



CITY OF HOBART

MINUTES

SPECIAL CITY PLANNING COMMITTEE MEETING
(OPEN PORTION OF THE MEETING)
MEETING HELD MONDAY, 7 MARCH 2016 AT 4.32 PM

PRESENT: The Lord Mayor Alderman S L Hickey, Alderman J R Briscoe (Chairman), Aldermen H C Burnet, T M Denison, the Deputy Lord Mayor Alderman R G Christie, Aldermen P T Sexton, P S Cocker, D C Thomas, S R Cooper and A M Reynolds.

The Lord Mayor was co-opted to the meeting.

APOLOGIES: Nil.

LEAVE OF ABSENCE: Alderman E R Ruzicka.

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DENISON

That the Lord Mayor be co-opted to the meeting.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	
Burnet	
Denison	

1. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

No pecuniary or conflicts of interest were indicated.

2. COMMITTEE ACTING AS PLANNING AUTHORITY

2.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

2.1.1 51 SANDY BAY ROAD, SANDY BAY - DEMOLITION AND 21 MULTIPLE DWELLINGS - PLN-15-01514-01 – FILE REF: 7659940 & P/51-53/820

DENISON

That the recommendation for approval be adopted for the reasons outlined in the Officer's report marked Attachment A to item 2.1.1 of the special open agenda of 7 March 2016.

Amendment
BURNET

That additional advice clauses regarding the following be included:

1. Protection and retention of the significant trees on the southern side of the subject site; and
2. Screening of the balustrades adjacent to the Ellerslie Road residences.

cont.../

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Item No. 2.1.1 continued

AMENDMENT CARRIED

VOTING RECORD

AYES	NOES
Briscoe	
Burnet	
Denison	
Lord Mayor Hickey	

SUBSTANTIVE MOTION LOST

VOTING RECORD

AYES	NOES
Denison	Briscoe
	Burnet
	Lord Mayor Hickey

LORD MAYOR HICKEY

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for demolition and 21 multiple dwellings at 51 Sandy Bay Road, Sandy Bay for the following reasons:

1. The proposal does not meet the acceptable solution or performance criterion at clause 15.4.1 A1 and P1 of the *Hobart Interim Planning Scheme 2015* in that the proposal's building height is not compatible with the scale of nearby buildings.
2. The proposal does not meet the acceptable solution or performance criterion at clause 15.4.8 A1 and P1 of the *Hobart Interim Planning Scheme 2015* in that dwellings have not been designed to optimise sunlight to at least one habitable room (other than a bedroom).
3. The proposal does not meet the acceptable solution or performance criterion at clause 15.4.8 A3 and P3 of the *Hobart Interim Planning Scheme 2015* in that the private open spaces do not have dimensions sufficient for the projected requirements of the occupants.

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4. The proposal does not meet the acceptable solution or performance criterion at clause E6.6.1 A1 and P1 of the *Hobart Interim Planning Scheme 2015* in that the proposal does not provide adequate onsite car parking.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	Denison
Burnet	
Lord Mayor Hickey	

2.2 APPLICATIONS UNDER THE CITY OF HOBART PLANNING SCHEME 1982

2.2.1 25 COPLEY ROAD AND 22 CUTHBERTSON PLACE, LENA VALLEY – SUBDIVISION (13 LOTS) – PLN-15-00371-01 – FILE REF: 7408105 & P/25/471

DENISON

That pursuant to the *City of Hobart Planning Scheme 1982*, the Council approve the application for a subdivision (13 lots) at 25 Copley Road and 22 Cuthbertson Place, Lenah Valley and a permit containing the following conditions be issued:

GENERAL

GEN The use and/or development must be substantially in accordance with the documents and drawings that comprise the Planning Application No. PLN-15-00371-01 outlined in attachment A to this permit except where modified below.

Reason for condition

To clarify the scope of the permit.

