



CITY OF HOBART

AGENDA

Planning Committee Meeting
Open Portion
Wednesday, 1 March 2023
at 5:00 pm
Council Chamber, Town Hall



City of **HOBART**

THE MISSION

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

THE VALUES

The Council is:

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

ORDER OF BUSINESS

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

APOLOGIES AND LEAVE OF ABSENCE

1. CONFIRMATION OF MINUTES.....	4
2. CONSIDERATION OF SUPPLEMENTARY ITEMS	4
3. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST	4
4. TRANSFER OF AGENDA ITEMS.....	5
5. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS.....	5
6. COMMITTEE ACTING AS PLANNING AUTHORITY	6
6.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015	7
6.1.1 87 Goulburn Street, Hobart - Partial Demolition, Alterations, Signage and Partial Change of Use to Food Services	7
7. REPORTS	57
7.1 Planning - Advertised Applications Report	57
7.2 Delegated Decision Report (Planning)	61
8. QUESTIONS WITHOUT NOTICE	65
9. CLOSED PORTION OF THE MEETING.....	66

Planning Committee Meeting (Open Portion) held Wednesday, 1 March 2023 at 5:00 pm in the Council Chamber, Town Hall.

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

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

COMMITTEE MEMBERS

Alderman S Behrakis (Chairman)
Lord Mayor Councillor A M Reynolds
Deputy Lord Mayor Councillor H Burnet
Alderman M Zucco
Councillor W F Harvey
Councillor M Dutta
Councillor Dr Z Sherlock
Councillor J Kelly
Councillor L Elliot
Alderman L Bloomfield
Councillor R Posselt
Councillor B Lohberger

Apologies:

Leave of Absence: Nil.

1. CONFIRMATION OF MINUTES

The minutes of the Open Portion of the Planning Committee meeting held on [Wednesday, 15 February 2023](#), are submitted for confirming as an accurate record.

2. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

Recommendation

That the Committee resolve to deal with any supplementary items not appearing on the agenda, as reported by the Chief Executive Officer.

3. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

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

4. TRANSFER OF AGENDA ITEMS

Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

A Committee may close a part of a meeting to the public where a matter to be discussed falls within 15(2) of the above regulations.

In the event that the Committee transfer an item to the closed portion, the reasons for doing so should be stated.

Are there any items which should be transferred from this agenda to the closed portion of the agenda, or from the closed to the open portion of the agenda?

5. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS

In accordance with the requirements of Part 2 Regulation 8(3) of the *Local Government (Meeting Procedures) Regulations 2015*, the Chief Executive Officer is to arrange the agenda so that the planning authority items are sequential.

In accordance with Part 2 Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee by simple majority may change the order of any of the items listed on the agenda, but in the case of planning items they must still be considered sequentially – in other words they still have to be dealt with as a single group on the agenda.

Where deputations are to be received in respect to planning items, past practice has been to move consideration of these items to the beginning of the meeting.

RECOMMENDATION

That in accordance with Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee resolve to deal with any items which have deputations by members of the public regarding any planning matter listed on the agenda, to be taken out of sequence in order to deal with deputations at the beginning of the meeting.

6. COMMITTEE ACTING AS PLANNING AUTHORITY

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

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

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

6.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

6.1.1 87 GOULBURN STREET, HOBART - PARTIAL DEMOLITION, ALTERATIONS, SIGNAGE AND PARTIAL CHANGE OF USE TO FOOD SERVICES PLN-22-851 - FILE REF: F23/17929

Address:	87 Goulburn Street, Hobart
Proposal:	Partial Demolition, Alterations, Signage and Partial Change of Use to Food Services
Expiry Date:	31 March 2023
Extension of Time:	Not applicable
Author:	Adam Smee

RECOMMENDATION

Pursuant to the *Hobart Interim Planning Scheme 2015*, the Planning Committee, in accordance with the delegations contained in its terms of reference, approves the application for partial demolition, alterations, and partial change of use to food services at 87 Goulburn Street, Hobart, for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-851 - 87 GOULBURN STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2023/00071-HCC dated 25/1/2023 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 6

The hours of operation approved for the use are Monday – Sunday, 7:30am - 9pm. Office and administrative tasks associated with the approved use may be performed outside of these hours. Waste management tasks associated with the use, such as the emptying and filling of bins for example, are not considered to be administrative tasks and must not occur outside of the approved hours of operation.

Reason for condition

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

PLN s1

Unless further approval is obtained, commercial vehicle movements, (including loading and unloading and garbage removal) associated with the approved use must be within the hours of:

- (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;**
- (b) 9.00 am to 12 noon Saturdays;**
- (c) nil on Sundays and Public Holidays.**

Reason for condition

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

PLN s2

Unless further approval is obtained, the maximum occupancy (not including staff) approved for the use is 30 persons.

Reason for condition

To ensure that a commercial use does not adversely affect residential amenity.

PLN s3

Unless further approval is obtained, amplified music and the use of other amplified equipment associated with the approved use is prohibited.

Reason for condition

To ensure that a commercial use does not adversely affect residential amenity.

PLN s4

Any alcohol sold in association with the approved use must be for consumption on the site and only in association with the service of meals.

Advice:

Any liquor licence issued for the approved use should be consistent with the requirements of this condition.

The approved use should not be promoted as a bar and should not be promoted with alcohol only based promotions, such as "happy hours" for example.

The premises should not be used as a venue for "stand-up functions" (i.e. where alcohol is consumed by patrons that are exclusively standing rather than seated).

Reason for condition

To clarify the scope of the permit.

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.

BUILDING PERMIT

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

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

PLUMBING PERMIT

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

PUBLIC HEALTH

You may be required to provide approved/endorsed plans for a food business fit out, in accordance with the National Construction Code - Building Code of Australia including Tas Part H102 for food premises which must have regard to the FSANZ Food Safety Standards. Click [here](#) for more information.

FOOD BUSINESS REGISTRATION

Food business registration in accordance with the *Food Act 2003*. Click [here](#) for more information.

SINGLE USE PLASTICS

The City of Hobart has a 'Single-Use Plastics By-Law' in force, which applies to retailers who provide or sell food to be taken from the retailer's premises in food packaging. Retailers must not provide to a person any food packaging which is wholly or partly comprised of plastic and a single use product. Please click [here](#) for more information.

OCCUPATION OF THE PUBLIC HIGHWAY



This permit does not include approval for any on-street seating and/or tables associated with the approved use. An occupational licence for use of the Hobart City Council highway reservation would be required for any on-street seating and/or tables associated with the approved use. Click [here](#) for more information.

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.

- | | |
|---------------|---|
| Attachment A: | PLN-22-851 - 87 GOULBURN STREET HOBART
TAS 7000 - Planning Committee or Delegated
Report ↓  |
| Attachment B: | PLN-22-851 - 87 GOULBURN STREET HOBART
TAS 7000 - Attachment B - Planning Committee
Agenda Documents ↓  |

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report:	Committee
Committee:	1 March 2023
Expiry Date:	31 March 2023
Application No:	PLN-22-851
Address:	87 GOULBURN STREET , HOBART
Applicant:	Fletcher Scott (Brine Brothers Pty Ltd) 65 Marys Hope Road DOM WALSH U1 64 GROVE ROAD GLENORCHY TAS 7010
Proposal:	Partial Demolition, Alterations, Signage, and Partial Change of Use to Foo Services
Representations:	Five representations.
Performance criteria:	Inner Residential Zone - Non-Residential Use, Parking and Access Code - Number of Car Parking Spaces, and, Historic Heritage Code - Demolition and Buildings and Works other than Demolition.

1. Executive Summary

- 1.1 Planning approval is sought for partial demolition, alterations, and partial change of use to food services at 87 Goulburn Street, Hobart.
- 1.2 More specifically the proposal includes:
 - demolition and removal of fittings and fixtures associated with the previous use of the site as a self-service laundry,
 - alterations including the installation of seating, a bar, bathroom, and a commercial kitchen to facilitate a change of use to a café/restaurant.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 11.0 Inner Residential Zone - 11.3 Use Standards
 - 1.3.2 E6.0 Parking and Access Code - E6.6 Use Standards

1.3.3 E13.0 Historic Heritage Code - E13.7 Development Standards for
Heritage Places

- 1.4 Five (5) representations objecting to the proposal were received within the statutory advertising period between 23 January and 7 February 2023.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the Planning Committee, because officers have chosen not to exercise their delegated authority to determine the application, due to the nature of the proposal and the representations received.

2. Site Detail

- 2.1 The site is a mixed use property close to the south-western edge of the Hobart CBD. The property is on the northern corner of the intersection of Molle Street and Goulburn Street. The property has an area of approximately 70m². The property is occupied by a two-storey, brick building that has previously contained a laundromat on the ground floor and a flat on the upper level. The proposed change of use would be restricted to the ground floor of the building. No car parking is provided on the site.
- 2.2 There is a butcher and cafe to the south-west of the site, on the opposite side of Molle Street and a Council maintained play area on the opposite corner to the south. Further non-residential use occurs to the south-east of the site along Molle Street but the site is otherwise surrounded by established residential use and development.



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

3. Proposal

- 3.1 Planning approval is sought for partial demolition, alterations, and partial change of use to food services at 87 Goulburn Street, Hobart.
- 3.2 More specifically the proposal includes:
- demolition and removal of fittings and fixtures associated with the previous use of the site as a self-service laundry,
 - alterations including the installation of seating, a bar, bathroom, and a commercial kitchen to facilitate a change of use to a café/restaurant.

4. Background

- 4.1 Council issued a Planning Permit for a sign on the site in May 2005 (see PLN-07-00298-01).

