



City of **HOBART**

Memorandum: Lord Mayor
Deputy Lord Mayor
Elected Members

Response to Question Without Notice

DEVELOPMENT APPLICATIONS - DOCUMENTATION

Meeting: City Planning Committee

Meeting date: 14 September
2020

Raised by: Deputy Lord Mayor Burnet

Question:

There are times when it appears that submitted documentation for development applications does not always reflect what is actually intended. What certainty can representors and the general public have that the advertised Planning Application documents are an accurate representation of the proposed development?

If the information is found to be wanting, is there a mechanism to improve the quality of plans and information submitted upon which representors, planners and elected members can properly interpret the plans?

Response:

If an application is submitted which is ambiguous or not clear then officers will seek further information pursuant to section 54 of the *Land Use Planning and Approvals Act 1993*. There are time limits which apply to those requests: 14 days for permitted applications and 21 days for discretionary applications. Once further information is submitted in response to a request, it will be assessed. If the request has not been adequately satisfied or it raises further issues which need to be clarified, the applicant will be notified within 14 days of receipt of the information.

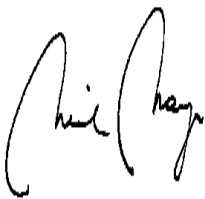
The City of Hobart specifies the standard of plans which it expects on its [website](#). This assists developers to understand what they are expected to provide. There are occasions when these requirements are not met and further information will be sought pursuant to section 54.

It is noted that further detailed design drawings and plans may be required to be provided as a condition of a planning permit or as part of an application for a building

permit. Applicants usually provide high-level drawings and plans at the planning stage, so that they only incur the expense of preparing detailed drawings and plans after they have planning approval. Despite this, the high-level drawings and plans are sufficient to carry out a planning assessment and ensure that the proposal is properly specified.

On this basis, representors and the general public can have a high level of confidence that the advertised planning application documents are an accurate representation of the proposed development.

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', written in a cursive style.

Neil Noye
DIRECTOR CITY PLANNING

Date: 24 November 2020
File Reference: F20/100949; 13-1-10