has resolved to deal with.

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 Chief Executive Officer is to ensure that the reasons for a decision by a Council or Council Committee acting as a planning authority are recorded in the minutes.

9.1 7 Cane Street, West Hobart - Change of Use to Visitor Accommodation PLN-22-457 - File Ref: F22/87352

Ref: Open [CPC 7.1.1](#), 5/09/2022
Application Expiry Date: 11 October 2022

That the Council refuse the application for a change of use to visitor accommodation at 7 Cane Street, West Hobart, 7000, pursuant to the *Hobart Interim Planning Scheme 2015*, for the following reason:

1. The proposal does not meet the acceptable solution or the performance criterion with respect to clause E6.6.1 A1 or P1 of the *Hobart Interim Planning Scheme 2015* because the provision of no onsite car parking will not meet the reasonable needs of users having regard to car parking demand and the availability of on-street and public car parking in the locality.

**9.2 215 Churchill Avenue, Sandy Bay - Change of Use to Visitor
Accommodation
PLN-22-277 - File Ref: F22/87596**

Ref: Open [CPC 7.1.2](#), 5/09/2022

Application Expiry Date: 15 September 2022

In the absence of a decision from the City Planning Committee the item is referred to the Council for determination.

Attachment A: Original Report - CPC 5 September 2022 - Item 7.1.2 -
215 Churchill Avenue



City of HOBART

APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report: Committee
Council: 12 September 2022
Expiry Date: 15 September 2022
Application No: PLN-22-277
Address: 215 CHURCHILL AVENUE , SANDY BAY
Applicant: (ACN 083 205 467 Pty Ltd)
215 Churchill Avenue
Proposal: Change of Use to Visitor Accommodation
Representations: Zero
Performance criteria: Planning Directive No. 6

1. Executive Summary

- 1.1 Planning approval is sought for a Change of Use to Visitor Accommodation , at 215 Churchill Avenue, Sandy Bay.
- 1.2 More specifically the proposal includes:
 - Complete change of use of a four bedroom single dwelling
 - One on-site parking space will be provided for the use
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Planning Directive No.6 - Visitor Accommodation
- 1.4 No representations were received during the statutory advertising period between 09/08/22 - 23/08/22.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the Council, because the application has been called in.

2. Site Detail

- 2.1 The subject site is located at 215 Churchill Avenue, Sandy Bay and comprises a single title residential lot approximately 1085m² in size. The site presently comprises a large three storey dwelling, driveway and parking area, and gardens. The site has a frontage to Sandy Bay Road along its south western boundary and is also accessible from Waimea Avenue via an unnamed laneway that runs along the rear northern boundary. The surrounding area is characterised by residential uses.



Figure 1: Aerial image of the subject site (bordered in blue) and surrounding area.

3. Proposal

- 3.1 Planning approval is sought for a Change of Use to Visitor Accommodation, at 215 Churchill Avenue, Sandy Bay.
- 3.2 More specifically the proposal is for:
- Complete change of use of a four bedroom single dwelling
 - One on-site parking space will be provided for the use



Figure 2: Floor plans of existing dwelling.

4. Background

- 4.1 There is no relevant background for this application.

5. Concerns raised by representors

- 5.1 No representations were received during the statutory advertising period between 09/08/22 - 23/08/22.

6. Assessment

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located within the General Residential Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is Residential (single dwelling). The proposed use is Visitor Accommodation. The existing use is a no permit required use in the zone. The proposed use is a permitted use in the zone.
- 6.4 The proposal has been assessed against:
- 6.4.1 Planning Directive No.6
- 6.4.2 E6.0 Parking and Access Code
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
- 6.5.1 Planning Directive No. 6

Visitor Accommodation - 3.1 (e) P1

6.6 Each performance criterion is assessed below.

6.7 Visitor Accommodation - 3.1 (e) P1

6.7.1 The acceptable solution at clause 3.1 (e) A1 requires that Visitor Accommodation must have a gross floor area of not more than 200m² per lot.

6.7.2 The proposal includes a Visitor Accommodation use in a dwelling with a floor area of 235m².

6.7.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.7.4 The performance criterion at clause 3.1 (e) P1 provides as follows:

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

(a) the privacy of adjoining properties;

(b) any likely increase in noise to adjoining properties;

(c) the scale of the use and its compatibility with the surrounding character and uses within the area;

(d) retaining the primary residential function of an area;

(e) the impact on the safety and efficiency of the local road network; and

(f) any impact on the owners and users rights of way.

6.7.5 The proposed change of use is assessed as remaining compatible with the character and the use of the area. There remains reasonable separation between dwellings on adjoining properties that would not see amenity impacts through privacy or noise. The scale is also assessed as remaining appropriate. It is unlikely that a dwelling, of the size and scale would have any greater impact on neighbours if operating as a Residential Use of a Visitor Accommodation use. A Visitor

Accommodation Management Plan will be conditioned as part of any approved operation to appropriately manage the behaviour of guests.

In terms of the impact of this proposal on the character and residential functioning of the area, Council records indicate there have been no recent approvals for Visitor Accommodation in the immediate vicinity on Churchill Avenue or Waimea Avenue. It is not considered that allowing this dwelling to be utilised for Visitor Accommodation would compromise the primarily residential character or functioning of the area.

The proposal includes one on-site car parking space. The proposal is not considered to unreasonably impact on the safety and efficiency of the local road network. There are no rights of way that can be impinged although there is an unnamed laneway that allows access to the rear of the site via Waimea Avenue, access for the proposed use will not have an unreasonable impact on this roadway.

6.7.6 The proposal complies with the performance criterion.

7. Discussion

- 7.1 Planning approval is sought for a Change of Use to Visitor Accommodation, at 215 Churchill Avenue, Sandy Bay.
- 7.2 The application was advertised and no representations were received.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer. The officers have raised no objection to the proposal, subject to conditions.
- 7.5 The proposal is recommended for approval.

8. Conclusion

- 8.1 The proposed Change of Use to Visitor Accommodation, at 215 Churchill Avenue, Sandy Bay satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Change of Use to Visitor Accommodation, at 215 Churchill Avenue, Sandy Bay for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-277 - 215 CHURCHILL AVENUE SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 18

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

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

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

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

Advice:

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

Reason for condition

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

ADVICE

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

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

CONDITION ENDORSEMENT

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

A fee of 2% of the value of the works for new public assets (stormwater infrastructure, roads and related assets) will apply for the condition endorsement application.

Once approved, the Council will respond to you via email that the condition has been endorsed (satisfied).

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

RIGHT OF WAY

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

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

NOISE REGULATIONS

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

FEES AND CHARGES

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

VISITOR ACCOMMODATION

More information on visitor accommodation, including when building approval is required, can be found [here](#).

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

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

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

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

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



(Michael McClenahan)
Development Appraisal Planner

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



(Ben Ikin)
Senior Statutory Planner

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

Date of Report: 24 August 2022

Attachment(s):

Attachment B - CPC Agenda Documents

Planning: #255746

Property

215 CHURCHILL AVENUE SANDY BAY TAS 7005

People**Applicant ***

ACN 083 205 467 Pty Ltd

215 Churchill Avenue
SANDY BAY TAS 7005
0407 247141
Tony.m.jubb@gmail.com**Owner ***

ACN 083 205 467 Pty Ltd

215 Churchill Avenue
SANDY BAY TAS 7005
0407 247141
Tony.m.jubb@gmail.com**Entered By**ANTHONY MICHAEL JUBB
0407247141
tony.m.jubb@gmail.com**Use**

Visitor accommodation

Details

Have you obtained pre application advice?

