

**Hobart Interim Planning Scheme 2015**

*Land Use Planning and Approvals Act 1993*

# Refusal to Grant a Planning Permit

<b>APPLICATION NO</b>	<b>PLN-20-651</b>
<b>ADDRESS</b>	<b>209 - 213 HARRINGTON STREET, HOBART &amp; 215 - 217 HARRINGTON STREET</b>
<b>PROPOSAL</b>	<b>DEMOLITION, NEW BUILDING FOR FOOD SERVICES, SIGNAGE, SUBDIVISION (LOT CONSOLIDATION), AND ASSOCIATED WORKS</b>
<b>PERMIT DATE</b>	<b>14 June 2022</b>

**What has been refused:**

The use/development of the land for the purpose of Demolition, New Building for Food Services, Signage, Subdivision (Lot Consolidation), and Associated Works for the following reasons.

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1. The proposed use of a restaurant, which is discretionary, is inappropriate for this location and is inconsistent with the zone purpose statements.
2. The proposal does not meet the acceptable solution or the performance criterion with respect to clause E5.5.1 Existing road accesses and junctions, because the increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, is not safe and unreasonably impacts on the efficiency of the road, having regard to paragraphs (a) to (g).
3. The proposal does not meet the acceptable solution or the performance criterion with respect to clause E6.6.1 Number of parking spaces, because the acceptable solution requires 39 spaces and only 20 are proposed; and The number of onsite car parking spaces must be sufficient to meet the reasonable needs of users, having regard to the specific matters listed in P1 (a) to (e).

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14 June 2022

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**Refused Date**



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**Senior Statutory Planner**

## **IMPORTANT INFORMATION ABOUT THE ATTACHED PERMIT**

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### **WHAT HAS BEEN DECIDED?**

The Council has decided not to grant a permit.

### **WHAT ABOUT APPEALS?**

An applicant for a permit may appeal against Council's decision to refuse to grant a permit. An appeal must be made within 14 days after the day on which notice of Council's decision was served on them.

An appeal may only be lodged with the Tasmanian Civil and Administrative Tribunal.

Details about appeals and the fees payable can be obtained from the Tribunal.

The Tribunal's contact details are as follows:

**Telephone No:** 1800 657 500

**Postal Address:**

GPO Box 1311

HOBART TAS 7001

**Street Address:**

38 Barrack Street

HOBART

**Web page:** [www.tascat.tas.gov.au](http://www.tascat.tas.gov.au)

**Email address:**

[resourceplanning@tascat.tas.gov.au](mailto:resourceplanning@tascat.tas.gov.au)

