



CITY OF HOBART MINUTES

OPEN PORTION
MONDAY, 12 SEPTEMBER 2022
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 31 March 2022 under section 18 of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*.



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 Briscoe, Dr P T Sexton, D C Thomas, Councillor W F Harvey, Alderman S Behrakis, Councillors M S C Dutta, J Fox, Dr Z E Sherlock and W N S Coats.

APOLOGIES:

Nil.

LEAVE OF ABSENCE:

Nil.

The Lord Mayor payed tribute to Her Majesty, Queen Elizabeth II:

The City of Hobart joins the rest of world in passing on its sympathies and condolences on the passing of Her Majesty, Queen Elizabeth II.

Her Majesty was admired by many in Hobart and it was with great sadness we woke on Friday to the news of her passing.

Her Majesty brought calmness, resolution and professionalism to her role. The pages of history will remember her fondly for her dedication to public duty during great change through her 70-year reign. But it is with her immediate family for the loss of a beloved mother, grandmother and great grandmother that our thoughts are with.

Her Majesty had a great affinity with Australia and Tasmania, visiting Hobart seven times during her remarkable reign.

In 1952, then Princess Elizabeth was due to make her first visit to Hobart, but this was curtailed by the death of her father, King George VI, and her ascension to the throne.

Still, Hobart basked in her coronation in 1953, with the largest crowd since the end of World War II packing Hobart's city streets to see the coronation decorations, causing major traffic disruption.

A year later, the Queen made her first visit to Hobart, where 5000 people filled Macquarie Street outside the Town Hall to cheer Her Majesty and Prince Philip.

She returned again in 1963, 1970, 1977, 1981, 1988 and 2000.

Each visit was met with enthusiastic crowds, highlighted by her 1970 trip where the main event was a "meet the people" occasion where the Queen, Prince Philip, Prince Charles (now King Charles III) and Princess Anne walked down Macquarie Street mingling and chatting with the public.

A book of condolence is available to the public wishing to express sympathy in the Town Hall's Henry Hunter Room during normal business hours until the National Day of Mourning on 22 September 2022.

On behalf of the City of Hobart, I extend condolences to His Majesty the King and to her Majesty's family and friends.

As a mark of respect I request that the Meeting observes a minute's silence.

The meeting observed a minutes silence.

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.

BURNET
BEHRAKIS

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	
Fox	
Sherlock	
Coats	

The minutes were signed.

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*?

No items were transferred.

3. COMMUNICATION FROM THE CHAIRMAN

5.1 Capital City Lord Mayors (CCCLM) Delegation.

The Deputy Lord Mayor provided the following report to the Council on her recent attendance at Capital City Lord Mayors (CCCLM) in Canberra, representing the Lord Mayor:

It was a privilege to represent the City of Hobart at last week's Council of Capital City Lord Mayors delegation to Canberra.

The Council of Capital City Lord Mayors (CCCLM) has a history of over 50 years providing national leadership, evidence based research, intergovernmental relations and advocacy to ensure Australia's capital cities are influencing federal priorities to shape our unique cities and meet current and future challenges as we continue to serve as the engine rooms of our respective states.

Over the two days we meet with new government Ministers to shape policy thinking in the areas of housing and homelessness, environment and waste, energy and emissions culture and the arts, Australia's International Student Market and adaptation and resilience.

(Jim Chalmers, Treasurer)

Our meeting with Treasurer, Jim Chalmers MP focused on investment in large scale capital city economic stimulus projects to meet the diverse needs of our cities. With affordable and social housing firmly on the agenda it was encouraging to hear from the Treasurer on the government's commitment to partnering with our capital cities and respective states to deliver a funding pipeline for housing.

(Kristy McBain, Minister for Local Government)

It was terrific to hear from Local Government Minister, Kirsty McBain MP and get a sense of her passion for the important work of the local government sector.

It's so critical that the capital cities have a voice at COAG particularly on matters of national significance such as the housing and homelessness

crisis which is most severe in Australia's capital cities. Working in partnership with local government will help solve some of these wicked problems.

(Andrew Giles, Minister for Immigration)

I was able to share with the Immigration Minister Andrew Giles MP the City of Hobart's support of international students and improvements that can be made to the visa program to strengthen their experience in Australia including introducing post study work visas to also address our skills shortage nationally.

