



CITY OF HOBART

# MINUTES

## Annual General Meeting

Monday, 21 November 2016

at 7.30 pm

Lord Mayor's Court Room, Town Hall

### PRESENT:

The Lord Mayor Alderman S L Hickey (Chairman),  
The Deputy Lord Mayor Alderman R G Christie, Aldermen M Zucco, E R Ruzicka,  
P T Sexton, A M Reynolds, T M Denison and W F Harvey.

Mr Rod Whitehead, Auditor General, Tasmanian Audit Office  
Ms Alison Flakemore, Hobart City Council Risk and Audit Panel  
Mr John Kelly, City of Hobart Citizen of the Year  
Mr Steve Knight, Australian Wooden Boat Festival, City of Hobart Community Event  
of the Year  
Mr Hassy Abbasi, International Student Ambassador  
Mr Ishanka Munugoda, International Student Ambassador  
Mr Ranjender Pal, International Student Ambassador  
Mrs Margaret Blake  
Mr Peter Blake  
Mr Brian Corr  
Mr Leo Foley  
Mr Kevin Green  
Mr Michael Meredith  
Mr Chris Merridew  
Ms Elspeth Moroni  
Ms Margaret Reynolds  
Ms Leonie Steidndel

Ms Jane Turner  
Mr Robert Vincent  
Mr Antonio Wang  
Ms Penny Webb  
Mr Mark Wise  
Mr Cliff Iles, Association of Independent Retirees Ltd, Hobart Branch  
Dr Lei Si, Australia Chinese Association of Biomedical Sciences Tasmania Branch  
Ms Anne Reed, Battery Point Community Association  
Ms Elizabeth McKay, Buckingham Bowls Club  
Mr Brian Chung, Chinese Community Association of Tasmania Inc.  
Mr Harry Chung, Chinese Community Association of Tasmania Inc.  
Ms Lili Sun, Chinese Community Association of Tasmania Inc. & Tasmanian Chinese Art & Communication Society  
Dr Wei Hu, Chinese Community Association of Tasmania Inc.  
Mr Chen Ping, Chinese Contemporary Art Tasmania, International Artists' Network  
Ms Diana Carter, Colony Outreach Support Service  
Mr Eric Pinkard, Council of Hobart Community Association  
Mr David Daniels, Drug Education Network Inc.  
Mr Glen Hoppit, Fin Swimming  
Ms Helen Lane, Fin Swimming  
Mr Paul Munting, Hobart Football Club  
Mr Patrick Barlow, Jacaranda Communications  
Ms Ros Cornish, Lady Gowrie  
Ms Dorothy Kelly, National Council of Women Coalition (Tas) Inc.  
Ms Melissa Harvey, Rotary Club of Salamanca  
Mr John Wise, Sandy Bay Senior Citizens Club  
Mr David Halse Rogers, South Hobart Progress Association  
Mr Kevin Wilson, South Hobart Progress Association & Council of Hobart Community Association  
Mr Derek Harnwell, Speak Out Advocacy  
Mr Andy Chen, Tasmanian Chinese Art & Communication Society  
Mr Arman Bratamidjaja, Tasmanian Indonesian Cultural & Art Society & Indonesian Student Association of Tasmania  
Mr Randy Felim, Tasmanian Indonesian Cultural and Art Society & Indonesian Student Association of Tasmania  
Ms Janet Carding, Tasmanian Museum & Art Gallery  
Mr Shane Fenner, Tasmanians with Disabilities  
Mr Paul Turvey, West Hobart / City West Neighbourhood Watch

## **APOLOGIES**

Alderman P S Cocker  
Ms Jessica Norton, Young Citizen of the Year  
Mr David Hudson, Hobart City Council Risk and Audit Panel  
Mr Joss Fenton, Hobart City Council Risk and Audit Panel  
Dr Clare Allen  
Ms Leanne Groombridge, Advocacy Tasmania Inc.  
Ms Kerry McMin, Albuera Street Primary School