5. Concerns raised by representors

- 5.1 Five (5) representations objecting to the proposal were received within the statutory advertising period.
- 5.2 The following table outlines the concerns raised in the representations received. Those concerns which relate to a discretion invoked by the proposal are addressed in Section 6 of this report.

"The operating hours proposed 7.30am to 9pm, 7 days a week, are not appropriate for a residential area".
"Their [sic] is no parking in the area for this type of business as residents we are already having parking difficulties with the existing café and back packers as well as short term rentals".
"Their is no mention of management of noise and people management of the premises and the outflow onto the street".
"The proponents have not engaged with the residents surrounding the premises".

"Their [sic] is also no information regarding how the premises will manage intoxicated clients in the late evening which will affect the amenity of the resident".
"I would like to see closing times adhered to and not extended, no outdoor staging, and not music broadcast outside".
"I would like the application to be clearly denied permission to expand to alfresco eating, particularly to the roof top space of the laundromat".
"The proposal cites 40 seats [under executive summary]. From the plan submitted showing 18 seats, do they intend sitting the difference alfresco?"
"Regarding take away food. The park opposite is well used by parents with toddlers. It would not be a good addition to the park and playground to have inebriated hipsters from 07:30 in the day".
"There is no room for 40 seated people in the Plan offered. Also noted, that if full, there will be 4-5 staff! How!!"
"Alfresco tables should be not be considered in the street nor in the adjoining driveway. The Terrace, the best view, should Never ever be part of this business, chatter, music, & overlook onto the residences below & across".
"This is an inner residential property with a flat upstairs and should keep the same hours as the existing businesses, packed up and gone by 6pm & closed Sundays".
"Parking, music, loud chatter etc, 'fostering a culture of early drinking', are a major problems".
"There are multiple serious concerns about the change of use and the intended use of the subject site and the incompatibility of that use with the amenity of the surrounding residential area".
"There is also well justified concern about the introduction of a very high traffic generating use into a site that sits on the corner of an intersection that serves as a traffic feeder of significant traffic flow into and through West Hobart".

"The use as described by the applicant in detail can only be reasonably considered as Hotel Industry, which is a Prohibited use in the Inner Residential zone".
"There is little doubt that the primary focus for the use proposed is that of a bar, as described themselves by the applicant. A bar falls within the Hotel Industries use class".
"The use of Hotel Industry in a residential zone is quite understandably prohibited. The servicing of alcohol (even with supplementary or ancillary serving of food) in an environment where this is the focus of hospitality offerings commonly results in anti social behaviour that impacts unreasonably on the amenity of residents in a surrounding residential area by way of noise, rubbish, anti-social behaviour and vandalism".
"It is considered that given how prominently alcohol features in the description of use and operations, it is not reasonable to argue that Hotel Industries is a subservient or ancillary use to Food Services".
"Traffic and Parking Concerns in the surrounding area".
"Notwithstanding the fact that the application as presented seeks approval for the prohibited use of Hotel Industries, the use as proposed is a very high traffic generating use".
"The use as proposed is of a scale, intensity and traffic generating nature that is entirely inappropriate for the subject site and surrounding residential area. 11.1.1.6 is not met".
"The inclusion of a bar that focusses heavily on alcohol serving to patrons with repeated references to happy hours, cheap drinks, city bound drinkers, industry nights, aperitivo hours, hospitality nights and providing a range and focus on alcohol choices is not considered compatible with the amenity of residential properties in the surrounding residential area, with some residences located directly adjacent to the subject site. 11.1.1.2, 11.1.1.5 and 11.1.1.6 are not met".
"The proposed use seeks approval for hours of operation substantially outside of the 8am to 6pm hours of operation".

"The proposed use states that deliveries will be restricted to 9am to 5pm hours. There is no evidence to support this provided as part of the application".
"The proposal must be refused on the basis of the significantly exacerbated undesirable impact the proposed use will have on the surrounding area where residents and existing businesses already report extreme difficulty in accessing on street parking, excessive commuter use of on street parking, significant traffic flow, prevalence of illegal parking and high accidents rates at the intersection".
"The proposal fails to provide any detail confirming satisfactory commercial vehicle arrangements for loading or unloading that does not comprise the safety and convenience of traffic, pedestrians and other road users".
"The proposed development does not provide any detail on how noise emissions will be managed to avoid any impact on adjacent residential properties".
"The application as presented to Council should be refused by Council".
"We are lodging an objection to the proposal at 87 Goulburn Street, West Hobart based on several concerns with the current Parking and Traffic issues".
"This clearly does not comply with the Parking Code E6.0 with respect to parking, hours of operation, scale of business and lack of loading facilities".

6. Assessment

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

Scheme 2015.

6.3 The following relates to the use of the site:

6.3.1 The site has most recently been used as a laundromat (self-service laundry) which is considered to be within the General Retail and Hire use class. The proposed use is a cafe/restaurant within the Food Services use class. The previous use is a discretionary use in the above zone. The proposed use is a discretionary use in the zone provided that it meets the following qualification:

Only if in an existing building and not displacing a residential or visitor accommodation use, unless occupying floor area previously designed and used for non-residential commercial purposes (excluding visitor accommodation).

The proposed use would be within an existing building and would not displace a residential or visitor accommodation use. The proposed use therefore meets the qualification.

6.3.2 It is noted that the proposal includes the sale of alcohol on the site. Given that the Hotel Industries use class is prohibited within the Inner Residential Zone and therefore could not be approved on the site, the sale of alcohol should only occur in association with the service of food for consumption on the premises. A condition to this effect should be included upon any Planning Permit issued for the proposal. The condition should include advice that any liquor licence issued for the premises should be consistent with this restriction upon the sale of alcohol. The condition should also include advice that promoting the business as a bar and engaging in alcohol only based promotions (such as happy hours for example) are not considered to be consistent with a food services use.

6.3.3 Clause 8.10.2 of the planning scheme states that:

In determining an application for a permit for a discretionary use the planning authority must, in addition to the matters referred to in subclause 8.10.1, have regard to:

- (a) the purpose of the applicable zone;*
- (b) any relevant local area objective or desired future character statement for the applicable zone;*
- (c) the purpose of any applicable code; and*
- (d) the purpose of any applicable specific area plan,*

but only insofar as each such purpose, local area objective or desired future character statement is relevant to the particular discretion being exercised.

Therefore, the proposed discretionary use must be considered against the matters raised in clause 8.10.2.

The zone purpose statements for the Inner Residential Zone are as follows:

11.1.1.1 To provide for a variety of residential uses and dwelling types close to services and facilities in inner urban and historically established areas, which uses and types respect the existing variation and pattern in lot sizes, set back, and height.

11.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.

11.1.1.3 To encourage residential development at higher densities in locations within walkable distance of services, facilities, employment and high frequency public transport corridors.

11.1.1.4 To encourage residential development that respects the neighbourhood character.

11.1.1.5 To provide a high standard of residential amenity.

11.1.1.6 To allow commercial uses which provide services for the needs of residents of a neighbourhood and do not displace an existing residential use or adversely affect their amenity particularly through noise, traffic generation and movement, and the impact of demand for on-street parking.

The proposal is considered to be consistent with the purpose of the applicable zone, as it is consistent with the zone purpose statements provided for the Inner Residential Zone. Specifically, the proposal is considered to be consistent with the statements at 11.1.1.2 and 11.1.1.6 as it is for a compatible commercial use that would serve the residents in the neighbourhood around the site and the local community. It is considered that any impacts upon residential amenity as a result of noise, traffic generation and movement, and on-street parking demand would be limited given the relatively small scale of the proposed use. The scale of the proposed use would be limited by the small floor area and limited

number of seats provided within the premises.

There are no relevant local area objectives or desired future character statements.

The proposal is considered to be compatible with the purpose of the applicable codes, as discussed further in the following sections of this report. In summary, the proposal is consistent with the Parking and Access Code because sufficient parking would be provided for the proposed use to meet the reasonable requirements of users. The proposal is consistent with the purpose of the Historic Heritage Code because it would not impact upon heritage values.

There is no applicable specific area plan.

The proposal is considered to be consistent with the matters raised in clause 8.10.2.

6.4 The proposal has been assessed against:

6.4.1 11.0 Inner Residential Zone

6.4.2 E6.0 Parking and Access Code

6.4.3 E13.0 Historic Heritage Code

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

6.5.1 11.0 Inner Residential Zone:

11.3.1 Non-Residential Use P1

6.5.2 E6.0 Parking and Access Code:

E6.6.1 Number of Car Parking Spaces

6.5.3 E13.0 Historic Heritage Code:

E13.7.1 Demolition, and,

E13.7.2 Buildings and Works other than Demolition P1

6.6 Each relevant performance criterion is assessed below.

6.7 11.3.1 Non-Residential Use P1

6.7.1 The acceptable solution A1 at clause 11.3.1 requires hours of operation to be within 8am to 6pm.

6.7.2 The proposal includes hours of operation that would not be within the prescribed hours. The proposed operating hours are 7:30am to 9pm, 7 days per week.

6.7.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.

6.7.4 The performance criterion P1 at clause 11.3.1 provides as follows:

Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

6.7.5 The applicant has stated that commercial vehicle movements associated with the proposed use will occur during regular business hours - i.e. 9am to 5pm. Provided that commercial vehicle movements, including vehicle movements associated with the removal of waste from the site, occur within these hours it is anticipated that they will not have an unreasonable impact upon residential amenity. A condition requiring commercial vehicle movements to occur within regular business hours should be included upon any Planning Permit issued for the proposal.

