



City of **HOBART**

Memorandum: Lord Mayor
Deputy Lord Mayor
Elected Members

Response to Question Without Notice

STATE CINEMA NORTH HOBART - PARKING SPACES

Meeting: City Planning Committee

Meeting date: 25 November
2019

Raised by: Councillor Harvey

Question:

How many parking spaces are provided by the state cinema for their business? Does the state cinema meet the planning scheme for the required number of parking spaces provided for this scale of development?

Response:

The State Cinema complex has 30 car parking spaces and a 312 car parking space discretion.

The State Cinema complex is known as 367-375 Elizabeth Street, 379 Elizabeth Street, and 31 Strahan Street, North Hobart.

The latest planning permit for the State Cinema component of the site is PLN-17-812: Partial Demolition, Alterations and Intensification of Community Meeting and Entertainment Use (Additional Cinema).

The car, bicycle, motorbike and commercial vehicle parking assessment in the delegated report for that assessment built on assessments of the car park for previous planning applications. This application showed 30 car parking spaces. The below figures are taken from the planning application (PLN-16-768) assessment (planning permit for the major site redevelopment) except for increase in cinema seats proposed in PLN-17-812.

Calculation of exact car parking spaces requirements is complex for this whole site. However, the following is provided by way of estimate:

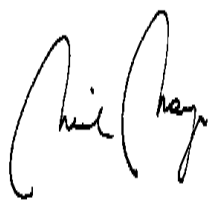
- Business and Professional Services (Office): 824m² floor area / 30m² = 27 spaces.
- Community Meeting and Entertainment (Cinemas): Proposed 12 cinemas with 753 seats / 3 seats per car space = 251 spaces.
- General Retail and Hire (Shops): 710m² floor area / 30m² = 24 spaces.
- Food Services (Restaurant): 207m² floor area / 15 spaces per 100m² = 30 spaces.
- Multiple Dwellings (three existing one bedroom dwellings, three proposed two bedroom dwellings) = 10 spaces.
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Total = 342 car parking spaces required under E6.6.1 A1.

342 – 30 = 312 car parking space discretion.

Planning permit PLN-17-812 included a condition (ENG5) re-iterating the number, standard and availability of parking spaces for cars, bikes, motorbikes, and several conditions about car park surfacing, driveway access and on-site vehicle movements.

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.



Neil Noye

DIRECTOR CITY PLANNING

Date: 12 February 2020

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