Mr Chris Jones, Anglicare Tasmania Inc.  
Mr Robert Wallace, The Anglican Diocese of Tasmania  
Mrs Jackie Slyp, Arthritis Tasmania  
Ms Gabby Steele, Athletics Tasmania Inc.  
Ms Yi Yang, Australian Chinese Association of Biomedical Sciences  
Mr Yuan Zhou, Australian Chinese Association of Biomedical Sciences  
(Tasmania Branch)  
Mr Frans Sakul, Australian Indonesian Association of Tasmania  
Mr Stuart Nettlefold, Business Events Tasmania  
Ms Janine Arnold, Carers Tasmania  
Mr. Ron Ward, CatholicCare  
Ms Helen Smith, The Catholic Church Office  
Ms Judith Gibbens, Catholic Women's League Tasmania Inc.  
Mr Daniel Chan, Chinese Community Association of Tasmania Inc.  
Ms Lily Chan, Chinese Community Association of Tasmania Inc.  
Ms Yongbei Tang, Chinese Cultural Society of Tasmania  
Mr Danny Sutton, Colony 47 Inc.  
Mr Shannan Bavage, Cosgrove High School  
Mr Stephen Burk, Cricket Tasmania  
Mary McParland, Cycling South  
Mr Carl Harris, Deloitte Touche Tohmatsu  
Dr Steve Chau, Derwent Sailing Squadron  
Dr Vicki Gardiner, Engineers Australia  
Mr Nelson File, The Friends' School  
Mr John Stublely, Hobart City Mission Inc.  
Ms Helen Watling, Hobart Legacy  
Ms Sarah Charlton, Holyoake Tasmania Inc.  
Mr Gary Neal, IPWEA  
Ms Debbie Evans, Lifeline Hobart  
Ms Kim Newstead, Maritime Museum Tasmania Inc.  
Ms Elizabeth Jack, Macquarie Point Development Corporation  
Ms Connie Digolis, Mental Health Council  
Mr Noel Mundy, Mission Australia – Tasmania Branch  
Mr Ralph Doedens, Mosaic Support Services  
Mr Damon Wise, The Mercury, Sunday Tasmanian, Tas Country, The Gazette  
Ms Allison O'Niell, Migrant Resource Centre  
Ms Mandy Reynolds-Smith, Montrose Bay High School  
Mr David Clements, National Disability Services  
Mr Graeme Lynch, National Heart Foundation (Tasmania Division)  
Ms Julia Phillipas, Netball Tasmania  
Ms Maisie Dobson, New Town Senior Citizens Club Inc.  
Mr Victor Folloso, Philippines-Australia Community of Tasmania Inc.  
Mrs Raquel Folloso, Philippines-Australia Community of Tasmania Inc.  
Mr Harvey Lennon, RACT  
Ms Penny Richardson, Ronald McDonald House, Hobart  
Mrs Mary Langdon, Royal Guide Dogs Association  
Mr Alec Young, Royal Hobart Regatta Association  
Mr Terry Roe, RSL of Australia (Tasmania Branch)  
Ms Ann Shield, Sandy Bay Bowls Club  
Mr Roy Savage, Seabrook Christian School

Mrs Elaine Doran, St Aloysius Catholic College (Senior School)  
Ms Marina Campbell, St Vincent De Paul Society  
Mr Damien Messer, St Virgil's College  
Mr Tony van den Enden, Surf Life Saving Tasmania  
Mr Jamie McIntyre, Swimming Tasmania  
Ms Angela Yao, Tasmanian Chinese Art & Communication Society  
Ms Kym Goodes, Tasmanian Council of Social Services (TasCoss)  
Mr Paul Austin, Tasmanian Institute of Sport  
Rhonda O'Sign, Tasmanian Little Athletics  
Mr Nick Di Giovanni, Tilford Zebras Football Club  
Mr John Fitzgerald, Tourism Tasmania  
Mr Christopher Wright, Underwater Hockey Tasmania  
Ms Lindy O'Neill, Unitingcare Tasmania  
Ms Sally Gill, Waimea Heights Primary School  
Mr Richard Latham, Waterfront Business Community  
Mr Geoff Frost, Wesley Hobart Uniting Church

**LEAVE OF ABSENCE**

Aldermen J R Briscoe, H C Burnet and D C Thomas.

## **1. OPEN THE MEETING**

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The Lord Mayor opened the meeting at 7.00 pm, welcomed those in attendance and noted the apologies.

## **2. MINUTES OF THE 2015 ANNUAL GENERAL MEETING**

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The Chairman noted the minutes of the 2015 Annual General Meeting held on 23 November 2015, which were endorsed by the Council at its meeting held on 7 December 2015.

## **3. MEETING PROCEDURES**

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### **Attachments**

ATTACHMENT A Meeting Procedures

The Lord Mayor noted that the procedures for the conduct of the meeting were attached to the agenda.

## **4. CITY OF HOBART 2015/2016 ANNUAL REPORT**

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### **4.1 Lord Mayor's address in respect to the 2016 Annual Report.**

#### **Attachments**

ATTACHMENT B Lord Mayor's Address

The Lord Mayor addressed the meeting in relation to the City's achievements for the 2015/2016 year in review and the Annual Report.