6.7.6 As stated earlier in the report, the relatively small scale of the proposed use is considered likely to ensure that it does not have an unreasonable impact upon residential amenity, including any impact that may be caused as a result of an increase in noise. To ensure that the scale of the use is limited, a condition of approval limiting occupancy of the venue to 30 persons is recommended. This figure is equivalent to the maximum number of seats indicated on the submitted floor plan. It is noted that a use in which alcohol is consumed by patrons that are standing is more consistent with a Hotel Industry use rather than a Food Services use. Therefore, the use of the venue for "stand-up functions" should not be approved. The condition limiting occupancy of the venue should include advice that the venue should not be used for "stand-up functions".

6.7.7 It is noted that the ground floor of the building on the site is separated from the adjoining dwellings to the north-east and north-west by a driveway and

the rear of the flat on the upper level of the subject building respectively. This separation would assist in reducing any noise impacts upon these properties caused as a result of the proposal. While the site is considered unlikely to be used as a live music venue given the small floor area available, given the proximity of nearby residences, a condition of approval should prohibit amplified music on the site and the use of amplified equipment. The proposal is not considered likely to cause any other emissions that may impact upon residential amenity.

6.7.6 The proposal complies with the above performance criterion.

6.8 *E6.6.1 Number of Car Parking Spaces*

6.8.1 The acceptable solution at clause *E6.6.1* requires the number of on-site car parking spaces to be no less than the number specified in Table E6.1.

6.8.2 The proposal includes less than the number of on-site car parking spaces specified in Table E6.1, which for food services use on this site is 11 spaces. No on-site car parking spaces would be provided for the proposed use (noting that the Scheme requires that 2 parking spaces should be provided for the existing use).

6.8.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion is relied on.

6.8.4 The performance criterion at clause *E6.6.1* provides as follows:

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

- (a) car parking demand;*
- (b) the availability of on-street and public car parking in the locality;*
- (c) the availability and frequency of public transport within a 400m walking distance of the site;*
- (d) the availability and likely use of other modes of transport;*
- (e) the availability and suitability of alternative arrangements for car parking provision;*
- (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;*
- (g) any car parking deficiency or surplus associated with the existing use*

of the land;

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

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

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

(k) any relevant parking plan for the area adopted by Council;

(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;

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

- 6.8.5 Council's Senior Development Engineer has assessed the proposed car parking arrangements against the above performance criterion and provided the following comments:

"A deficiency of 9 spaces is proposed (taking into consideration the current use requirement).

Car Parking Demand - The car parking demand is likely to be less than prescribed in the scheme due to the nature of the use. With the exception of the employees, the nature of the users of the food service will be visiting meaning that timed parking will be sufficient in meeting the likely demand of the proposal. Given that the proposal also includes alcohol, limiting on-site parking has been considered a positive for road safety discouraging drink driving.

Availability of on-street car parking - Located in an inner residential area, the site is surrounded by timed parking. Given the use will promote a higher turnover of customers (long stay parking not expected) the surrounding network is likely to accommodate the deficiency proposed.

Located within walking distance of the CBD, and a Bus Service on Molle Street, the availability for users to utilise other modes of transport is available.

Hence, it is deemed that the deficiency proposed is acceptable, mainly due to the real parking demand generated, and the surrounding road

networks availability of timed parking".

6.8.6 The proposal complies with the above performance criterion.

6.9 *E13.7.1 Demolition*

6.9.1 There is no acceptable solution for clause *E13.7.1* which applies where demolition is proposed on a heritage place.

6.9.2 The proposal includes demolition and the site is listed as a heritage place.

6.9.3 As there is no acceptable solution for the above clause the proposal therefore relies upon assessment against the below performance criterion.

6.9.4 The performance criterion at clause *E13.7.1* provides as follows:

Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;

(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;

(b) there are no prudent and feasible alternatives;

(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;

(d) significant fabric is documented before demolition.

6.9.5 Council's Cultural Heritage Officer has assessed the proposed demolition against the above performance criterion and provided the following comments:

"It is considered the proposed demolition works will not result in loss of significant fabric, the elements proposed for demolition are noted as either being modern additions / fit out related to the use as a laundromat. The proposed demolition works are considered to satisfy *E13.7.1*".

6.9.6 The proposal complies with the above performance criterion.

6.10 *E13.7.2 Buildings and Works other than Demolition P1*

- 6.10.1 There is no acceptable solution A1 for clause E13.7.2 which applies where buildings and works other than demolition are proposed on a site that is a heritage place.
- 6.10.2 The proposal includes buildings and works and the site is listed as a heritage place
- 6.10.3 As there is no acceptable solution for the above clause the proposal therefore relies upon assessment against the below performance criterion.
- 6.10.4 The performance criterion P1 at clause E13.7.2 provides as follows:

Development must not result in any of the following:

- (a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;*
- (b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.*

- 6.10.5 Council's Cultural Heritage Officer has assessed the proposal against the above performance criterion and provided the following comments:

"The proposed works will not result in the loss of significance to the place through incompatible design. The proposed restaurant fit out is located on the ground floor and it is noted that this part of the building internally has few original heritage features retained see fig 1 below. Performance Criteria 1 of E13.7.1 is considered satisfied".

- 6.10.6 The proposal complies with the above performance criterion.

7. Discussion

- 7.1 Planning approval is sought for partial demolition, alterations, and partial change of use to food services at 87 Goulburn Street, Hobart.
- 7.2 The application was advertised and received five representations. The representations raised the following concerns:

- the proposal is for a prohibited use, i.e. a Hotel Industries use,
- alfresco/on-street seating associated with the proposed use should not be approved,
- the proposed operating hours are not appropriate for a residential area,
- noise from the proposed use will have a detrimental impact on residential amenity,
- the lack of on-site car parking provided for the proposed use will exacerbate the existing lack of car parking in the area,
- a late-night music venue is proposed, and,
- commercial vehicle movements associated with the proposed use would not be contained within the site.

A response to each of these concerns is as follows:

- While the proposed use clearly includes the service of alcohol this would be in association with the service of meals for consumption on the site. A condition that would restrict the sale of alcohol to be only in association with the service of meals is recommended. The condition is considered to ensure that the use of the site would be consistent with a Food Services use, which is not prohibited on the site.
- alfresco/on-street seating is not included in the current application. Any application for approval for alfresco/on-street seating would be assessed against Council's relevant by-law. Advice regarding the need for further approval for any on-street seating should be included in any Planning Permit issued for the proposal.
- The site is on the edge of the Hobart CBD close to where other non-residential uses occur. The proposed use would be limited in scale by the relatively small floor area of the premises. A condition of approval is recommended to limit the maximum occupancy which would also limit the scale of the proposed use. The proposed operating hours would not extend late into the evening and are considered to be appropriate for the site.
- The limited scale of the proposed use would reduce any associated impacts such as those caused by increased noise emissions. A condition of approval prohibiting the use of amplified music on the site is recommended. The proposal is unlikely to have an unreasonable impact on residential amenity.
- As noted in the assessment provided by Council's Senior Development Engineer, there are several timed on-street car parking spaces in the area surrounding the site. Therefore, it is considered that there would be adequate turn-over of car parking spaces to ensure that car parking is available for patrons accessing the proposed use.
- While a late-night music venue is not defined in the planning scheme, it is generally accepted to be a venue that has live music between midnight and dawn. The proposed use would therefore clearly not be a late-night music venue.

given the proposed operating hours (i.e. 9pm close).

- As the proposed use is not primarily dependent upon the outward delivery of goods from the site, it is considered that on-site facilities for commercial vehicles are not required by the relevant planning scheme standard (i.e. clause *E6.7.13 Facilities for Commercial Vehicles*). Notwithstanding this, it is considered that the loading and unloading of commercial vehicles will not compromise the safety and convenience of vehicular traffic, cyclists, pedestrians and other road users, noting in particular the presence of 15 minute parking on the other side of Goulburn Street. In addition, the applicant has stated that commercial vehicle movements associated with the proposed use will occur during standard business hours. A condition requiring commercial movements to occur within the hours prescribed by the relevant planning scheme standard (i.e. clause *11.3.1 Non-Residential Use A 3*) is recommended.

- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to comply.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Senior Development Engineer and its Cultural Heritage Officer. The officers have raised no objection to the proposal.
- 7.5 The proposal is recommended for approval.

8. Conclusion

- 8.1 The proposed partial demolition, alterations, and partial change of use to food services at 87 Goulburn Street, Hobart, satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015* and is recommended for approval.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Planning Committee, in accordance with the delegations contained in its terms of reference, approves the application for partial demolition, alterations, and partial change of use to food services at 87 Goulburn Street, Hobart, for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-851 - 87 GOULBURN STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2023/00071-HCC dated 25/1/2023 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 6

The hours of operation approved for the use are Monday – Sunday, 7:30am - 9pm. Office and administrative tasks associated with the approved use may be performed outside of these hours. Waste management tasks associated with the use, such as the emptying and filling of bins for example, are not considered to be administrative tasks and must not occur outside of the approved hours of operation.

Reason for condition

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

PLN s1

Unless further approval is obtained, commercial vehicle movements, (including loading and unloading and garbage removal) associated with the approved use must be within the hours of:

- (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;**
- (b) 9.00 am to 12 noon Saturdays;**
- (c) nil on Sundays and Public Holidays.**

Reason for condition

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

PLN s2

Unless further approval is obtained, the maximum occupancy (not including staff) approved for the use is 30 persons.

Reason for condition

To ensure that a commercial use does not adversely affect residential amenity.

PLN s3

Unless further approval is obtained, amplified music and the use of other amplified equipment associated with the approved use is prohibited.

Reason for condition

To ensure that a commercial use does not adversely affect residential amenity.

PLN s4

Any alcohol sold in association with the approved use must be for consumption on the site and only in association with the service of meals.

Advice:

- *Any liquor licence issued for the approved use should be consistent with the requirements of this condition.*
- *The approved use should not be promoted as a bar and should not be promoted with alcohol only based promotions, such as "happy hours" for*

example.

