



City of **HOBART**

**Memorandum:** Lord Mayor  
Deputy Lord Mayor  
Elected Members

## **Response to Question Without Notice**

### **13 & 15 GREGORY STREET SANDY BAY - COMPLIANCE**

**Meeting:** City Planning Committee

**Meeting date:** 3 February  
2020

**Raised by:** Deputy Lord Mayor Burnet

#### **Question:**

Can the Director advise if the 13 and 15 Gregory St properties, now operating as a mini supermarket and second hand furniture store respectively, received planning authority. If so, were there conditions associated with their use, including parking, and was there any traffic assessment?

#### **Response:**

13 and 15 Gregory Street were approved as shops in 1989. It was not a planning approval as such, but rather approval of a dispensation of the Interim Order in force at the time. The dispensation came with nine conditions. The conditions included the provision of 11 onsite parking spaces, and the restriction of the hours of operation to be 9am to 6pm Monday to Friday, and 9am to 12 midday on Saturday (with the option to change these with the written approval of the Council).

While the full Council approved the dispensation, the officer recommendation for the proposal was refusal. The assessment report does not go into great detail about car parking or traffic, save that it is non-compliant with 'the current planning scheme, the consolidated planning scheme, and the preferred strategy of the Sandy Bay Shopping Centre Study'.

In 2015 discretionary planning approval was granted under delegation for a shed and alterations to car parking at 15 Gregory Street. The use of the building was shop, and no change of use was proposed. The proposed shed was to be located in the car park at the rear, reducing the car parking on site from five spaces to three. Council's GIS imagery shows that the shed has been installed. However, it also shows that the car park is not being used in accordance with the approved 2015 plan.

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*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.*

A handwritten signature in black ink, appearing to read 'Neil Noye', with a stylized, cursive script.

Neil Noye

**DIRECTOR CITY PLANNING**

Date: 25 February 2020

File Reference: F20/13469; 13-1-10