The Lord Mayor's full address is noted into the minutes of the meeting.

### **4.2 Acknowledgement of written submissions from electors of the City of Hobart in relation to the 2015/2016 Annual Report.**

There were no written submissions received in relation to the 2015/2016 Annual Report.

### **4.3 Invitation to the community to ask questions in relation to the Annual Report and Council's activities.**

The Deputy Lord Mayor invited questions from those in attendance at the meeting which are summarised below, together with the responses provided:

### Question 1

Mr David Halse Rogers  
South Hobart Progress Association

*With reference to PD 4.1, or the equivalent in the Interim Scheme why doesn't the Hobart City Council limit the extent of the Inner City Provisions of the Interim Planning Scheme to an area between Bathurst, Burnett and Argyle Streets – a mixed use area already?" What have been the unforeseen consequences to adjoining suburbs, such as South, West and North Hobart by not defining this area?*

### **Answer provided by James McIlhenny, Acting Director City Planning:**

The area between Bathurst, Burnett and Argyle (and Elizabeth) Streets is zoned Central Business, Commercial, Urban Mixed Use or Inner Residential in the Hobart Interim Planning Scheme 2105.

It would not be appropriate to apply the Inner Residential Zone provisions to all of this area given the intensive commercial development within it and would not have been an appropriate translation from the previous Planning Scheme.

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### Question 2

Mr David Halse Rogers  
South Hobart Progress Association

*Why have plot ratios in effect increased by a factor of 2.5 to 3 thus unbalancing the property market?*

### **Answer provided by James McIlhenny, Acting Director City Planning:**

Plot ratio is not used as a development control in the Hobart Interim Planning Scheme 2015. Development densities in the Inner Residential Zone are controlled through height and site coverage standards. The maximum permitted height is 9.5m and the maximum permitted site coverage is 50%. Under the previous Planning Scheme the maximum permitted height was 9.0m and the maximum permitted site coverage was 40% in most of the Residential 1, 3 and 4 Zone Precincts.

The Interim Scheme was required to provide for an increase in residential densities in order to be consistent with the Southern Tasmania Regional Land Use Strategy declared by the Minister for Planning.

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### Question 3

Mr David Halse Rogers  
South Hobart Progress Association

*Does the HCC realise the negative impacts on surrounding properties due to the fact that there has not been a like-for-like rezoning in the transition from the previous planning Scheme to the interim Scheme? Will Council consider amending the interim Scheme to address this inconsistency?*

#### **Answer provided by James McIlhenny, Acting Director City Planning:**

The Inner Residential Zone in the Hobart Interim Planning Scheme 2015 was applied to the areas previously zoned Residential 1, 3 or 4 under the City of Hobart Planning Scheme 1982. These zones provided for higher residential densities than the Residential 2 Zone and the Inner Residential Zone was the most similar replacement zone from those available in the Planning Scheme Template.

The Land Use Planning and Approvals Act 1993 required the Interim Scheme to be consistent with the Southern Tasmania Regional Land Use Strategy. This Strategy required an increase in residential densities in order to meet the target of 50% of new residential development in the region to be infill development and to encourage a greater mix of dwelling types to cater for demographic change including an ageing population.

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### Question 4

Ms Penny Webb

*In reference to resident concerns that the entrance to the development at 337 Churchill Avenue was dangerous.*

*The stated aim of the Hobart City Council's Future Directions Policy is to 'achieve good quality development and urban management'. Does this not imply a development should enhance a neighbourhood and not create further problems? How is this possible to achieve with an Interim Planning Scheme which can allow approval for high density development whilst disregarding its impact on the characteristics of the neighbourhood as well as ignoring significant safety issues? Please explain.*

#### **Answer provided by James McIlhenny, Acting Director City Planning:**

The Hobart City Council strives to achieve good quality development and urban management within the legislative constraints imposed on it. The standards for residential development in the General Residential Zone (Hobart Interim Planning Scheme 2015) are mandated by the State Government through Planning Directive 4.1. These standards do not require specific consideration of

neighbourhood character where the relevant development standards are met. The PD4.1 standards do address amenity impacts on adjoining properties.

Safety issues related to the design of vehicular access points are addressed through standards in the Road and Railways Assets Code and the Parking and Access Code. The recent development application at 337 Churchill Ave was assessed against these standards and Council's Traffic Engineer was of the opinion that the access location would be safe.