- *The premises should not be used as a venue for "stand-up functions" (i.e. where alcohol is consumed by patrons that are exclusively standing rather than seated).*

Reason for condition

To clarify the scope of the permit.

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.

BUILDING PERMIT

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

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

PLUMBING PERMIT

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

PUBLIC HEALTH

You may be required to provide approved/endorsed plans for a food business fit out, in accordance with the National Construction Code - Building Code of Australia including Tas Part H102 for food premises which must have regard to the FSANZ Food Safety Standards. Click [here](#) for more information.

FOOD BUSINESS REGISTRATION

Food business registration in accordance with the *Food Act 2003*. Click [here](#) for more information.

SINGLE USE PLASTICS

The City of Hobart has a 'Single-Use Plastics By-Law' in force, which applies to retailers who provide or sell food to be taken from the retailer's premises in food packaging. Retailers must not provide to a person any food packaging which is wholly or partly comprised of plastic and a single use product. Please click [here](#) for more information.

OCCUPATION OF THE PUBLIC HIGHWAY

This permit does not include approval for any on-street seating and/or tables associated with the approved use. An occupational licence for use of the Hobart City Council highway reservation would be required for any on-street seating and/or tables associated with the approved use. Click [here](#) for more information.

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.



(Adam Smee)

Development Appraisal Planner

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



(Ben Ikin)

Senior Statutory Planner

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

Date of Report: 20 February 2023

Attachment(s):

Attachment B - Planning Committee Agenda Documents



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-22-851	Council notice date	18/01/2023
TasWater details			
TasWater Reference No.	TWDA 2023/00071-HCC	Date of response	25/01/2023
TasWater Contact	Jake Walley	Phone No.	0467 625 805
Response issued to			
Council name	CITY OF HOBART		
Contact details	coh@hobartcity.com.au		
Development details			
Address	87 GOULBURN ST, HOBART	Property ID (PID)	5546213
Description of development	Partial Demolition, Alterations, Signage, and Partial Change of Use to Food Services		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Applicant	Westside Laundry Cafe / Bistro	--	--
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act</i> 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>TRADE WASTE</p> <ol style="list-style-type: none"> 4. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 5. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 7. The applicant or landowner as the case may be, must pay a development assessment fee of \$226.71 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			



Advice			
General			
For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards			
For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form			
Service Locations			
Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.			
(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.			
(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies.			
(c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.			
Trade Waste			
Prior to any Building and/or Plumbing work being undertaken, the applicant will need a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:			
Location of all pre-treatment devices i.e. Grease Arrestor, Sink Dry Basket Arrestors			
Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and			
Location of an accessible sampling point in accordance with the TasWater Trade Waste Sampling Specifications for sampling discharge.			
At the time of submitting the application for a Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application form is also required.			
The application forms are available at http://www.taswater.com.au/Customers/Liquid-Trade-waste/Commercial			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

 PLN-22-851 - 87 GOULBURN STREET

Application Information

▼ Application Details PLN-22-851 Partial Demolition, Alterations, Signage, and Partial Change of Use to Food Services and Hotel Industry 

Submitted on: 16/12/2022
Accepted as Valid on: 16/12/2022
Target Time Frame: 42 Days.
Elapsed Time: 33 Days (*Stopped: 27 Days*) = 6 Days Expiry date: 23/02/2023
Officer: Adam Smee

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. *

 No

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

 No

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)? *

Inner-Residential

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

Change of use from laurdromat to cafe/restaurant. Restaurant fitout inside.

Estimated cost of development *

30000.00

Existing floor area (m2)

75.00

Proposed floor area (m2)

75.00

Site area (m2)

78

Carparking on Site

Total parking spaces

0

Existing parking spaces

0

N/A

☒ Other (no selection chosen)

Hours of Business

Are the proposed hours of business different from the existing?

☒ Yes

What days and hours of operation are proposed for the business?

Existing		Proposed	
From	To	From	To
Monday to Friday		Monday to Friday	07:30 21:00
Saturday		Saturday	07:30 21:00
Sunday		Sunday	07:30 21:00

Number of Employees

List the total number of people who will be working on the site.

Proposed number of employees

3

Existing number of employees

0

Goods Deliveries

Will there be any commercial vehicles accessing the site?

☒ No

Type of Vehicle

Trips per Week

Very Large (Semi trailer)

Large

Medium

Small

Outdoor storage / seating / number of beds

Is outdoor storage proposed?

☒ No

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?

☒ Yes

Edit

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME 139855		FOLIO 1
EDITION 3	DATE OF ISSUE 07-Mar-2008	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.



Recorder of Titles.

DESCRIPTION OF LAND

City of HOBART
Lot 1 on Diagram 139855
Derivation : (Section DD) Being the land described in
Conveyance No. 64/2056
Part of Location to Charles Provence
Prior CT 38380/1

SCHEDULE 1

C498450 TRANSFER to JUSTIN FRANCIS WILSON Registered
18-Dec-2003 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
13/4041 CONVEYANCE: Benefiting Easement: Right to pass and
repass over the strip of land shown as right of way
on Diagram No. 38380
C435512 Benefiting Easement: Right of Footway and a right to
enter for the purpose defined therein over the Right
of Way variable width and marked ABCGHJD on Plan No.
139683 Registered 07-Nov-2003 at 12.01 PM
C435512 Benefiting Easement: Service easement to store gas
bottles over portion of the said land within
described land marked UMNFPFG on Plan No. 139683
C435512 Benefiting Easement: a right for the eaves, gutter
and spouting erected to overhang over portion of the
said land within described marked ESGHJD on Plan No.
139683
C435512 Benefiting Easement: a right for stairway erected to
overhang over portion of the said land within
described marked KLMNTUJH on Plan No. 139683

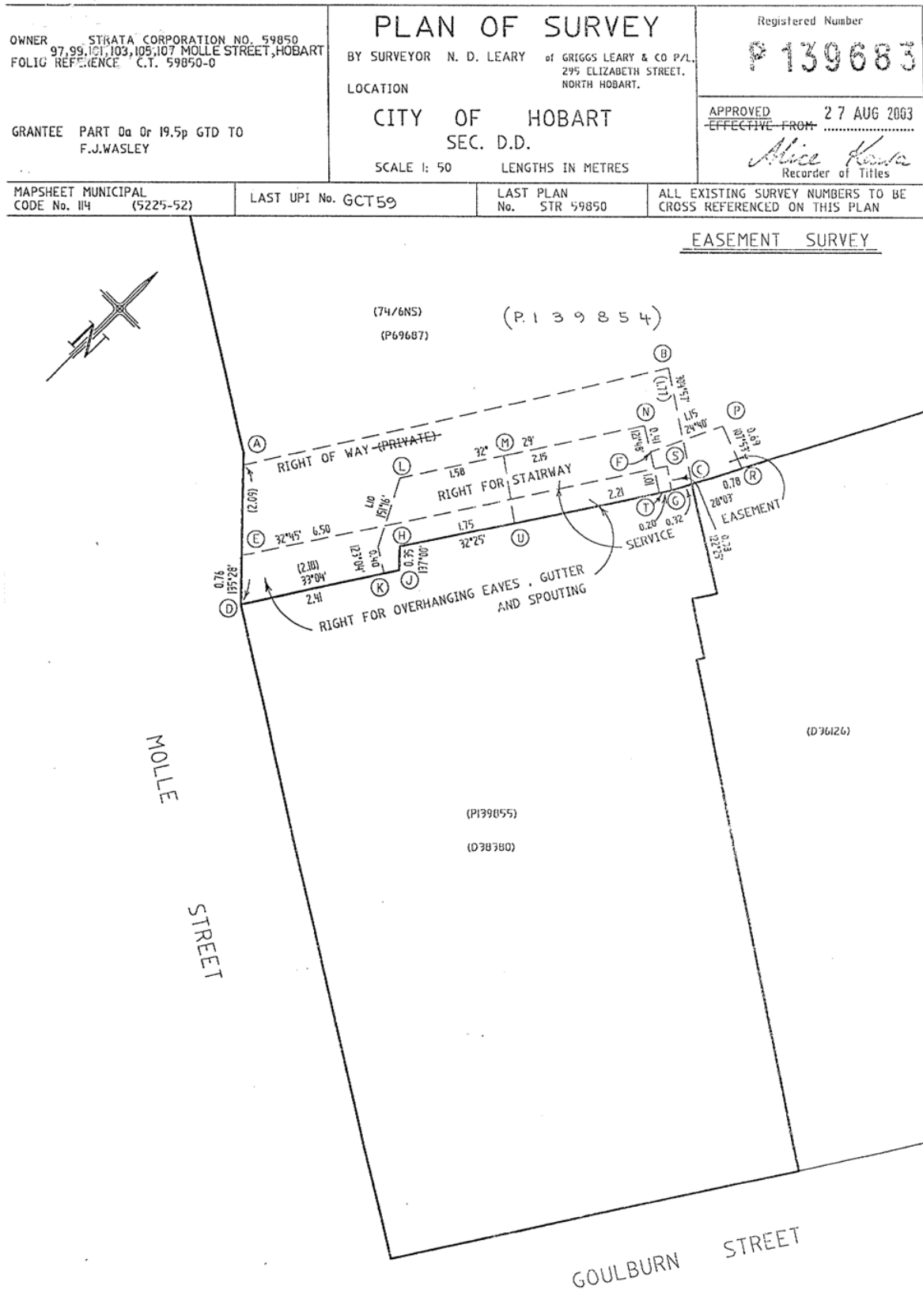
WARNING: BEFORE DEALING WITH THIS LAND SEARCH THE CURRENT FOLIO OF THE REGISTER

OWNER FOLIO REFERENCE F.R.38380/1 GRANTEE PART OF LOCATION TO CHARLES PROVENCE		PLAN OF TITLE LOCATION CITY OF HOBART SEC. DD CONVERTED BY PLAN No D.38380 COMPILED BY L.D.R.B. NOT TO SCALE LENGTHS IN METRES		REGISTERED NUMBER P139855 APPROVED 27 AUG 2003 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 114 (5225-52)	LAST UPI No G.C.T.58	LAST PLAN No D.38380	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

SKETCH BY WAY OF ILLUSTRATION ONLY
"EXCEPTED LANDS"

BALANCE PLAN

SKETCH
NOT TO SCALE



BRINE BROTHERS PTY LTD

Hobart, Tasmania

12th January 2023

Dear Sir/Madam,

RE: Application NO. PLN-22-851

Thank you for your time on the phone regarding the above application.