☐ No

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

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

☐ Yes

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

☐ No

If this application is related to an enforcement action please enter Enforcement Number

Details

What is the current approved use of the land / building(s)? *

Residential

Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage) *

Short to medium term visitor accommodation

Estimated cost of development *

0.00

Existing floor area (m2)

Proposed floor area (m2)

Site area (m2)

Carparking on Site

Total parking spaces

6

Existing parking spaces

N/A

☒ Other (no selection chosen)

Other Details

Does the application include signage? *

☒ No

How many signs, please enter 0 if there are none involved in this application? *

0

Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

☒ No

Documents

Required Documents

Title (Folio text and Plan and FolioText-199263-1.pdf
Schedule of Easements) *Title (Folio text and Plan and FolioPlan-199263-1.pdf
Schedule of Easements) *

Plans (proposed, existing) * CHURCHILL A02.pdf

Plans (proposed, existing) * CHURCHILL A08.pdf

Plans (proposed, existing) * CHURCHILL A07.pdf

Plans (proposed, existing) * CHURCHILL A06.pdf



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 199263	FOLIO 1
EDITION 5	DATE OF ISSUE 10-Mar-2020

SEARCH DATE : 06-May-2022

SEARCH TIME : 01.10 PM

DESCRIPTION OF LAND

City of HOBART
Lot 1 on Plan 199263
Derivation : Part of 42 Acres Gtd to J C Firth
Prior CT 2709/96

SCHEDULE 1

C319496 TRANSFER to ACN 083 205 467 PTY LTD Registered
27-Mar-2002 at 12.02 PM

SCHEDULE 2

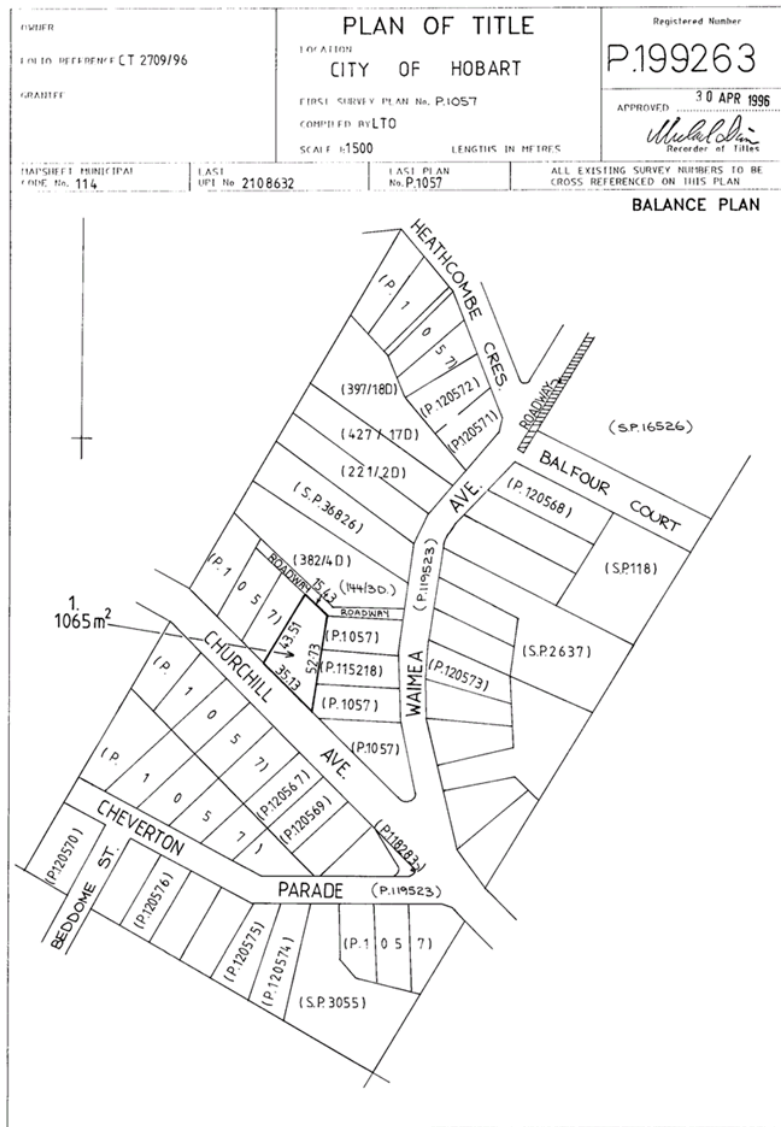
Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: a right of carriage way over the land
shown hatched on P 199263
BENEFITING EASEMENT: a right of carriage way over all roadways
delineated on Plan No. 1057
107130 BOUNDARY FENCES AND OTHER CONDITIONS in Transfer
C868965 AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
08-Jul-2008 at noon
M810241 MORTGAGE to Murdoch Clarke Mortgage Management
Limited Registered 10-Mar-2020 at 12.01 PM