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TASWATER

TW The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2015/0035- HCC dated 26/11/15 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENGINEERING

ENG1 The cost of repair of any damage to the Council's infrastructure resulting from the implementation of this permit, must be met by the owners within three months of the completion of the development or as otherwise determined by the Council.

A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings streetlights, stormwater, footpaths, driveway crossovers and nature strip, including if any, pre existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found during and on completion of works will be deemed to be the responsibility of the owner.

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Item No. 2.1.1 continued

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

ENG14

Services to each lot must be designed and installed to meet the needs of future development, prior to the sealing of the final plan.

Engineered drawings must be submitted and approved prior to commencement of work on the site. The engineered drawings must;

- a. be prepared by a suitable qualified person and experienced engineer
- b. be generally in accordance with [LGAT](#) - IPWEA - Tasmanian Standard Drawings and Subdivision Guidelines 2013 and include the following;

Road infrastructure:

- long and cross sections of the road, footpaths, walkways and driveways to each lot and a concept landscaping plan.

Stormwater:

- Clearly distinguish between public and private infrastructure;
- Specify lot connection sizes appropriate for the developable area of each lot;
- Show the proposed location of each lot connection such that the majority of the lot, including the driveway, can be adequately and economically drained.

Additional road infrastructure requirements

- c. Include details of all additional street parking areas to be included in the balance of lot 22 Cuthbertson Place.

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Item No. 2.2.1 continued

- d. Include designs and structural certificates of any excavation and/or any earth-retaining structures (i.e. embankments, cuttings, retaining walls). The design must:
 - be in accordance with AS4678, with a design life in accordance with table 3.1 typical application major public infrastructure;
 - take into account any additional surcharge loadings as required by relevant Australian Standards;
 - take into account and reference accordingly any Geotechnical findings;
 - detail any mitigation measures required;
 - The structure certificated should note accordingly the above.
- e. include design of pedestrian and vehicle barriers in accordance with the Department of State Growth Specifications Guidelines and Procedures and additional relevant standards.
- f. include a safe design of structures assessment in accordance with the Safe Design of Structures Code of Practice

Additional stormwater infrastructure requirements

- g. The new stormwater system design must include:
 - show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows, velocities, hydraulic grade lines, clearances, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements and inspection openings.
 - Include the associated calculations and catchment area plans. The stormwater system (including defined overland flow paths) must cater for all 1% AEP flows as at 2100 (i.e. including climate change loading) from a fully developed catchment. The main itself must be sized to accommodate at least the 5% AEP flows from a fully-developed catchment.

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- Include provision for future development within the catchment to be adequately and efficiently serviced, i.e. via appropriate easements.
- Clearly distinguish between public and private infrastructure.

All work required by this condition must be constructed in accordance with the approved engineering drawings.

Note: The guidelines and standards are available at:

<http://www.hobartcity.com.au/Development/EngineeringStandardsandGuidelines>.

Advice: Once the engineering drawings have been approved the Council will issue a condition endorsement.

Please note that once the condition endorsement has been issued you will need to contact Council's City Infrastructure Division to obtain a Permit to Construct Public Infrastructure and an application for new stormwater connection

Reason for condition

To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.

ENGrs1 Additional off street parking must be provided within the balance of 22 Cuthbertson Place.

Detailed design drawings must be submitted and approved prior to construction on site. The detailed design must:

- be prepared by a suitable qualified engineer;
- be in accordance with [LGAT](#) - Tasmanian Standard Drawings and Subdivision Guidelines 2013;
- be in accordance with the Department of State Growth Specifications and all other relevant Standards, Guidelines and procedures.

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All work required by this condition must be constructed in accordance with the approved engineering drawings.

Advice: Once the engineering drawings have been approved the Council will issue a condition endorsement.

Reason for condition

To provide additional street parking in the area

ENGs1 Driveway access to the rear of 20 Cuthbertson Place must be provided prior to the sealing of the final plan.