Please take a look at our response to your questions below.

1 - We aim to operate as a food and coffee service business with alcoholic beverages available to accompany meals only. We are installing a commercial-grade kitchen, and 1 of our partners, an experienced Chef (formerly of Mona, Home Hill Winery, and Henry Jones Art Hotel), will be working with us full-time to offer a full-day food menu in a cafe or small sized bistro.

We will be applying for a Special License (Liquor) as a cafe/restaurant to permit the sale of liquor for consumption on the premises:

- between the set times of operation
- and will comply with any conditions, i.e. consumption of alcohol only permitted with food

Our principal activity is serving food for consumption on premises.

2 - No additional external lighting is proposed.

3 - The only commercial vehicle movements will be possible stock deliveries as standard with a small cafe between regular business hours, i.e. 9 am-5 pm.

4 - Please refer to page 2 of this document for the original layout of Westside Laundry and, page 3 for our new layout which clearly shows the kitchen, specific service areas and customer seating.

5 - No additional signage is proposed. Existing signage for Westside Laundromat will remain on the external front/facade.

If you require anything further, please let us know, and we can get that information to you promptly.

Sincerely,



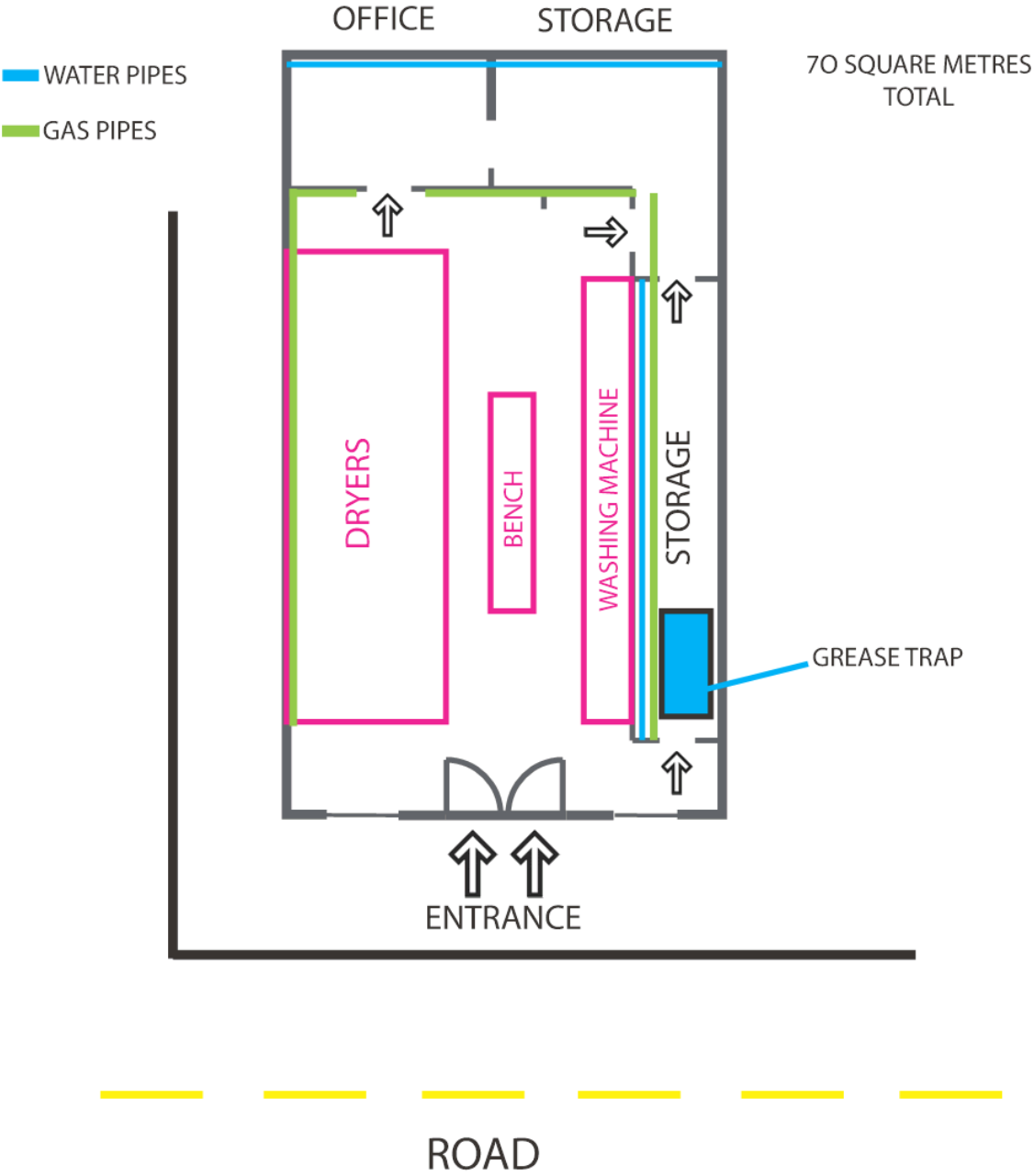
Fletcher Scott,

Brine Brothers Pty Ltd

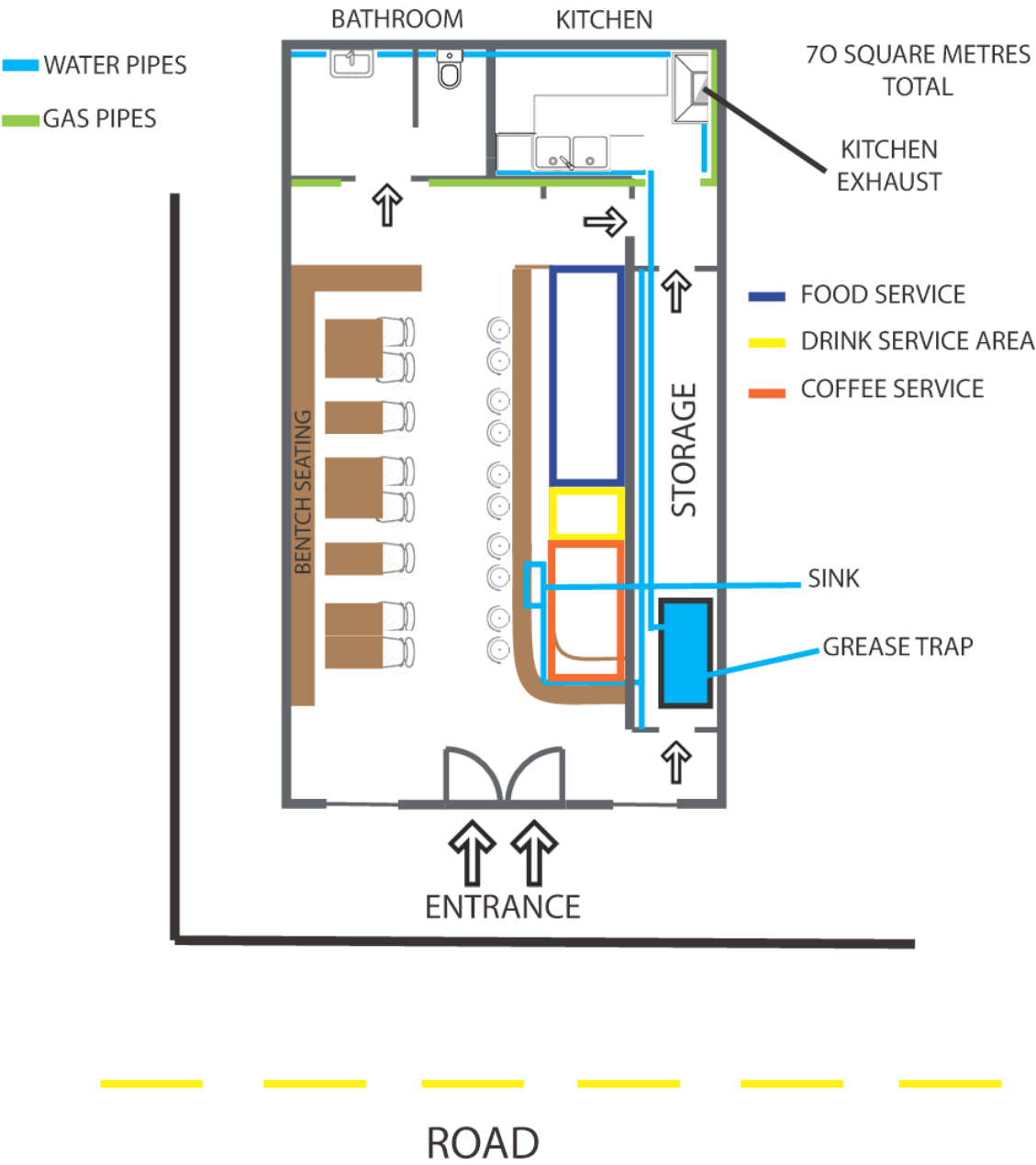
Fletcher Scott | 0413 028 711 | fletcherlander@gmail.com

Dom Walsh | 0438 585 924 | domwals0@gmail.com

WESTSIDE LAUNDRY BEFORE WE TOOK
OVER THE LEASE



WESTSIDE LAUNDRY CAFE / BISTRO



Westside Laundry Bar

Business Plan

1st November 2022

Brine Brothers Pty Ltd

Dom Walsh and Fletcher Scott

Table of Contents

1. Executive summary

2. Introduction

3. Mission Statement

4. Operations Plan

5. Cost Analysis

Mission Statement

To offer a unique venue where casual, destination diners and locals alike can enjoy a fresh take on the dining and drinking scene in Hobart. At our Bar and Diner, customers will enjoy open, "old school", personalized hospitality and our staff will be encouraged to express their creativity and hone their hospitality skills. We will strive to make every customer visit a stand alone, memorable, dining experience.