(Max Chandler-Mather MP Greens Housing & Homelessness Spokesperson)

At a time where people in our country are struggling to find affordable, secure homes a bipartisan approach to tackling this issue is critical. I was pleased to be able to discuss affordable and social housing solutions with the Greens

(Shadow Housing & Homelessness Minister Michael Sulker MP)

Key worker housing continues to be a real challenge for our capital cities in Australia and I raised this with the Shadow Housing and Homelessness Minister Michael Sulker MP together with our colleagues from Melbourne, Sydney, Perth and Brisbane. It's essential that we work across all levels of government and the private sector to pull as many levers as we can to make a real difference in addressing our housing crisis.

(Elizabeth Watson-Brown Greens Sustainable Cities spokesperson)

We are facing an existential climate crisis that requires us to pivot toward a strong and diverse economy that sets us up for the long term that doesn't threaten our environment and the wellbeing of our communities. It was great to exchange ideas with Elizabeth Watson-Brown Greens Sustainable Cities spokesperson on how we can achieve this, including what's happening internationally with Climate finance.

(Hon Chris Bowen Minister for Climate Change and Energy)

Our meeting with the Hon Chris Bowen Minister for Climate Change and Energy focused on interventions required to tackle Climate Change. I was able to join my CCLM colleagues in requesting an additional \$500m urban resilience investment fund to address climate change in collaboration with capital cities. We need to take meaningful action now.

(Hon Catherine King Minister for Infrastructure)

I was thrilled to be able to thank the Hon Catherine King Minister for Infrastructure for the Government's \$20 million funding commitment to the expansion of ferry services in Greater Hobart. Exciting times ahead as we work in partnership with the Federal and State Government to deliver this game changing infrastructure.

(Zoe Daniel MP Member for Goldstein)

Was great to meet Zoe Daniel MP Member for Goldstein to congratulate her on a successful campaign and to talk about actions to address climate change and the importance of regional collaboration to make a real difference at the local level.

(Senator Mehreen Faruqi Greens Deputy Leader and Education Spokesperson)

An important focus of our delegation to Canberra was on Australia's International Student Market.

To retain Australia's coveted international student competitive advantage, it is critical that we extend the length for the Post -Study Work (PSWR) visas as a pathway to permanent residency

We discussed this with Senator Mehreen Faruqi Greens Deputy Leader and Education Spokesperson and the G8 group of Universities. We need to ensure international students are connected with our communities and local businesses to enable pathways to employment.

(Next Steps)

Overall, it was a successful delegation; and it was refreshing to see the level of passion and optimism for Australia's future emanating from our new Ministers and MPs.

There were a range of key actions agreed for follow up by the CCCLM CEOs and I look forward to receiving a detailed progress report on these in the coming weeks.

4. NOTIFICATION OF COUNCIL WORKSHOPS

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

5. PUBLIC QUESTION TIME

5.1 Public Questions

5.1.1 Mr Ryan Posselt - Sporting Facilities

Mr Posselt put the following questions which were taken on notice by the Lord Mayor.

Preamble:

Community sport in Hobart is bursting at the seams. Every sport association and club I have spoken with have stated they don't have enough quality facilities to meet their sports demand from the population.

- Soccer has no pitch that meets FA standards and many of their pitches are unusable for much of the season due to drainage issues. These issues plague a sport that has the most community participants of any sport.
- Netball is forced to play most of their matches outside and their premier facility is wedged on the corner of 2 main roads with some participants reporting feelings of being caged while playing. Their 4 indoor courts are ageing and tired. These issues affect a sport that has the highest female participation rate in the country and in Tasmania.
- Sport climbing has no facility to train that meet the disciplines that are now Olympic sports, despite Tasmania and Hobart producing some of the best climbers in the country and a home olympics is scheduled for 2032 in Brisbane.
- Ice Sports have no venue what so ever after the closure of the Glenorchy ice rink in early 2022. The community reports depression, suicide attempts, loss of a sense of community and loss of purpose amongst their members. This leaves the coldest state and the gateway to Antarctica as the only state without an ice rink. I believe Hobart LGA should be the home of Tassie's next ice rink, anything else is an opportunity lost for the city.

The Ham Common and surrounds is a large patch of council owned land located immediately adjacent to the southern outlet on Toleman's Hill and accessible without passing through any residential area. There is minimal impact on residential amenity for any development of the site. It is the site of an old tip that closed in the early 80s and was subsequently leased to St Michael's Collegiate for a token amount. That lease was renewed in 2008 and again in 2016, and collegiate continue to pay \$50 per year to lease this land from council for use as playing fields for their school. It is currently under-utilised, with more than 50%

of the land not in use, despite this it still has enough land to accommodate 4 tennis courts and two soccer pitches. As well as a care taker facility.

