



City of **HOBART**

Memorandum: Lord Mayor
Deputy Lord Mayor
Elected Members

Response to Question Without Notice

PLANNING APPROVALS / BUILDING COMPLETIONS

Meeting: City Planning Committee

Meeting date: 2 March 2020

Raised by: Councillor Dutta

Question:

Can the Director advise what percentage of planning approvals move to building and completion stage and if there are factors which affect a project moving to building stage?

Response:

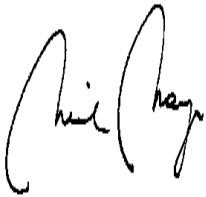
Using the planning applications approved in 2018 and as of 15 January 2021

- there were 892 planning permits issued;
- approximately 139 of those permits did not require building approval (using an assumption that some change of use, signage, artwork, driveway, front fence, application etc)
- 424 or 56.3% of those planning permits (that required building approval) received a building permit;
- therefore 56.3% of planning permits approved in 2018 received or did not require a building permit; and
- of those building permits that were issued, 161 or 38% were issued a Certificate of Completion.

The factors that contribute to a project moving to building stage are many and varied and include the following

- personal circumstances
- financial capacity
- availability of suitable builders
- whether the project was purely a speculative endeavour to then on sell to a second party
- market conditions

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: 14 April 2021
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