Executive Summary

West Side Laundry will be a small local food and beverage outlet located in West Hobart.

It will operate as a 40 seat aperitivo bar and 40's style diner from 7.30am to 9pm (subject to council approval). Coffee will be the focus in the morning with pre-made breakfast and take away lunch options available. The kitchen will open for lunch from 12pm and the full menu will be offered the rest of the day till last orders at 8pm.

The Bar will be focused mainly on European style aperitivo offerings. Mostly light easy drinking wines and long, sparkling and refreshing cocktails. The idea is to promote an early drinking culture, as people are heading home from work or are on their way into the city for a night out.

The menu will lean towards a loose New York diner theme, with Italian, Spanish, N.Y.C Jewish and Eastern European foods as inspiration. We will highlight fresh Tasmanian produce, offering bar snacks, small plates and share platters. Whilst offering good value for money we are hoping to put together a unique and upmarket style diner menu using premium ingredients. We feel that a menu including spanish style tapas and fast food fusion (eg. MOVIDA, Melb; Continental, Syd.) will fill a niche in Hobart and will be well received by the locals of the bar's geography.

We intend to run the bar/diner "lean", keeping overheads down by having drinks and food prepped in advance for service. Staff will be expected to be multi-skilled and be able to prepare food, run the floor and step behind the bar at all times. As long as the bar runs with good flow coming from the floor plan, menu design and experienced staff, we should be able to keep the overheads small. A minimal crew would be two during standard operations (full timers), three during busier times (+ 1 part timer) and four or five at peak times (+ 1-2 casuals/ on-call staff). Furthermore we will keep stock margins low by having a weekly stock plan. A small menu of 10-14 dishes, a minimal back bar, batched cocktails and a small rotating list of wines and beers as they come on special from suppliers.

The target market we are aiming for are those that generally have a high disposable income. Demographics including culturally aware locals, casual and destination diners and tourists aged between 18 and 60.

By creating a comfortable, relaxed atmosphere and attitude, while providing a dining experience with a friendly, high service standard we hope to stay unique and remain leaders in the Hobart Bar/Restaurant scene, maintaining growth for a minimum of five years.

Implementing this plan we forecast a soft opening by late January / early February 2023 with our focus to be operating smoothly by Dark MOFO 2023 (July).

Introduction

Purpose

This plan will provide a vision into the operations of the business, maintain our focus throughout the project and enable others such as investors to understand the vision that we convey.

Description of the product and service

West Side Laundry Bar will be an inner city aperitivo bar and diner with a subtle 1940's americana themed atmosphere.

Throughout the day, Westside Laundry will be open and bright, ideally with alfresco frontage, small cafe tables, booth dining and bar stools. Customers can order coffee, food and drinks from the bar, with a NY Deli style flow.

Early evening we will create a more sophisticated and intimate atmosphere around an aperitivo hour idea with table and bar service.

Feelings that we want to incorporate into the decor by day will be

- Grain wood furnishings/booths, with old and new pieces married together.
- Greens, Whites and Grungy Pastel (Vintage) colour scheme.
- Indoor plants and open doors, inviting sunlight during the day.
- Clean lines, different textures, exposed/original materials, pipes, tiles and brick.
- Vintage inspired art, photography and marketing material.
- Funky, fun music.
- All playing on the original Westside Laundromat Art Deco facade.

Feelings that we want to incorporate by night will be

- Early evening cocktail lounge feel.
- Warm inviting colours, heating, welcoming host.
- Candles or low lighting.
- Sophisticated, sexy, jazz and house music.

Description of the product and service

We will offer a small, dynamic wine list, including introductory level wines and more unusual/obscure but affordable options. Wines will be sourced locally when appropriate.

To start we will offer 6 wines. The hero wine will be an entry level medium dry Tasmanian sparkling or prosecco. This will be our push during the aperitivo hours and will be used in our sparkling cocktails.

Three whites on the list will be dry and fresh, with one light high acid style, one mineral italian/french style and one more oaked option.

Two reds will be easy drinking table wines, one fruit driven and one more tannic full bodied wine.

All wines will be available by glass and bottle. Prices will range between \$12 - \$22 per glass. \$45 - \$82 per btl. Wines will come on and off the list as available, keeping the list fresh and fun.

Beers will be local tinnies with two clean crisp lagers (to match aperitivo "afternoon/early evening drinking" idea), maybe one ale and one dark or stout.

The cocktail menu will be easy to navigate, colourful and fun. Drinks will be listed under Aperitivo, "Straight Up" and Mixed Drinks' headings. Aperitivo drinks will be the main focus with light, refreshing and delicious drinks throughout the list. Cocktails listed as Aperitivo will be long and sparkling, bitter-sweet, light, savoury, clean, easy drinking and make up most of the list (3 or 4). "Straight Up" cocktails will be a nod to the 1940's theme and short martini style (2). Mixed drinks will be two easy drinking cocktails over ice. All cocktails will be pre-batched when possible, with our aim to keep cocktail service fast, efficient, cheap and uniform.

The menu will be inspired by New York style diner and deli food. Heavily influenced by Spanish tapas, South American, Italian American, Jewish deli and Eastern European bar food, it will feature bar snacks, small plates, sandwiches and share platters.

Dishes will be simple contemporary takes on tapas and American/New York diner and bar food, highlighted by premium local produce. All food will be easily prepared vire suve, on the broiler or under the flat grill from pre-prepped portions.

We will have 10 to 14 offerings to start, presented on a one page menu. Some signature dishes could stick, but the goal would be to change the menu seasonally until we identify the "hero" dishes. Example menu with pricing as follows;

General Analysis

Business Mission

Mission Statement- To offer a unique food and beverage experience that will maintain financial growth and stability with the goal of eventually being considered an iconic venue of Hobart.

Goals

Open and run a successful and profitable restaurant/ bar.

Maintain public interest and business growth for at least 5 years.

Stay relative and become leaders within a growing Hobart bar scene.

Purpose of the service and need it fulfils

Offer Hobart a new, fun drinking and dining option that highlights an aperitivo experience.

We will satisfy a niche by offering a relaxed, cool, desirable atmosphere while maintaining high dining service standards with friendly and informed staff. Hobarts restaurants and bars offer one or the other but rarely deliver both.

The Market Served

The target market we are aiming for are those that generally have a high disposable income. Demographics including culturally aware locals, casual and destination diners and tourists aged between 18 and 60.

West Hobart is an affluent area with North Hobart, Newtown, South Hobart, Sandy Bay and the City CBD as neighbouring suburbs. We hope to tap into this local scene by marketing Westside Laundry as a local hub to meet for coffee, drinks and food.

As a secondary focus we hope to attract the local city students and budget conscious travelers by offering aperitivo drink and food specials during early evening hours and on Sundays for a recovery day themed special menu.

Business Structure and Management

Brine Brothers Pty Ltd

Shareholder & Director: Dom Walsh, Manager, Full Time

Shareholder & Director: Fletcher Scott, Manager, Full Time

Shareholder & Associate: Matt Sky

Guaranteed Part Time Supervisor (24hrs per wk)

Casual Staff (5-32hrs per wk)

Skills Assessment

Fletcher Scott: Over 20 years extensive hospitality experience and industry knowledge.

Dom Walsh: Over 20 years extensive hospitality experience and industry knowledge.

Justin Martin: Qualified accountant hospitality experience understanding.

Mathew Skye : Entrepreneur Investor

Market environment

The competition

10-20 similar venues in similar locations (City fringe). Hobart is experiencing some growth in the small bar/small business industry.

Pigeon Hole Cafe is direct competition geographically. It is a popular licensed cafe that serves breakfast and lunch.

Our unique concept eliminates direct competition, but will assist in growing a dining culture in the local area.

Pricing and service standards in the industry

Pricing and Service standards are relatively consistent across the industry. Pricing is standardized. Alcohol is approx 80-200% mark-up, Food is approx 30-50% mark-up. Depends on market and product standard used.

We will look to have some entry level pricing but ultimately our product will be middle to up market.

Industry or organization sales figures that are available

Benchmark figures taken from the Institute of Chartered Accountants, in relation to restaurants in capital cities, are used in the Income and Expenses Spreadsheets (see 4.3) to give an indication of accuracy of our estimates.

