



CITY OF HOBART

MINUTES

PLANNING COMMITTEE MEETING

OPEN PORTION

WEDNESDAY, 3 JULY 2024 AT 5.00 PM



City of **HOBART**

ORDER OF BUSINESS

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Planning Committee Meeting (Open Portion) held on Wednesday, 3 July 2024 at 5.00 pm in the Council Chamber, Town Hall.

COMMITTEE MEMBERS

Councillor M Dutta (Chairperson)
Lord Mayor Councillor A M Reynolds
Deputy Lord Mayor Cr Dr Z Sherlock
Alderman M Zucco
Councillor W F Harvey
Councillor J Kelly
Councillor L Elliot
Alderman L Bloomfield
Councillor R Posselt
Councillor B Lohberger
Councillor W Coats
Councillor G Kitsos

The Deputy Lord Mayor arrived at the meeting at 5.01pm and was not present for item 1.

PRESENT: Councillor M Dutta (Chairperson), the Deputy Lord Mayor Councillor Dr Z Sherlock, Alderman M Zucco, Councillors W F Harvey, J Kelly, L Elliot, Alderman L Bloomfield, Councillors R Posselt, B Lohberger, W Coats and G Kitsos.

APOLOGIES:

Lord Mayor Councillor A M Reynolds

LEAVE OF ABSENCE: Nil.

1. CONFIRMATION OF MINUTES

HARVEY

The minutes of the Open Portion of the Planning Committee meeting held on [Wednesday, 5 June 2024](#), and the minutes of the abandoned Planning Committee meeting held on [Wednesday, 19 June 2024](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Zucco
Harvey
Kelly
Elliot
Bloomfield
Posselt
Lohberger
Coats
Kitsos

The minutes were signed.

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.

No supplementary items were received.

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

No interest was indicated.

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?

No items were transferred.

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.

No deputations were received.

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 132A Melville Street, Hobart - Common Land of Parent Title - Three Multiple Dwellings PLN-23-203 - File Ref: F24/60596

HARVEY

That the recommendation contained in the report of the Development Appraisal Planner and the Acting Director City Life of 13 June 2024, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Deputy Lord Mayor Sherlock
Zucco
Harvey
Kelly
Elliot
Bloomfield
Posselt
Lohberger
Coats
Kitsos

COMMITTEE RESOLUTION:

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Planning Committee, in accordance with the delegations contained in its terms of reference, refuses the application for Three Multiple Dwellings, at 132A Melville Street, Hobart for the following reasons:

- 1 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E5.5.1 (A3 and P3) of the *Hobart Interim Planning Scheme 2015* because proposed ingress and egress is not to Council's standards and provides limited ease of access and would not allow adequate level of service to all beneficiaries of the Right of Way.
- 2 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E6.6.1 (A1 and P1) of the *Hobart Interim Planning Scheme 2015* as six (6) on-site car parking spaces are unlikely to meet the demands associated with the development considering the limited supply of on-street parking, much of which is time-restricted.
- 3 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E6.7.2 (A1 and P1) of the *Hobart Interim Planning Scheme 2015* because the only access point is via an access width which is not compliant with the Australian Standard 2890.1, impacting flow of traffic to adjoining road, safety and usability.
- 4 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E6.7.3 (A1 and P1) of the *Hobart Interim Planning Scheme 2015* because the lack of passing area, compounded with an access width which is non-complaint with Australian Standard 2890.1, will likely discourage users from accessing the on-site parking and unreasonably interfere with traffic flow and operate at an inadequate level of service.
- 5 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E6.7.5 (A1 and P1) of the *Hobart Interim Planning Scheme 2015* because the access width which is non-complaint with Australian Standard 2890.1, it does not promote ease of access, and turnpaths for a B99 vehicle would validate the likelihood of conflict with adjacent objects given the access width of only 2.6 metres.

Delegation: **Committee**

7. REPORTS

7.1 Delegated Decision Report (Planning) File Ref: F24/60385

SHERLOCK

That the recommendation contained in the memorandum of the Acting Director City Life of 26 June 2024, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Deputy Lord Mayor Sherlock
Zucco
Harvey
Kelly
Elliot
Bloomfield
Posselt
Lohberger
Coats
Kitsos

COMMITTEE RESOLUTION:

That the information contained in the 'Delegated Decision Report (Planning)' be received and noted.

Delegation: Committee

7.2 Planning - Advertised Applications Report File Ref: F24/60585

SHERLOCK

That the recommendation contained in the memorandum of the Acting Director City Life of 26 June 2024, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Deputy Lord Mayor Sherlock
Zucco
Harvey
Kelly
Elliot
Bloomfield
Posselt
Lohberger
Coats
Kitsos

COMMITTEE RESOLUTION:

That the information contained in the 'Planning – Advertised Applications Report' be received and noted.

Delegation: Committee

8. RESPONSES TO QUESTIONS WITHOUT NOTICE

Regulation 29(3) *Local Government (Meeting Procedures) Regulations 2015*.
File Ref: 13-1-10

8.1 Planning Reform Around Short Stay Accommodation
File Ref: F23/124235; 13-1-10

Memorandum of the Acting Director City Life of 20 June 2024.

8.2 Public Land - Gambling
File Ref: F24/7691

Memorandum of the Acting Director City Life of 20 June 2024.

8.3 Compliance Monitoring Gambling
File Ref: F24/7692

Memorandum of the Acting Director City Life of 20 June 2024.

8.4 Boarding Houses - Planning Scheme
File Ref: F24/38507; 13-1-10

Memorandum of the Director City Futures of 20 June 2024.

8.5 Organic Waste Collection - Medium / High Density Developments
File Ref: F24/32669; 13-1-10

Memorandum of the Acting Director City Life of 14 June 2024.

8.6 Waste Systems - Multi-Residential Developments
File Ref: F24/32667; 13-1-10

Memorandum of the Acting Director City Life of 14 June 2024.

8.7 Large Single Home Conversions
File Ref: F24/28753; 13-1-10

Memorandum of the Director City Futures of 17 June 2024.

SHERLOCK

That the information be received and noted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Deputy Lord Mayor Sherlock
Zucco
Harvey
Kelly
Elliot
Bloomfield
Posselt
Lohberger
Coats
Kitsos

Delegation: Committee

9. QUESTIONS WITHOUT NOTICE

Regulation 29 of the *Local Government (Meeting Procedures) Regulations 2015*.
File Ref: 13-1-10

No questions were asked at the meeting.

10. CLOSED PORTION OF THE MEETING

LOHBERGER

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:

- Confirm the minutes of the Closed portion of the meeting
- Questions without notice in the Closed portion
- Planning Appeal - Mediation

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 | Planning Authority Items – Consideration of Items with Deputations |
| Item No. 4.1 | Applications under the Hobart Interim Planning Scheme 2015 |
| Item No. 4.1.1 | PLN-24-157 208, 210-218 Argyle Street, North Hobart - Partial Demolition, Alterations and Communal Residence - Appeal LG(MP)R 15(4)(a) |
| Item No. 5 | Questions Without Notice |

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Deputy Lord Mayor Sherlock
Zucco
Harvey
Kelly
Elliot
Bloomfield
Posselt
Lohberger
Coats
Kitsos

Delegation: Committee

There being no further business the Open portion of the meeting closed at 5.09pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
17TH DAY OF JULY 2024.

CHAIRMAN