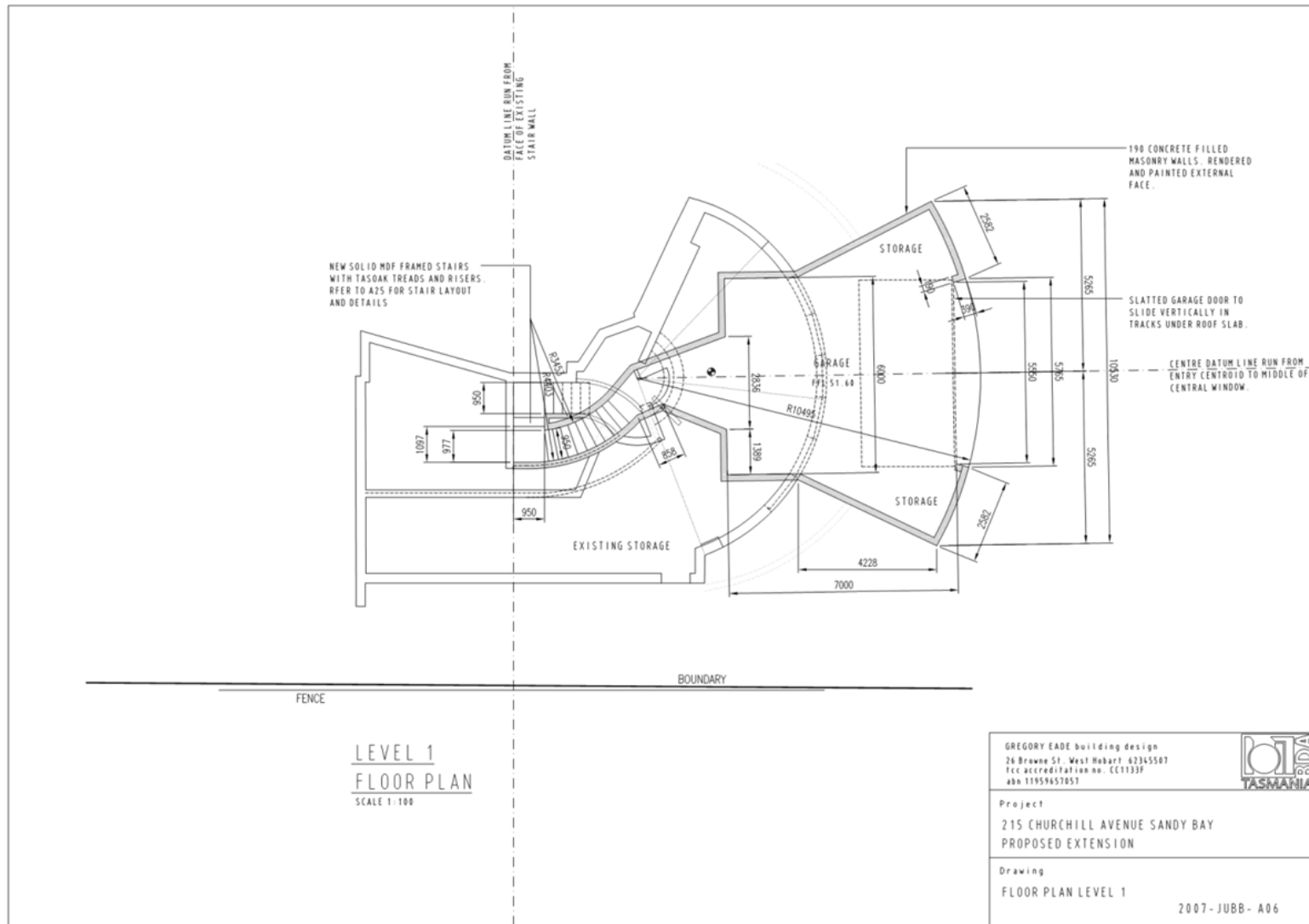
UNREGISTERED DEALINGS AND NOTATIONS

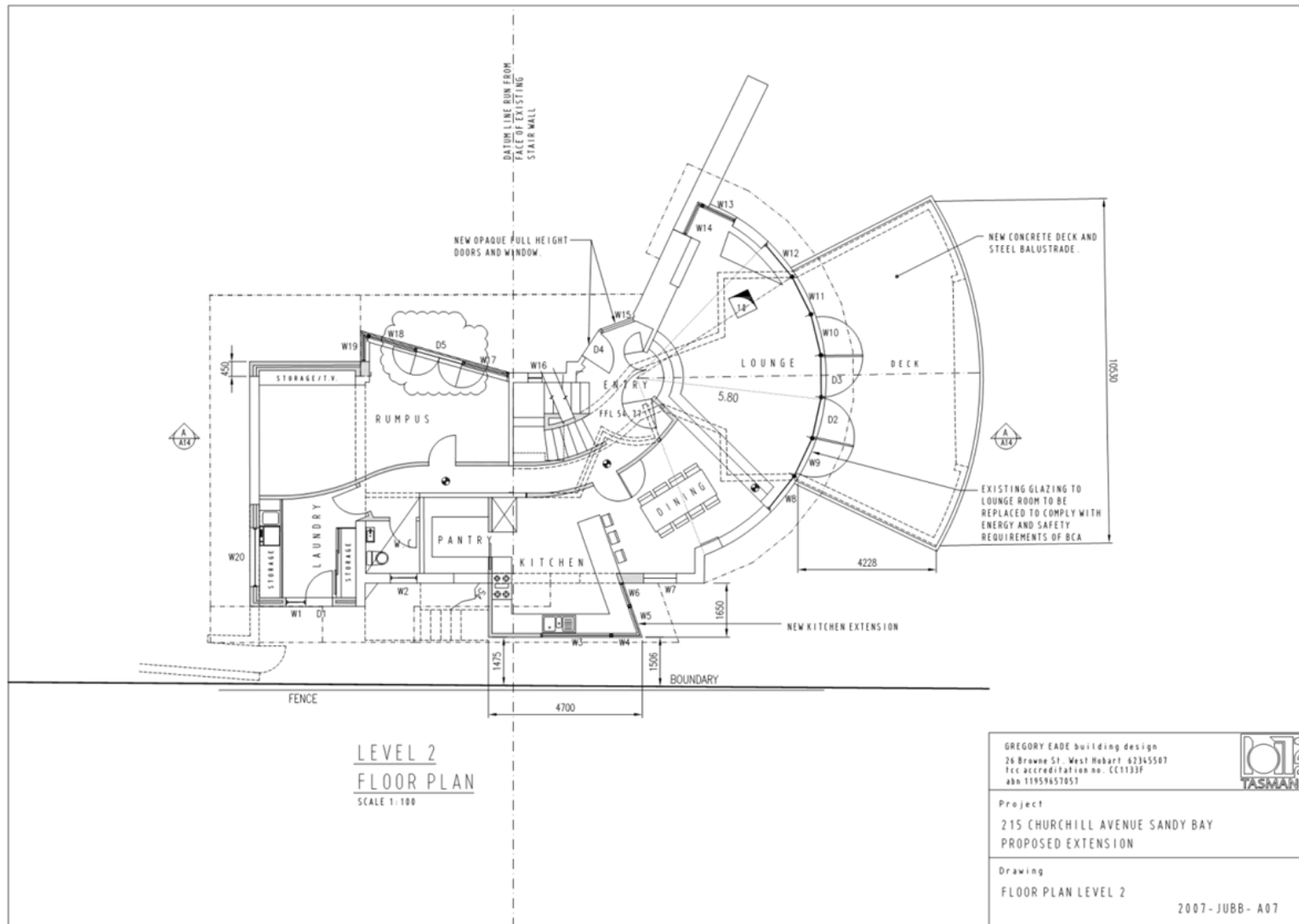
No unregistered dealings or other notations