SWOT Analysis

STRENGTHS <ul style="list-style-type: none"> • Young, ready, energetic, enthusiastic • 30+ years of combined hospitality experience • Contacts and support in all areas of industry • Good understanding of hospitality trends "Finger on the pulse" • Exceptional work ethic 	WEAKNESSES <ul style="list-style-type: none"> • First venture • Little experience in small business management • Only a partial understanding of logistics, running costs, leasing, licences etc • Minimal personal capital backing
OPPORTUNITY'S <ul style="list-style-type: none"> • Opportunity provided for start up capital • Government small business incentives • Opportunity to satisfy a niche in the Hobart city bar scene 	THREATS <ul style="list-style-type: none"> • A downturn in the market recovering from the COVID, and timid spenders coping with inflation! • Fickle market that follow trends pose risk of young businesses falling out of favour after opening months • Other more established venues in the local area

Risk Analysis

Addressing Weaknesses

- Have experience in other management and supervisory positions in the industry.
- Confident people skills.
- Have a number of contacts and industry specialists on hand to offer advice at all times/ when needed.
- Planning to undertake business management courses to further our personal capabilities and understanding of small business management.
- Opportunity for personal investors.

Addressing Threats

- Bounce back in spending offers an opportunity to target the market.
- Need to establish a quality standard and benchmark for business that does not falter. The standards need to be assessed regularly and scrutinised to assure customer satisfaction. VIP's need to be identified and locals and regulars rewarded appropriately.
- Offer specials, unique products, services, menu items, cocktails and wine lists to keep patrons eager. VIP incentives and frequent diner rewards.
- Media and Marketing. Social Media strategies and "word of mouth" essential.

Operational Plan

Key Business Objectives

- Create a profitable business – Payoff business buy costs (investment and start up costs) within 2 years of operation.
- To create a restaurant where customers can enjoy food and wine that is of a very high standard.
- Get good reviews soon after opening (e.g. online and publications) – Get a good branding and good exposure by focusing efforts into getting good reviews. They are worth their weight in gold and can make or break a business. Therefore our standards of business and service must be of high quality and maintained CONSISTENTLY!
- Personal objectives are to develop into becoming good managers, by projecting the right image and attitude to our staff, customers and friends, and our business overall.
- Stay fresh and ahead of trends, keep customers interested and coming back. Use customer feedback to maintain high levels of awareness in their needs and industry trends.

Implementation strategy

A timeline of our objectives, allocating tasks on a monthly basis leading up to the Grand opening has been prepared, and shown on the following pages.

Marketing

Market research

Our own research and knowledge in bars and restaurants, involving our research sheets (see appendix 1), showing;

- What we like.
- What we dislike.
- What seems to be working for them.
- What doesn't work for them.
- How would we improve their business?
- Where are people spending their money – Small food, large food, cheap drinks, expensive wine/sparkling, cocktails?

Pricing strategy

Pricing will be:

- As to provide value for money.
- Medium to upmarket.
- Offer value options leading right up to luxury options. Targeting an inner city middle class average spender looking for indulgence and a fun night out.

Price Sensitivity

Mostly middle to upmarket pricing to reflect quality and inner city locale.

Offer introductory options on the wine list then price wines accordingly.

Keep cocktails simple, fun and accessible.

Offer specials on drinks, e.g. happy hours, aperitivo hour specials

Contemporary diner style/ seafood menu priced accordingly. Midweek/happy hour specials and cheaper share options to attract the budget conscious.

Target Market

Demographics of our target market are

- Locals
- Coffee drinkers on their way to work
- 9-5 workers on their way home
- City bound pre drinkers
- Aged 18 – 60
- Culturally aware, trend conscious diners
- Groups of friends/ Couples/ Daters
- Destination Diners

Motivation of our customers

- They want to experience something new and unique.
- They want to be somewhere that they're not excluded from but feel a "part of" the trend.
- Looking for a relaxed environment that doesn't relax on service or dining standards.

When will "they" buy?

- Celebrations
- Weekends
- After work drinks
- When dating
- Dining out
- When they want to try new styles in food/wine/cocktails
- Entertaining

What are their buying patterns?

- Westside Laundry Bar needs and therefore will encourage repeat business by;
- Encouraging a healthy locals scene
- Changing menus and wine lists regularly
- Identifying VIP's and regulars

Distribution

What we are selling is an experience, an image and a stylized offering of drinks and food. To distribute the Westside Laundry experience we will rely heavily on customer's word of mouth. Westside Laundry will also aim to get our name in the public eye using social media, web and magazine articles, reviews and our website.

Promotional Strategy

1. New business

- Get good reviews- Work with contacts around Hobart to obtain a good review.
- Contact publications for opening mentions and interviews.
- Advertise in inner city magazines (specials only!).
- Offer specials, such as;

Happy hours, aperitivo hour cocktails specials.

Hospitality night, early week specials

Student nights, cheap beer/wine.

Mid week meal specials.

Sunday recovery day specials, "hair of the dog" food, Bloody Marys

2. Repeat business

- Regular's recognition.
- VIP/regulars coffee cards/tabs/discounts?
- Keep menus fresh and wine lists interesting.
- Stick to our standards in all aspects of the business including service and atmosphere so customers who know and enjoy the Westside style, and will always return.
- Menu and wine list testing nights for regulars/ friends to let us know what they like/dislike before it goes on the menu.

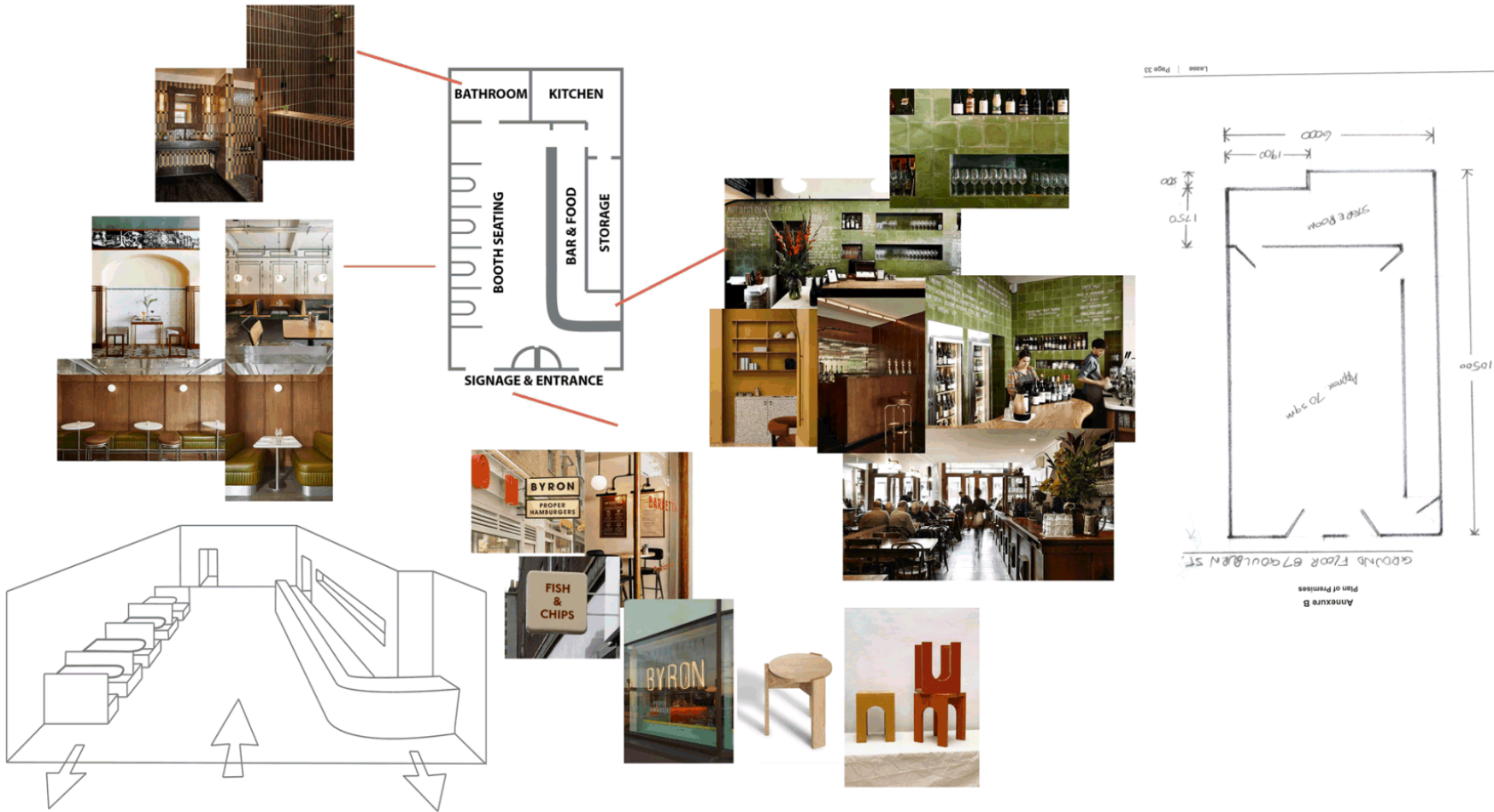
3. Past Clients

- Email/mailling lists regarding information and specials, party's, bands, DJ's?
- Vouchers and promotions.
- S.M.S texts.
- Westside Laundry Bar Merchandise.

Financial Plan

See Following pages for spreadsheet of Income and Expenses figures, and cash flow scenarios.

<https://docs.google.com/spreadsheets/d/1JbYpYC8QzcTWkW4JJ6qwFzmXHoLvo-Lb/edit#gid=59543243>



7. REPORTS

7.1 Planning - Advertised Applications Report File Ref: F23/14808

Report of the Director City Life of 22 February 2023 and attachment.

Delegation: Committee



City of **HOBART**

Planning - Advertised Applications Report

Attached is the advertised applications list for the period 1 February 2023 to 10 February 2023.

RECOMMENDATION

That that the information be received and noted.