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### **Question 5**

Ms Penny Webb

*Will Council consider amending the Interim Planning Scheme to ensure it can fulfil its stated policies?*

### **Answer provided by James McIlhenny, Acting Director City Planning:**

The standards for residential development in the General Residential Zone (Hobart Interim Planning Scheme 2015) are mandated by the State Government through Planning Directive 4.1. Council does not have the ability to amend these standards in the Interim Planning Scheme.

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### **Question 6**

Mr Michael Meredith

*There is a great deal of public concern about the Interim Planning Scheme, partly because the government has not explained to its citizens what the provisions of the act are.*

*Why doesn't the Hobart City Council make a point of informing its ratepayers what the provisions of the act are as far as its own jurisdiction is concerned?*

### **Answer provided by James McIlhenny, Acting Director City Planning:**

The Interim Planning Scheme is based on the state government's planning scheme template and so it has state wide components, as well as Southern Tasmanian regional components. The 12 Councils in the Southern region have developed their schemes in a consistent manner, with local components within each of those schemes.

That scheme has been through a number of consultation processes and has been subject to both informal comment and formal representations and hearings before the planning commission.

In regard to the Statewide planning scheme, this was placed on public exhibition earlier this year by the State Government and the Council made a



detailed representation in relation to its concerns about that scheme to the planning commission.

Over the last few months the planning commission has been considering over 300 representations statewide made in relation to the State Planning provisions and is to report to the Minister for Planning by the end of the year. Once the Minister is happy with the final version of the State Planning Scheme its then up to each Council in Tasmania to prepare a local provision schedule and that will go through Council's approval process and have a public exhibition and hearing process. It is anticipated that Hobart Council will undertake this around the middle of next year and there will be opportunity for public consultation.

The proposed scheme is a very lengthy and complex document of over 800 pages and it is not an easy document to explain and it is understandable that members of the public find the Tasmanian planning system complex, particularly at the moment when we're operating the interim scheme. The City would welcome suggestions as to how we could explain those provisions to the public.

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### **Question 7**

Mr Bryan Core  
Lenah Valley Community Association

*In regards to the development at 119 New Town Road, there was a report on the 26 July in The Mercury which detailed that development quoted:*

*"Hobart Lord Mayor Sue Hickey rubbished a suggestion that New Town Road is a heritage precinct. To say that's a heritage precinct defines imagination"*

*I would like to know where does the Lord Mayor stand on the issue of heritage, in particular along that strip?*

### **Answer provided by the Lord Mayor, Alderman Sue Hickey:**

As a previous resident of New Town for over 12 years, I lived in the old New Town Hall which I cherished and restored, respecting its valuable heritage despite not being on the heritage register at the time. I am a true believer in true heritage and I am dead against 'facadism' – just keeping a facade and gutting the history of a building.

I'm a firm believer in heritage and I do stand by what I said. I don't believe that all of New Town Road is a heritage strip, despite having some heritage gems, including the building I owned.

I will always fight to protect true heritage and you have my word on that. Especially in sacred areas like Battery Point and South Hobart. I believe there should be a law, that owners of true heritage buildings should be obliged to maintain them.

The Council is faced with a juggling act day in day out and we had to weigh it up with our professional officers' advice. The new development would allow

improvements to a completely run down building, meet our criteria for density and would allow for more people to live in our City.

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### Question 8

Mr Bryan Core  
Lenah Valley Community Association

*What is the status of the current development? Has it gone to the tribunal? Has the City prepared it'd defence? Will the decision go back to Council?*

### Answer provided by James McIlhenny, Acting Director City Planning:

The current status of the development is unknown and the question is taken on notice.

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### Question 9

Mr Leo Foley

*In respect to the Taste of Tasmania, I'm pleased to see that the State Government has come on board as a sponsor to the value of \$50,000 but I'm less pleased to see that the Council has given the money away.*

*Why after years of saying that the ratepayers are supporting the Taste, when we finally get a donation from the State Government do we then direct it on to the stall holders.*

*How would the State Government view us giving away their money?*

*How would the North Hobart restaurant strip feel about us supporting another group of food businesses over the Christmas period?*

### Answer provided by Mr Philip Holliday, Director Community Development:

The Taste of Tasmania is committed to ensuring we have a truly statewide event and we are forging a very strong partnership with our stallholders. The City sees the stallholders as critical to the event and as part of our very extensive consultation that was undertaken at the conclusion of last year's event, it became very clear that some of those stallholders were finding it very difficult to participate in the event, and particularly so from elsewhere in the state.

While the event is held in Hobart, it is a representation of the entire state and we are promoting the success of our food and beverage sector nationally and internationally. To ensure the very best quality and the broadest breadth of product we wanted to provide some cost relief for those stallholder fees.