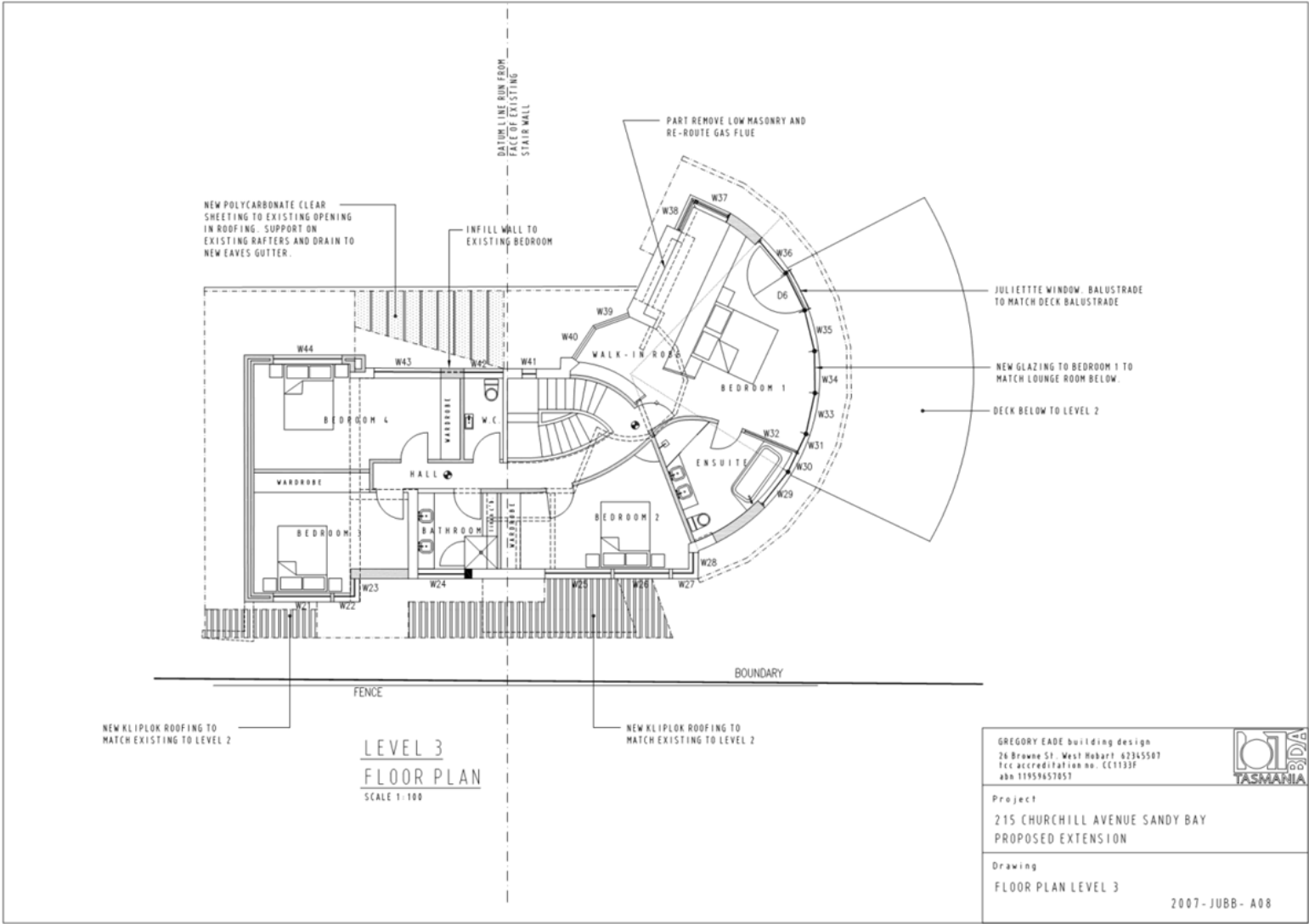


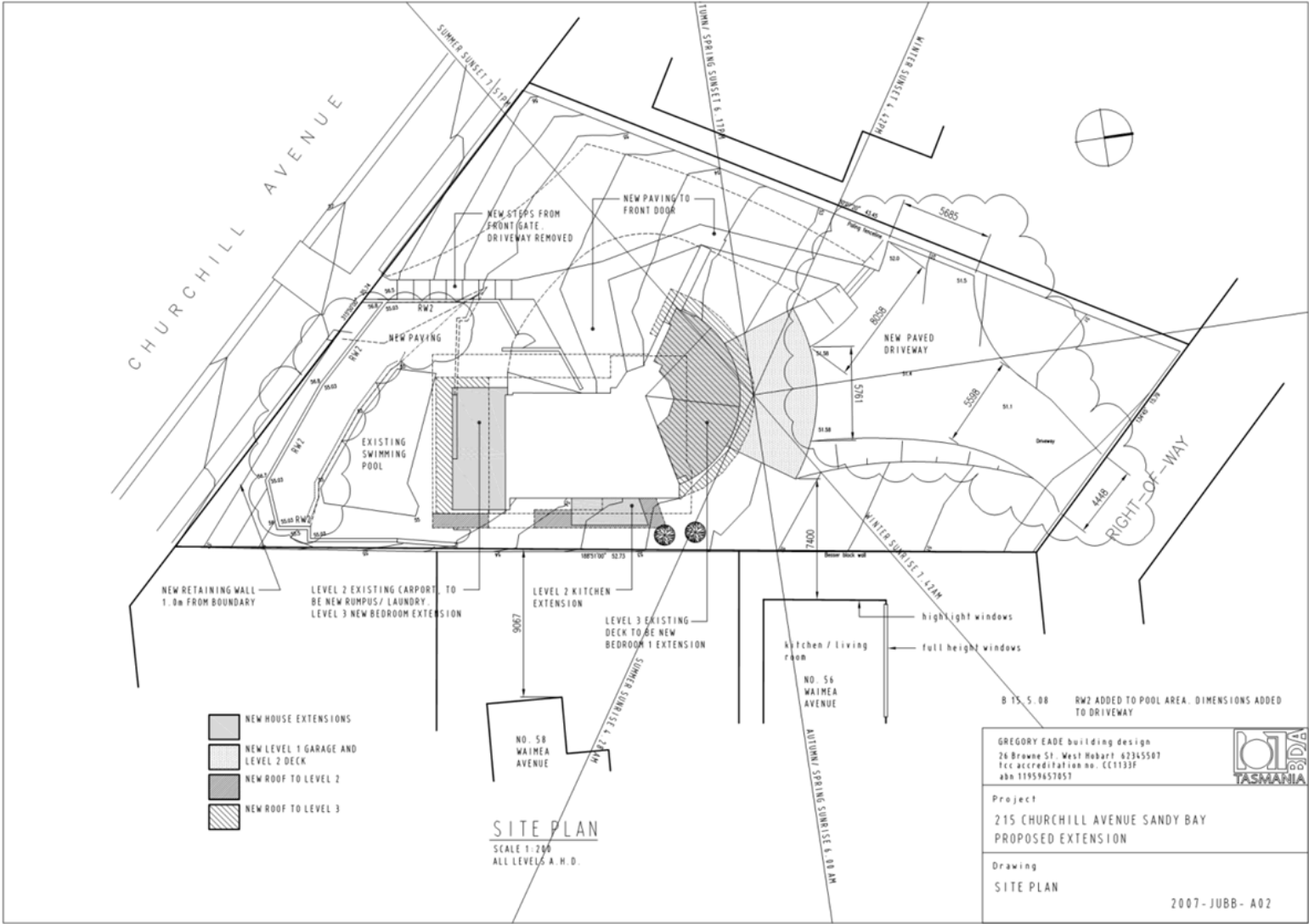
FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980













Our Ref: 49728HC
1225621, To Hobart City Council re RFI

127 Bathurst Street
Hobart, Tasmania 7000
Phone (03) 6234 3217

ABN 71 217 806 325
pda.hbt@pda.com.au
www.pda.com.au

21st June 2022

PLN-22-277-RFI
General Manager
Hobart City Council

Attention: Michael McClenahan

Dear Michael,

We have been engaged by Mr. Tony Jubb to assist him with a response to Council's RFI dated 23rd May 2022 and wish to advise the following in response to your queries:

Parking and Access

Per E6.6.1 a single car space will be provided within the existing garage at the residence as highlighted on the attached plan 2007-JUBB-A06, thus P1 is met.

As the garage area is an existing approved parking area it is assumed that additional plans are no longer required to satisfy E6.7.5.

Roads

The driveway is to remain as currently configured with access from both Churchill Ave and the Right of Way (off Waimea Ave). It is noted that plan 200-JUBB-A02 (Site plan) should be ignored as our client did not realise that this plan had been included in the supplied plan sets. A02 shows external works and changes to the parking and access that were not undertaken at the time of the renovations in 2007/2008.