While I cannot speak for collegiate, it seems that these playing fields are substandard with significant challenges facing the school to level them after depressions formed in the fields over the last 40 years. Any future development of the site into a community sporting precinct may in fact enhance the sporting experience and options available to students that study at collegiate.

Questions:

- Can council supply a map outlining the area known as ham common and any surrounding land owned by council and its approximate size?
- When collegiate's lease was renewed in 2016, what was the process? Was it an option dating back to the original lease from the 80s or was it a new lease? Was any rigour applied to the decision or was it simply waived through?
- Has council been involved in any assessment of the site since it was handed over to collegiate in the 1980s? Have there been geological surveys, soil testing or any work undertaken to identify opportunities for development that would better utilise this large site and to serve all of the community?
- At any stage, on any council records, has this site been identified as a strategic asset as a large patch of under-utilised, cleared urban land and opportunities proposed or explored for development of the site to better serve the community of Hobart?
- Has council, it's elected members or representatives met with Ice Sports Tasmania, or the State government to identify potential sites for a future Hobart Ice Rink?

Conclusion:

Given that so many sports need more space, and that Ice Sports Tasmania is actively working with the state government and private investors, to identify an appropriate site to build a world class ice sports facility. I believe this site provides significant opportunity for a multi sports complex that would better serve the students that study at collegiate, school students around greater Hobart, children and teens around the city and the broader community to be much better utilised than it currently is.

5.2 Responses to Public Questions Taken on Notice

That the following responses to the public question taken on notice, be received and noted:

5.2.1 Lord Mayor's Mercury Article.

BURNET

SHERLOCK

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

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

NOES

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

No petitions were received.

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*.

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 Council 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 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.

BURNET
SHERLOCK

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
Fox
Sherlock
Coats

**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: 29 August 2022

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

BURNET
SHERLOCK

That the Council refuse the application for a change of use to visitor accommodation at 215 Sandy Bay Road, Sandy Bay, 7005, pursuant to the *Hobart Interim Planning Scheme 2015* and *Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes*, for the following reason:

1. The proposal does not meet the acceptable solution or the performance criterion with respect to clause 3.1(e) A1 or P1 of *Planning Directive No. 6* because the gross floor area is in excess of 200m², and the proposal is not compatible with the character and use of the area and would cause an unreasonable loss of residential amenity.

MOTION LOST

VOTING RECORD

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

BEHRAKIS
BRISCOE

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 7005 for the reasons outlined in the officer's report and a permit containing conditions be issued.

MOTION CARRIED

VOTING RECORD

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

COUNCIL RESOLUTION:

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 7005 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-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.

**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.

BURNET
SHERLOCK

That the Council refuse the application for a change of use to visitor accommodation at 1/273 Churchill Avenue, Sandy Bay, 7005, pursuant to the *Hobart Interim Planning Scheme 2015* and *Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes*, for the following reason:

1. The proposal does not meet the acceptable solution or the performance criterion with respect to clause 3.1(e) A2 or P2 of *Planning Directive No. 6* because the proposal is part of a strata scheme and the proposal would cause an unreasonable loss of residential amenity to long term residents occupying another lot within the strata scheme.

MOTION LOST

VOTING RECORD

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

BEHRAKIS
THOMAS

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 7005 and Common Land of Parent Title for the reasons outlined in the officer's report and a permit containing conditions be issued.

MOTION CARRIED

VOTING RECORD

AYES

Zucco
Briscoe
Sexton
Thomas
Harvey
Behrakis
Coats

NOES

Lord Mayor Reynolds
Deputy Lord Mayor Burnet
Dutta
Fox
Sherlock

COUNCIL RESOLUTION:

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 7005 and Common Land of Parent Title for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-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.

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;

BURNET
BEHRAKIS

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
Fox
Sherlock
Coats

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.

BURNET
SHERLOCK

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
Fox
Sherlock
Coats

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'.

THOMAS
ZUCCO

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
Fox
Sherlock
Coats

13. CLOSED PORTION OF THE MEETING

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 of a closed meeting
- Leave of absence
- Matters of a commercial and confidential nature
- Matters relating to personnel.

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 | Taste of Summer Partnership Proposal
LG(MP)R 15(2)(c)(iii) |
| Item No. 7 | Key Performance Indicators
LG(MP)R 15(2)(a) |
| Item No. 8 | Personnel Matter
LG(MP)R 15(2)(a) |

BURNET
BEHRAKIS

That the recommendation be adopted.

MOTION CARRIED BY
ABSOLUTE MAJORITY

VOTING RECORD

AYES

NOES

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

There being no further business the Open portion of the meeting closed at 6.47pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
26TH DAY OF SEPTEMBER 2022.

CHAIRMAN