Detailed design drawings must be submitted and approved prior to construction on site. The detailed design must:

- be prepared by a suitable qualified engineer;
- designed in accordance with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking.

All work required by this condition must be constructed in accordance with the approved engineering drawings.

Advice: Once the engineering drawings have been approved the Council will issue a condition endorsement.

Reason for condition

To provide additional street parking in the area

ENGrs2 Off street garbage collection bays must be provided to 20 and 24 Cuthbertson Place prior to the sealing of the final plan.

Detailed design drawings must be submitted and approved prior to construction on site. The detailed design must:

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- show the location of the garbage collection bays

All work required by this condition must be constructed in accordance with the approved engineering drawings.

Advice: Once the engineering drawings have been approved the Council will issue a condition endorsement.

Reason for condition

To provide additional street parking in the area

Landscaping

ENGr3 The balance of 22 Cuthbertson Place must be landscaped to ensure the privacy of 24 and 20 Cuthbertson Place is maximized and that light nuisance from traffic along the newly formed road is minimized prior to the sealing of the final plan.

A detailed landscape plan must be submitted and approved prior to the commencement of work.

The detailed landscape plan must:

- Include site plan.
- Species types.
- Statement of the maturity of the trees to be planted and predicted growth rate and maturity.
- Predicted screening effect of the proposed species.

All work required by this condition must be constructed in accordance with the approved engineering drawings.

Advice: Once the engineering drawings have been approved the Council will issue a condition endorsement.

Reason for condition

The protect the residential amenity of adjoining property owners

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Item No. 2.2.1 continued

ENGr7 Residential underground power and street lighting must be installed prior to the sealing of the final plan.

A street lighting design for all roads and footways must be submitted and approved, prior to sealing of the final plan. The street lighting design must:

- a. be in accordance with AS/NZS 1158 series to the requirements of TasNetworks and Council;
- b. include standard TasNetworks supplied poles and standard TasNetworks energy-efficient road light fittings;
- c. be certified by a qualified person.

All work required by this condition must be undertaken in accordance with the approved street lighting design.

Advice: Once the street lighting design has been approved the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

Reason for condition

To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.

ENGsws1 Stormwater management must be installed and implemented prior to sealing of the final plan.

A stormwater management report and design and stormwater management plan must be submitted and approved, prior to commencement of work on the site.

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Treatment system:

The stormwater report and design for the stormwater treatment system must either;

- a. be prepared by a suitably qualified engineer;
- b. provide detailed design of the final proposed treatment train, including estimations of contaminant removal in comparison with the State Stormwater Strategy targets;
- c. outline the operational and maintenance measures to check and ensure the ongoing effective operation of all systems to satisfy the above requirement, ie. including but not limited to: inspection frequency; cleanout procedures; as installed design detail/diagrams; a description and sketch of how the installed system operates; details of life of asset and replacement requirement; estimation of the life cycle cost including maintenance costs.
- d. Include a supporting maintenance plan

OR

- a. A cost estimate is to be provided for the design and construction of a system on site that would meet the State Stormwater Strategy targets for the proposed subdivision. A sum equivalent to the cost estimate is to be paid to the Council as a contribution for the construction/upgrade of existing infrastructure offsite as an alternative to the onsite system.

Stormwater detention system:

The stormwater management plan must demonstrate how runoff from the site is managed with the majority of the detention to be contained within the public detention tank as far as feasibly possible due to physical constraints. The stormwater management plan must:

- a. provide details and supporting calculations of the public detention tank including (but not limited to) the following:

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- The detention tank size, which must be such that there is no increase in flows from the developed site up to 5% AEP storm events and no worsening of existing flooding in Brushy Creek and New Town Creek. All assumptions must be clearly stated.
- The design and layout, including long-sections of the inlet and outlet and details of how the installed system operates.
- How overflow from the tank is safely managed.
- The outlet size and emptying times.
- Access details for maintenance.
- Estimation of the asset life and life cycle cost including maintenance costs.
- Operational and maintenance measures to check and ensure the ongoing effective operation of the system, including inspection frequency, cleanout procedures.
- Supporting maintenance plans for the public detention tanks.
- Structural and geotechnical certification from an appropriately qualified engineer(s) for the design and installation.

b. Discharge rate at the boundary of the lot.