Yours faithfully,
PDA Surveyors, Engineers & Planners
Per:

Hugh Clement
DIRECTOR and REGISTERED LAND SURVEYOR

HOBART:

C.M. Terry, BSurv (Tas.), M.SSI (Director)
H. Clement, BSurv (Tas.), M.SSI (Director)
M.S.G. Oenholm, BGeom (Tas.), M.SSI (Director)
T.W. Walter, Dip. Surv & Map (Director)
M. Westenberg, M.E.M., M.I.E. AUST., C.P.ENG. (Director)
D. Pantou, B.E.F.I.E. AUST., C.P.ENG. (Consultant)
A. Collins, Ad. Dip. Surv & Map, (Senior Associate)
L.H. Kiely, Ad. Dip. Civil Eng. Cert IV (Tas.), (Associate)

KINGSTON:

A.P. (Lex) McIndoe, BSurv (Tas.), M.SSI (Director)
M.M. Stratton, BSurvSpSc, GradDipLandSurv (Tas.) (Associate)

LAUNCESTON:

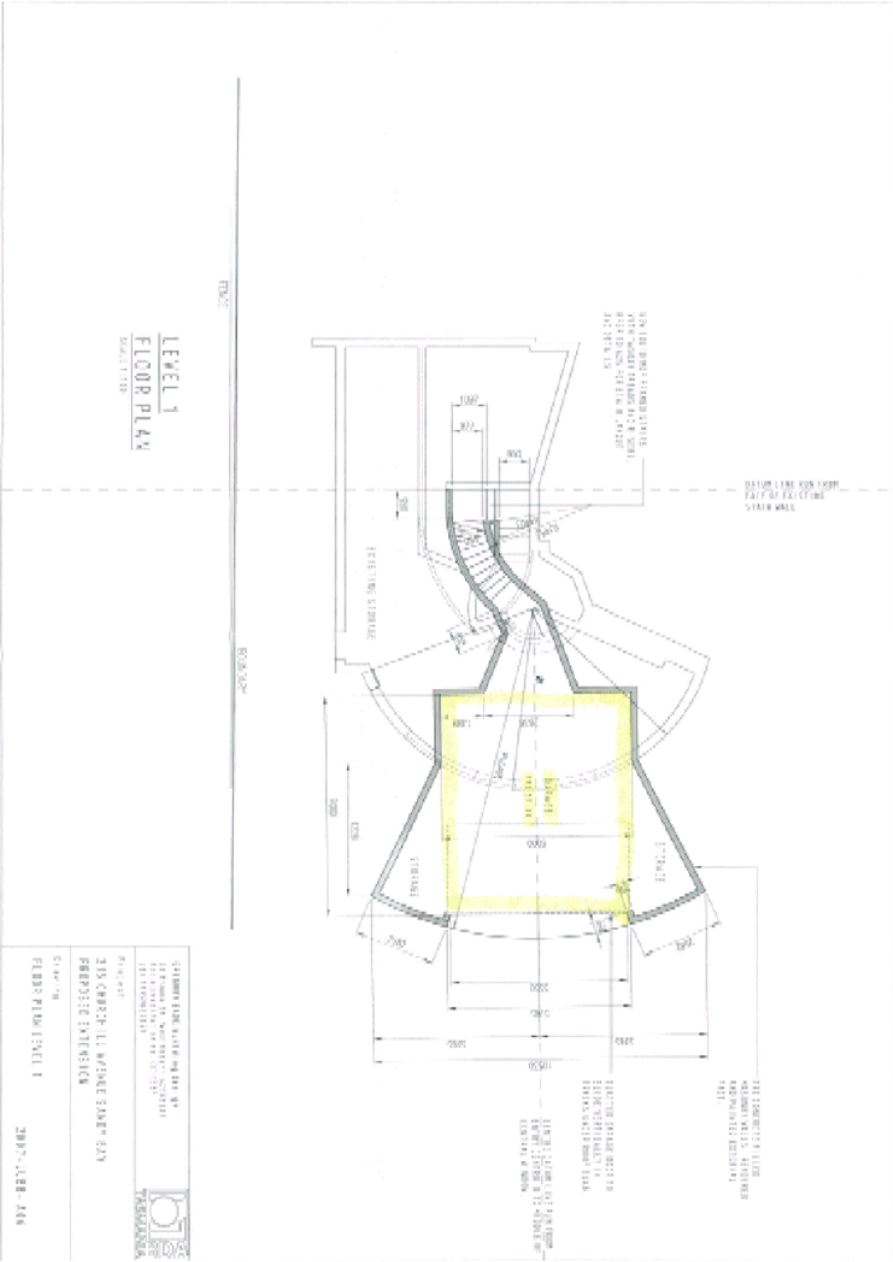
J.W. Dent, OAM, B. Surv (Tas.), M.SSI (Director)
M.B. Reid, BGeom (Hons) (Tas.), M.SSI (Director)
J.M. Brooks, MEngPkg, M.PIA (Director)

BURNIE/DEVONPORT:

A.W. Eberhardt, BGeom (Tas.), M.SSI (Director)
A. J. Hudson, B. SURV. (Tas.), M.SSI (Consultant)

OFFICES ALSO AT:

- 6 Freeman St, Kingston, TAS 7050
(03) 6229 2131
- 10/16 Main Rd, Huonville, TAS 7109
(03) 6284 1277
- 3 Franklin St, Swansea, TAS 7190
(03) 6130 9099
- 5/23 Brisbane St, Launceston, TAS 7250
(03) 6331 4099
- 16 Emu Bay Rd, Deloraine, TAS 7304
(03) 6362 2999
- 8 Owen Street, Burnie, TAS 7320
(03) 6431 4400
- 77 Gunn St, Devonport, TAS 7310
(03) 6423 6875



**9.3 1/273 Churchill Avenue, Sandy Bay and Common Land of Parent Title -
Change of Use to Visitor Accommodation
PLN-22-482 - File Ref: F22/88518**

Ref: Open [CPC 7.1.3](#), 5/09/2022

Application Expiry Date: 19 September 2022

In the absence of a decision from the City Planning Committee the item is referred to the Council for determination.

Attachment A: Original Report - CPC 5 September 2022 - Item 7.1.3 -
1/273 Churchill Avenue



City of HOBART

APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report:	Committee
Council:	12 September 2022
Expiry Date:	19 September 2022
Application No:	PLN-22-482
Address:	1 / 273 CHURCHILL AVENUE , SANDY BAY COMMON LAND OF PARENT TITLE
Applicant:	Richard Baines 1/273 Churchill Avenue
Proposal:	Change of Use to Visitor Accommodation
Representations:	Nil
Performance criteria:	Planning Directive No. 6 - Exemption and Standards for Visitor Accommodation in Planning Schemes - P2,

1. Executive Summary

- 1.1 Planning approval is sought for Change of Use to Visitor Accommodation at 1/273 Churchill Avenue Sandy Bay and Common Land of Parent Title.
- 1.2 More specifically the proposal includes:
 - change of use of one of three double storey multiple dwelling within the strata lot scheme to visitor accommodation;
 - the remaining multiple dwellings are used as long term residential accommodation;
 - no works are required to convert the multiple dwelling to visitor accommodation;
 - no signage is proposed; and
 - one onsite car parking space is proposed within the existing carport attached to the multiple dwelling.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Planning Directive No. 6 - Exemption and Standards for Visitor Accommodation in Planning Schemes - P2

- 1.4 No representations were received during the statutory advertising period between 11-25 August 2022.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the Council because it is of a category of applications that has been called in by an Elected Member.

2. Site Detail

- 2.1 The subject dwelling is one of three conjoined multiple dwellings located on the subject site. The property is situated on the northern side Churchill Avenue, and located within a section which includes a number of properties containing multiple dwelling developments.