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

Neil Noye
DIRECTOR CITY LIFE

Date: 22 February 2023
File Reference: F23/14808

Attachment A: Planning - Advertised Applications Report ↓ 

No	Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
1	PLN-23-28	5 / 40 FITZROY PLACE	DYNNYRNE	Change of Use to Visitor Accommodation	\$0	08/03/2023	maxwellv	Director	07/02/2023	22/02/2023
2	PLN-23-21	1 REID'S ROAD	FERN TREE	Partial Demolition and Alterations	\$30,000	01/03/2023	burkedan	Director	03/02/2023	18/02/2023
3	PLN-22-757	220 MURRAY STREET	HOBART	Change of Use to Three Visitor Accommodation Units	\$350,000	26/12/2022	smeea	Director	02/02/2023	17/02/2023
4	PLN-22-826	1 A BRISBANE STREET	HOBART	Alterations and Signage	\$50,000	19/01/2023	smeea	Director	10/02/2023	25/02/2023
5	PLN-22-737	13 ANCANTHE AVENUE	LENAH VALLEY	Two Multiple Dwellings and Associated Works	\$900,000	19/12/2022	langd	Director	08/02/2023	23/02/2023
6	PLN-22-481	122 NELSON ROAD	MOUNT NELSON	Partial Demolition, Carport, and Outbuilding	\$20,000	06/09/2022	langd	Director	02/02/2023	17/02/2023
7	PLN-23-27	50 OLINDA GROVE	MOUNT NELSON	Alterations (Umbrellas and Shade Structure)	\$83,987	07/03/2023	nolanm	Director	07/02/2023	22/02/2023
8	PLN-22-788	4 MOUNT STUART ROAD	MOUNT STUART	Partial Demolition, Alterations, and Extension for Ancillary Dwelling	\$280,000	05/01/2023	langd	Director	08/02/2023	23/02/2023
9	PLN-23-33	55 MORTIMER AVENUE	MOUNT STUART	Change of Use to Visitor Accommodation	\$0	13/03/2023	maxwellv	Director	10/02/2023	25/02/2023

No	Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
10	PLN-23-29	331 PARK STREET	NEW TOWN	Partial Demolition and Alterations	\$40,000	08/03/2023	baconr	Director	06/02/2023	21/02/2023
11	PLN-23-25	281 ELIZABETH STREET	NORTH HOBART	Alterations, and Partial Change of Use to General Retail and Hire	\$30,000	03/03/2023	baconr	Director	08/02/2023	23/02/2023
12	PLN-22-697	56 VIEW STREET	SANDY BAY	Outbuilding	\$300	02/12/2022	langd	Director	10/02/2023	25/02/2023
13	PLN-22-858	43 YORK STREET	SANDY BAY	Partial Demolition, Alterations, and Extension	\$800,000	30/01/2023	mcclenahanm	Director	03/02/2023	18/02/2023
14	PLN-23-12	24 - 26 WELD STREET	SOUTH HOBART	Alterations	\$15,491	21/02/2023	nolanm	Director	03/02/2023	18/02/2023
15	PLN-23-20	101 CASCADE ROAD	SOUTH HOBART	Partial Demolition and Alterations	\$200,000	01/03/2023	maxwellv	Director	09/02/2023	24/02/2023
16	PLN-23-30	1 / 324 DAVEY STREET	SOUTH HOBART	Change of Use to Visitor Accommodation	\$0	10/03/2023	mcclenahanm	Director	10/02/2023	25/02/2023
17	PLN-22-793	32 ARTHUR STREET	WEST HOBART	Partial Demolition, Alterations and Front Fencing	\$20,000	09/01/2023	langd	Director	02/02/2023	17/02/2023

7.2 Delegated Decision Report (Planning)
File Ref: F23/17279

Report of the Director City Life of 22 February 2023 and attachment.

Delegation: Committee



City of **HOBART**

Delegated Decision Report (Planning)

Attached is the delegated planning decisions report for the period 8 February 2023 to 20 February 2023.

RECOMMENDATION

That that the information be received and noted.

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

Neil Noye
DIRECTOR CITY LIFE

Date: 22 February 2023
File Reference: F23/17279

Attachment A: Delegated Decision Report (Planning) ↓

21 February 2023

Delegated Decisions Report (Planning)

24 applications found.

				Approved	All
Planning Description	Address	Works Value	Decision	Authority	
PLN-22-359 Ancillary Dwelling	18 RUPERT AVENUE MOUNT STUART TAS 7000	\$ 350,000	Approved	Delegated	
PLN-22-481 Partial Demolition, Carport, and Outbuilding	122 NELSON ROAD MOUNT NELSON TAS 7007	\$ 20,000	Approved	Delegated	
PLN-22-500 Partial Demolition and Alterations	2A DERWENTWATER AVENUE SANDY BAY TAS 7005	\$ 150,000	Approved	Delegated	
PLN-22-735 Partial Demolition, Alterations and Landscaping	30 CASCADE ROAD SOUTH HOBART TAS 7004	\$ 560,000	Approved	Delegated	
PLN-22-756 Partial Demolition and New Building for Business and Professional Services	254-286 LIVERPOOL STREET HOBART TAS 7000	\$ 800,000	Approved	Delegated	
PLN-22-780 Alterations to Car Parking Layout	1/11 KIRBY COURT WEST HOBART TAS 7000	\$ 1,500	Approved	Delegated	
PLN-22-792 Front Fencing	1/317 PARK STREET NEW TOWN TAS 7008	\$ 6,000	Approved	Delegated	
PLN-22-793 Partial Demolition, Alterations and Front Fencing	32 ARTHUR STREET WEST HOBART TAS 7000	\$ 20,000	Approved	Delegated	
PLN-22-802 Change of Use to Visitor Accommodation	1/494 SANDY BAY ROAD SANDY BAY TAS 7005	\$ 0	Approved	Delegated	
PLN-22-814 Outbuilding (Studio)	14B LIVINGSTON STREET SOUTH HOBART TAS 7004	\$ 100,000	Approved	Delegated	
PLN-22-828 Partial Demolition, Alterations, and Extension for Ancillary Dwelling	11 HOPE STREET NEW TOWN TAS 7008	\$ 150,000	Approved	Delegated	
PLN-22-832 Partial Demolition, New Building, and Partial Change of Use to Five Multiple Dwellings (One Existing, Two Approved, Two New)	250 MACQUARIE STREET HOBART TAS 7000	\$ 600,000	Approved	Delegated	
PLN-22-840 Alterations	10A ALBUERA STREET BATTERY POINT TAS 7004	\$ 80,891	Approved	Delegated	
PLN-22-867 Partial Demolition, Alterations, and Extension	47-51 SALAMANCA PLACE BATTERY POINT TAS 7004	\$ 20,000	Approved	Delegated	
PLN-22-868 Signage	169-171 SANDY BAY ROAD SANDY BAY TAS 7005	\$ 0	Approved	Delegated	
PLN-22-872 Partial Demolition, Alterations, and Extension	7 PINE STREET WEST HOBART TAS 7000	\$ 500,000	Approved	Delegated	
PLN-23-11 Partial Demolition, Alterations, and Extension	14 SHORT STREET GLEBE TAS 7000	\$ 250,000	Approved	Delegated	
PLN-23-14 Change of Use to Visitor Accommodation	3/1A SAYER CRESCENT SANDY BAY TAS 7005	\$ 5,000	Approved	Delegated	
PLN-23-18 Change of Use to Visitor Accommodation	59 INVERCARGILL ROAD MOUNT NELSON TAS 7007	\$ 0	Approved	Delegated	
PLN-23-2 Partial Demolition, Alterations, and Extension, including Tree Removal	41 PARLIAMENT STREET SANDY BAY TAS 7005	\$ 300,000	Approved	Delegated	
PLN-23-3 Alterations (Solar Panels)	48 QUEEN STREET SANDY BAY TAS 7005	\$ 4,000	Approved	Delegated	
PLN-23-4 Change of Use to Visitor Accommodation	2/1 CARLA CLOSE LENAH VALLEY TAS 7008	\$ 0	Approved	Delegated	
PLN-23-48 Change of Use to Visitor Accommodation	12 POWELL STREET SANDY BAY TAS 7005	\$ 0	Approved	Delegated	

CITY OF HOBART

Planning Description	Address	Works Value	Decision	Authority
PLN-23-51 Partial Demolition and Alterations	2 CROSS STREET NEW TOWN TAS 7008	\$ 75,000	Approved	Delegated

8. QUESTIONS WITHOUT NOTICE

- (1) *A councillor at a meeting may ask a question without notice –
 - (a) of the chairperson; or
 - (b) through the chairperson, of –
 - (i) another councillor; or
 - (ii) the general manager.*
- (2) *In putting a question without notice at a meeting, a councillor must not –
 - (a) offer an argument or opinion; or
 - (b) draw any inferences or make any imputations –
except so far as may be necessary to explain the question.*
- (3) *The chairperson of a meeting must not permit any debate of a question without notice or its answer.*
- (4) *The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.*
- (5) *The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.*
- (6) *Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.*
- (7) *The chairperson of a meeting may require a councillor to put a question without notice in writing.*

9. CLOSED PORTION OF THE MEETING

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

- Minutes of a Closed Committee meeting.
- Legal action involving the Council.
- Closed Questions Without Notice

The following items were discussed: -

- | | |
|--------------|---|
| Item No. 1 | Minutes of the last meeting of the Closed Portion of the Committee Meeting |
| Item No. 2 | Consideration of supplementary items to the agenda |
| Item No. 3 | Indications of pecuniary and conflicts of interest |
| Item No. 4 | Reports |
| Item No. 4.1 | Short Stay Accommodation - Scheme Amendment
LG(MP)R 15(4)(a) |
| Item No. 4.2 | Planning Authority Decisions Subject to Appeal before the
Tasmanian Civil and Administrative Tribunal - Monthly Update
LG(MP)R 15(4)(a) |
| Item No. 5 | Questions Without Notice |