For the balance of the stormwater that cannot be accommodated within the public detention tank, provide details and supporting calculations of the discharge rate at the boundary of each lot that will ensure sufficient stormwater management for the site. Note the discharge rate for each lot will be attached to a Part 5 agreement for each lot.

All work required by this condition must be undertaken in accordance with the approved stormwater management report and design and stormwater management plan.

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Item No. 2.2.1 continued

Advice: Once the stormwater management report and plan has been approved the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement)

Reason for condition

To ensure the development's stormwater system takes into account limited receiving capacity of Council's infrastructure.

ENGs2 A pedestrian footway with a width to the satisfaction of the Council's Director City Infrastructure extending from the proposed road to the neighbouring land to the north along the western boundary of lot 1 must be incorporated into the Final Plan of Survey prior to its sealing.

Reason for condition

To enhance connectivity between the subject site and neighbouring land.

ENVIRONMENTAL

ENV2 Sediment and erosion control measures must be installed, prior to the commencement of work and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction.

A soil and water management plan (SWMP) must be submitted and approved, prior to the commencement of work. The SWMP must:

- a. be prepared in accordance with the *Soil and Water Management on Building and Construction Sites fact sheets* (Derwent Estuary Program, 2008).
http://www.hobartcity.com.au/Development/Engineering_Standards_and_Guideline.

All work required by this condition must be undertaken in accordance with the approved soil and water management plan (SWMP).

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Item No. 2.2.1 continued

Advice: Once the soil and water management plan (SWMP) has been approved the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

Reason for Condition

To avoid the pollution and sedimentation of roads, drains and natural watercourses that could be caused by erosion and runoff from the development

ENV 12 An approved weed management plan must be implement throughout construction.

A weed management plan must be submitted and approved, prior to the commencement of work.

The weed management plan must:

- a. prepared by a suitably qualified and experienced person;
- b. include measures to minimise soil erosion and sediment transfer associated with the management of weeds.

All work required by this condition must be undertaken in accordance with the approved weed management plan.

Advice: Once the weed management plan has been approved the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement)

Reason for condition

To ensure the development does not contribute to the spread of weeds and to offset the biodiversity impacts associated with the development.

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Item No. 2.2.1 continued

OPEN SPACE

OPS1 The owner must pay a cash contribution to the Council for contribution to public open space, prior to sealing of the final plan.

The open space contribution is equal to 5% of the undeveloped value of all new lots comprised in the final plan, in lieu of the provision of public open space within the subdivision.

Advice: The value is to be determined by a registered valuer commissioned by the Council at the developer's cost. The attached request must be completed to enable the valuation to be undertaken.

Reason for condition

Approval of the subdivision will create further demand upon Hobart's Public Open Space System. The funds obtained will be used for future expenditure on the purchase or improvement of land for public open space in Hobart.

SURVEY

SURV 1 The applicant is to submit to the Council a copy of the Surveyor's survey notes at the time of lodging the final plan.

Reason for Condition

To enable the Council to accurately update cadastral layers on the corporate Geographic Information System.

SURV 2 The final plan and schedule of easements must be submitted for approval by the Council in accordance with section 89 of the Local Government (Building & Miscellaneous Provisions) Act 1993.

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Item No. 2.2.1 continued

Reason for Condition

To ensure that the subdivision/boundary adjustment is carried out in accordance with the Councils requirements under the provisions of Part 3 of the Local Government (Building & Miscellaneous Provisions) Act 1993.