Fig. 1 - the subject site is bordered in blue



Fig. 2 - the proposed visitor accommodation unit is the first of the existing conjoined units



Fig. 3 the proposed visitor accommodation unit has a carport and own entrance

3. Proposal

3.1 Planning approval is sought for Change of Use to Visitor Accommodation at 1/273 Churchill Avenue Sandy Bay and Common Land of Parent Title.

3.2 More specifically the proposal is for:

- change of use of one of three double storey multiple dwellings within the strata lot scheme to visitor accommodation;
- the remaining multiple dwellings are used as long term residential accommodation;
- no works are required to convert the multiple dwelling to visitor accommodation;
- no signage is proposed; and
- one onsite car parking space is proposed within the existing carport attached to the multiple dwelling.



Fig. 4 Existing/Proposed Floor Plan

4. Background

4.1 N/A

5. Concerns raised by representors

5.1 No representations were received during the statutory advertising period between 11-25 August 2022.

6. Assessment

6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.

6.2 The site is located within the General Residential Zone of the *Hobart Interim Planning Scheme 2015*.

6.3 The existing use is multiple dwelling. The proposed use is visitor accommodation. The existing use is a permitted use in the zone. The proposed use is a permitted use in the zone.

6.4 The proposal has been assessed against:

6.4.1 Planning Directive No. 6 - Exemption and Standards for Visitor

Accommodation in Planning Schemes

6.4.2 E6.0 Parking and Access Code

6.5 The proposal relies on the following performance criteria to comply with the applicable standards:

6.5.1 Planning Directive No. 6 - Exemption and Standards for Visitor Accommodation in Planning Schemes - P2

6.6 Each performance criterion is assessed below.

6.7 Planning Directive No. 6P2

6.7.1 There is no acceptable solution for visitor accommodation upon a lot within a strata scheme where another lot within that strata scheme is used for a residential use.

6.7.2 The proposal includes the change of use of one unit within a strata scheme to visitor accommodation. The two other units are used for long term residential use.

6.7.3 There is no acceptable solution; therefore assessment against the performance criterion is relied on.

6.7.4 The performance criterion at clause PD6:P2 provides as follows:

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

- (a) the privacy of residents;*
- (b) any likely increase in noise;*
- (c) the residential function of the strata scheme;*
- (d) the location and layout of the lots;*
- (e) the extent and nature of any other non-residential uses; and*
- (f) any impact on shared access and common property.*

6.7.5 The objectives of the visitor accommodation provisions are to ensure that visitor accommodation in a strata scheme does not cause an unreasonable loss of residential amenity, and that it does not impact on the safety and efficiency of local roads or rights of way.

As stated above, the dwelling which is the subject of the application is located in a strata scheme which contains three multiple dwellings. Each dwelling has a carport forming part of the ground floor of the dwelling.

The complex consist of three conjoined brick units. The unit subject to this application is the first unit within the strata scheme .

The subject unit is a double storey, two bedroom unit, with direct access from both the carport and entrance door. The staggering of the units ensures that there is no overlooking or impact on privacy of the other residents within the complex. Being the first unit in the complex ensures that that there is no need for guests or their vehicles to walk/drive past the other units to access the visitor accommodation. As such, the residential function and privacy of the residents in the remaining units will not be affected when the proposed visitor accommodation is occupied.

As stated above, there are three dedicated onsite car parking spaces, each forming part of the ground floor of each dwelling. The existence of an onsite car parking spaces ensures that there is no pressure on the safety or efficiency of the local road network. It is possible to exit the site in a forward position, by manoeuvring on the common land.

It is considered that the change of use to visitor accommodation will not significantly change the privacy and residential function of the remaining units within the strata scheme than would be expected by permanent occupants of the unit. This is due to the nature of visitor accommodation use being similar to residential use.

The applicant has not submitted a management plan for the proposed visitor accommodation as part of their application. It is considered that should the proposal be approved, a condition requiring a management plan will be placed on the permit to protect the residential amenity of the owners/occupiers within the remaining units in the strata scheme, as well as adjoining property owners.

It is noted that no representations have been submitted, indicating a level of support for the proposed change of use of the multiple dwelling to visitor accommodation.

6.7.6 The proposal complies with the performance criterion.

7. Discussion

- 7.1 Planning approval is sought for Change of Use to Visitor Accommodation at 1/273 Churchill Avenue Sandy Bay and Common Land of Parent Title.
- 7.2 The application was advertised and no representations were received.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer. The officers have raised no objection to the proposal, subject to conditions.
- 7.5 The proposal is recommended for approval.

8. Conclusion

- 8.1 The proposed Change of Use to Visitor Accommodation at 1/273 Churchill Avenue Sandy Bay and Common Land of Parent Title. satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Change of Use to Visitor Accommodation at 1/273 Churchill Avenue Sandy Bay and Common Land of Parent Title for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-482 - 1/273 CHURCHILL AVENUE SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 18

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

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

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

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

Advice:

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

Reason for condition

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

ADVICE

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

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

CONDITION ENDORSEMENT

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

A fee of 2% of the value of the works for new public assets (stormwater infrastructure, roads and related assets) will apply for the condition endorsement application.

Once approved, the Council will respond to you via email that the condition has been endorsed (satisfied).

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

BUILDING PERMIT

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

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

VISITOR ACCOMMODATION

More information on visitor accommodation, including when building approval is required, can be found [here](#).

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

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

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

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

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



(Deanne Lang)
Development Appraisal Planner

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



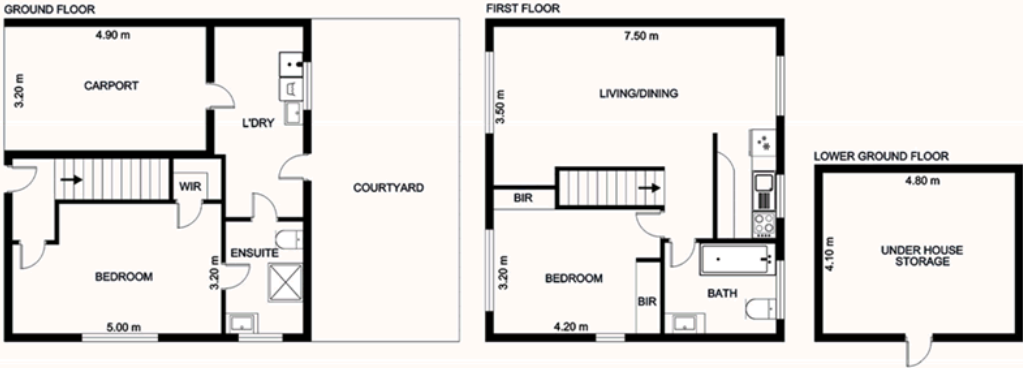
(Ben Ikin)
Senior Statutory Planner

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

Date of Report: 26 August 2022

Attachment(s):

Attachment B - CPC Agenda Documents



1/273 Churchill Avenue, Sandy Bay
Total approx. floor area: 96m²
Areas and dimensions are approximate and therefore
this floor plan should only be used for illustrative purposes.
Real Estate Marketing by nextcreative.com.au

BLUE / EDGE

Deanne Lang

From: Richard Baines <richardbainesabc@gmail.com>
Sent: Monday, 8 August 2022 4:49 PM
To: Deanne Lang
Subject: Re: PLN-22-482 - 1/273 CHURCHILL AVENUE SANDY BAY TAS 7005
Attachments: Folio Text.pdf

Caution! This message was sent from outside your organization.

