



CITY OF HOBART

MINUTES

PLANNING AUTHORITY COMMITTEE MEETING

OPEN PORTION

WEDNESDAY, 5 FEBRUARY 2025



City of **HOBART**

ORDER OF BUSINESS

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**Planning Authority Committee Meeting (Open Portion) held on Wednesday,
5 February 2025 at 4.01 pm in the Council Chamber, Town Hall.**

APPOINTED MEMBERS

Councillor M Dutta (Chairperson)
Lord Mayor Councillor A M Reynolds
Deputy Lord Mayor Cr Dr Z Sherlock
Councillor W F Harvey
Councillor R Posselt
Councillor B Lohberger
Councillor G Kitsos

NOMINEE MEMBERS

Alderman M Zucco
Councillor J Kelly
Councillor L Elliot
Alderman L Bloomfield
Councillor W Coats

PRESENT:

Councillor M Dutta (Chairperson)
Deputy Lord Mayor Cr Dr Z Sherlock
Councillor W F Harvey
Councillor J Kelly
Councillor R Posselt
Councillor B Lohberger
Councillor G Kitsos

APOLOGIES:

Lord Mayor Councillor A M Reynolds
Alderman L Bloomfield

LEAVE OF ABSENCE:

Alderman M Zucco

In accordance with clause 4.6 of the terms of reference the Deputy Director Strategic and Regulatory Services appointed Councillor Kelly, as an Appointed Member to the Committee.

1. ACKNOWLEDGEMENT OF COUNTRY

The Chairperson provided an acknowledgement of country.

2. CONFIRMATION OF MINUTES

SHERLOCK

The minutes of the Open Portion of the Planning Authority Committee meeting held on [Wednesday, 22 January 2025](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Deputy Lord Mayor Sherlock
Harvey
Kelly
Posselt
Lohberger
Kitsos

The minutes were signed.

3. 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.

4. 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.

5. 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.

6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS

There were no deputations.

7. 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.

7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

7.1.1 22 Creek Road, Lenah Valley - Partial Demolition, Alterations and Partial Change of Use to Education and Occasional Care PLN-HOB-2024-0573 - File Ref: F25/7137

HARVEY

That the recommendation contained in the report of the Development Appraisal Planner of 30 January 2025, be adopted with the following additional advice clause:

ROAD SAFETY

It is recommended that the applicant further engage with Council's City Mobility team regarding any opportunities that may strengthen safety around vehicle and pedestrian movements between the subject site and Creek Road.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Deputy Lord Mayor Sherlock
Harvey
Kelly
Posselt

Lohberger
Kitsos

COMMITTEE RESOLUTION:

Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Partial Demolition, Alterations and Partial Change of Use to Education and Occasional Care at 22 Creek Road, Lenah Valley for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN – General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2024-0573 - 22 CREEK RD LENA VALLEY TAS 7008 - Final Planning Documents except where modified below.

ENG s1 - Development Engineering – Special

The traffic impact and assessment of the development is on the provision of a maximum capacity of 48 children proposed.

The use and traffic impacts are approved for the capacity of 48 children.

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, bylaws, 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.

NOISE REGULATIONS

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

FEEES AND CHARGES

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

BEFORE YOU DIG

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

ROAD SAFETY

It is recommended that the applicant further engage with Council's City Mobility team regarding any opportunities that may strengthen safety around vehicle and pedestrian movements between the subject site and Creek Road.

Delegation: Committee

8 REPORTS

8.1 Planning Advertising Report File Ref: F25/6669

HARVEY

That the recommendation contained in the report of the Director Strategic and Regulatory Services of 30 January 2025, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Deputy Lord Mayor Sherlock
Harvey
Kelly
Posselt
Lohberger
Kitsos

COMMITTEE RESOLUTION:

The information contained in the Planning - Advertising Report be received and noted.

Delegation: Committee

**8.2 Delegated Decisions Report (Planning)
File Ref: F25/6704**

POSSELT

That the recommendation contained in the report of the Director Strategic and Regulatory Services of 29 January 2025, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Deputy Lord Mayor Sherlock
Harvey
Kelly
Posselt
Lohberger
Kitsos

COMMITTEE RESOLUTION:

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

Delegation: Committee

9. QUESTIONS WITHOUT NOTICE

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

**9.1 Councillor Harvey - Urban Growth Boundary
File Ref: 13-1-9**

Question: Will the Council be putting in a representation to the State Government about the changes they're proposing to the Urban Growth Boundary?

Answer: Yes, Council officers are preparing a draft submission for the Council to consider.

10. CLOSED PORTION OF THE MEETING

HARVEY

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
- 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	Questions Without Notice

MOTION CARRIED
BY MAJORITY

VOTING RECORD

	AYES	NOES
Dutta		
Deputy Lord Mayor Sherlock		
Harvey		
Kelly		
Posselt		
Lohberger		
Kitsos		

Delegation: Committee

There being no further business the Open portion of the meeting closed at 4.07 pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
19TH DAY OF FEBRUARY 2025.

CHAIRPERSON