SURV 3 The final plan and schedule of easements must be submitted for approval by the Council under section 89 Local Government (Building & Miscellaneous Provisions) Act 1993.

The final plan and schedule of easements must provide easements to the satisfaction of the council:

- Over any proposed or existing storm water, water or sewer mains passing through the lots on the final plan, in favour of the Hobart City Council and/or TasWater.
- Over any overland flow paths or watercourses passing through the lots in favour of the Hobart City Council.
- Over any existing or proposed private right of ways, drainage and/or service easements in favour of the lots they are required to serve.
- Over any existing, proposed or required road embankment easements or road batter easement in favour of the Hobart City Council.
- Over any public infrastructure located within any lot on the final plan, in favour of the Hobart City Council.

Reason for Condition

To ensure that there are no impediments to the provision of public and private services and access to the lots.

SURV 5 The proposed Road and Footways are to be transferred in fee simple to the Council at nominal consideration.

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Item No. 2.2.1 continued

Prior to the sealing of the final plan an executed and stamp duty assessed Land Titles Office transfer instrument is to be forwarded to the Council together with a cheque made payable to the Land Titles Office for the associated Land Titles Office registration fees.

Reason for Condition

To ensure that titles to the proposed road and footway lots issue in the Council.

SURV 9 Any lots on the final plan created from the addition of sub minimal lots on the plan of subdivision are to be notated on the final plan.

The final plan must include notations in accordance with section 111 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, in relation to lots 11, 12, 13, 28, 38, 39, 40 & 41 to satisfy the above requirement.

Reason for condition

To ensure compliance with statutory provisions.

The Council include the following advice to the applicant:

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit www.hobartcity.com.au for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council:

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Item No. 2.2.1 continued

- If a condition endorsement is required by a planning condition above, please forward documentation required to satisfy the condition to rfi-information@hobartcity.com.au, clearly identifying the planning permit number, address and the condition to which the documentation relates.

Once approved, the Council will respond to you via email that the condition/s has been endorsed (satisfied). Detailed instructions can be found at [www.hobartcity.com.au/Development/Planning/How to obtain a condition endorsement](http://www.hobartcity.com.au/Development/Planning/How_to_obtain_a_condition_endorsement) .

- As approval is required for the use/development under the Building Act 2000, approval of the working drawings is required prior to the commencement of any works or the occupancy of the premises.
- An application for a plumbing permit must be lodged in accordance with the Building Act 2000 and Tasmanian Plumbing Regulations 2014, and a permit issued prior to the commencement of any plumbing work on site.
- Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve)
[http://www.hobartcity.com.au/Transport/Lighting_Roads_Footpaths_and_Street_Cleaning/Roads and Footpaths](http://www.hobartcity.com.au/Transport/Lighting_Roads_Footpaths_and_Street_Cleaning/Roads_and_Footpaths).
- Permit to construct public infrastructure with a 12 month maintenance period including bond (please contact the Council City Infrastructure Divisions to initiate the permit process).
- New service connection (please contact the Council City Infrastructure Divisions to initiate the application process).

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Item No. 2.2.1 continued

Weed control

Effective measures are detailed in the Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment (Edition 1, 2004). The guidelines can be obtained from the Department of Primary Industries, Parks, Water and Environment website at <http://dpiuwe.tas.gov.au/invasive-species/weeds/weed-hygiene/washdown-guidelines>.

Subdivision

http://www.hobartcity.com.au/Development/Engineering_Standards_and_Guidelines.

- Please note the developer is liable for any damage to property or person due to unsafe and/or damaged infrastructure within or over the road reservation and the developer should review their insurance.

MOTION CARRIED

VOTING RECORD

AYES

Briscoe

Denison

Lord Mayor Hickey

NOES

Burnet

There being no further business the meeting closed at 5.10 pm.

TAKEN AS READ AND SIGNED AS A
CORRECT RECORD THIS 4TH DAY OF
APRIL 2016.

CHAIRMAN