Hi Deanne

As discussed attached is the floorplan and the Folio Text with my name on it.

In terms of the other matters:

1. Scaled and dimensioned floor plan of the proposed visitor accommodation
Supplied

2. Total area to be used by the visitor accommodation
All space provided for in floor plan

3. Details of any proposed signage (i.e. size and location)
None

4. Will a portion of the building proposed as the visitor accommodation be occupied by permanent residents?
No

5. On a scaled and dimensioned site plan please confirm all car parking on site and which will be designated as carport
Listed as "carport"

6. Confirm if any work is to be undertaken to enable the change of use. If work is proposed please provide details
None



On Mon, Aug 8, 2022 at 3:08 PM Deanne Lang <langd@hobartcity.com.au> wrote:

Thanks Richard

I have received the additional information (declaration) and confirmation that you have paid the advertising fee. Your appli

I will let our admin staff know to advertise your application asap

Kind regards

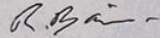
Deanne

My only plan is to use my property as an Airbnb or other similar short-stay accommodation.

Good Afternoon

As discussed in relation to Application PLN-22-482, I can advise that as of 08/08/2022 I have notified the owners of 2/273 Churchill Avenue and 3/273 Churchill Avenue of my intention to make the application.

Kind Regards

A handwritten signature in black ink, appearing to read 'R. Baines'.

Richard Baines – 08/08/2022

From: Richard Baines [mailto:richardbainesabc@gmail.com]
Sent: Monday, 8 August 2022 2:44 PM
To: Deanne Lang <langd@hobartcity.com.au>
Subject: Re: Invalid Application - PLN-22-482 - 1/273 CHURCHILL AVENUE SANDY BAY TAS 7005

Dear Deanne

Thanks for your time on the phone today.

Just advising that the declaration has been submitted and the \$420 has been paid.

If you need anything further please let me know.

Kind Regards

Richard

On Wed, Jul 27, 2022 at 12:18 PM <Langd@hobartcity.com.au> wrote:

Dear Richard

Your planning application is currently invalid.

Please find a link below to a letter detailing why your application is invalid, and what you can do to make your ap

<https://hobartcitycouncil.sharefile.com/d-se6ff7794c3941edab4769f28520ba55>

Note: The above link will expire in 14 days. Please download and save the documents within this time frame.

An additional fee may be payable to re-issue any documents after this period (as per Council's Fees and Charges).

The letter also foreshadows additional information that will be required to assess the planning application once it i

Please submit the required documentation through the City of Hobart online development portal <https://apply.hobartcitycouncil.vic.gov.au/>

Kind regards

(insert DAP email signature)



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 58651	FOLIO 1
EDITION 9	DATE OF ISSUE 04-Aug-2022

SEARCH DATE : 08-Aug-2022

SEARCH TIME : 04.44 PM

DESCRIPTION OF LAND

City of HOBART
 Lot 1 on Strata Plan 58651 (formerly being STR1188) and a
 general unit entitlement operating for all purposes of the
 Strata Scheme being a 50 undivided 1/150 interest
 Derived from Strata Plan 58651
 Derivation : Part of 52A-3R-0Ps. Gtd. to G. Flexmore
 Prior CT 3876/15

SCHEDULE 1

M973967 TRANSFER to RICHARD MICHAEL KIRAN BAINES Registered
 04-Aug-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 The registered proprietor holds the lot and unit entitlement
 subject to any interest noted on common property
 Folio of the Register volume 58651 folio 0
 SP 4726 EASEMENTS in Schedule of Easements
 SP 4726 FENCING PROVISION in Schedule of Easements
 E309727 MORTGAGE to Commonwealth Bank of Australia
 Registered 04-Aug-2022 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
58651	0
EDITION	DATE OF ISSUE
2	28-Mar-2006

SEARCH DATE : 09-Jun-2022
SEARCH TIME : 02.51 PM

DESCRIPTION OF LAND

City of HOBART
The Common Property for Strata Scheme 58651 (formerly being STR1188)
Derivation : Part of 52A-3R-0Ps. Gtd. to G. Flexmore
Prior CT 3337/11

SCHEDULE 1

STRATA CORPORATION NUMBER 58651, NO 273 CHURCHILL AV HOBART

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 4726 EASEMENTS in Schedule of Easements
SP 4726 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980



Conveyancing and Law of Property Act 1884

STRATUM PLAN

No. 1188

REGISTERED NUMBER

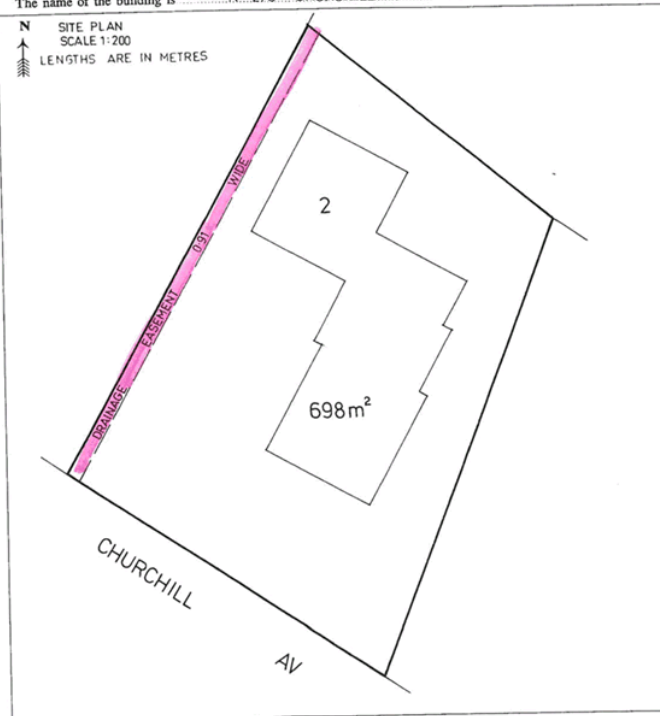
Sheet 1 of 5 Sheets

City or Town HOBART**58651**Locality SANDY BAYReference to Title CT 3337-11Site comprises the whole of Lot 2 on Plan No. SP 4726 in the

Lands Titles Office

The name of the building is No 273 CHURCHILL AV HOBART

External
surface
boundaries of
the site and
the location of
the building
thereto to
be delineated
in this space

REGISTERED this 12 day of June 1931, No. 1188

This plan is lodged for registration by Dobson, Mitchell & Allport
Recorder of Titles

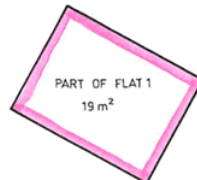


FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980



Sheet 2 of 5 Sheets

LOWER GROUND FLOOR
SCALE 1:100



ALL HORIZONTAL FLAT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES.
ALL BOUNDARIES ARE THE CENTRES OF WALLS, FLOORS AND CEILINGS.



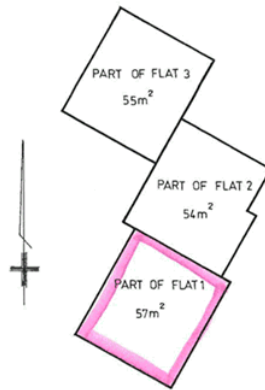
FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980



If further sheets are required to illustrate the flats, the sheets should be pinned here. Further sheets must be of paper supplied for the purpose by the Recorder of Titles and bearing his seal, and be numbered consecutively, commencing from sheet 4.