We're also partnering with the state government to do some regional promotion for producers around the state. It was very clear that stallholders were feeling the pinch and the City was keen not to compromise on the quality of this event and as such provided some financial relief.

**Additional comments provided by the Lord Mayor, Alderman Sue Hickey:**

From the Council's consultation with stallholders several issues were raised:

- Stallholders coming from elsewhere in the state were spending \$4,000+ per week in accommodation to participate in the event.
- During this time of year, there are four public holidays that stallholders have to take into account when paying their staff at higher rates.
- Wine vendors found selling the City's glasses was cumbersome, time consuming and of no benefit to stallholders.

As a result of this feedback the City approached the state government for funding on behalf of the stallholders and as such the City was able to cap stallholder fees at \$2,000 per stall which is in line with MONA and Festivale.

The City will also be partnering with the University of Tasmania to fill accommodation needs.

This is about making businesses viable in representing the island to both our guests and the local community.

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**Question 10**

Mr Kevin Wilson  
South Hobart Progress Association

*Does the Council have any plans to expand the use of the Your Say Hobart webpage, particularly to allow for something like a Q&A function or an online debate?*

**Answer provided by Mr Philip Holliday, Director Community Development:**

The Council has had a community engagement strategy in place from around 2008 and we are currently in the process of reviewing that framework. We are looking at ways to enhance our engagement with the community including our online capacity.

The City is looking into a whole range of new methodologies to assist us in engaging with the community. We have engaged a full time Community Engagement Advisor and that officer has been imbedded within a range of projects including the Sandy Bay and Lenah Valley retail precincts.

We see engagement as a combination of face-to-face engagement as well as enhancing our online capacity over time.

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### Question 11

Mr Chris Merridew

*The current approach used by the Hobart City Council to advertise development applications does not distinguish between the various scales of development such as a carport, signage or a 70m high hotel.*

*In addition to this, the 14 advertising period over the Christmas period, does not take into account all the public holidays, annual leave and flex days for staff making it difficult for the community to contact the City's planning officers about the projects.*

*Can the City look to broaden the advertised descriptions of development applications and lengthen the advertising period?*

### **Answer provided by James McIlhenny, Acting Director City Planning:**

The advertising period that Council undertakes is done in accordance with the legislative which is 14 days. While there is scope to extend this period by another 14 days, Council has consistently used the 14 day period because the Council has only 42 days in which to determine an application.

If the advertising period were to be extended, it would result in a reduced amount of time that the City has to assess any representations made, and facilitate consideration of the application by Council.

The City will take onboard comments about making individual advertisements more descriptive and therefore more informative.

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### Question 12

Mr Peter Black

In relation to the development application that proposed 75m tower in the City of Hobart area.

*What's the use of a planning scheme that isn't upheld and maintained and if someone with lots of money can come along to build something of "state significance".*

*Will the Sullivans Cove Planning Scheme survive the new state-wide planning scheme?*

### **Answer provided by James McIlhenny, Acting Director City Planning:**

Council has no control over who submits an application or what the nature of that application is. Council will be required to assess that application in accordance with the provisions of the Sullivans Cove Planning Scheme.

The Sullivans Cove Planning Scheme will become part of the Hobart Planning Scheme with special considerations given to these local areas.

The Battery Point Planning Scheme was incorporated into the Hobart Interim Planning Scheme, however there are specific provisions and a specific heritage area that protects the heritage of Battery Point.

It's intended that the Sullivans Cove Planning Scheme will become part of the Tasmanian Planning Scheme, so it will be covered by the local provision schedule and there will be a series of particular purpose zones and specific area plans which will address development in Sullivans Cove.

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**4.4 Call for a motion to adopt the 2015/2016 City of Hobart Annual Report.**

DEPUTY LORD MAYOR  
RUZICKA

That the City of Hobart Annual Report for 2015/2016 be adopted.

MOTION CARRIED UNANIMOUSLY

VOTING RECORD

AYES	NOES
Lord Mayor Hickey	
Deputy Lord Mayor Christie	
Zucco	
Ruzicka	
Sexton	
Reynolds	
Denison	
Harvey	

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**5. CLOSURE OF MEETING**

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There being no further business, the Lord Mayor closed the meeting at 8.48 pm.

TAKEN AS READ AND SIGNED AS  
A CORRECT RECORD THIS 5<sup>TH</sup>  
DAY OF DECEMBER 2016.

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**CHAIRMAN**

**MINUTES  
ANNUAL GENERAL MEETING  
21/11/2016**