Sheet 3 of 5 Sheets

GROUND FLOOR
SCALE 1:200

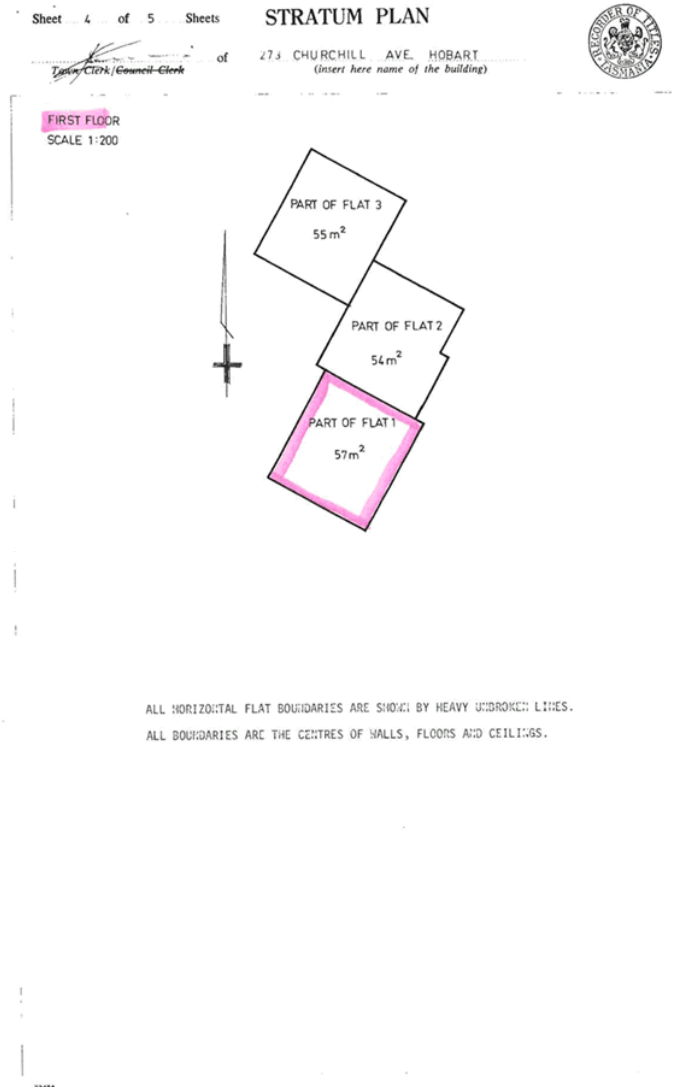


Town Clerk/Council Clerk

ALL HORIZONTAL FLAT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES.
ALL BOUNDARIES ARE THE CENTRES OF WALLS, FLOORS AND CEILINGS.



FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980



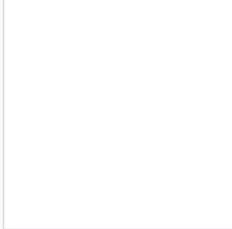


FOR OFFICE USE ONLY

Planning: #261486

Property

1/273 CHURCHILL AVENUE SANDY BAY TAS 7005

**People****Applicant ***

Richard Baines
1/273 Churchill Avenue
SANDY BAY TAS 7005
0434035791
richardbainesabc@gmail.com

Owner *

Richard Baines
1/273 Churchill Avenue
SANDY BAY TAS 7005
0434035791
richardbainesabc@gmail.com

Entered By

RICHARD BAINES
1 / 273 CHURCHILL AVENUE
SANDY BAY TAS 7005
0434 035 791
richardbainesabc@gmail.com

Use

Visitor accommodation

Details

Have you obtained pre application advice?

☒ No

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

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. *

☒ Yes

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

☒ No

If this application is related to an enforcement action please enter Enforcement Number

Details		
What is the current approved use of the land / building(s)? *		
At the moment the unit is just approved/used for living in		
Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage) *		
I plan to Airbnb my property periodically.		
Estimated cost of development *		
0.00		
Existing floor area (m2)	Proposed floor area (m2)	
0.00		
Site area (m2)		
Carparking on Site		
Total parking spaces	Existing parking spaces	N/A
1	1	<input checked="" type="checkbox"/> Other (no selection chosen)
Other Details		
Does the application include signage? *		
<input checked="" type="radio"/> No		
How many signs, please enter 0 if there are none involved in this application? *		
0		
Tasmania Heritage Register		
Is this property on the Tasmanian Heritage Register? <input checked="" type="radio"/> No		
Documents		
Required Documents		
Title (Folio text and Plan and Highlighted Title and Plan (1).pdf Schedule of Easements) *		
Plans (proposed, existing) * Baines plan.pdf		

10. Monthly Building Statistics - 1 July - 31 July 2022
File Ref: F22/85962

Ref: Open [CPC 8.2](#), 5/09/2022

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

During the period 1 July 2022 to 31 July 2022, 37 permits were issued to the value of \$33,650,680 which included:

- (i) 19 for extensions/alterations to dwellings to the value of \$2,317,550;
- (ii) 3 new dwellings (2 ancillary dwellings) to the value of \$560,000;
- (iii) 26 multiple dwellings to the value of \$12,400,000; and
- (iv) 3 major projects:
 - (a) 87-91 Campbell Street, Hobart – New Commercial Building (26 New Multiple Dwellings) – \$12,400,000;
 - (b) 94 Barrack Street, Hobart – Demolition, Alterations and Additions – \$5,388,000;
 - (c) 36 Davey Street, Hobart – Commercial Internal Alterations – \$5,000,000;

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

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

11. Monthly Planning Statistics - 1 July - 31 July 2022
File Ref: F22/85978

Ref: Open [CPC 8.3](#), 5/09/2022

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

During the period 1 July 2022 to 31 July 2022, 64 permits were issued to the value of \$14,358,773 which included:

- (i) 8 new single dwellings to the value of \$3,493,900;
- (ii) 7 multiple dwellings to the value of \$5,000,000;
- (iii) 28 extensions/alterations to dwellings to the value of \$5,082,067;
- (iv) 5 extensions/alterations to commercial properties to the value of \$460,000;
- (v) 1 major project;
 - (a) 345 Sandy Bay Road, Sandy Bay - Demolition, New Building for 7 Multiple Dwellings and Associated Works - \$5,000,000;

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

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

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

ECONOMIC DEVELOPMENT & COMMUNICATIONS COMMITTEE

12. Invest Hobart - Investment Prospectus

File Ref: F22/85182; 16/120

Ref: Open [EDCC 6.2](#), 1/09/2022

- That:
1. The Council approve the document titled 'Invest Hobart', marked as Attachment A to item 6.2 of the Open Economic Development and Communications Committee agenda of 1 September 2022, as the current version of the City's investment prospectus, and that the document be made publicly available at the appropriate time.
 2. The Council approve any future amendments to the document other than any data updates.
 3. Six-monthly updates be provided to the Council outlining key amendments to the document titled 'Invest Hobart'.

13. CLOSED PORTION OF THE MEETING

RECOMMENDATION

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:

- Confirm the minutes and the closed portion of the meeting
- Leave of absence
- Matters of a commercial and confidential nature

The following items are listed for discussion:-

- | | |
|------------|--|
| 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 | Taste of Summer Partnership Proposal
LG(MP)R 15(2)(c)(iii) |